

# FOR SALE / LEASE

## THE SENTINEL BUILDING

225 E Mason St Milwaukee, WI 53202



**SALE PRICE**

\$1,449,000

**LEASE RATE**

\$12.00 - 20.00 SF/yr

**Will Klumb**

(262) 389-4924

[will@teamklumb.com](mailto:will@teamklumb.com)

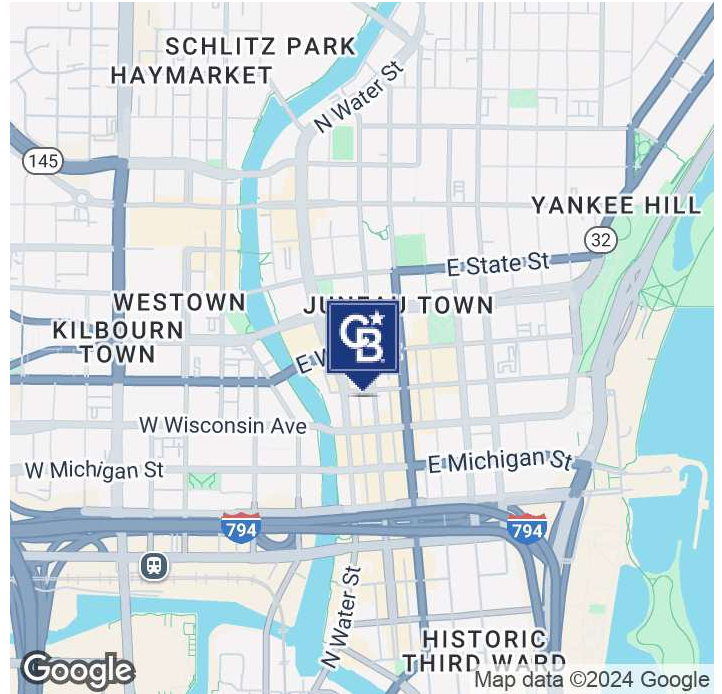
©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



# OVERVIEW

## THE SENTINEL BUILDING

225 E Mason St Milwaukee, WI 53202



Sale Price	<b>\$1,449,000</b>
Lease Rate	<b>\$12.00 - 20.00 SF/YR</b>

### OFFERING SUMMARY

Building Size:	30,848 SF
Lot Size:	0.09 Acres
APN:	3920683000
Price / SF:	\$46.97
Year Built:	1892
Zoning:	C9F(B)

### PROPERTY OVERVIEW

Historic building in an excellent location with layouts to suit almost any user. A main level with excellent visibility, a wide open 2nd floor with high exposed ceilings, and divisible office suites from the 3rd floor to the 10th. Ownership is willing to work with prospective tenants on build out.

### PROPERTY HIGHLIGHTS

- Excellent Location
- Ground Floor Retail Opportunity
- Motivated Ownership
- Potential Adaptive Reuse Opportunity
- Excellent Downtown Location
- Value-Add Opportunity

### OTHER RESOURCES

[Dropbox](#)

**Will Klumb**  
(262) 389-4924  
will@teamklumb.com



**COLDWELL BANKER  
COMMERCIAL  
REALTY**

# PHOTOS

## THE SENTINEL BUILDING

225 E Mason St Milwaukee, WI 53202



**Will Klumb**  
(262) 389-4924  
will@teamklumb.com



**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

# LEASE RATE

## THE SENTINEL BUILDING

225 E Mason St Milwaukee, WI 53202

### LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	733 - 3,231 SF	Lease Rate:	\$12.00 - \$20.00

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 100	Available	2,420 SF	Modified Gross	\$20.00 SF/yr
Suite 200	Available	2,340 SF	Modified Gross	\$12.00 SF/yr
Suite 300	Available	2,574 SF	Modified Gross	\$12.00 SF/yr
Suite 400	Available	1,676 SF	Modified Gross	\$12.00 SF/yr
Suite 401	Available	990 SF	Modified Gross	\$12.00 SF/yr
Suite 500	Available	1,869 SF	Modified Gross	\$12.00 SF/yr
Suite 501	Available	733 SF	Modified Gross	\$12.00 SF/yr
Suite 600	Available	2,672 SF	Modified Gross	\$12.00 SF/yr
Suite 700	Available	2,595 SF	Modified Gross	\$12.00 SF/yr
Suite 800	Sims Capital	1,630 SF	Modified Gross	\$12.00 SF/yr
Suite 900	Available	2,733 SF	Modified Gross	\$12.00 SF/yr
Suite 1000	Available	3,231 SF	Modified Gross	\$12.00 SF/yr

**Will Klumb**  
(262) 389-4924  
will@teamklumb.com

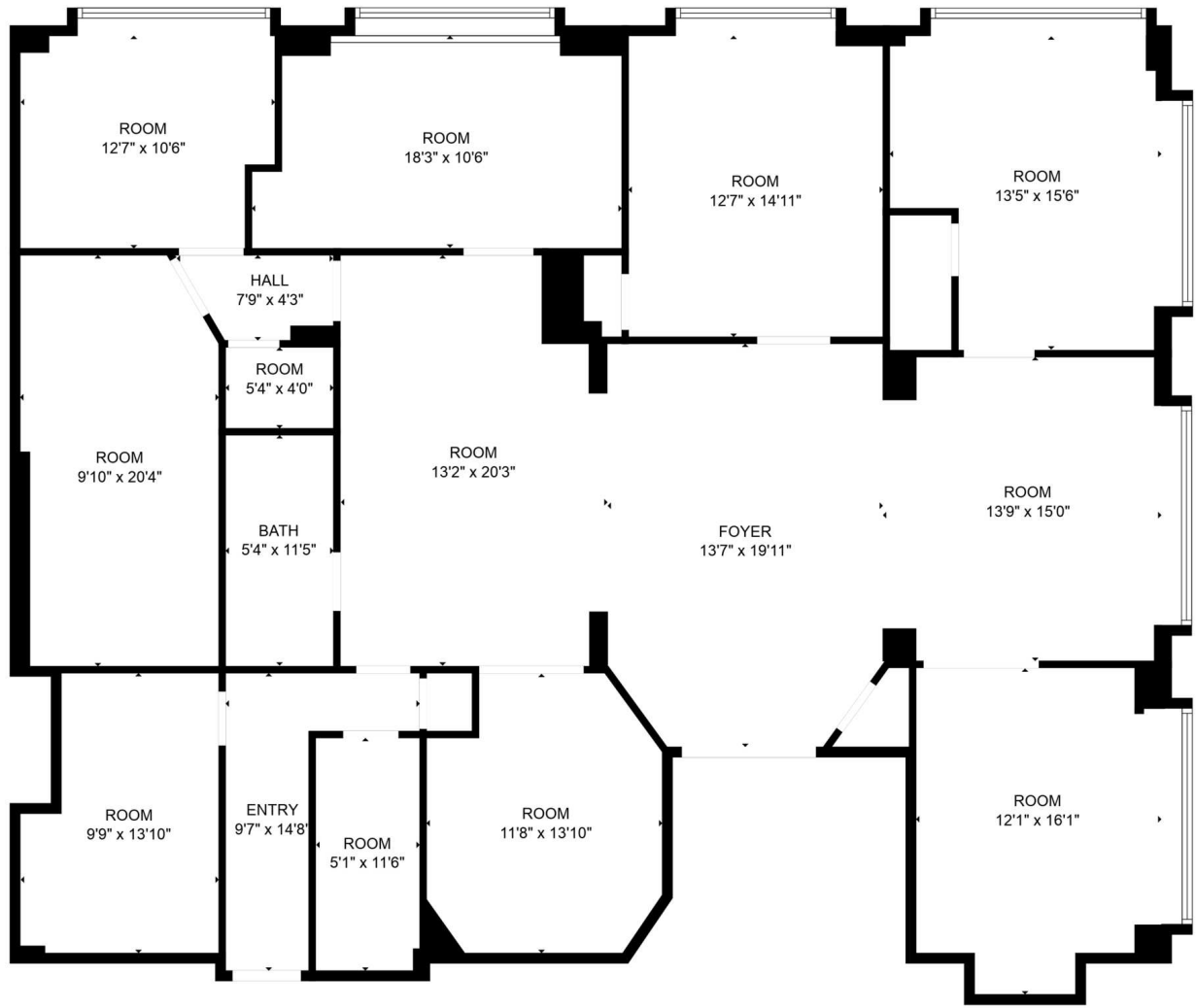


**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

# SUITE 100

THE SENTINEL BUILDING

225 E Mason St Milwaukee, WI 53202



## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
-------	--------	-----------	------------	------------	-------------

**Will Klumb**  
(262) 389-4924  
will@teamklumb.com

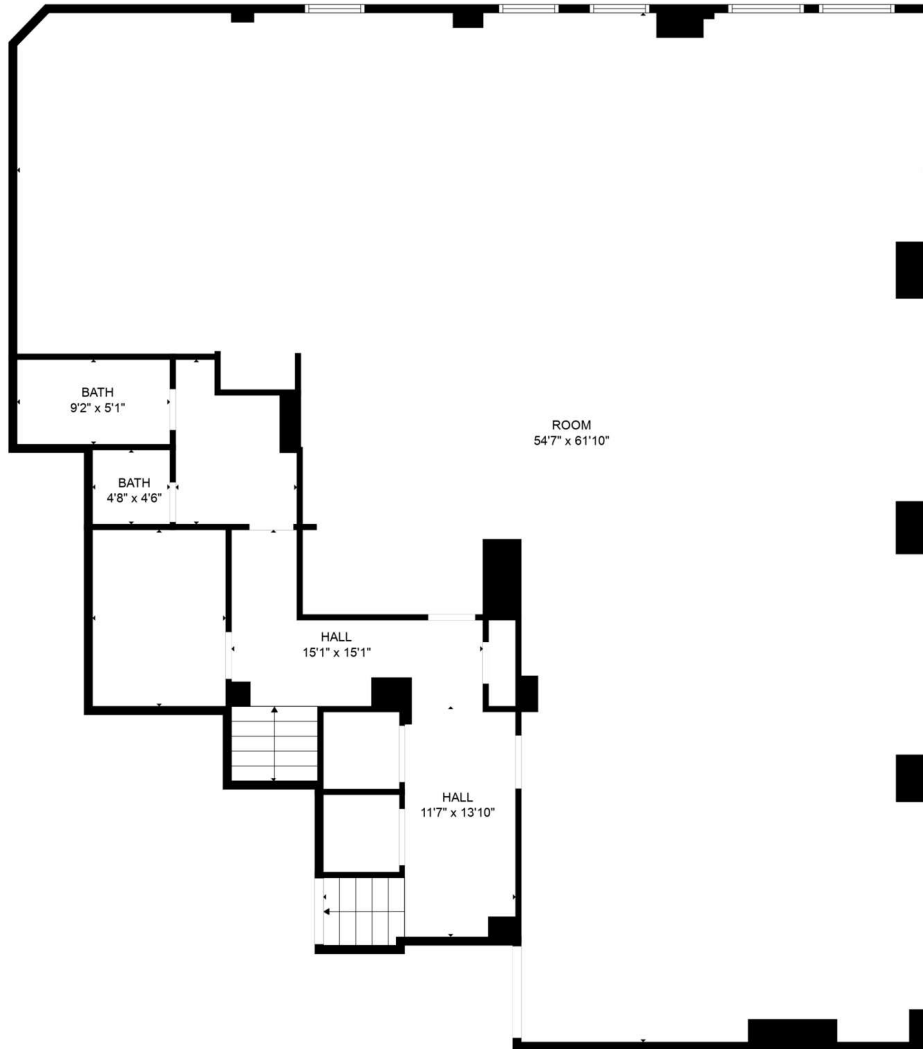


**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

# SUITE 200

THE SENTINEL BUILDING

225 E Mason St Milwaukee, WI 53202



## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
-------	--------	-----------	------------	------------

**Will Klumb**  
(262) 389-4924  
will@teamklumb.com

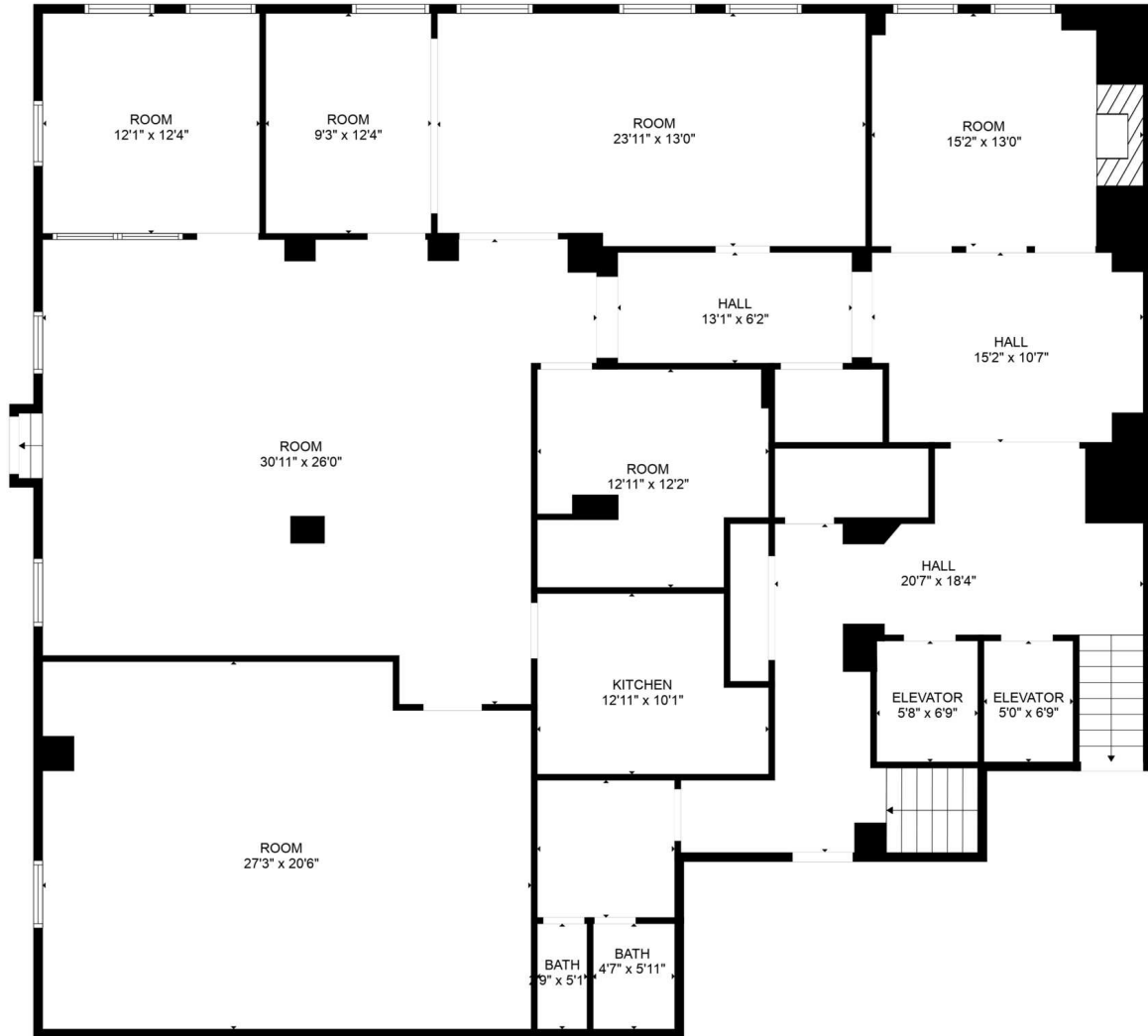


**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

# SUITE 300

## THE SENTINEL BUILDING

225 E Mason St Milwaukee, WI 53202



### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
-------	--------	-----------	------------	------------

**Will Klumb**  
(262) 389-4924  
will@teamklumb.com

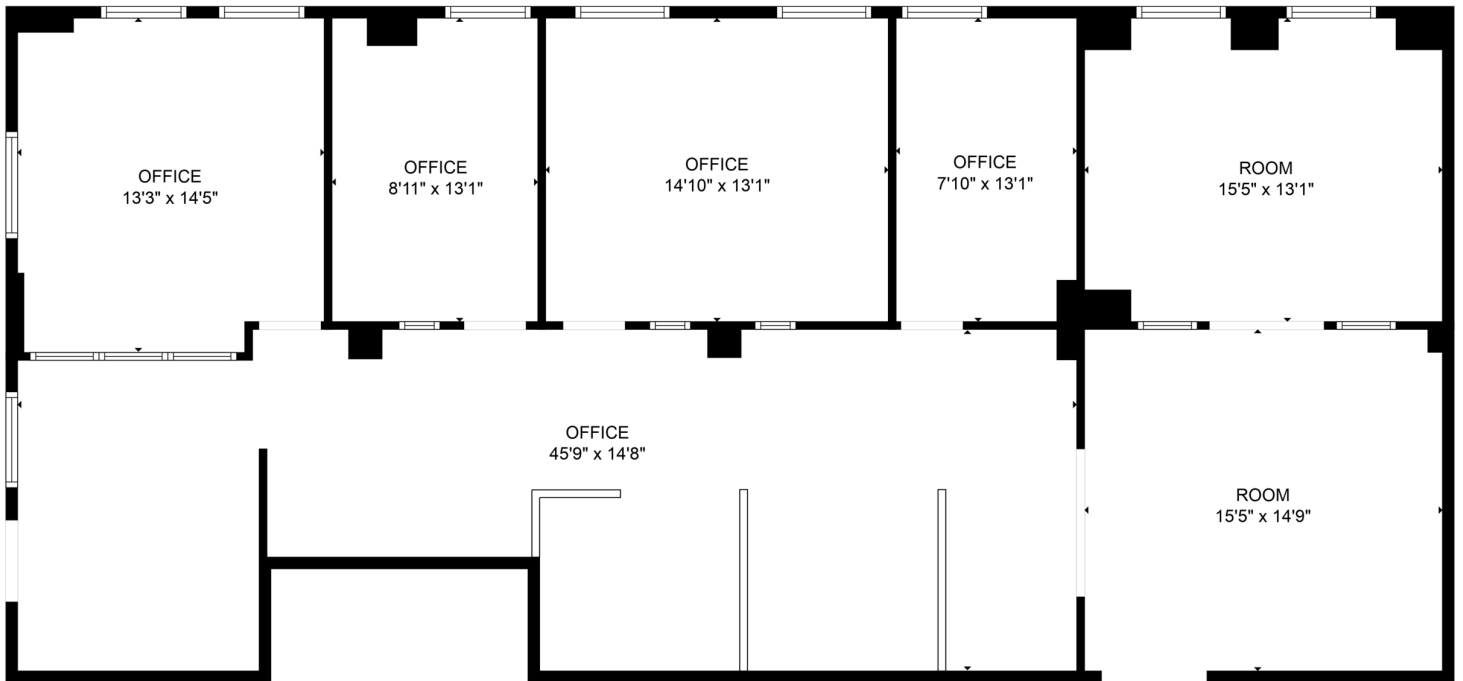


**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

# SUITE 400

THE SENTINEL BUILDING

225 E Mason St Milwaukee, WI 53202



## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
-------	--------	-----------	------------	------------

**Will Klumb**  
(262) 389-4924  
will@teamklumb.com



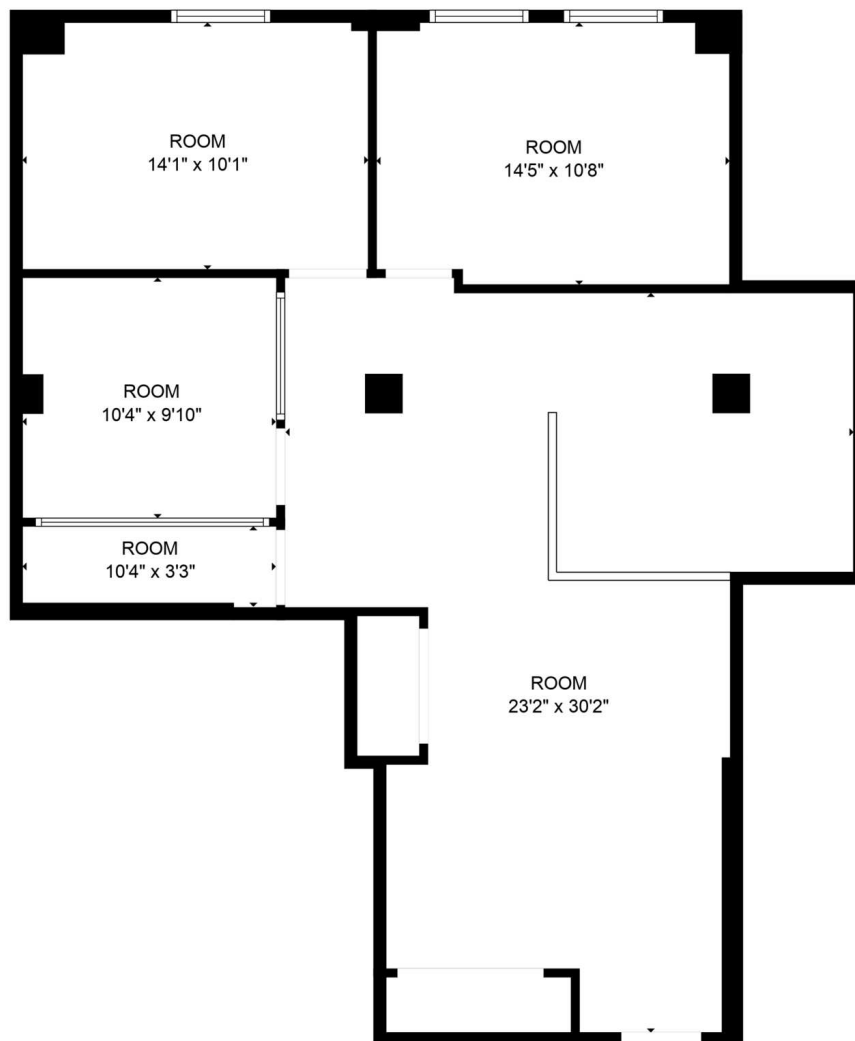
**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY



# SUITE 401

THE SENTINEL BUILDING

225 E Mason St Milwaukee, WI 53202



## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
-------	--------	-----------	------------	------------

**Will Klumb**  
(262) 389-4924  
will@teamklumb.com

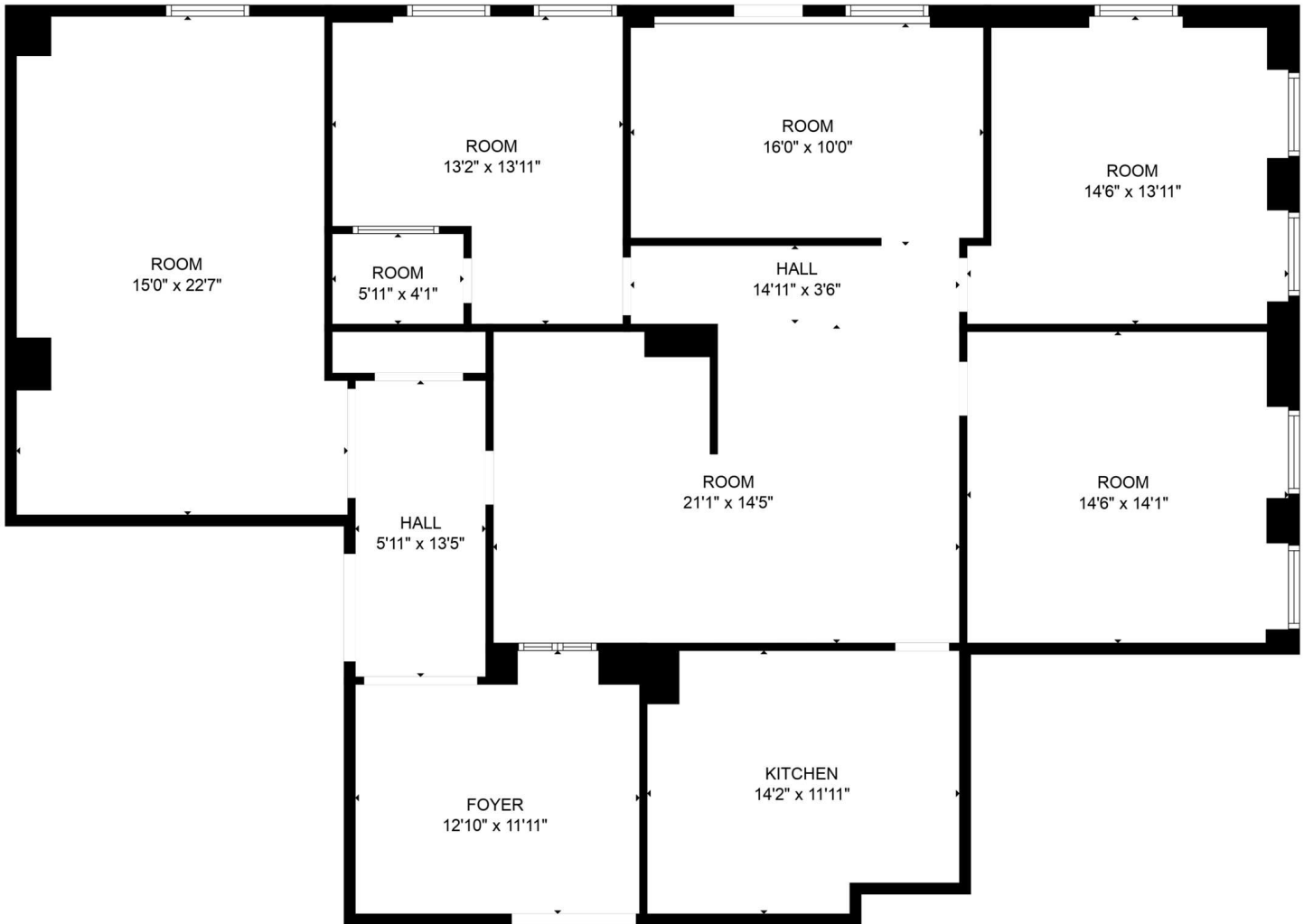


**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

# SUITE 500

THE SENTINEL BUILDING

225 E Mason St Milwaukee, WI 53202



## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
-------	--------	-----------	------------	------------

**Will Klumb**  
(262) 389-4924  
will@teamklumb.com

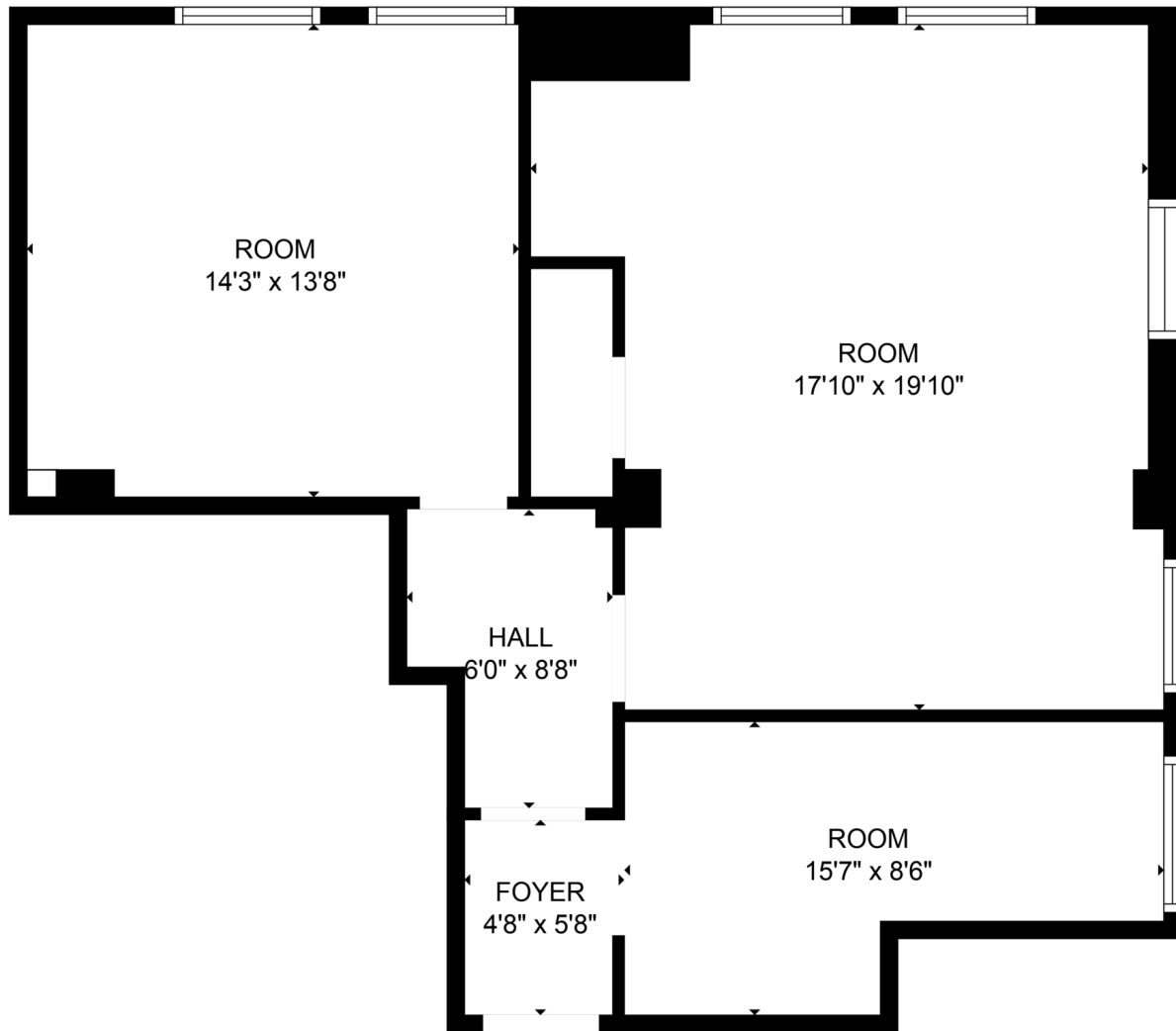


**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

# SUITE 501

THE SENTINEL BUILDING

225 E Mason St Milwaukee, WI 53202



## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
-------	--------	-----------	------------	------------

**Will Klumb**  
(262) 389-4924  
will@teamklumb.com

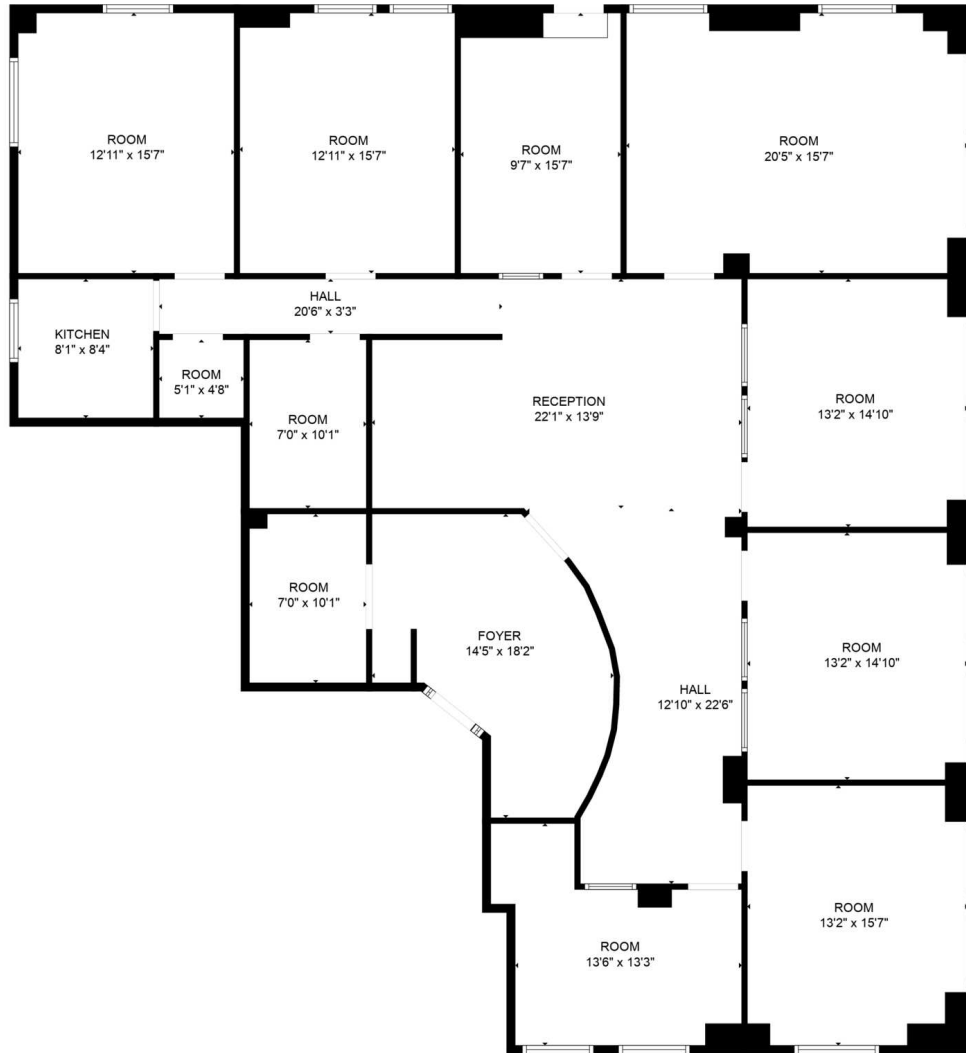


**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

# SUITE 600

THE SENTINEL BUILDING

225 E Mason St Milwaukee, WI 53202



## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
-------	--------	-----------	------------	------------

**Will Klumb**  
(262) 389-4924  
will@teamklumb.com

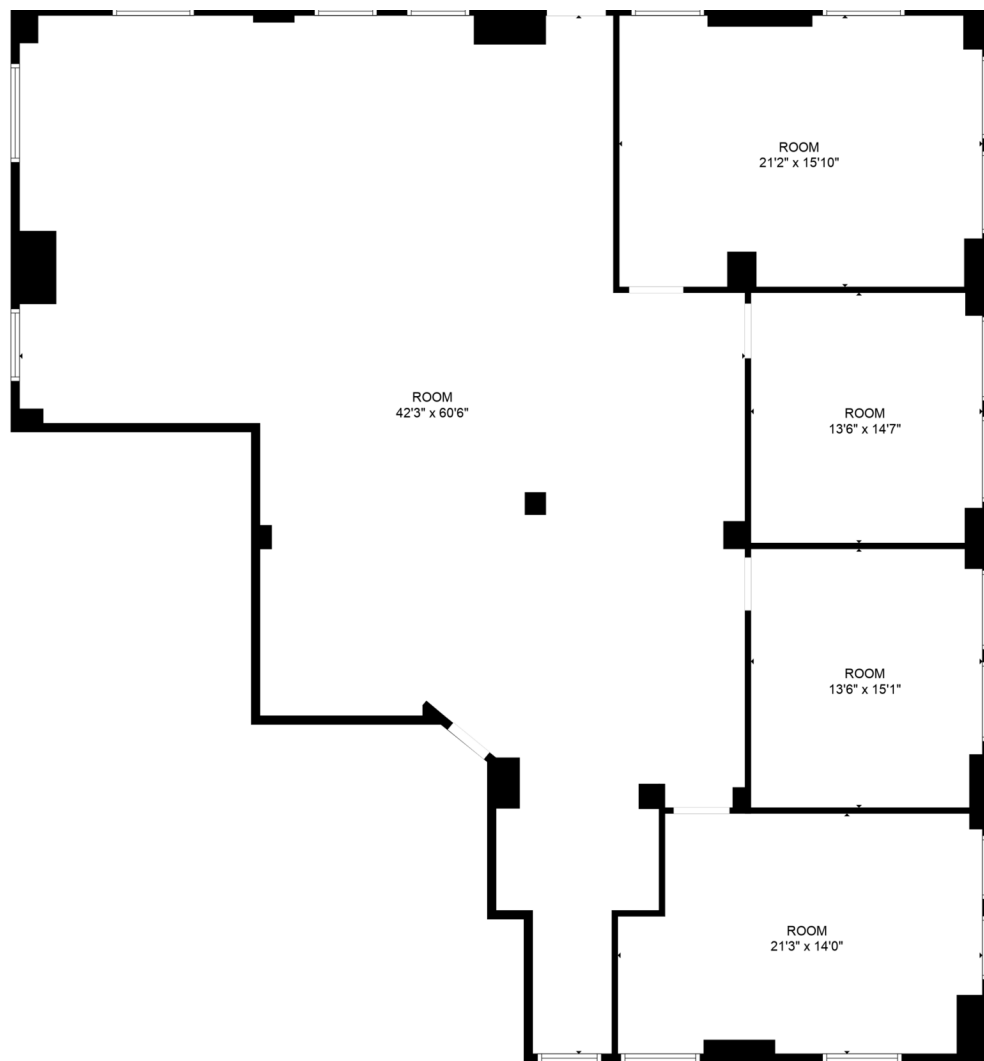


**COLDWELL BANKER  
COMMERCIAL  
REALTY**

# SUITE 700

THE SENTINEL BUILDING

225 E Mason St Milwaukee, WI 53202



## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
-------	--------	-----------	------------	------------

**Will Klumb**  
(262) 389-4924  
will@teamklumb.com

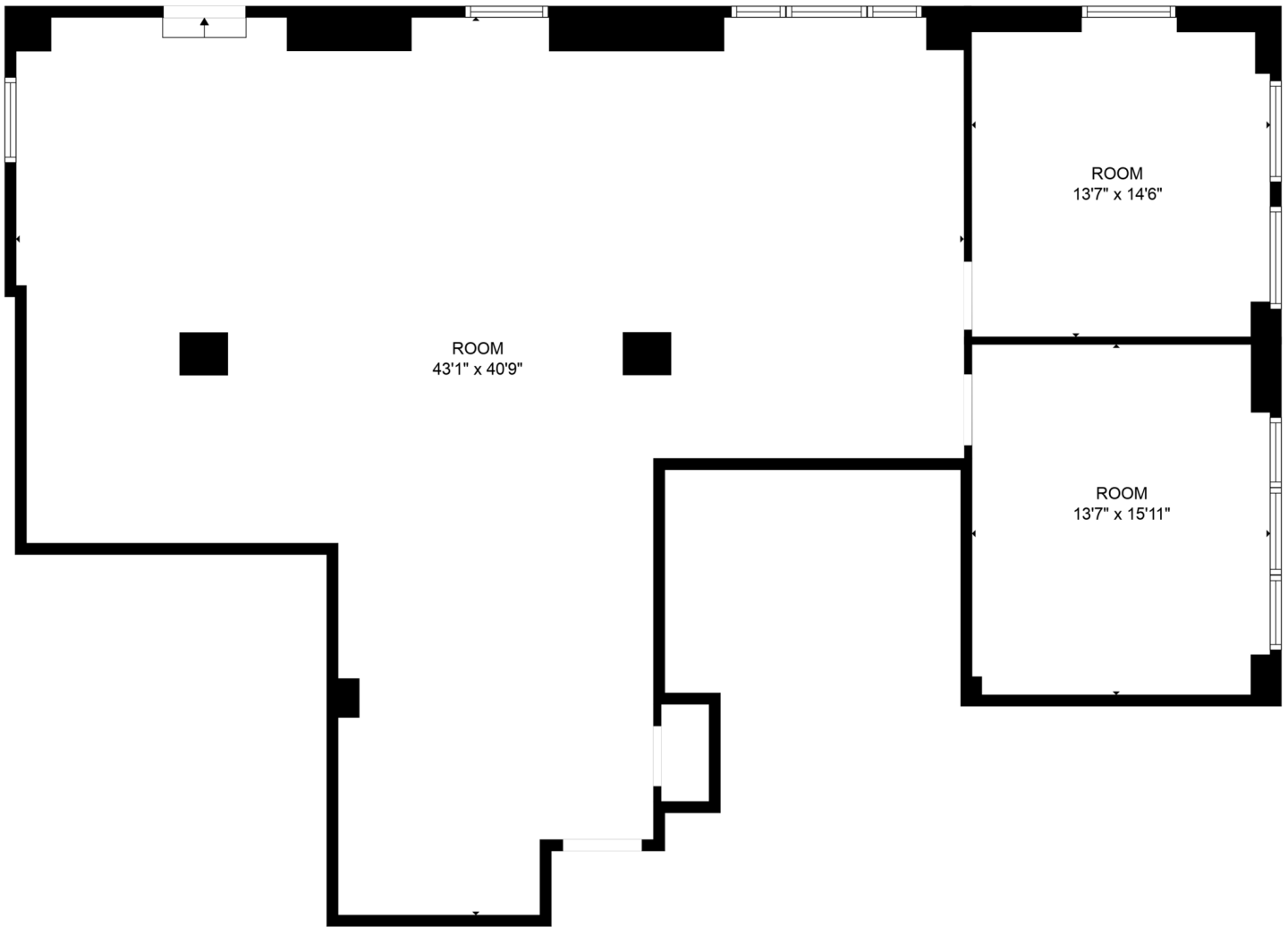


**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

# SUITE 800

THE SENTINEL BUILDING

225 E Mason St Milwaukee, WI 53202



## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
-------	--------	-----------	------------	------------

**Will Klumb**  
(262) 389-4924  
will@teamklumb.com

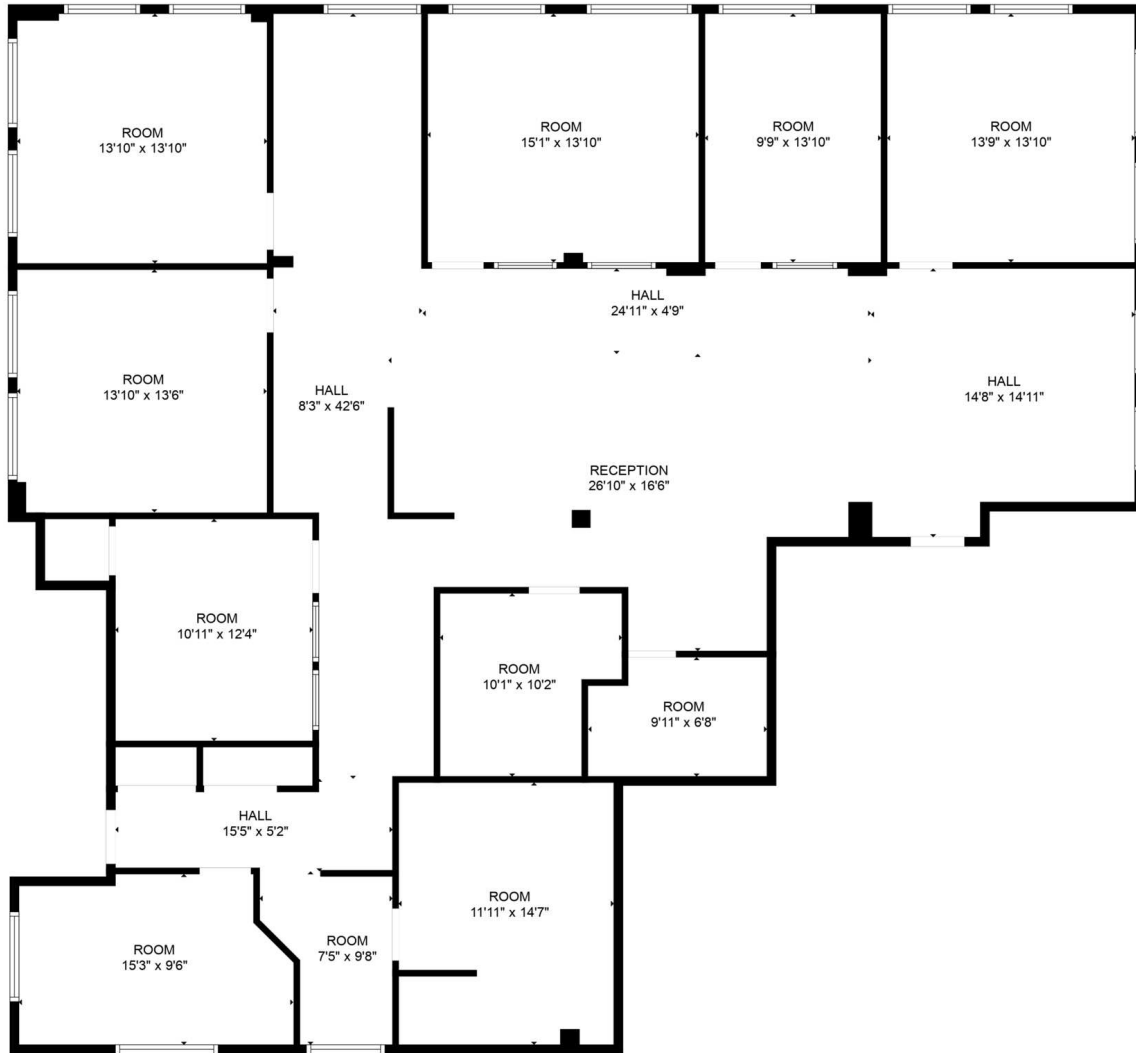


**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

# SUITE 900

THE SENTINEL BUILDING

225 E Mason St Milwaukee, WI 53202



## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
-------	--------	-----------	------------	------------

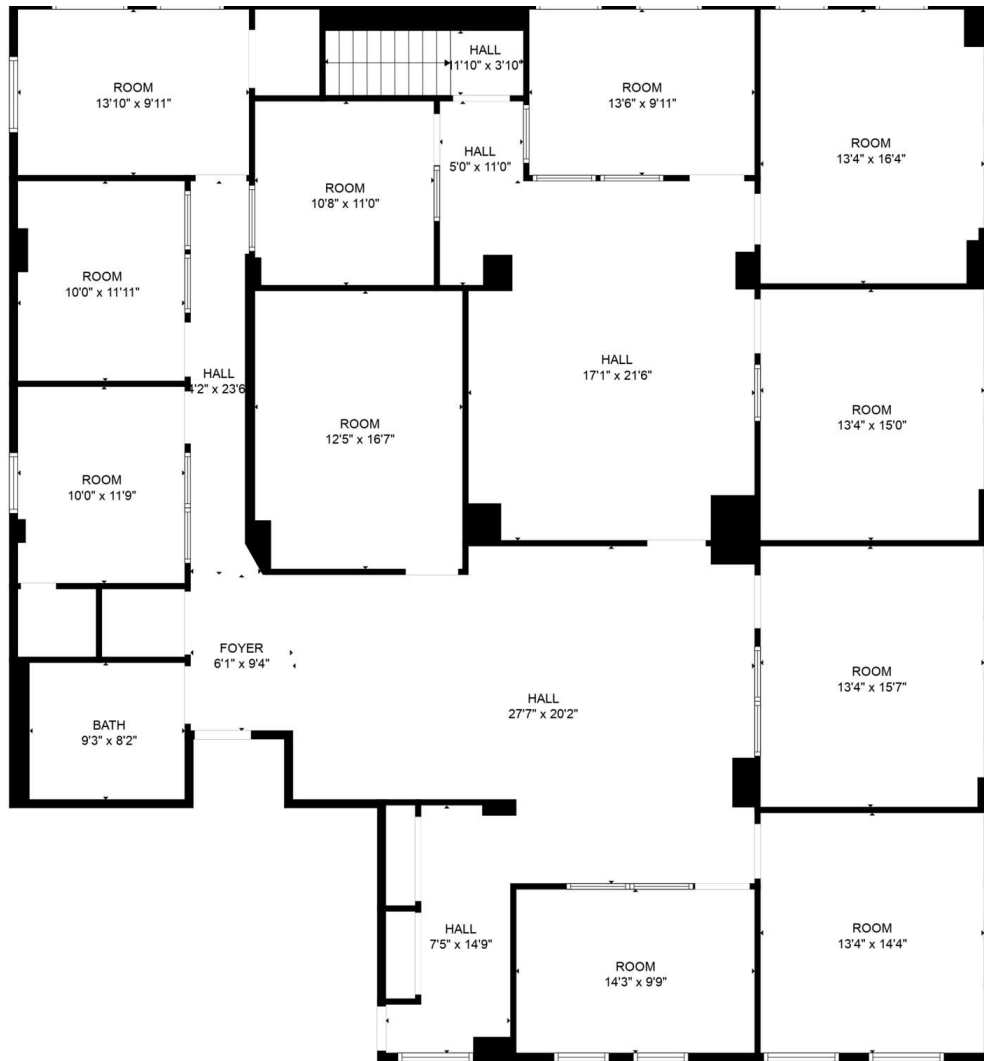
**Will Klumb**  
(262) 389-4924  
will@teamklumb.com



**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

# SUITE 1000

**THE SENTINEL BUILDING**  
225 E Mason St Milwaukee, WI 53202



## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
-------	--------	-----------	------------	------------

**Will Klumb**  
(262) 389-4924  
will@teamklumb.com



**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY



# DEMOGRAPHICS

**THE SENTINEL BUILDING**

225 E Mason St Milwaukee, WI 53202



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	26,210	187,476	410,118
Average Age	37	34	36
Average Age (Male)	36	34	35
Average Age (Female)	37	35	37
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	15,941	82,752	174,410
# of Persons per HH	1.6	2.3	2.4
Average HH Income	\$103,413	\$65,594	\$74,094
Average House Value	\$404,741	\$250,918	\$241,046

Demographics data derived from AlphaMap

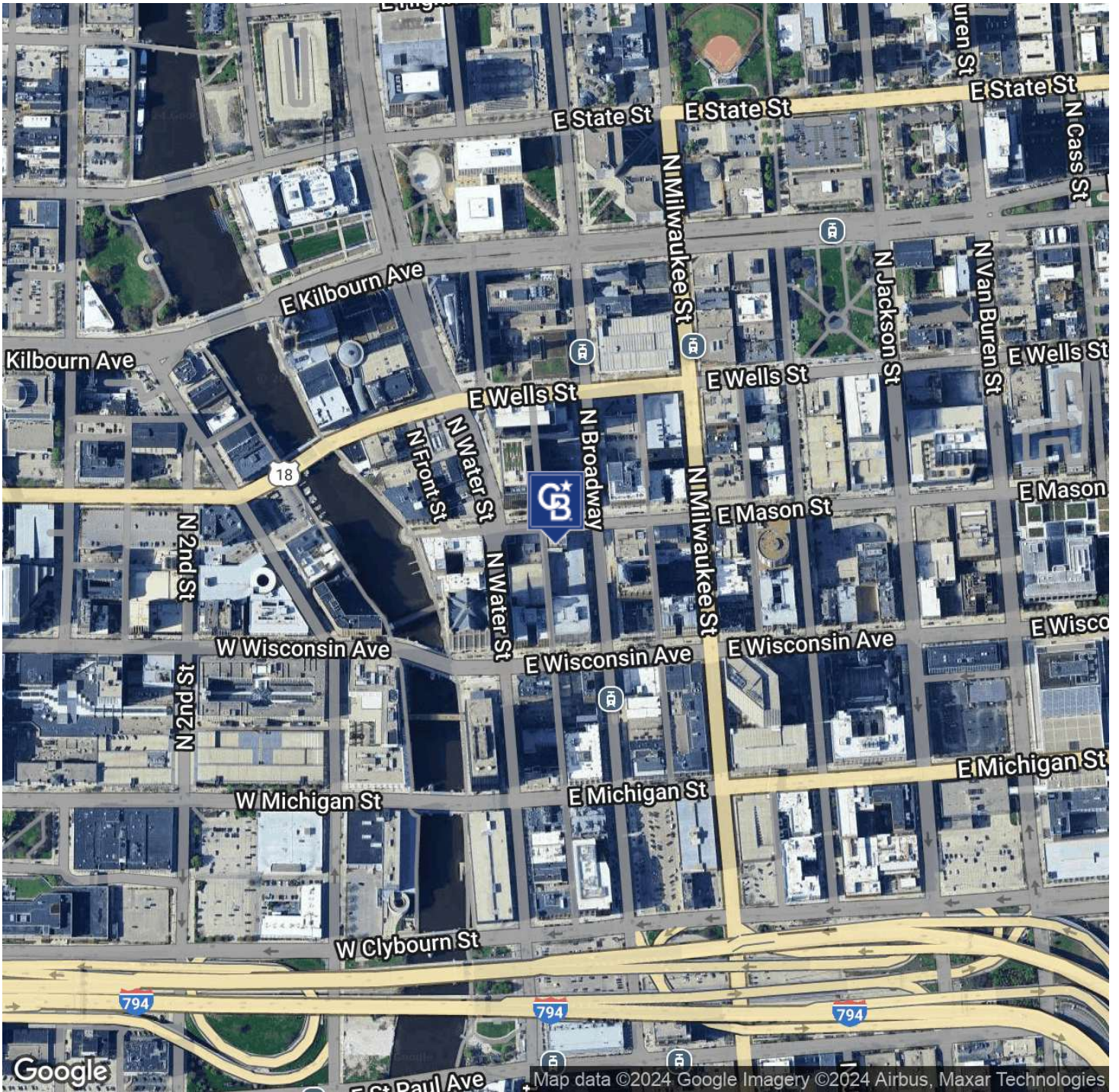
**Will Klumb**  
 (262) 389-4924  
 will@teamklumb.com



# LOCATION

## THE SENTINEL BUILDING

225 E Mason St Milwaukee, WI 53202



**Will Klumb**  
(262) 389-4924  
will@teamklumb.com

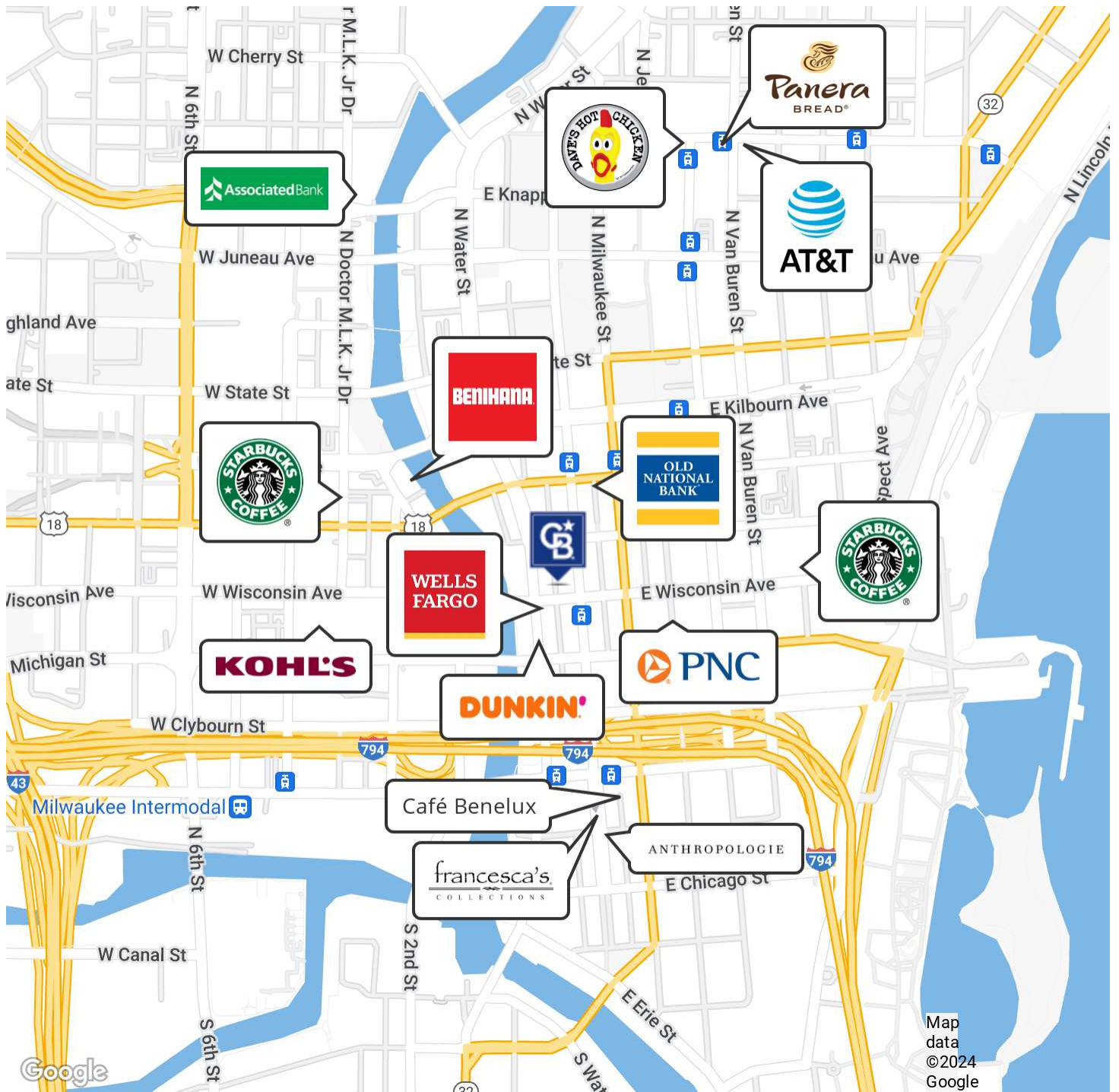


**COLDWELL BANKER  
COMMERCIAL**  
REALTY

# RETAIL MAP

## THE SENTINEL BUILDING

225 E Mason St Milwaukee, WI 53202



**Will Klumb**  
(262) 389-4924  
will@teamklumb.com



**COLDWELL BANKER  
COMMERCIAL  
REALTY**

**DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS**

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the  
2 following disclosure statement:

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent  
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A  
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is  
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the  
7 customer, the following duties:

- 8 (a) The duty to provide brokerage services to you fairly and honestly.
  - 9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
  - 10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request  
11 it, unless disclosure of the information is prohibited by law.
  - 12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the  
13 information is prohibited by law (see lines 42-51).
  - 14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your  
15 confidential information or the confidential information of other parties (see lines 23-41).
  - 16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
  - 17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the  
18 advantages and disadvantages of the proposals.
- 19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,  
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home  
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a  
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the  
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person  
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to  
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the  
27 Firm is no longer providing brokerage services to you.

- 28 The following information is required to be disclosed by law:
- 29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).
  - 30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection  
31 report on the property or real estate that is the subject of the transaction.

32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may  
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a  
34 later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** \_\_\_\_\_  
36 \_\_\_\_\_  
37 \_\_\_\_\_

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): \_\_\_\_\_  
39 \_\_\_\_\_  
40 \_\_\_\_\_

41 \_\_\_\_\_ (Insert information you authorize to be disclosed, such as financial qualification information.)

42 **DEFINITION OF MATERIAL ADVERSE FACTS**  
43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such  
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable  
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction  
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee  
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural  
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information  
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a  
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons  
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at  
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.