



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



Segal Goldman Realty Group
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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

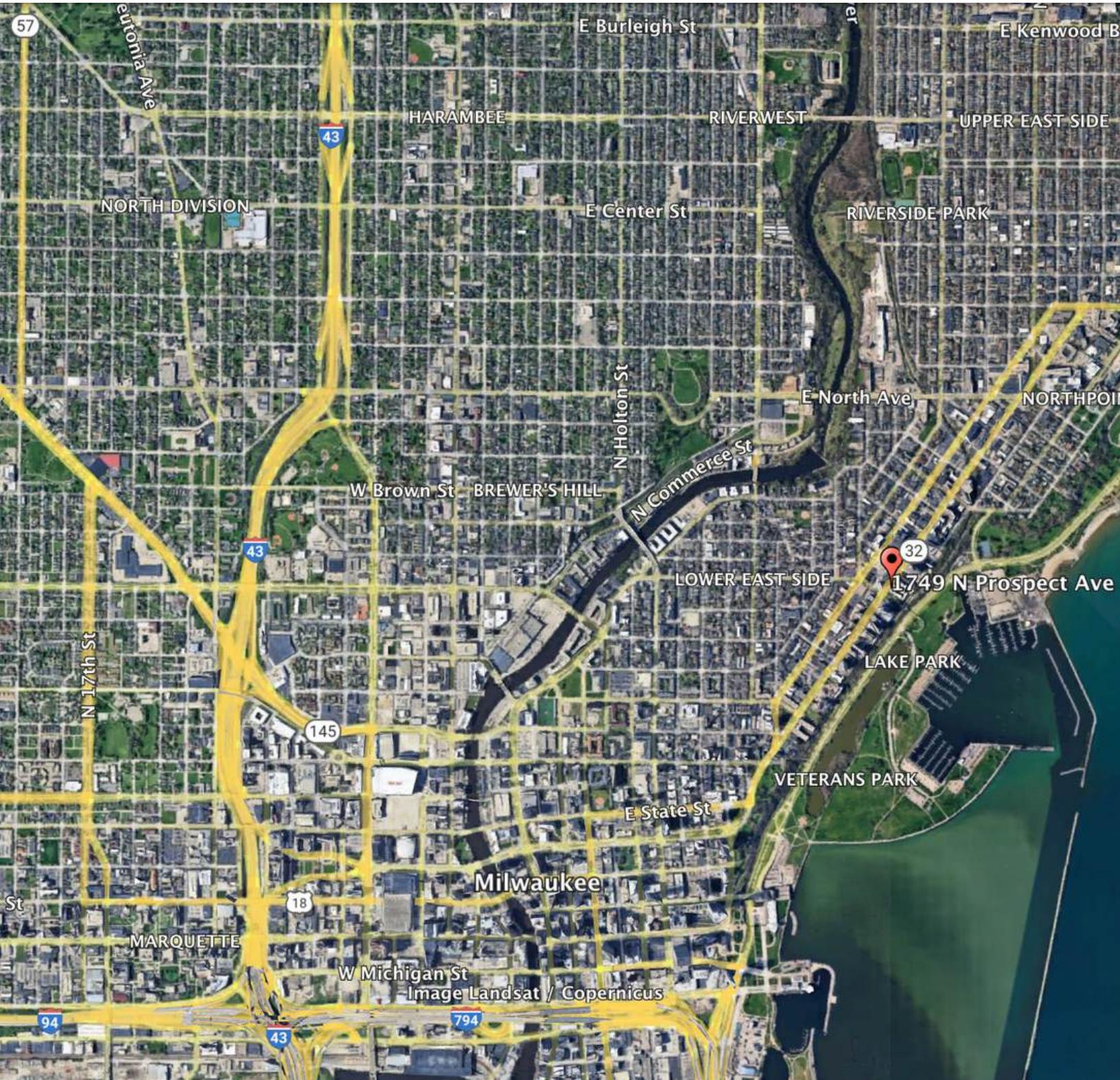
HVAC: Natural gas-fired boiler with AC and air handling throughout

Electric: 200 amp circuit breakers

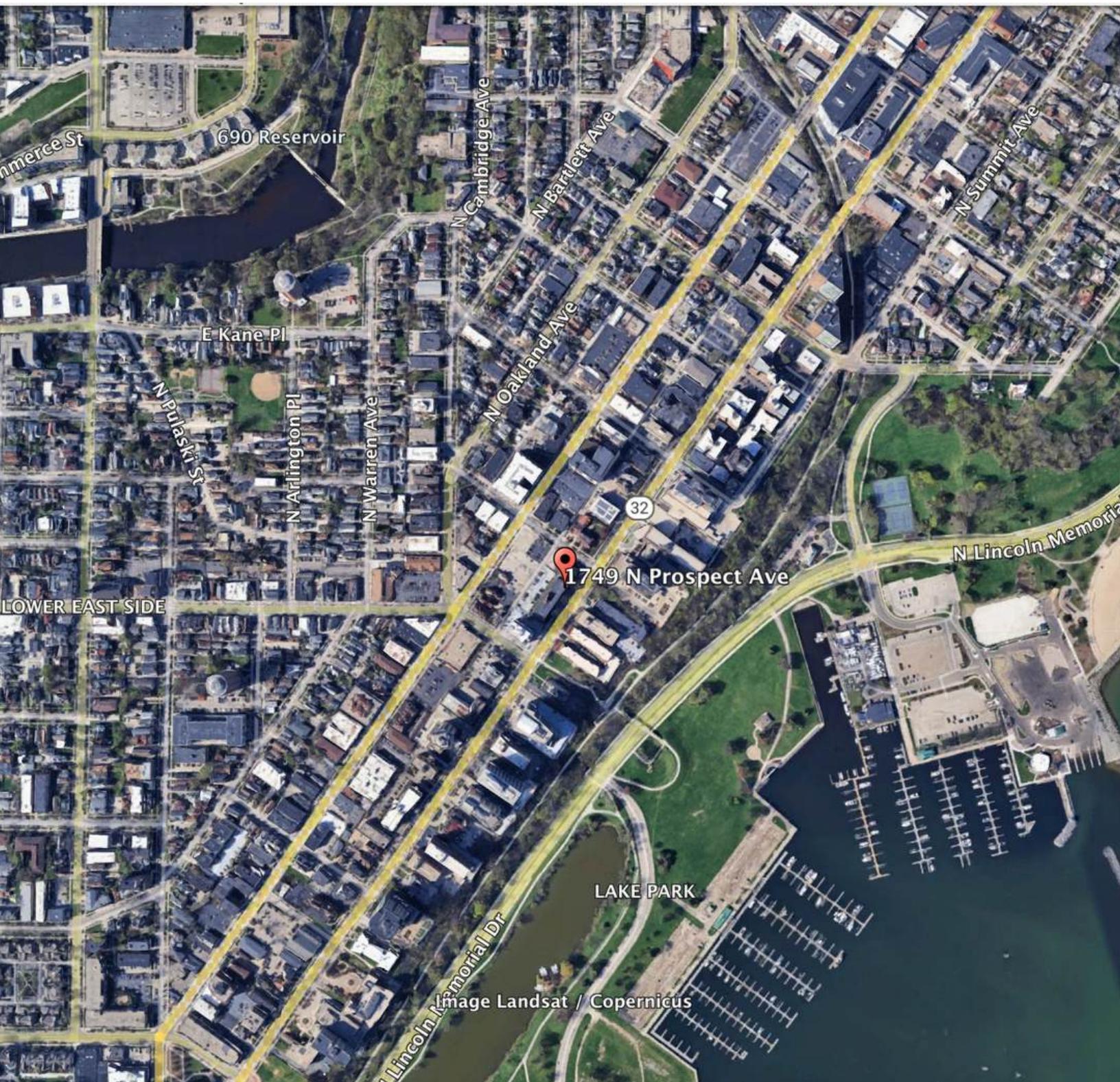
Parking: On-site 17 cars (tandem)

Terms: As-Is

MAP VIEW | 1749 N Prospect Ave



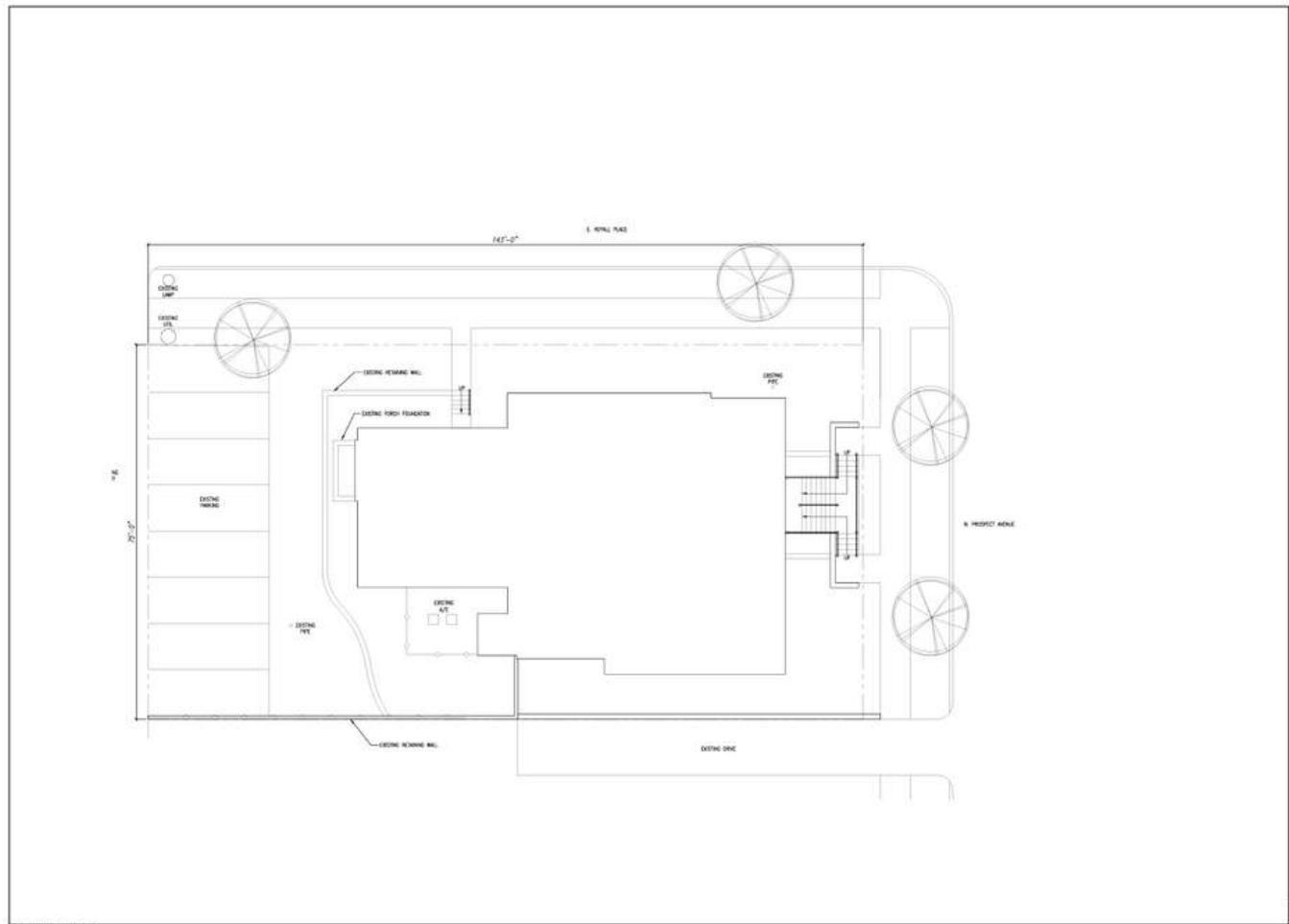
MAP VIEW | 1749 N Prospect Ave



MAP VIEW | 1749 N Prospect Ave



FLOOR PLANS | 1749 N Prospect Ave



FLOOR PLANS | 1749 N Prospect Ave

GROSS SF: 3,938



Quorum Architects, Inc.
3112 West Highland Boulevard
Milwaukee, Wisconsin 53208
Phone: 414.265.9265
www.quorumarchitects.com

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QUORUM ARCHITECTS, INC.

PROSPECT MANSION

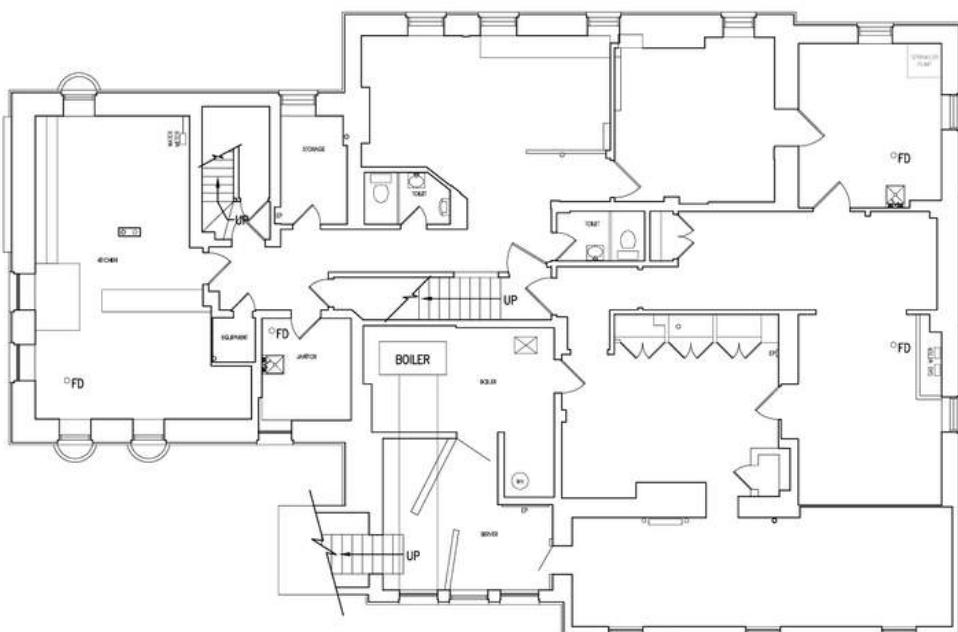
1749 N. Prospect Ave.
Milwaukee, Wisconsin 53202

Revisions:

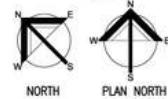
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**EXISTING LOWER
LEVEL FLOOR PLAN**

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

EC0



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



FLOOR PLANS | 1749 N Prospect Ave

GROSS SF: 3,601



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Revisions:

Sheet Name:
**EXISTING FIRST
FLOOR PLAN**

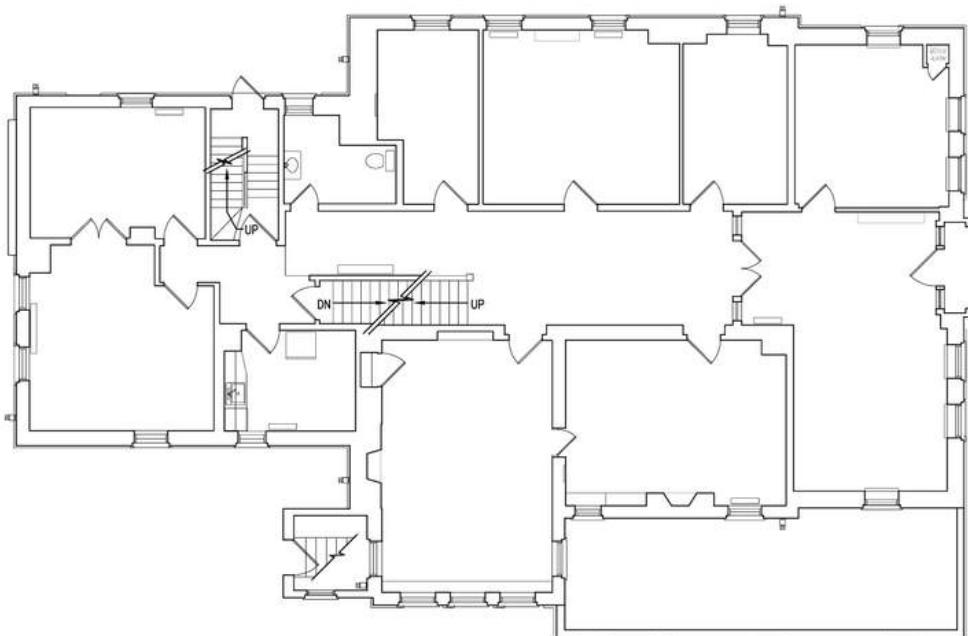
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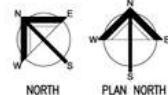
Project No.: 05036.02

Sheet No.

EC1



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



FLOOR PLANS | 1749 N Prospect Ave

GROSS SF: 3,403



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1749 N. Prospect Ave.
Milwaukee, Wisconsin 53202

Revisions:

Sheet Name:
**EXISTING SECOND
FLOOR PLAN**

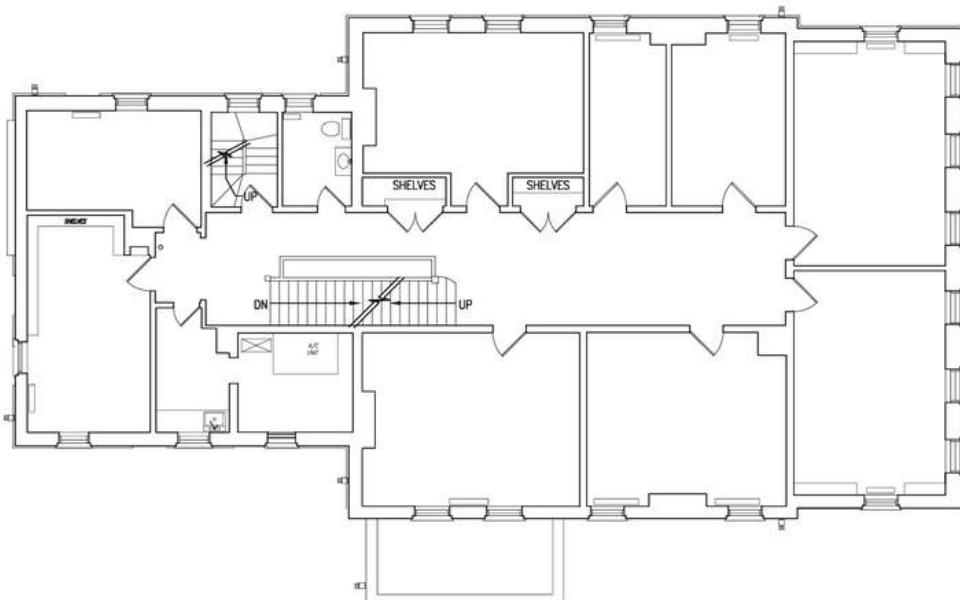
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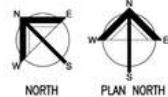
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Sheet No.

EC2

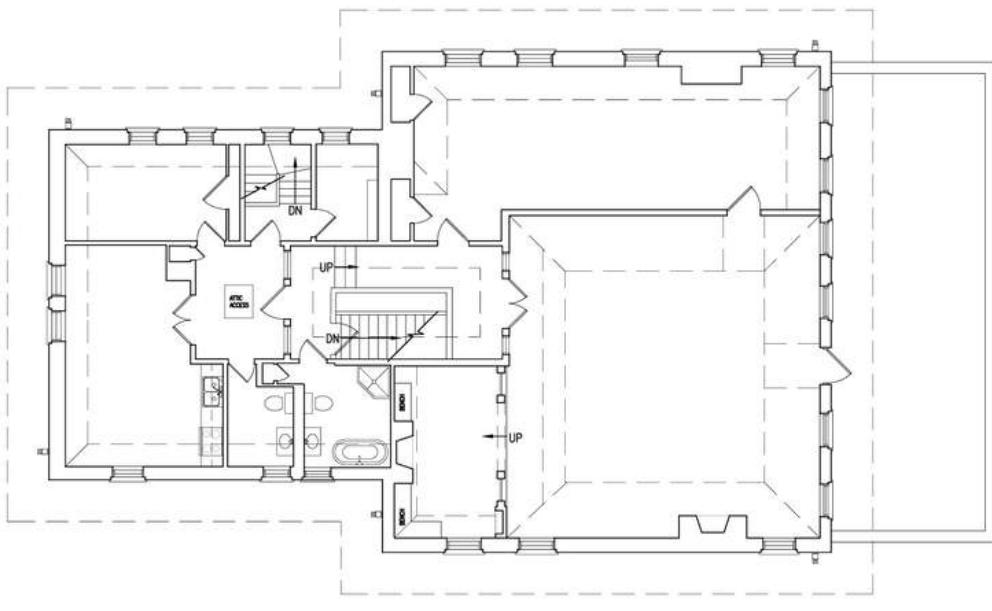


1 EXISTING SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



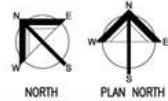
FLOOR PLANS | 1749 N Prospect Ave

GROSS SF: 2,761



1 EXISTING THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"



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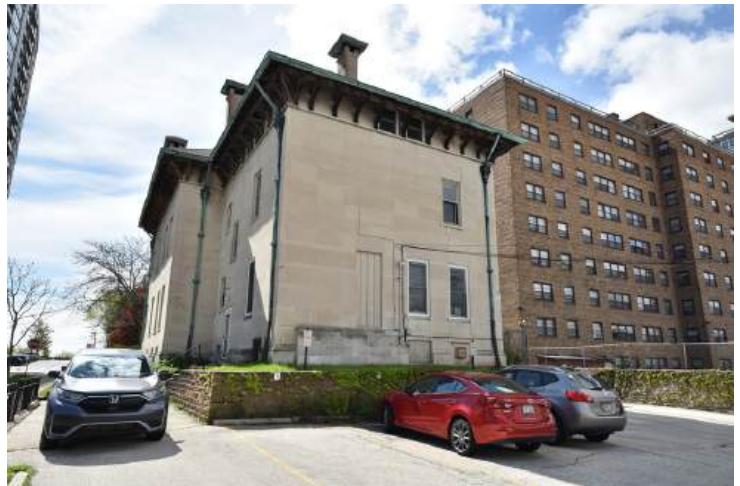
Revisions:

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	Total Available:10,725 SF		
Class: B	% Leased:7.13%		
RBA:11,549 SF	Rent/SF/Yr: Negotiable		
Typical Floor:3,850 SF			
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 & Alaskan Asian Hawaiian & Pacific Island Other U.S. Armed Forces	27,043 76.68% 2,728 7.74% 141 0.40% 1,717 4.87% 64 0.18% 3,573 10.13%	71,368 50.11% 45,592 32.01% 728 0.51% 6,024 4.23% 171 0.12% 18,538 13.02%	131,639 37.63% 118,552 33.89% 3,269 0.93% 13,922 3.98% 537 0.15% 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	146,319
Income: <\$25,000	4,991 22.81%	31.08%	43,302 29.59%
\$25,000 - \$50,000	4,593 20.99%	21.29%	35,743 24.43%
\$50,000 - \$75,000	4,135 18.90%	15.40%	23,498 16.06%
\$75,000 - \$100,000	2,464 11.26%	9.96%	14,768 10.09%
\$100,000 - \$125,000	1,482 6.77%	5.88%	8,718 5.96%
\$125,000 - \$150,000	1,303 5.95%	4.46%	5,939 4.06%
\$150,000 - \$200,000	1,293 5.91%	4.76%	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

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



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	27,103 76.33%	27,043 76.68%	26,671 76.89%
Black	3,281 9.24%	2,728 7.74%	2,618 7.55%
Am. Indian & Alaskan	143 0.40%	141 0.40%	137 0.39%
Asian	1,731 4.87%	1,717 4.87%	1,680 4.84%
Hawaiian & Pacific	17 0.05%	64 0.18%	64 0.18%
Islander	3,216 9.06%	3,573 10.13%	3,515 10.13%

1749 N Prospect Ave, Milwaukee, WI 53202					
Description	2020		2024		2029
Population by Race (Hispanic)	2,528		2,641		2,614
White	774	30.62%	571	21.62%	561 21.46%
Black Am. Indian & Alaskan	77	3.05%	56	2.12%	55 2.10%
Asian Hawaiian & Pacific Islander	75	2.97%	86	3.26%	84 3.21%
Other	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%
\$50,000	\$50,000 -	4,828	22.03%	4,593	20.99%
\$75,000	\$75,000 -	4,150	18.94%	4,135	18.90%
\$100,000	\$100,000 -	2,403	10.97%	2,464	11.26%
\$125,000	\$125,000 -	1,350	6.16%	1,482	6.77%
\$150,000	\$150,000 -	1,424	6.50%	1,303	5.95%
\$200,000	\$200,000+	1,106	5.05%	1,293	5.91%
		1,164	5.31%	1,621	7.41%
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: _____

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

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.