



**1749 N Prospect Ave
Milwaukee, WI 53202**



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SUMMARY | 1749 N Prospect Ave

PROPERTY DESCRIPTION

Elegant and stately 3-story limestone Neoclassical/Beaux Arts mansion originally designed and built nearly 150 years ago by architects Fernekes & Cramer for lumber baron William H Bradley and home to a handful of prominent Milwaukee families until being converted to Lakeview Hospital in the 1940s and finally converted again to an office and most recently home to Mueller Communications for many years. Bringing us to today... two floors of approximately 3500 sf each configured for office use and nearly 2800 sf third floor consisting of a ballroom and a residence. Generous room sizes and spacious central corridor make this a flexible and functional headquarters for a variety of team operations and business uses. Or bring your redevelopment ideas to write the next chapter for this long-standing sentry for Milwaukee.

PROPERTY SUMMARY

Property Address: 1749 N Prospect Ave, Milwaukee, WI 53202

Tax Number: 3550001000

Neighborhood: Lower East Side

Subdivision: Cambridge Subdivision

Property Taxes: \$26,482.05

Year Built: 1876

Zoning: RM7

Number of Floors: 3

Building Sq Footage: 9,765 sf above grade

Lot Size: 10,765 sf (0.25 ac)

Roof: Asphalt

HVAC: Natural gas-fired boiler with AC and air handling throughout

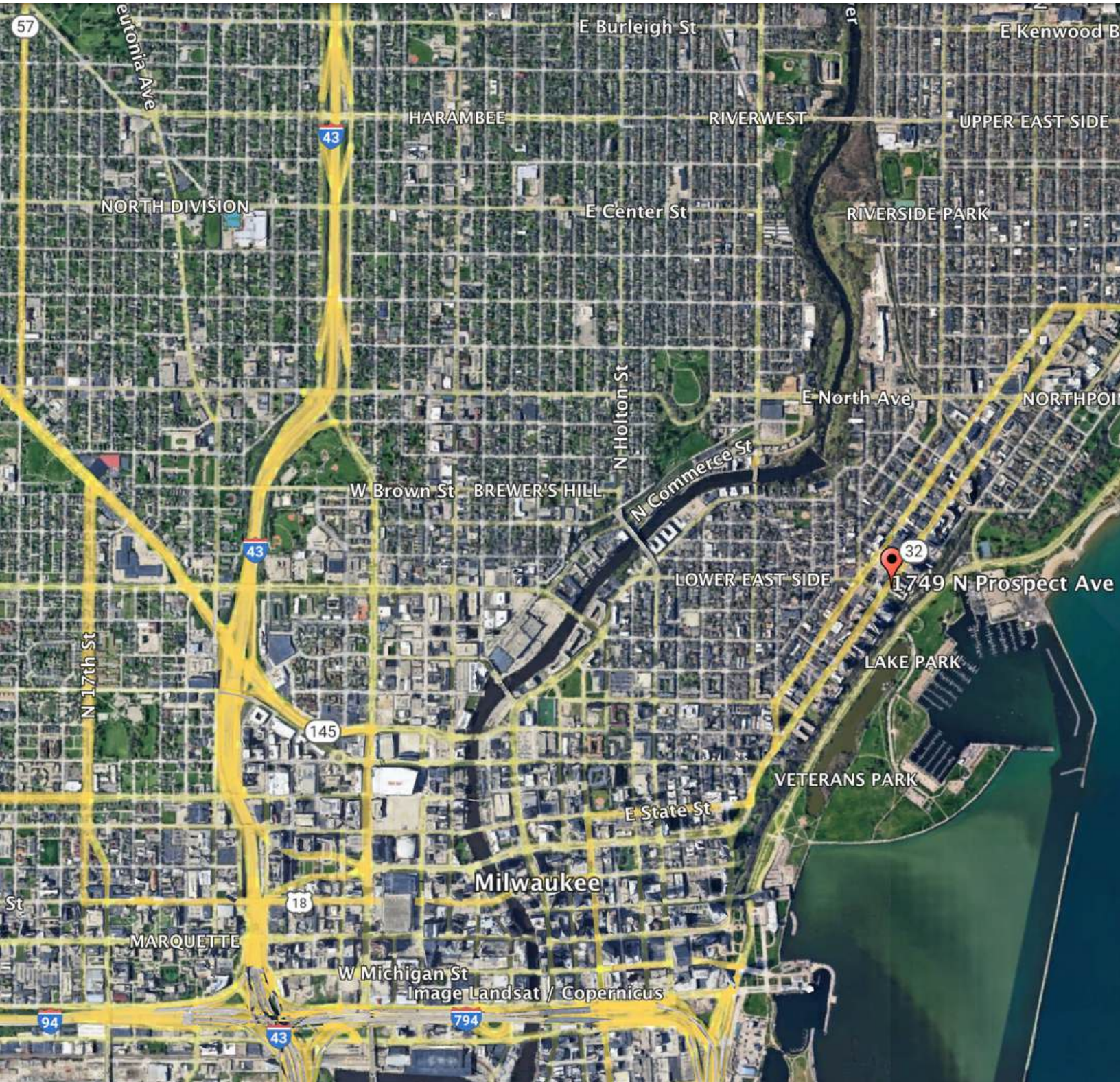
Electric: 200 amp circuit breakers

Parking: On-site 17 cars (tandem)

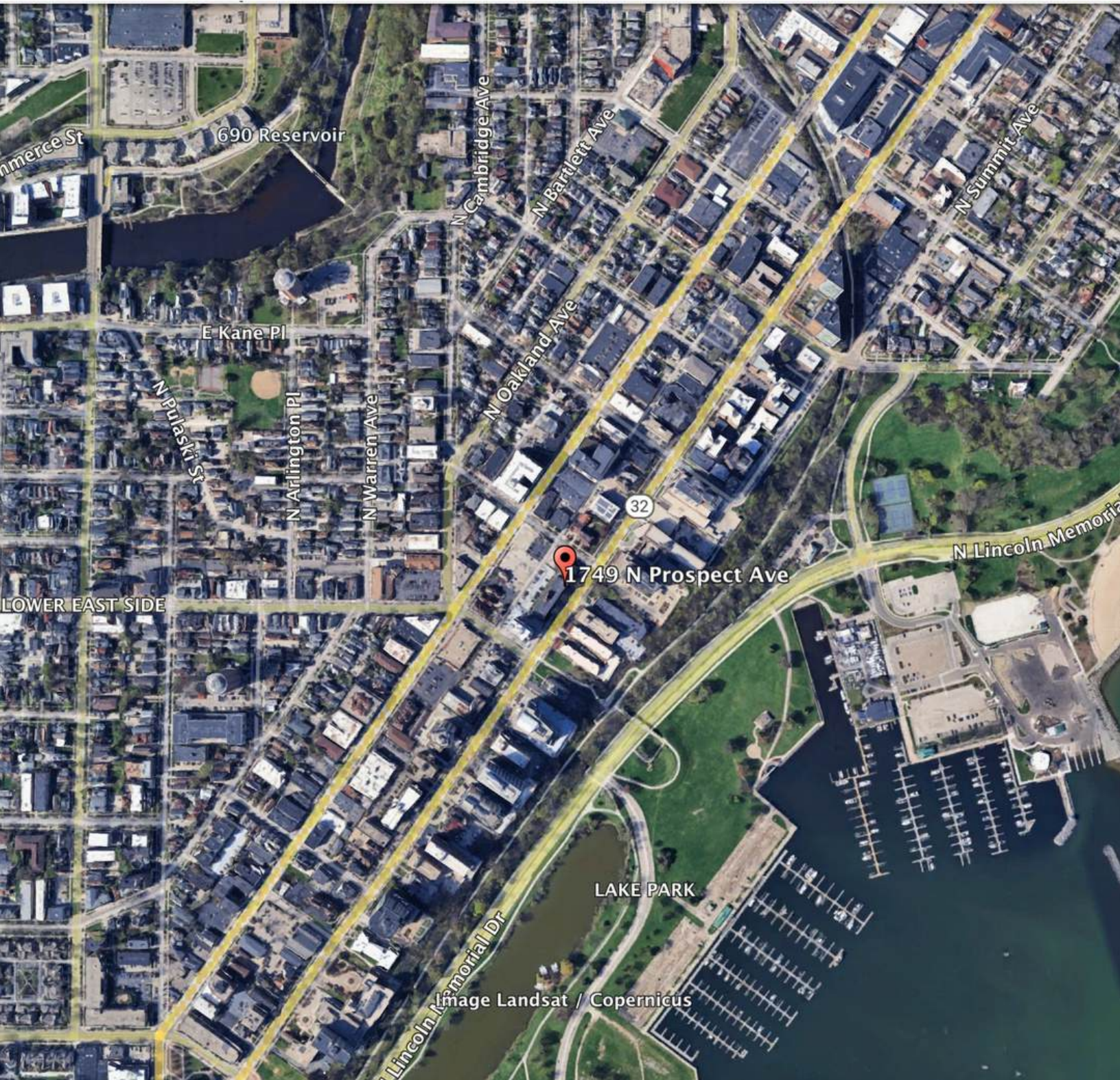
Terms: As-Is



MAP VIEW | 1749 N Prospect Ave



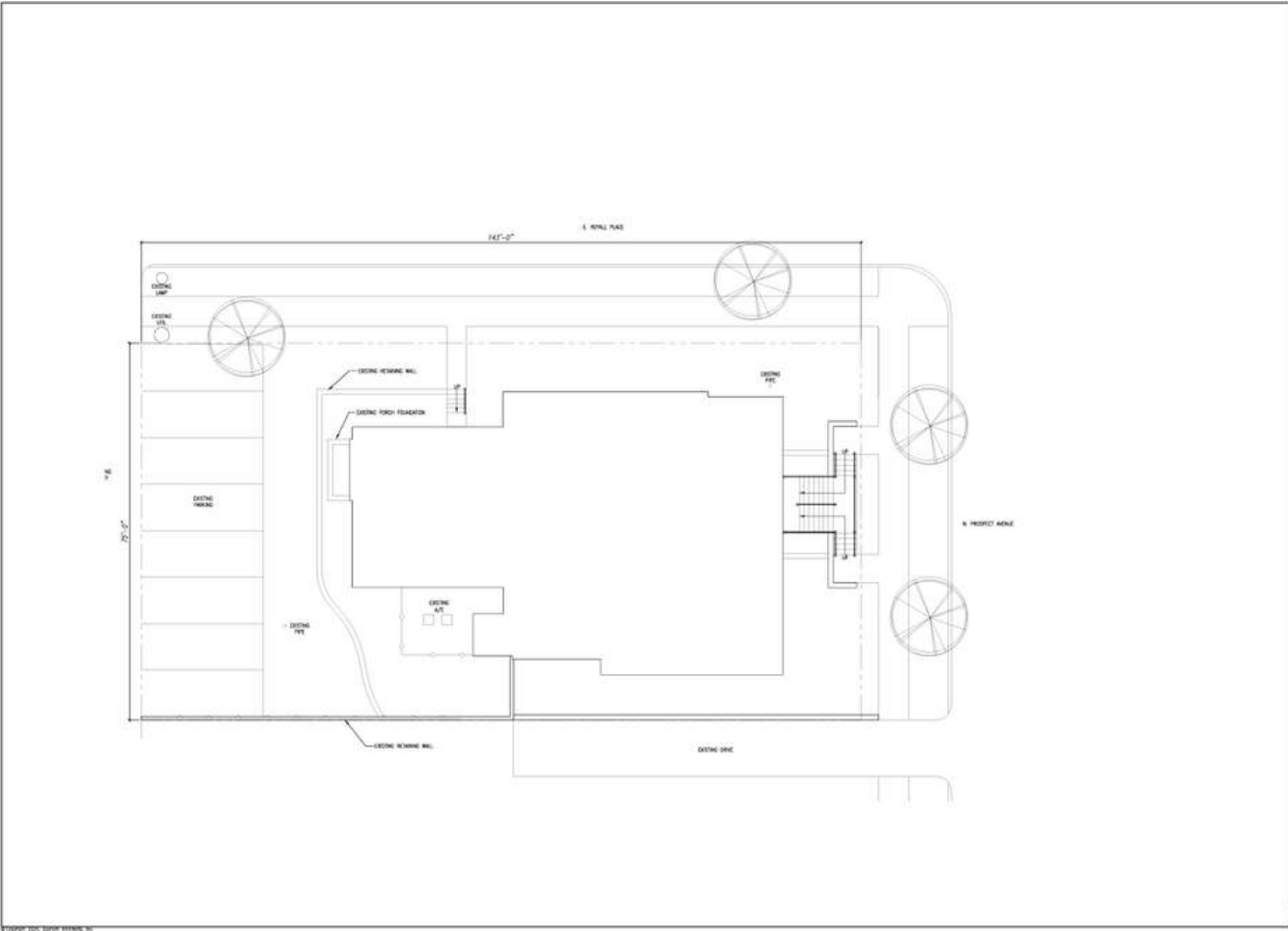
MAP VIEW | 1749 N Prospect Ave



MAP VIEW | 1749 N Prospect Ave



FLOOR PLANS | 1749 N Prospect Ave



PRELIMINARY
NOT FOR
CONSTRUCTION

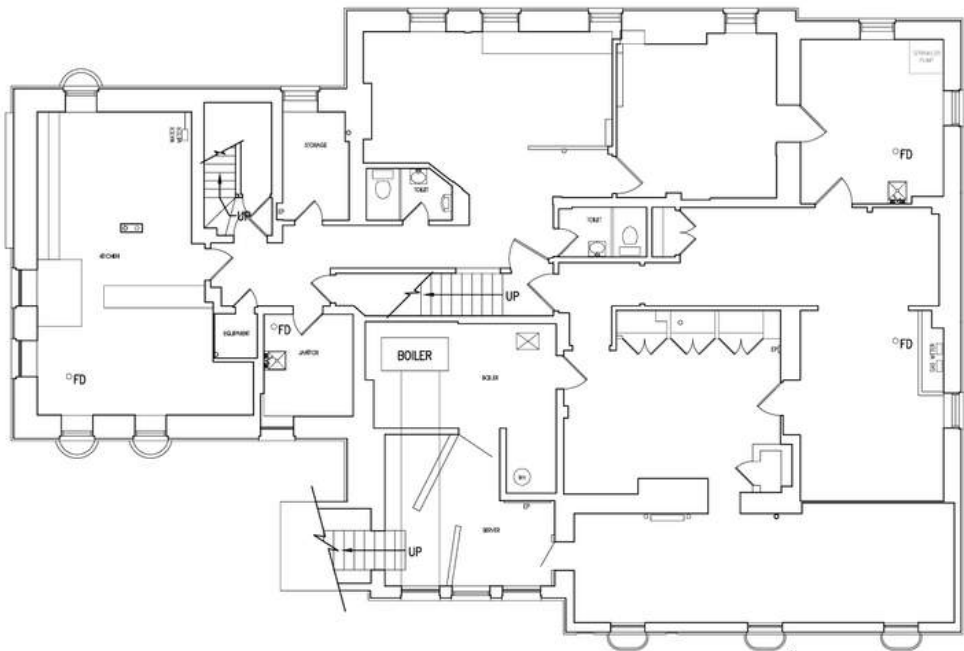
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1749 N. Prospect Ave.
Madison, Wisconsin 53705

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Drawn By: ECH
Project No.: 20036.02
Scale: As Shown

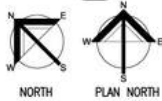
EC-SITE

FLOOR PLANS | 1749 N Prospect Ave

GROSS SF: 3,938



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



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CONSTRUCTION
QUORUM ARCHITECTS, INC.

PROSPECT MANSION
1749 N. Prospect Ave.
Milwaukee, Wisconsin 53202

Revisions:

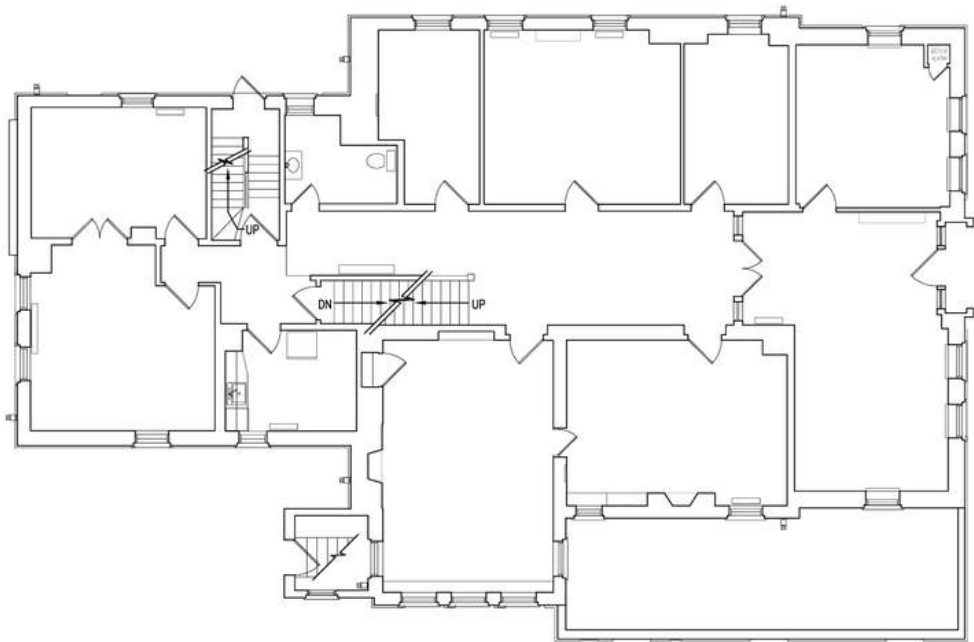
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Project No.: 05036.02
Sheet No.

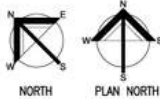
ECO

FLOOR PLANS | 1749 N Prospect Ave

GROSS SF: 3,601



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



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1749 N. Prospect Ave.
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Revisions:

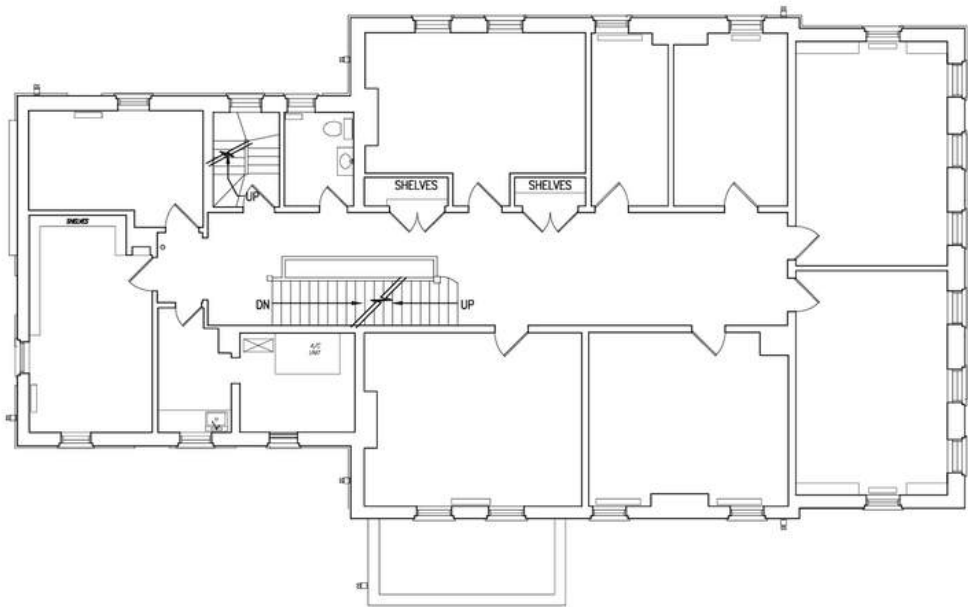
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Sheet No.

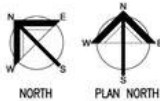
EC1

FLOOR PLANS | 1749 N Prospect Ave

GROSS SF: 3,403



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



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1749 N. Prospect Ave.
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Revisions:

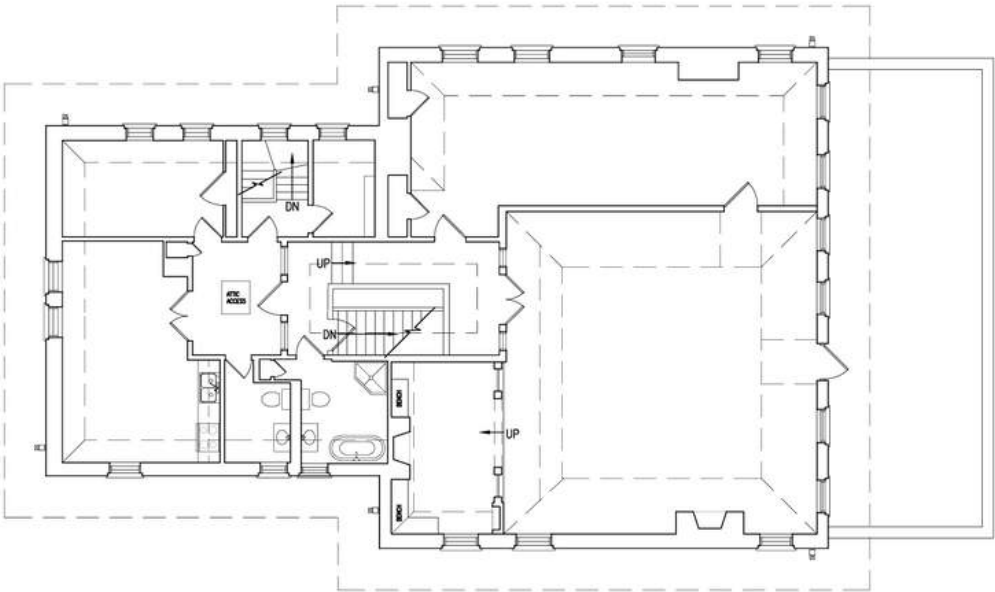
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Date: 08/05/2024
Drawn By: ECH
Project No.: 05036.02
Sheet No.

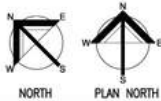
EC2

FLOOR PLANS | 1749 N Prospect Ave

GROSS SF: 2,761



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



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PROSPECT MANSION

1749 N. Prospect Ave.
Milwaukee, Wisconsin 53202

Revisions:

Sheet Name:
EXISTING THIRD
FLOOR PLAN

Date: 08/05/2024
Drawn By: ECH
Project No.: 05036.02
Sheet No.

EC3

PHOTOS | 1749 N Prospect Ave



PHOTOS | 1749 N Prospect Ave



PHOTOS | 1749 N Prospect Ave



PHOTOS | 1749 N Prospect Ave



Demographic Summary Report

1749 N Prospect Ave, Milwaukee, WI 53202

Building Type: Class B Office
Class: B
RBA: 11,549 SF
Typical Floor: 3,850 SF

Total Available: 10,725 SF
% Leased: 7.13%
Rent/SF/Yr: Negotiable



Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	34,686	140,806	344,388
2024 Estimate 2020	35,266	142,420	349,825
Census Growth	35,509	139,747	350,599
2024 - 2029 Growth	-1.64%	-1.13%	-1.55%
2020 - 2024	-0.68%	1.91%	-0.22%
2024 Population by Hispanic Origin	2,641	15,430	80,623
2024 Population	35,266	142,420	349,825
White Black Am. Indian &	27,043 76.68%	71,368 50.11%	131,639 37.63%
Alaskan Asian Hawaiian	2,728 7.74%	45,592 32.01%	118,552 33.89%
& Pacific Island Other	141 0.40%	728 0.51%	3,269 0.93%
U.S. Armed Forces	1,717 4.87%	6,024 4.23%	13,922 3.98%
	64 0.18%	171 0.12%	537 0.15%
	3,573 10.13%	18,538 13.02%	81,906 23.41%
	42	64	125
Households			
2029 Projection	21,531	66,321	144,041
2024 Estimate	21,884	67,087	146,320
2020 Census	21,910	65,556	146,082
Growth 2024 - 2029	-1.61%	-1.14%	-1.56%
Growth 2020 - 2024	-0.12%	2.34%	0.16%
Owner Occupied	3,968 18.13%	15,450 23.03%	46,448 31.74%
Renter Occupied	17,917 81.87%	51,637 76.97%	99,871 68.26%
2024 Households by HH Income	21,882	67,089	20,848
Income: <\$25,000 Income:	4,991 22.81%	31.08% 14,280	43,302 29.59%
\$25,000 - \$50,000 Income:	4,593 20.99%	21.29% 10,332	35,743 24.43%
\$50,000 - \$75,000 Income:	4,135 18.90%	15.40% 6,685	23,498 16.06%
\$75,000 - \$100,000 Income:	2,464 11.26%	9.96% 3,942	14,768 10.09%
\$100,000 - \$125,000 Income:	1,482 6.77%	5.88% 2,992	8,718 5.96%
\$125,000 - \$150,000 Income:	1,303 5.95%	4.46% 3,196	5,939 4.06%
\$150,000 - \$200,000 Income:	1,293 5.91%	4.76% 4,814	5,918 4.04%
\$200,000+	1,621 7.41%	7.18%	8,433 5.76%
2024 Avg Household Income	\$81,463	\$73,278	\$68,758
2024 Med Household Income	\$57,303	\$45,775	\$44,573

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 Typical Floor: 3,850 SF

Total Available: 10,725 SF
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 Rent/SF/Yr: Negotiable



Description	2020	2024	2029
Population	35,509	35,266	34,686
Age 0 - 4	699 1.97%	2,417 6.85%	3,036 8.75%
Age 5 - 9	450 1.27%	878 2.49%	2,117 6.10%
Age 10 - 14	365 1.03%	450 1.28%	1,131 3.26%
Age 15 - 19	1,408 3.97%	848 2.40%	725 2.09%
Age 20 - 24	6,425 18.09%	3,489 9.89%	1,501 4.33%
Age 25 - 29	8,274 23.30%	6,325 17.94%	3,392 9.78%
Age 30 - 34	4,340 12.22%	5,720 16.22%	4,780 13.78%
Age 35 - 39	2,258 6.36%	3,377 9.58%	4,498 12.97%
Age 40 - 44	1,314 3.70%	1,959 5.55%	3,230 9.31%
Age 45 - 49	1,133 3.19%	1,263 3.58%	2,036 5.87%
Age 50 - 54	1,248 3.51%	1,145 3.25%	1,357 3.91%
Age 55 - 59	1,396 3.93%	1,202 3.41%	1,117 3.22%
Age 60 - 64	1,500 4.22%	1,306 3.70%	1,090 3.14%
Age 65 - 69	1,413 3.98%	1,320 3.74%	1,116 3.22%
Age 70 - 74	1,109 3.12%	1,215 3.45%	1,086 3.13%
Age 75 - 79	744 2.10%	932 2.64%	942 2.72%
Age 80 - 84	552 1.55%	607 1.72%	685 1.97%
Age 85+	883 2.49%	814 2.31%	847 2.44%
Age 15+ Age	33,997 95.74%	31,522 89.38%	28,402 81.88%
20+ Age 65+	32,589 91.78%	30,674 86.98%	27,677 79.79%
Median Age	4,701 13.24%	4,888 13.86%	4,676 13.48%
Average Age	30	33	36
	37.20	37.10	37.00
Population By Race	35,509	35,266	34,686
White Black Am. Indian &	27,103 76.33%	27,043 76.68%	26,671 76.89%
Alaskan Asian Hawaiian &	3,281 9.24%	2,728 7.74%	2,618 7.55%
Pacific Islander Other	143 0.40%	141 0.40%	137 0.39%
	1,731 4.87%	1,717 4.87%	1,680 4.84%
	17 0.05%	64 0.18%	64 0.18%
	3,216 9.06%	3,573 10.13%	3,515 10.13%

Demographic Trend Report

1 Mile Radius

1749 N Prospect Ave, Milwaukee, WI 53202

Description	2020	2024	2029
Population by Race (Hispanic)	2,528	2,641	2,614
White Black Am. Indian &	774 30.62%	571 21.62%	561 21.46%
Alaskan Asian Hawaiian &	77 3.05%	56 2.12%	55 2.10%
Pacific Islander Other	75 2.97%	86 3.26%	84 3.21%
	18 0.71%	8 0.30%	10 0.38%
	4 0.16%	0 0.00%	0 0.00%
	1,579 62.46%	1,920 72.70%	1,904 72.84%
Household by Household Income	21,912	21,882	21,531
<\$25,000 \$25,000 -	5,487 25.04%	4,991 22.81%	4,848 22.52%
\$50,000 \$50,000 -	4,828 22.03%	4,593 20.99%	4,456 20.70%
\$75,000 \$75,000 -	4,150 18.94%	4,135 18.90%	3,997 18.56%
\$100,000 \$100,000 -	2,403 10.97%	2,464 11.26%	2,410 11.19%
\$125,000 \$125,000 -	1,350 6.16%	1,482 6.77%	1,494 6.94%
\$150,000 \$150,000 -	1,424 6.50%	1,303 5.95%	1,273 5.91%
\$200,000 \$200,000+	1,106 5.05%	1,293 5.91%	1,327 6.16%
	1,164 5.31%	1,621 7.41%	1,726 8.02%
Average Household Income	\$74,112	\$81,463	\$83,478
Median Household Income	\$53,317	\$57,303	\$58,214

DISCLOSURE TO 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 57-66).
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 24-40).
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.

22 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-
23 language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

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

29 The following information is required to be disclosed by law:

- 30 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 57-66).
31 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection
32 report on the property or real estate that is the subject of the transaction.

33 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may
34 list that information below (see lines 36-40). At a later time, you may also provide the Firm or its Agents with other
35 information you consider to be confidential.

36 **CONFIDENTIAL INFORMATION:** _____
37 _____

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

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

41 **By signing and dating below I/we acknowledge receipt of a copy of this disclosure and that**

42 _____ and _____ are
43 _____ Agent's Name ▲ _____ Firm's Name ▲

44 working as: (Owner's/Listing Broker's Agent) (Buyer's/Tenant's Agent or Buyer's Broker's Agent) **STRIKE ONE**

45 **THIS IS A DISCLOSURE AND NOT A CONTRACT. Wisconsin law required the Firm to request the customer's**
46 **signed acknowledgment that the customer has received a copy of this written disclosure statement if the Firm**
47 **will provide brokerage services related to real estate primarily intended for use as a residential property**
48 **containing one to four dwelling units. SIGNING THIS FORM TO ACKNOWLEDGE RECEIPT DOES NOT CREATE**
49 **ANY CONTRACTUAL OBLIGATIONS BY EITHER THE CUSTOMER OR THE FIRM.**

50 **See the reverse side for definitions and sex offender registry information.**

51 _____
52 Customer Signature ▲ _____ Date ▲ _____ Customer Signature ▲ _____ Date ▲

53 Customer's Name: _____ Customer's Name: _____

54 NOTICE ABOUT SEX OFFENDER REGISTRY

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

57 DEFINITION OF MATERIAL ADVERSE FACTS

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

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