

322 North Broadway

Historic Third Ward - Milwaukee, WI 53202

JOSEPH
PROPERTY DEVELOPMENT LLC



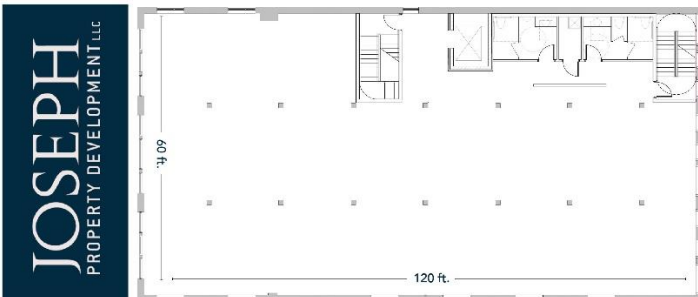
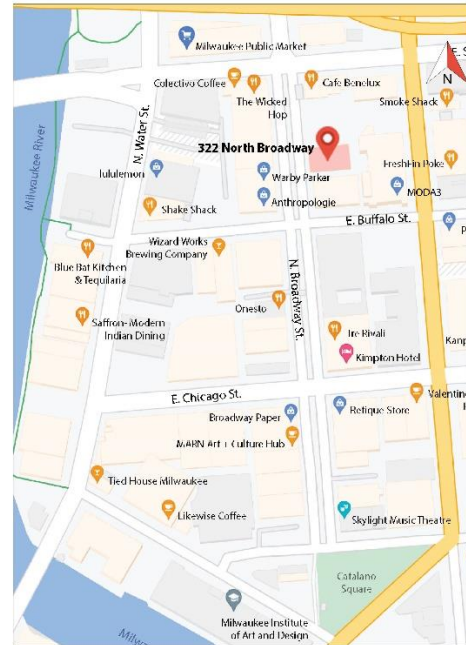
PROPERTY ATTRIBUTES

- » Full 2nd floor office suite available.
- » Best location in the heart of the Historic Third Ward.
- » Across the street from the Milwaukee Public Market, great restaurants, art galleries, and many national and local retailers/boutiques.
- » Immediate access to I-794, I-94, I-43, downtown, the lakefront, and to Walkers Point.
- » Landlord may build to suit and/or provide Tenant Improvement package.
- » Ample parking available in adjacent surface lots controlled by Landlord.
- » Flexible Terms.
- » Available immediately.

CLASS A LOFT OFFICE | 6,000+/- RSF

BUILDING: Completely renovated 1914 Commission Row Warehouse. Features completely new utilities, mechanical systems, lobby and common areas, windows, elevator, stairwells, and parking garage. Totally updated open concept, historic warehouse interiors. Light and bright with tall timber ceilings and brand-new ADA compliant restrooms.

CURRENT CONDITION: Exposed brick walls with wood columns, exposed structural steel beams, and exposed heavy timber ceiling. All brick walls and wood ceilings have been cleaned and restored. Space features all new windows, new fire sprinkler system, new mechanical systems, new restrooms, new Levelrock sub-floor, and open floorplan. Ready for tenant-specific.



FOR MORE INFORMATION, CONTACT:

Nathan Bernstein | 414.988.7883

nathan@josephpropertydevelopment.com | www.josephpropertydevelopment.com