

FOR SALE OR LEASE

UNIQUE WALKER'S POINT LOCATION

228 S 1ST STREET
MILWAUKEE WI 53204

FOUNDERS 3
REAL ESTATE SERVICES

Property Highlights

- Located in vibrant Walker's Point
- Walking distance to the Historic Third Ward
- Minutes from I-94, I-43 and I-794
- Building signage available for large Tenant
- Gated & street parking available
- Entire building sandblasted & cleaned
- Unbeatable visibility
- Surrounded by a thriving business district and high-end residential complexes
- Historic building with neat history

Specifications

AVAILABLE SPACE

1st Floor:	9,269 SF
2nd Floor:	9,269 SF
3rd Floor:	9,269 SF
Lower Level:	9,269 SF
Gross Building Area	37,076 SF
Lease Term & Rate	\$16.50 - \$19.50 PSF Net (Upper Floors) \$12.00 - \$13.00 PSF Net (Lower Level)
Sale Price	\$2,280,000

Contact

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Information shown herein was provided by Seller/Lessor and/or third parties and has not been verified by the broker unless otherwise indicated.

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INTERIOR PHOTOS

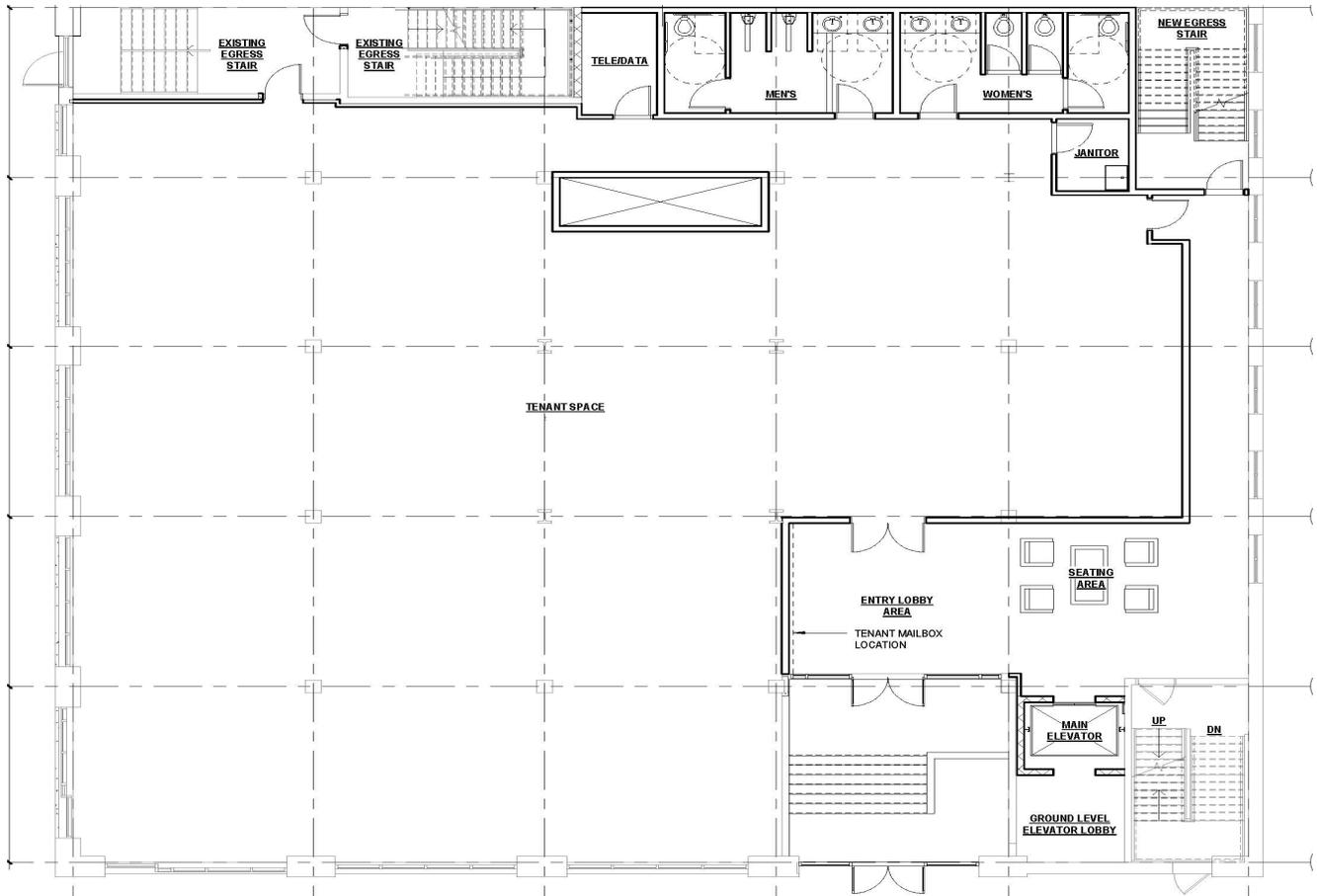


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1st FLOOR PLAN

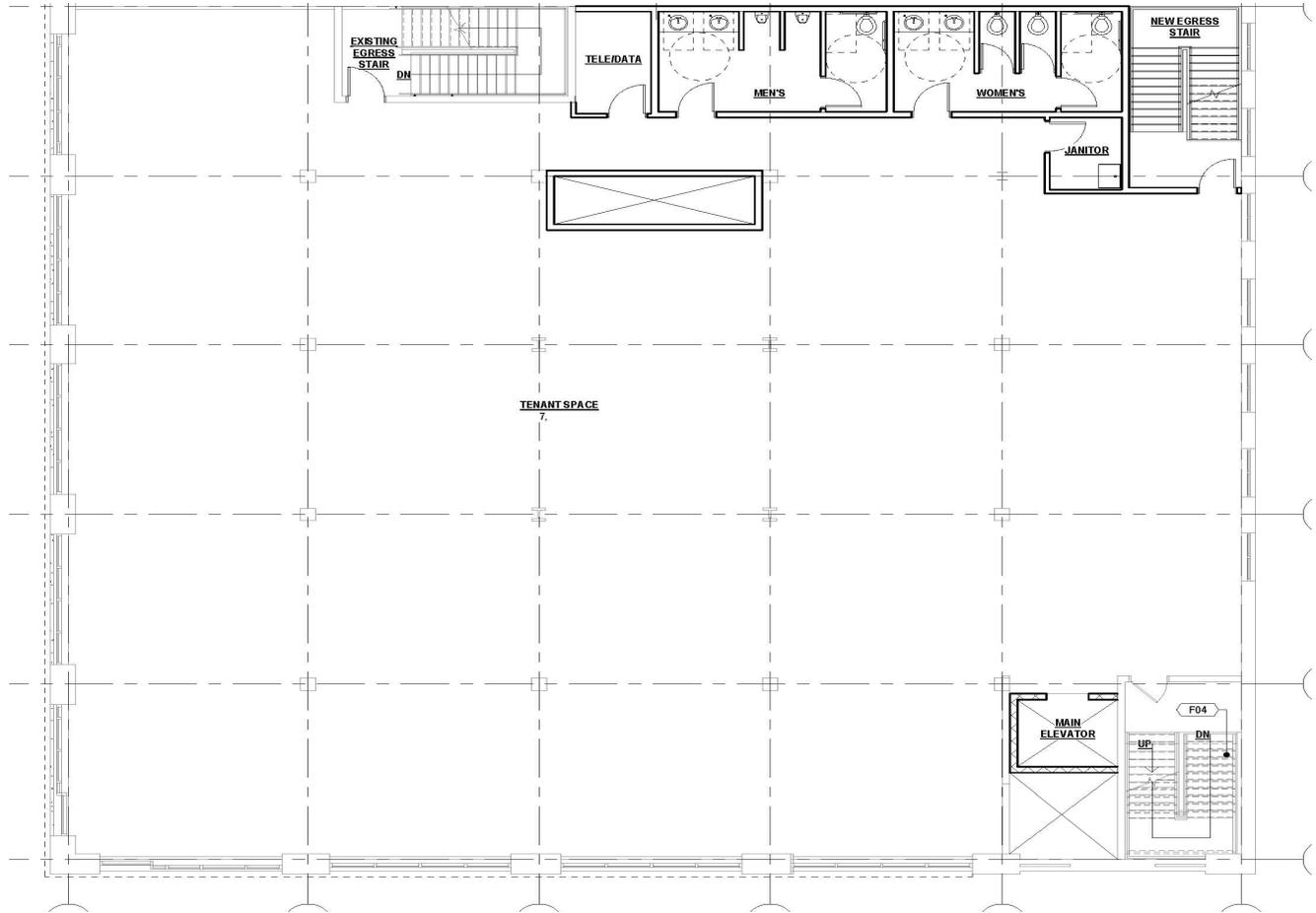


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2nd FLOOR PLAN



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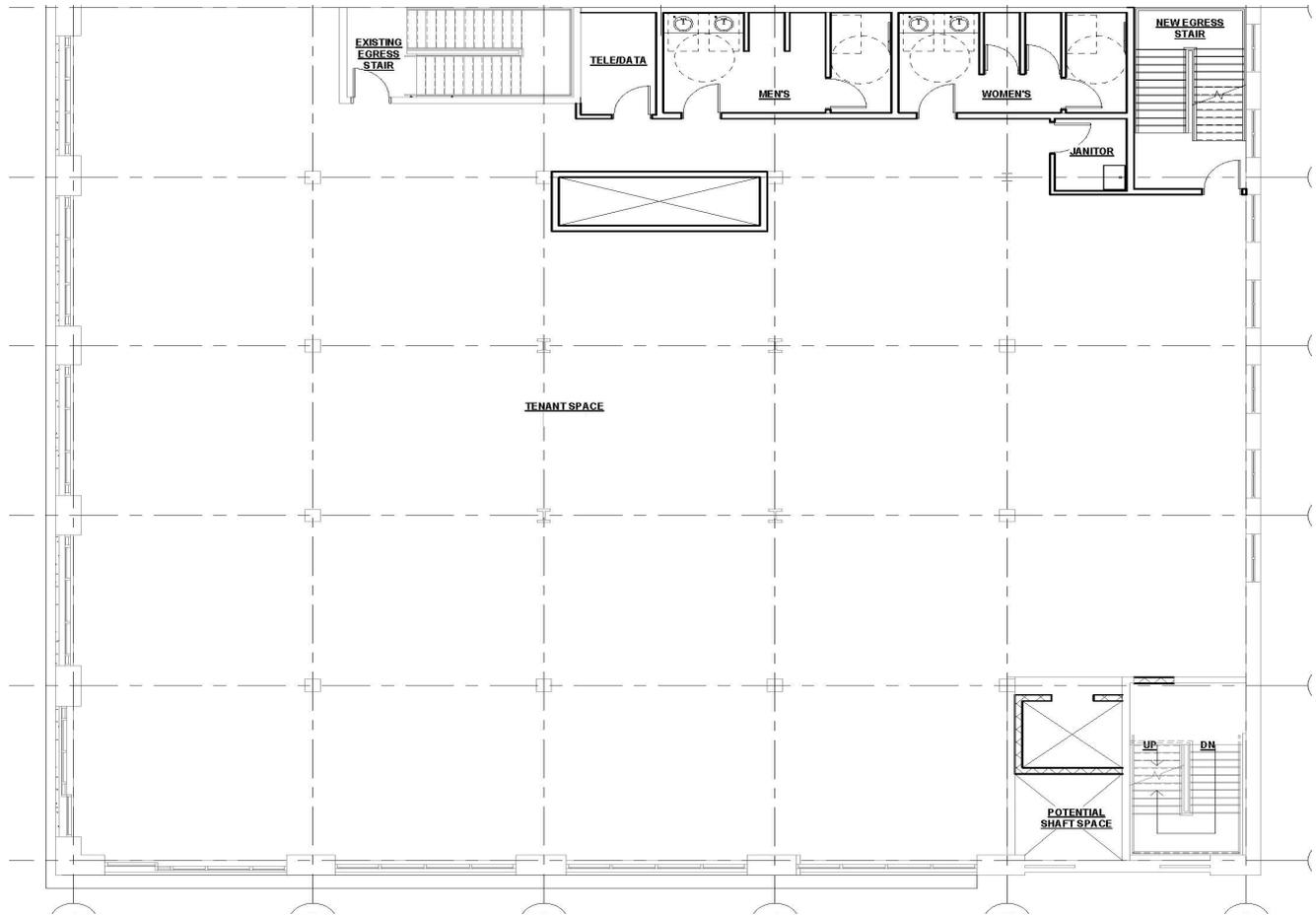
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3rd FLOOR PLAN



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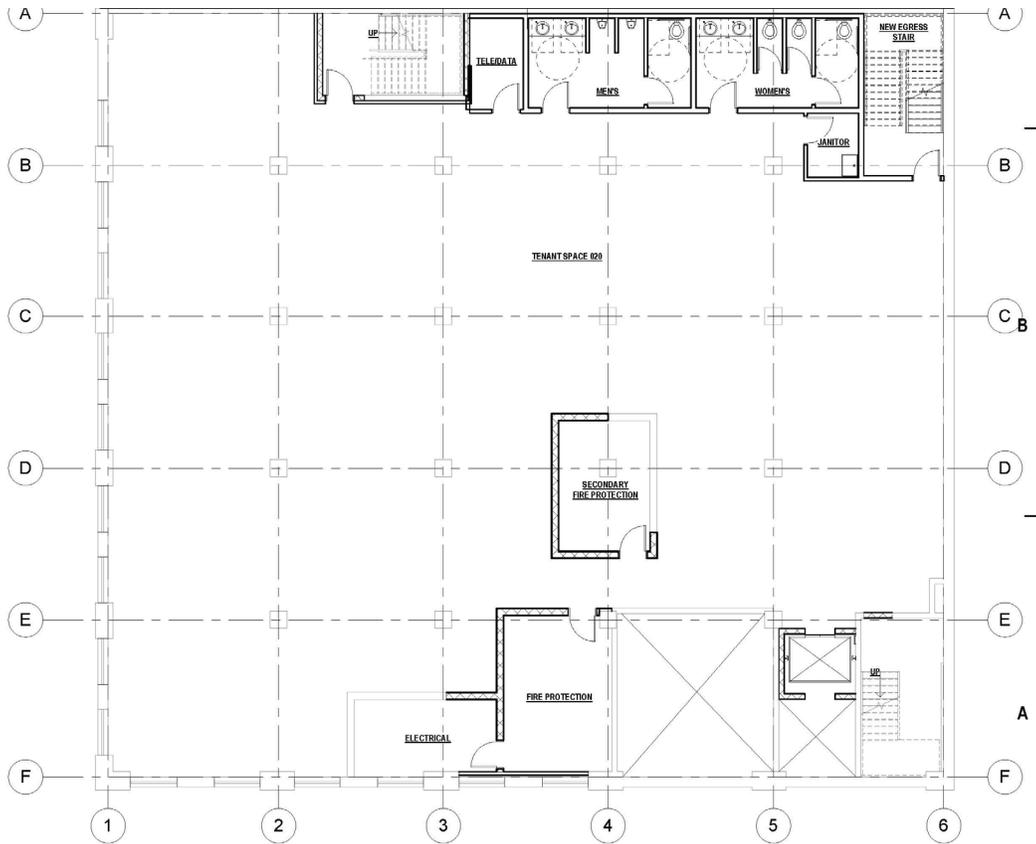
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LOWER LEVEL PLAN



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SURROUNDING NEIGHBORHOOD

DINING & NIGHTLIFE

- 22 Anodyne Coffee
- 12 Ash at The Iron Horse
- 9 Black Sheep Restaurant
- 28 Bodogon at Hotel Madrid
- 18 Boo Boo's Sandwiches
- 42 Botanas
- 52 Boone & Crockett
- 59 Braise
- 53 Cafe El Sol
- 31 Cafe India
- 19 Camino
- 27 Camacho's Bar
- 30 Central Standard Craft Distillery
- 22 Chef's Table
- 26 Chivas
- 31 Chubby's Cheesesteak
- 38 Cielito Lindo
- 5 Colectivo Coffee - Foundry
- 20 Conojito's Place
- 43 Crazy Water
- 39 Dix
- 60 Dorri's Diner
- 39 Fat Daddy's
- 66 Fiesta Cafe
- 43 Fluid
- 29 Fuel Cafe
- 4 Full of Beans Cafe
- 58 George's Pub
- 11 Great Lakes Distillery
- 13 Greige Patisserie
- 31 Gyro Palace
- 37 Hamburger Mary's
- 67 Harbor Room
- 32 Jimmy John's
- 29 Juiced!
- 3 Just Arts Saloon
- 36 Jynx Nightclub
- 33 Krux
- 34 La Casa De Alberto
- 45 La Menenda
- Laughing Taco
- 13 Lost Valley Cider Co
- 39 McDonald's
- 48 Meraki
- 7 Merriment Social
- 52 Milwaukee Pedal Tavern
- 21 Motorcraft Beer
- 64 Momo Mee
- 19 Moré
- 1 Motor Bar & Restaurant
- 23 Movida
- 6 My No My
- 40 National Cafe
- 7 NorthSouth Club
- 15 O'Lydia's
- 3 Purple Door Ice Cream
- 2 Screaming Tuna
- 19 Shakers
- 44 Snack Boys
- 29 Sniffers
- 37 Sprocker's Walker's Point
- 5 Stack'd Burger Bar
- 44 Stary's Tavern

DINING & NIGHTLIFE

- 7 Stone Creek Coffee
- 57 Subway
- 52 Taco Moto
- 41 The Local Club Anything
- 38 Tin Window
- 55 Urban Harvest
- 44 Walker's Pint
- 68 Woody's
- 19 Zad's
- 28 Zocalo Food Park

FASHION & ACCESSORIES

- 5 East Town Women's Resale Shop
- 49 Purple Velvet Vintage
- 6 Rustic Retreats
- 47 The Departure
- 1 Tom James Company
- 10 White Dress Milwaukee

FITNESS & HEALTHCARE

- 59 Aurora Advanced Healthcare
- 11 Aurora Health Care
- 13 Brew Fitness
- 50 Colmotion Fitness
- 2 Elle Wellness Studio
- 2 Pilates Movement
- 49 Pura Vida Ju-Jitsu, SJJ & MMA
- 4 RS Fitness Collective
- 47 ZenZen Yoga Arts

GALLERIES

- 42 Grove Gallery
- 37 Hawthorn Contemporary
- 35 Plaster Gallery
- 4 R & R Art Galleries
- 47 The Alive Wilks
- 36 The Suburban Walker's Point
- 30 Var Gallery & Studios
- 37 Var West Gallery

NEIGHBORHOOD SERVICES

- 63 Cermak Fresh Market
- 61 Greenfield Cell & Tobacco
- 65 Harbor View Plaza
- 54 La Tropicana Food
- 19 Milwaukee Fire Dept Station 3
- 53 United Community Center
- 32 V. Marchese
- 41 WPCA Youth Education Group

PERFORMING ARTS & EVENT VENUES

- 16 Next Act Theatre
- 39 Sabbatic
- 44 South Second
- 52 The Cooperage
- 51 The Ivy House
- 4 The Seaboth
- 41 Walker's Point Center for the Arts
- 35 Walker's Point Music Hall

SALONS

- 4 Avenue M Salon & Spa
- 55 Color Lust Hair Studio
- 63 iLustria Salon & Academy
- 64 Ly Ly Nails
- 10 Purcell's Hair Studio
- 14 Tailored Salon
- 38 Van Bier Salon Walker's Point

SPECIALTY SHOPPING

- 24 800-geo Read
- 3 ARCHI-Antiques
- 27 Alt's
- 60 Antique Center - Walker's Point
- 36 Brew City Salvage
- 60 Clinton Street Annex Antiques
- 23 Clock Shadow Creamery
- 60 Dime a Dance
- 41 Farm Girl Antiques
- 4 Flowers for Dreams
- 28 FORM Fine Goods
- 1 Harley-Davidson Motor Group
- 24 Habitat for Humanity ReStore
- 40 M.A.C. Costume Store
- 17 Milwaukee Kayak Co
- 25 National Salt & Supply
- 25 Olson Salt
- 64 Spirit Store
- 50 Wantable.com



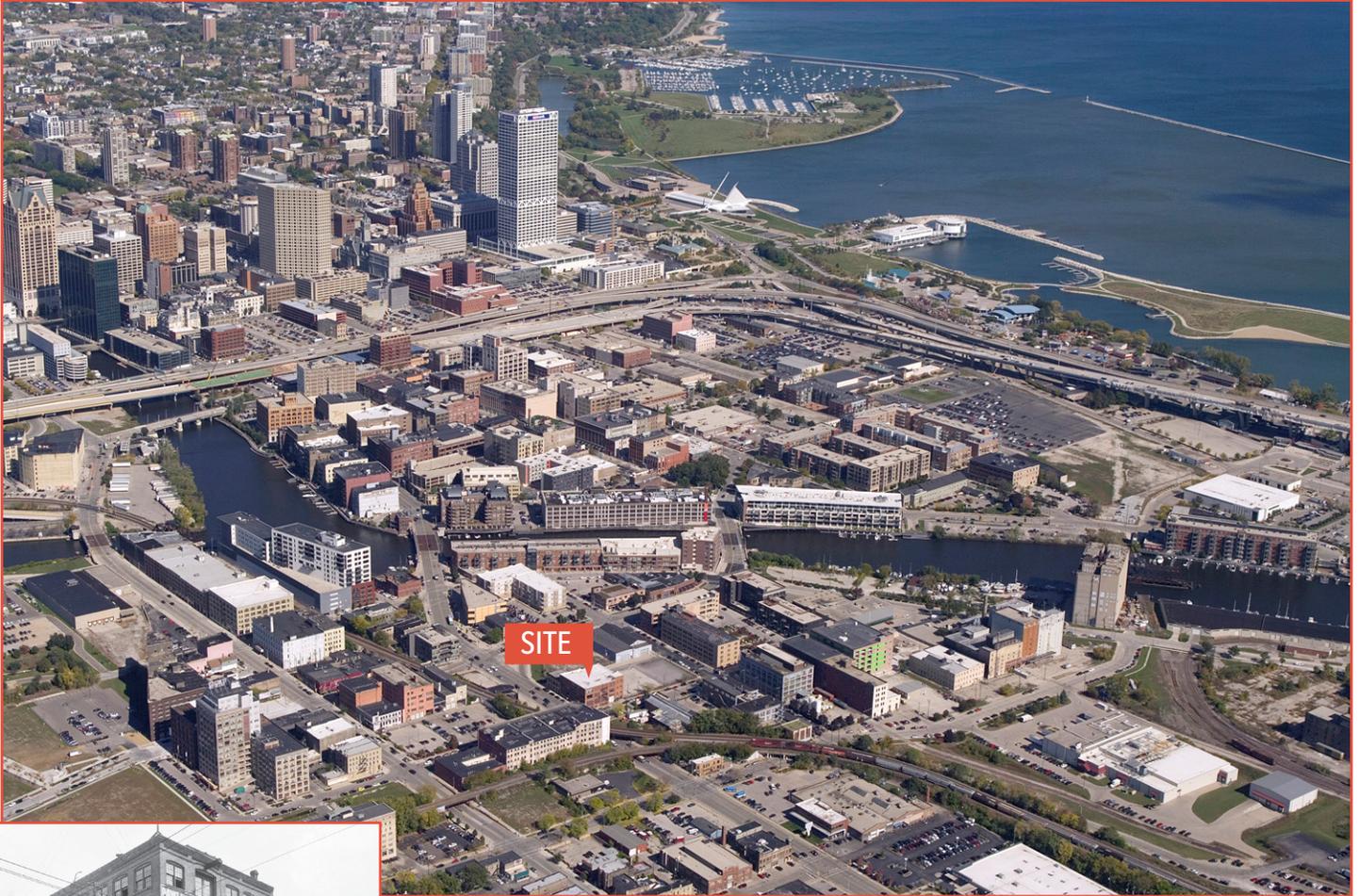
Numbers represent the block where the merchant is located

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AERIAL & LOCATION



Demographics

	1 MILE	3 MILES	5 MILES
Population	8,632	213,780	441,657
Households	3,620	82,050	172,972
AVG HH Income	\$33,863	\$25,944	\$32,577



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STATE OF WISCONSIN BROKER DISCLOSURE



Wisconsin law requires all real estate licensees to give the following information about brokerage services to prospective customers.

Prior to negotiating on your behalf the Brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement.

Disclosure to Customers

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

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

Confidentiality Notice to Customers

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

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

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in section 452.01(5g) of the Wisconsin Statutes (see "Definition of Adverse Facts" below).
2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

CONFIDENTIAL INFORMATION

NON-CONFIDENTIAL INFORMATION

(the following information may be disclosed to the Firm and its Agents)

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

Definition of Material Adverse Facts

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

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

Notice About Sex Offender Registry

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

