

222 EAST ERIE STREET  
MILWAUKEE, WISCONSIN

Historic Third Ward  
Creative Office Space Available

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COMPANIES

FOUNDERS|3





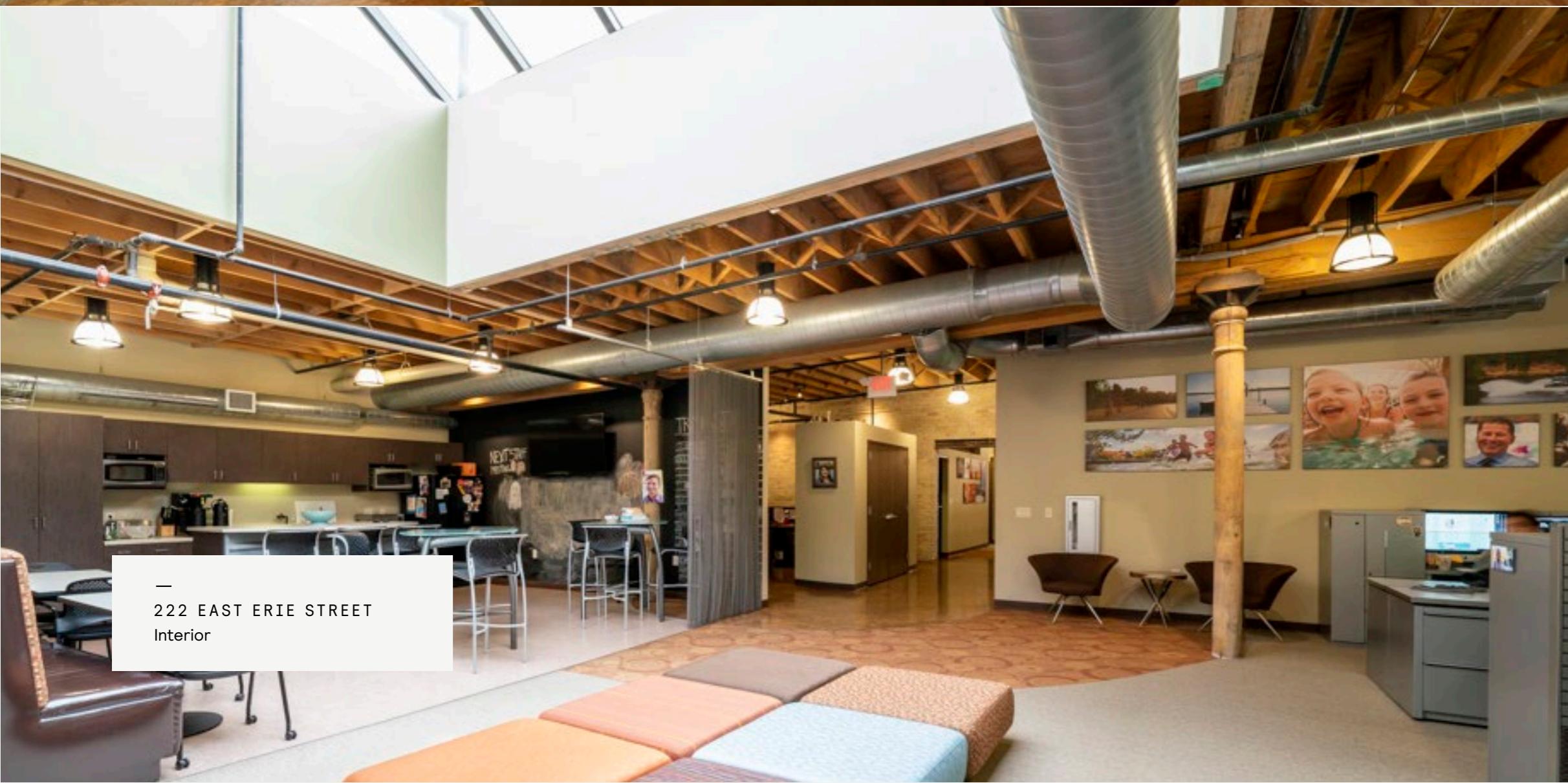
## 222 Erie

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MILWAUKEE, WISCONSIN

### SPECIFICATIONS

Gross Building Area	85,000 SF
Max Contiguous	21,807 SF
Minimum Divisible	3,698 SF
Parking	Attached to Third Ward Parking structure
Lease Rate & Type	\$12.00/SF to \$17.00/SF Net \$25.00/SF Net (Restaurant Space)
Operating Expenses	Est. \$9.88/SF

AVAILABLE SPACE	1st Floor: 5,446 SF (Restaurant Space) 2nd Floor: 3,698 SF 3rd Floor: 9,143 SF 4th Floor: 8,966 SF
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### PROPERTY HIGHLIGHTS

- Building suites feature Cream City brick and exposed timber
- Capability to create a three-floor interconnected suite for a total of 21,807 SF
- Prominent signage opportunities
- New ownership since 2020 that has completed extensive renovations within the building
- Nearby restaurants, shopping, entertainment and growing residential community including the Riverwalk, Public Market, and Festival grounds
- On-site restaurant and fitness tenants
- Move-in ready suites available
- Basement storage

222 EAST ERIE STREET  
Interior

NED PURTELL  
+1 414 249 2330  
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JOHN DAVIS  
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222 EAST ERIE STREET  
Lobby Renovation

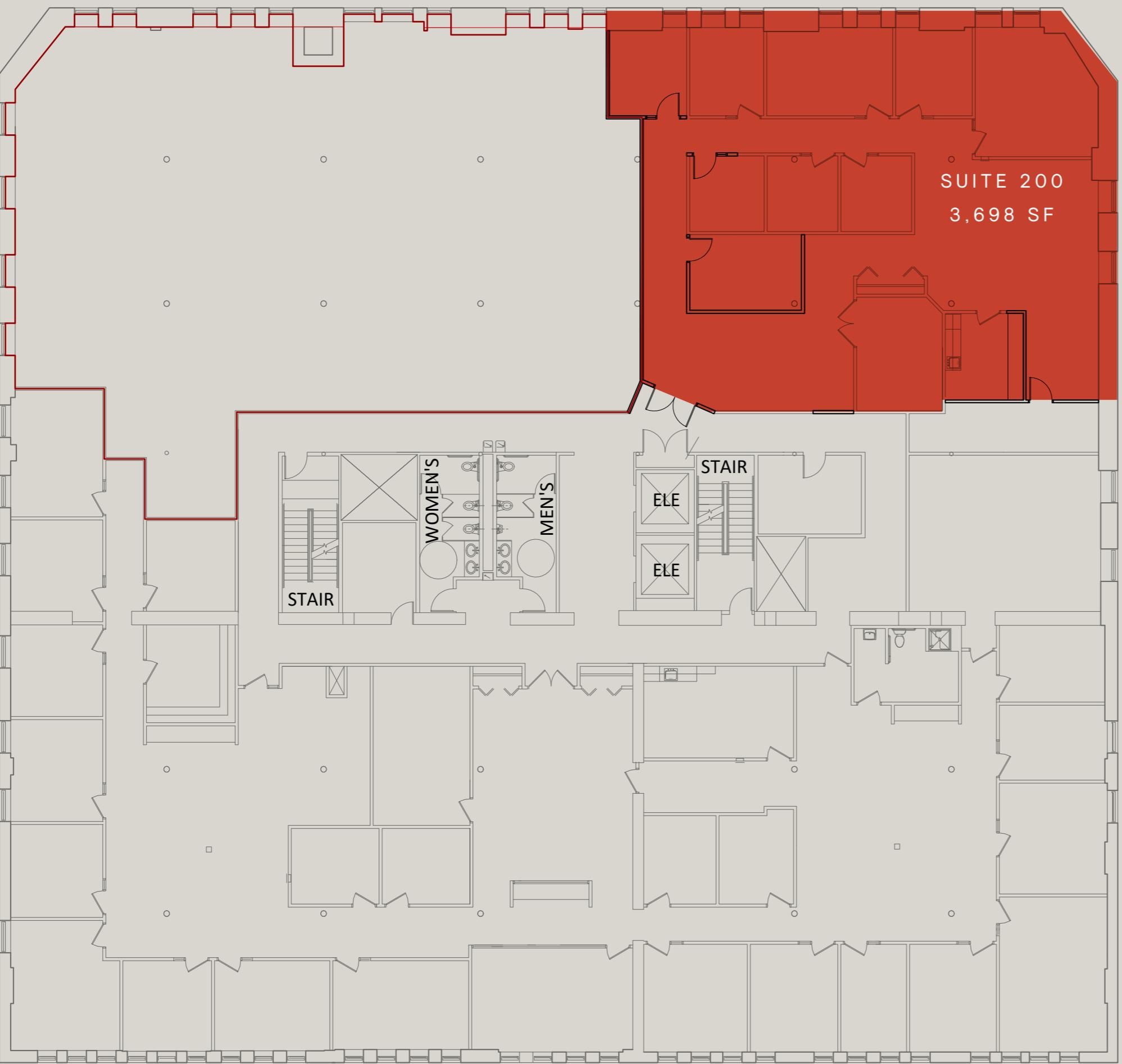


## 1st Floor Plan

AVAILABLE RESTAURANT SPACE 5,446 SF

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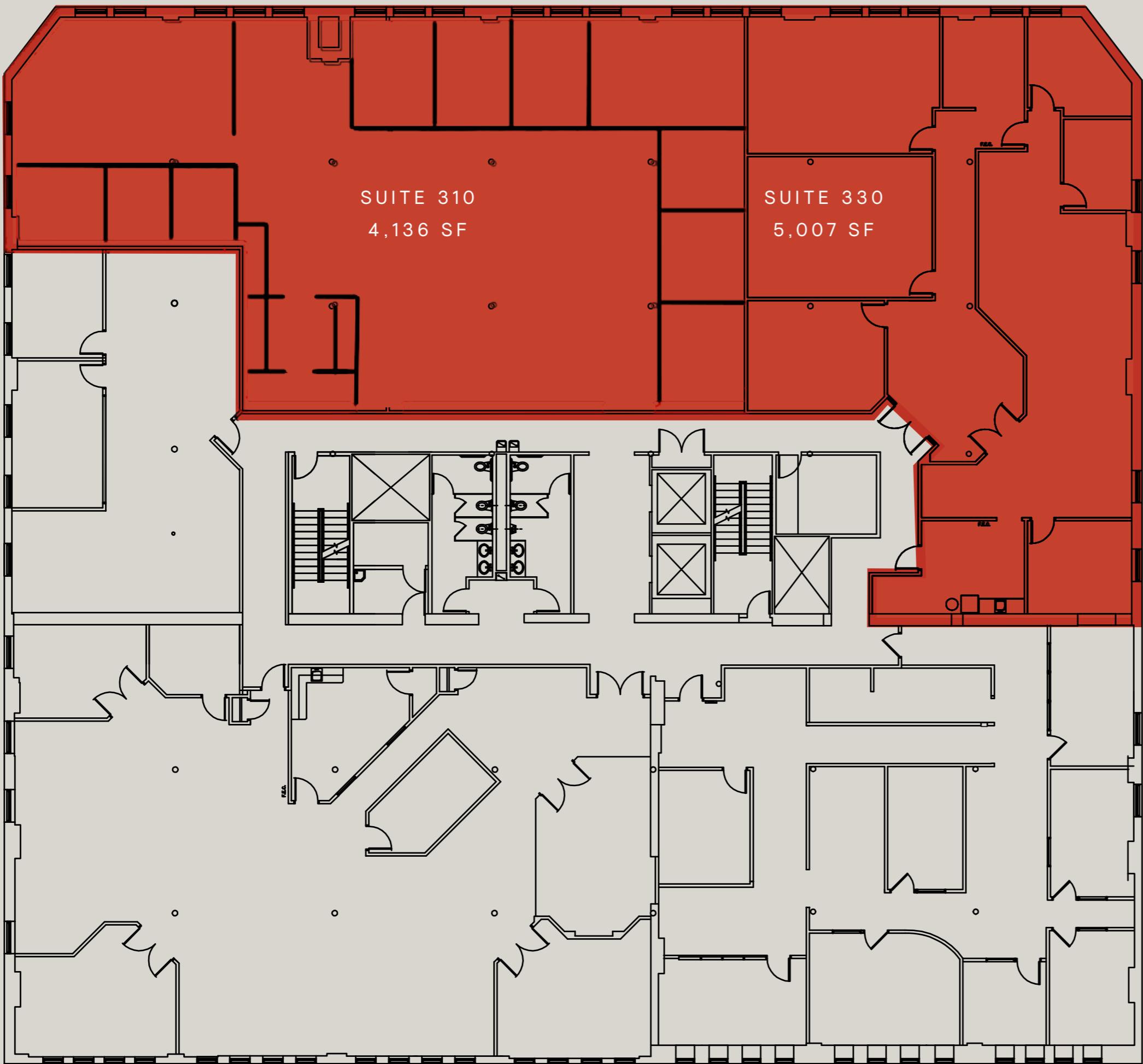


## 2nd Floor Plan

AVAILABLE SPACE 3,698 SF

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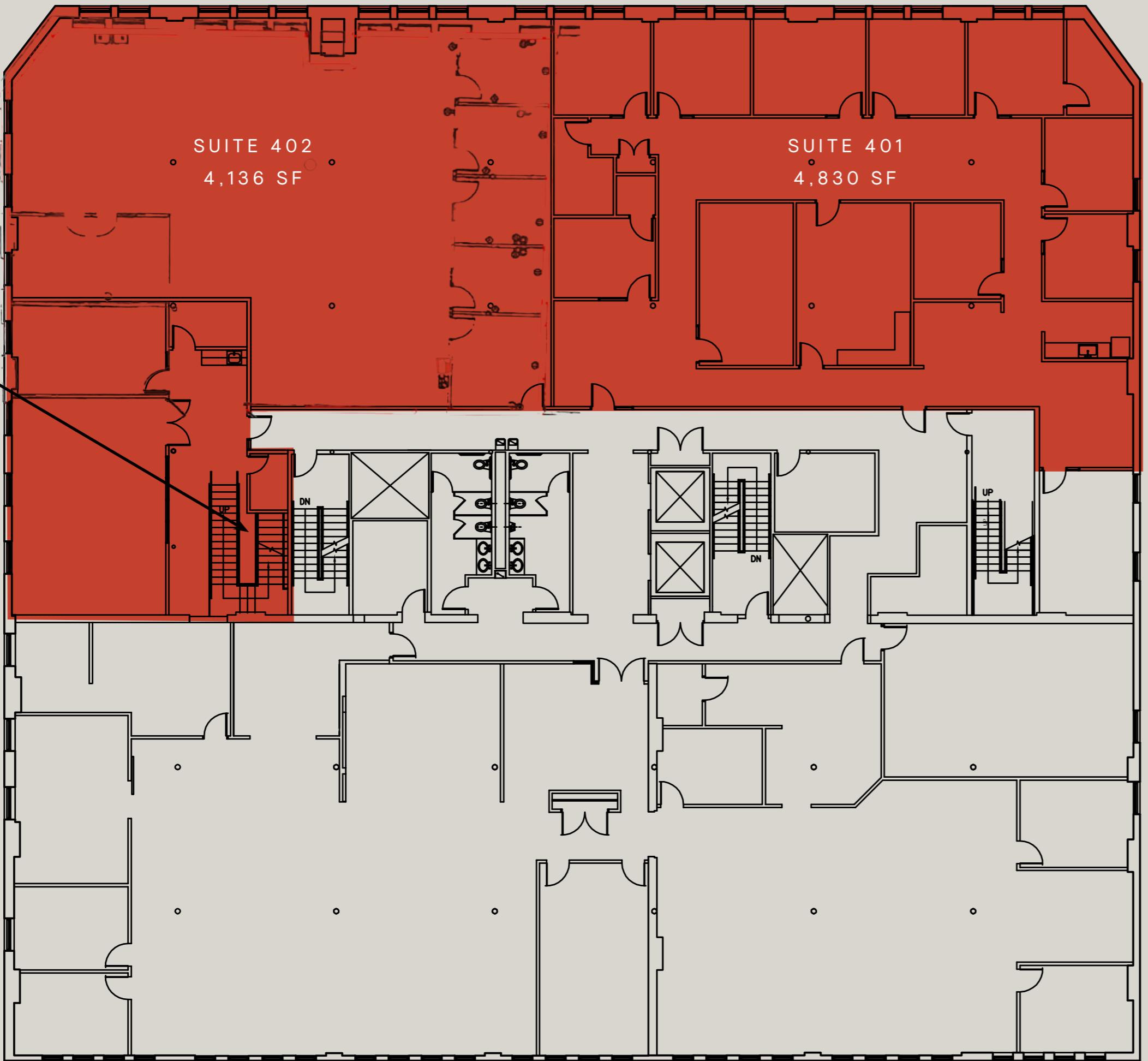


## 3rd Floor Plan

AVAILABLE SPACE 9,143 SF

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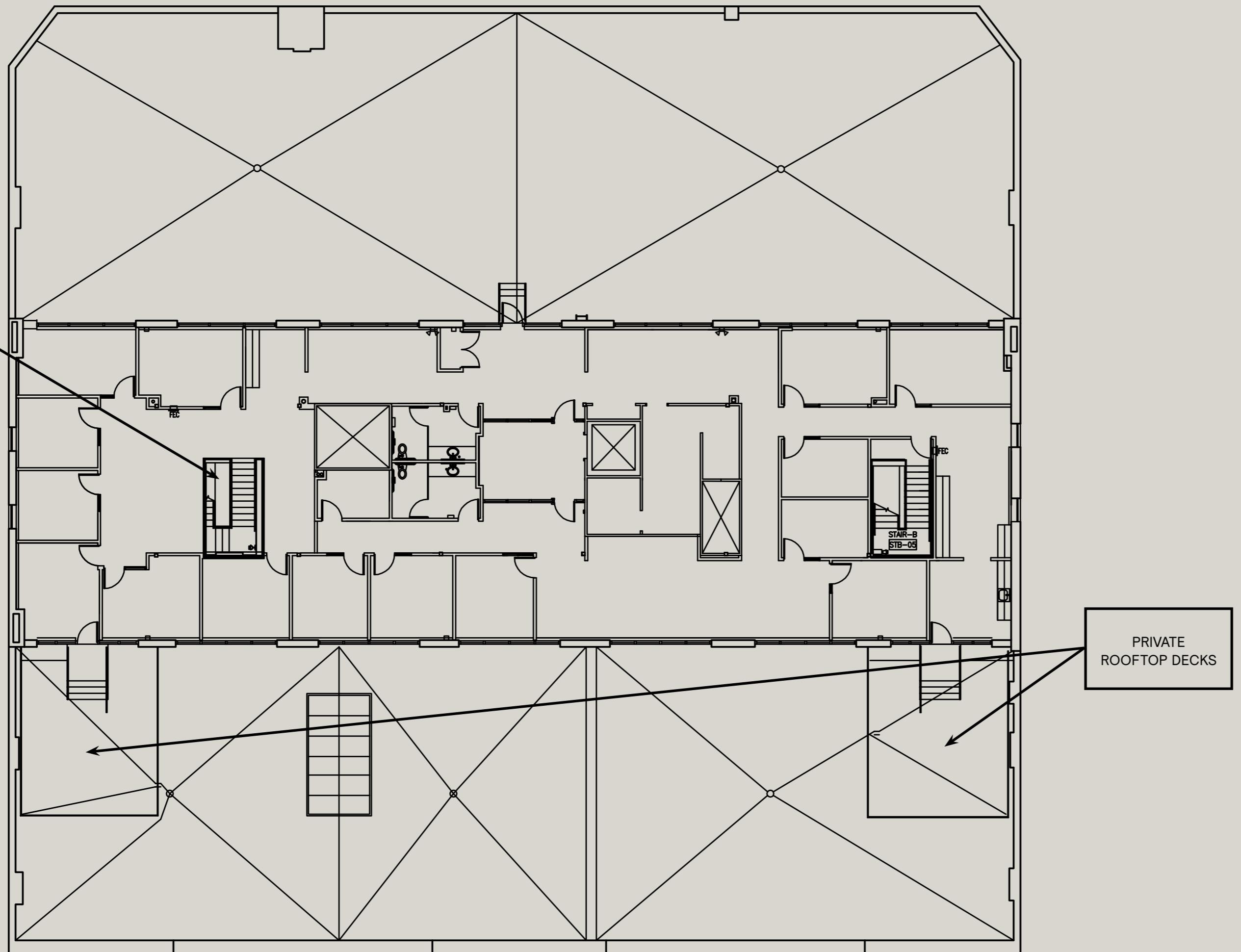


## 4th Floor Plan

AVAILABLE SPACE 8,966 SF

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## Third Ward

## RESTAURANTS & RETAIL

## DINING & NIGHTLIFE

- 46 Batches
- 29 Bavette La Boucherie
- 27 Bella Caffé
- 13 Blue Bat Kitchen & Tequilaria
- 15 Broken Bat Brewery
- 14 Bugsy's
- 8 Café Benelux
- 32 Café La Scala
- 39 Camp Bar
- 29 Club Charlies
- 4 Colectivo Coffee
- 44 DanDan/EsterEv
- 12 FreshFin Poké
- 14 Gouda's Italian Deli
- 12 Holey Moley
- 15 Jing's Chinese Restaurant
- 21 Kanpai
- 25 Kickapoo Coffee
- 13 Milwaukee Ale House
- 36 Mom N' Pop Corn
- 17 Onesto
- 37 The Outsider
- 7 Red Elephant Chocolate
- 15 Site 1A
- 28 Skylight Bar & Bistro
- 12 Smoke Shack
- 28 Splash Studio
- 34 Surg on the Water
- 17 Swig
- 37 Tre Rivali
- 34 Vino Third Ward
- 7 The Wicked Hop

## NEIGHBORHOOD SERVICES

- 11 Bent Tree Church
- 5 Black Swan MKE
- 19 Brew City Promotions
- 41 Carefree Boat Club of Wisconsin
- 23 Circle K Pantry
- 40 Corley Real Estate
- 25 DigiCOPY
- 11 Hudson Business + Lounge
- 37 Kimpton Journeyman
- 26 MKE Production Rental
- 3 Pritzlaff Lofts
- 6 PyraMax Bank
- 3 Welcome Mart BP

## HOME FURNISHINGS

- 13 Cream City Restoration
- 26 Elements East
- 5 The Home Market
- 24 Inspired
- 15 Luminosity Inc.
- 22 Orley Shabahang
- 16 Restoration Hardware Outlet

## SPECIALTY SHOPPING

- 25 Blick Art Materials
- 26 Broadway Paper
- 20 LOCALmke
- 33 Milwaukee Home & Friends
- 17 MOD GEN
- 14 Enfield of Milwaukee
- 20 SB Framing Gallery

## PERFORMING ARTS & ENTERTAINMENT

- 28 Broadway Theatre Center
- 42 Fred Astaire Dance Studio
- 28 Milwaukee Chamber Theatre
- 28 Renaissance Theaterworks
- 15 Save Milwaukee
- 28 Skylight Music Theatre

## FASHION & ACCESSORIES

15	3rd Ward Jewelry	15	Resting Place Massage Therapy Center
13	A Trio Jewelry	34	Spire Fitness
26	Access Boutique	18	Third Ward Dental
43	Edie Boutique	46	Vita Physical Therapy & Fitness
7	Lela	5	Wisconsin Vision, LTD
33	Lizzibeth	15	Yama Yoga
6	lululemon		

## ALLERIES

ArtWorks for Milwaukee  
Brooks Stevens Gallery  
at MIAD  
CR Davidson Art  
Frank Juarez Gallery  
Frederick Layton Gallery  
at MIAD  
Gallery MKE  
Lily Pad Gallery West  
Marshall Building  
Material Studios + Gallery  
Milwaukee Institute of  
Art & Design  
OIL, a city gallery  
Portrait Society Gallery  
Tom Queoff Sculpture Studio  
Tory Folliard Gallery  
Wabi Sabi Gallery

## FITNESS & HEALTHCARE

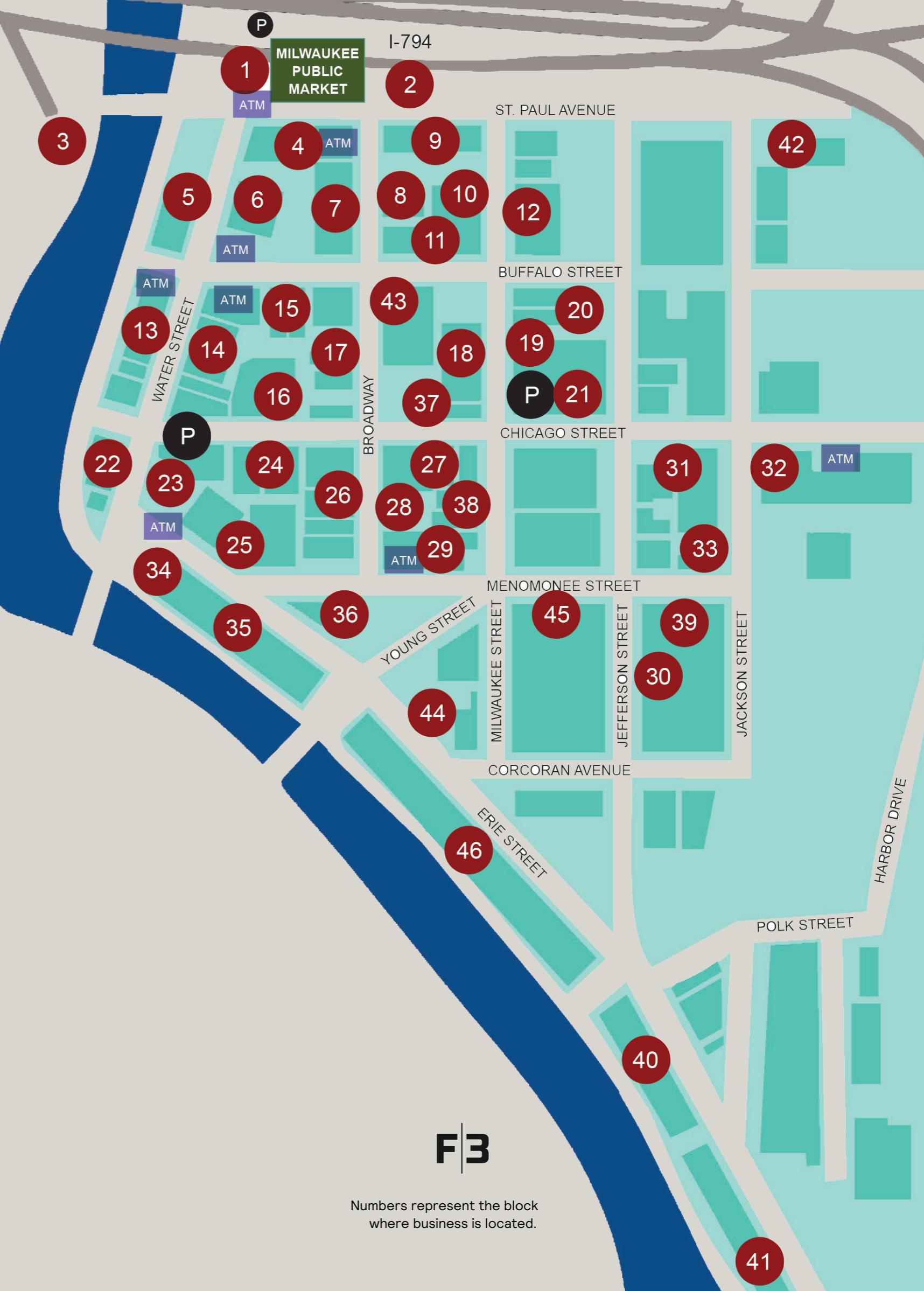
Aurora Health Center	C. Adam's Bakery
The Barre Code	Commission Row Produce
Best Fitness	The Green Kitchen
Energy - Personal	Kehr's Candies
Fitness Studio	MP: Margarita Paradise
High Def Health	Foltz Family Market
InStep PT & Running Center	On The Bus
Metro Eye	Oro di Oliva
Passport Health	PitaWorks
PT Plus	St. Paul Fish Company
Resting Place Massage	The Soup & Stock Market
Therapy Center	The Spice House
Spire Fitness	Thai-Namite
Third Ward Dental	Thief Wine Shop & Bar
Vita Physical Therapy & Fitness	West Allis Cheese & Sausage Shoppe
Wisconsin Vision, LTD	
Yomo Yoga	

## ALONS

AESTHETICS 360°  
Face & Body Center  
Archambeaus' Salon  
Attitude Nail Salon  
Drybar Milwaukee  
Groom for Men  
The Institute of Beauty & Wellness  
Neroli Salon & Spa  
Salon Amroze  
SEVVA Salon & Nail Boutique  
St. James Place Salon

## WISCONSIN WATERFRONT PROPERTY MARKET

din - Tastes of the East  
dyne Coffee Roasting Co.  
w City Brand Apparel  
dam's Bakery  
mission Row Produce  
Green Kitchen  
's Candies  
Margarita Paradise  
z Family Market  
The Bus  
di Oliva  
Works  
Paul Fish Company  
Soup & Stock Market  
Spice House  
-Namite  
f Wine Shop & Bar  
t Allis Cheese &  
Sausage Shoppe



Numbers represent the block where business is located.



Location



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## In Relentless Pursuit of Opportunity.

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