

601 Lake Avenue

Racine, Wisconsin

PROPERTY INFORMATION

BUILDING AREA

27,160 SF

YEAR BUILT

1912

LEVELS

3 floors + ground level

SPACE AVAILABLE

Ground level · 2,118 RSF

First floor · 4,607 RSF

Second floor · 5,065 RSF

Third floor · 5,040 RSF

Smallest suite · 376 RSF

RENT

\$10.00 - \$14.50/SF

AMENITIES

Elevators · Fire sprinklers

On-site parking lot

Extended windows

Lakefront balcony

FLOOR PLANS

Ground & first floors: page 4

Second & third floors: page 5

All information deemed reliable but not guaranteed. Areas and dimensions are approximate. Verify independently.

Customer disclosure included on page 7.

KESSELMAN REAL ESTATE

601 Lake Avenue

Executive Office Space



EXECUTIVE OFFICE SPACE FOR LEASE

A distinctive downtown Racine address with a brick facade, classical architectural details and executive office space across three floors plus a ground level.

Explore the existing floor plans

Individual pages present each level. Contact John S. Kesselman for current availability, pricing and a property tour.

John S. Kesselman

Kesselman Real Estate

Office 262-241-0777 | Cell 414-350-0776

Property Overview

601 Lake Avenue | Racine, Wisconsin

Architecture With Presence

This three-story commercial brick building features classic Neoclassical Revival architecture with a red brick exterior and stone detailing. The structure is accented by a prominent two-story columned portico featuring second-floor balconies, alongside large multi-pane windows that provide abundant natural light.

An Unbeatable Location

In downtown Racine, one block from Main Street, with the lakefront park and Lake Michigan across Lake Avenue. Restaurants, banking and the post office are a short walk away, in a setting well suited to a corporate office or professional practice.

Page guide

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Arrange a tour

John S. Kesselman

Office 262-241-0777 | Cell 414-350-0776

jkesselman@kesselmanGroup.com

10936 N. Port Washington Rd. #104
Mequon, WI 53092

Source notes: Area and year built are from the supplied CBRE marketing brochure. Exterior and terrace photography was supplied for this listing. Plans are the existing-conditions drawings supplied for this listing. Suite areas and rental rates are per the owners current rent schedule; rentable areas apply each floor common-area load to the usable areas labelled on the plans.

All information is deemed reliable but not guaranteed. Dimensions and areas are approximate and should be independently verified. Plans are reproduced for reference and are not to scale. Contact the broker to confirm current availability and terms.

The Property | Exterior Views

601 Lake Avenue | Racine, Wisconsin



The Lake Avenue entrance, with the lakefront park and Lake Michigan beyond



Upper floors, cornice and the second-floor terrace



From the private terrace, looking over the harbor to Lake Michigan

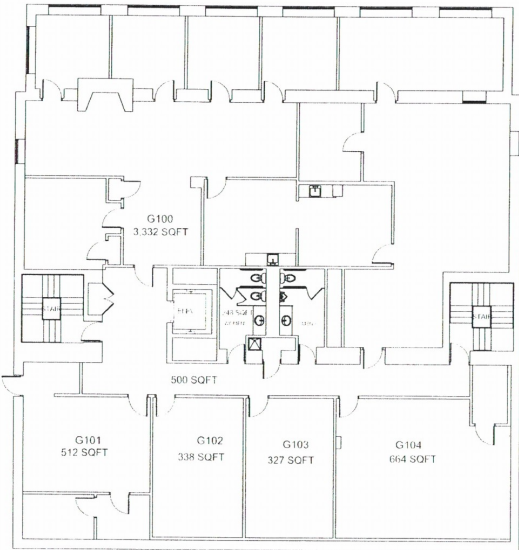
Exterior and terrace photography of 601 Lake Avenue.

Photographs show the property and its surroundings; they do not establish current availability or the condition of any specific suite. All information deemed reliable but not guaranteed. Contact the broker to confirm available space and terms.

Available Space | Ground & First Floors

601 Lake Avenue | Racine, Wisconsin

Suites from 376 RSF on the ground level and the first floor.

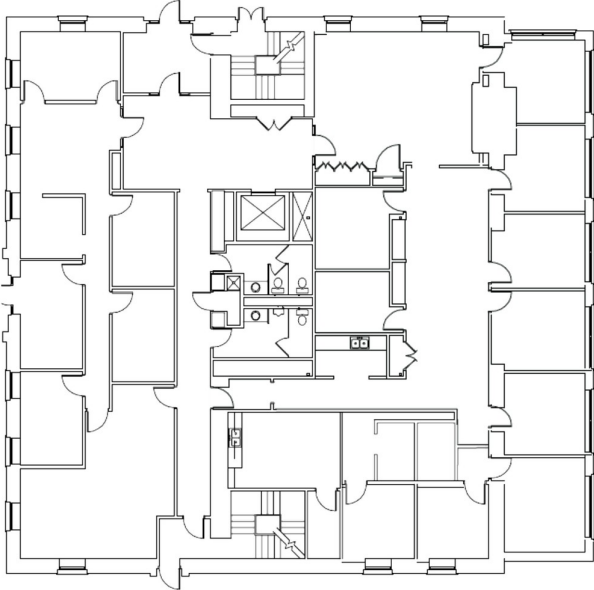


GROUND FLOOR PLAN

Ground Level

Existing partition layout shown. Suites available individually or combined.

AVAILABLE FOR LEASE	
Suite G101	589 RSF
Suite G102	389 RSF
Suite G103	376 RSF
Suite G104	764 RSF
2,118 RSF combined	
\$10.00 / SF gross	



First Floor

Existing partition layout shown. Suites available individually or combined.

AVAILABLE FOR LEASE	
Suite 100	2,767 RSF
Suite 102	1,327 RSF
Suite 103	513 RSF
4,607 RSF combined	
\$13.00 / SF NNN	

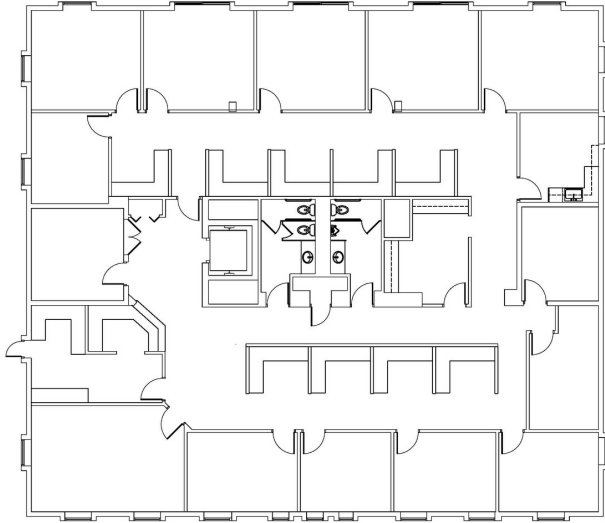
Ground-level and first-floor availability, shown against the existing plans.

Available space is as advised by the listing broker. Plans are the existing-conditions drawings supplied for this listing; drawing labels are retained from the source and do not establish current availability. Ground-level plan labels show usable area, while the areas quoted are rentable, including the floor common-area load, and are rounded to the whole foot. Verify independently.

The Interior | 3D Walkthrough

601 Lake Avenue | Racine, Wisconsin

Interactive walkthroughs of the two upper floors, scanned room by room.



EXISTING SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

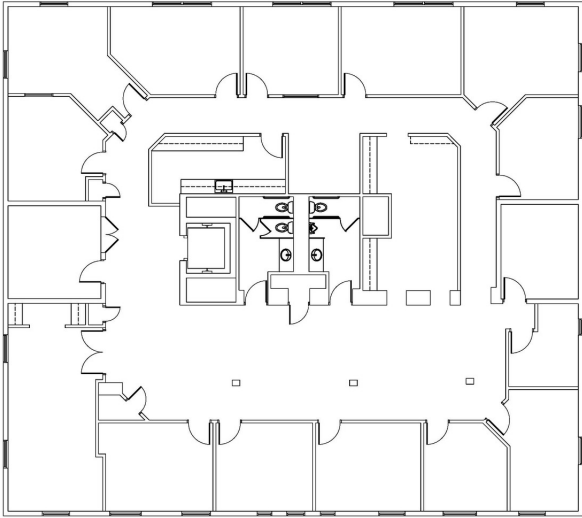
Second Floor

Suite 200 - \$14.50/SF NNN
Offered as a full floor. Existing partition layout shown.

Scan to walk this floor



<https://my.matterport.com/show/?m=HTDSy93zntF>



EXISTING THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

Third Floor

Suite 300 - \$13.25/SF NNN
Offered as a full floor. Existing partition layout shown.

Scan to walk this floor



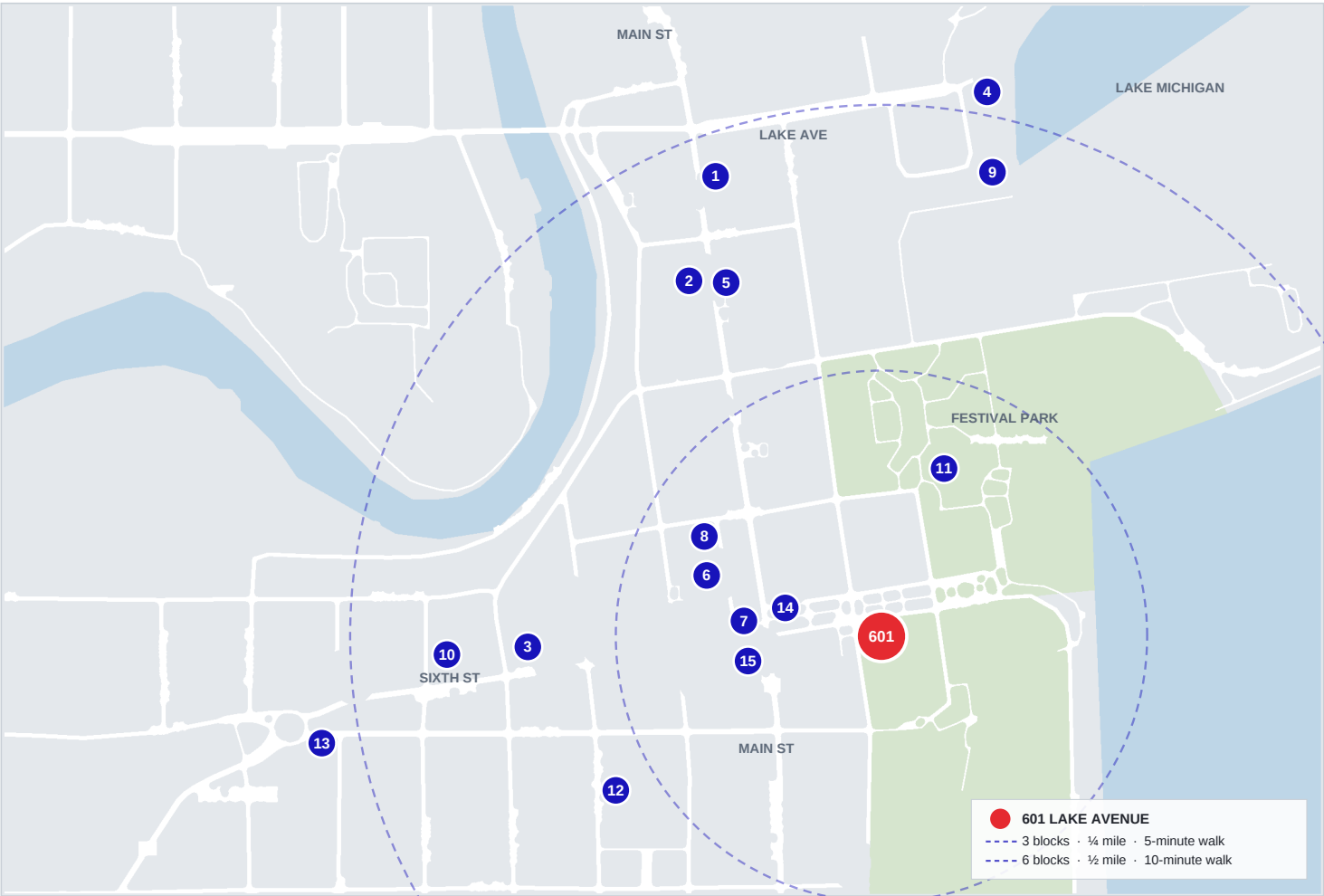
<https://my.matterport.com/show/?m=MDp8YfSxCyb>

Second and third floor plans and 3D tours. Scan a code with a phone camera, or click the link.

Plans are the Vavra Design existing-conditions drawings for this property (sheet A2-00); drawing labels are retained from the source and do not establish current availability. Tours show the space as scanned. Areas and dimensions are approximate and should be independently verified. Contact the broker to arrange an in-person tour of either floor.

The Neighborhood | Amenity Map

601 Lake Avenue | Racine, Wisconsin



CLIENT DINING

- 1. Butcher & Barrel
230 Main St
- 2. Salute Italian Restaurant
314 Main St
- 3. Olde Madrid
418 Sixth St
- 4. Harborspot Lakeside
207 Gaslight Cir

COFFEE & EVERYDAY LUNCH

- 5. Hye Ground Cafe
321 Main St
- 6. The Maple Table
520 Main St
- 7. The Red Onion Cafe
555 Main St

AFTER WORK

- 10. Tulip Tavern
509 Sixth St

LODGING FOR VISITORS

- 8. Hotel Verdant
500 Main St
- 9. DoubleTree by Hilton
223 Gaslight Cir

MEETING & EVENT SPACE

- 11. Racine Civic Centre
Memorial & Festival Hall

BUSINESS & CIVIC

- 12. Racine County Courthouse
730 Wisconsin Ave
- 13. Racine City Hall
730 Washington Ave
- 14. Johnson Bank
555 Main St
- 15. U.S. Post Office
603 Main St

Dining, lodging and services within walking distance of 601 Lake Avenue.

Base map redrawn for this document; not a survey. Walk radii are measured on the downtown block grid, where one block is approximately 400 feet. Every business shown was verified as open in September 2026. Distances are approximate and should be independently verified.

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.

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Drafted by Attorney Debra Peterson Conrad