

OFFICE SPACE AVAILABLE FOR LEASE



COAKLEY BROTHERS WATER TOWER BUILDING 400 SOUTH 5TH STREET – WALKERS POINT MILWAUKEE, WI 53204

Virtual Tour
Click Here



Leasing Information:

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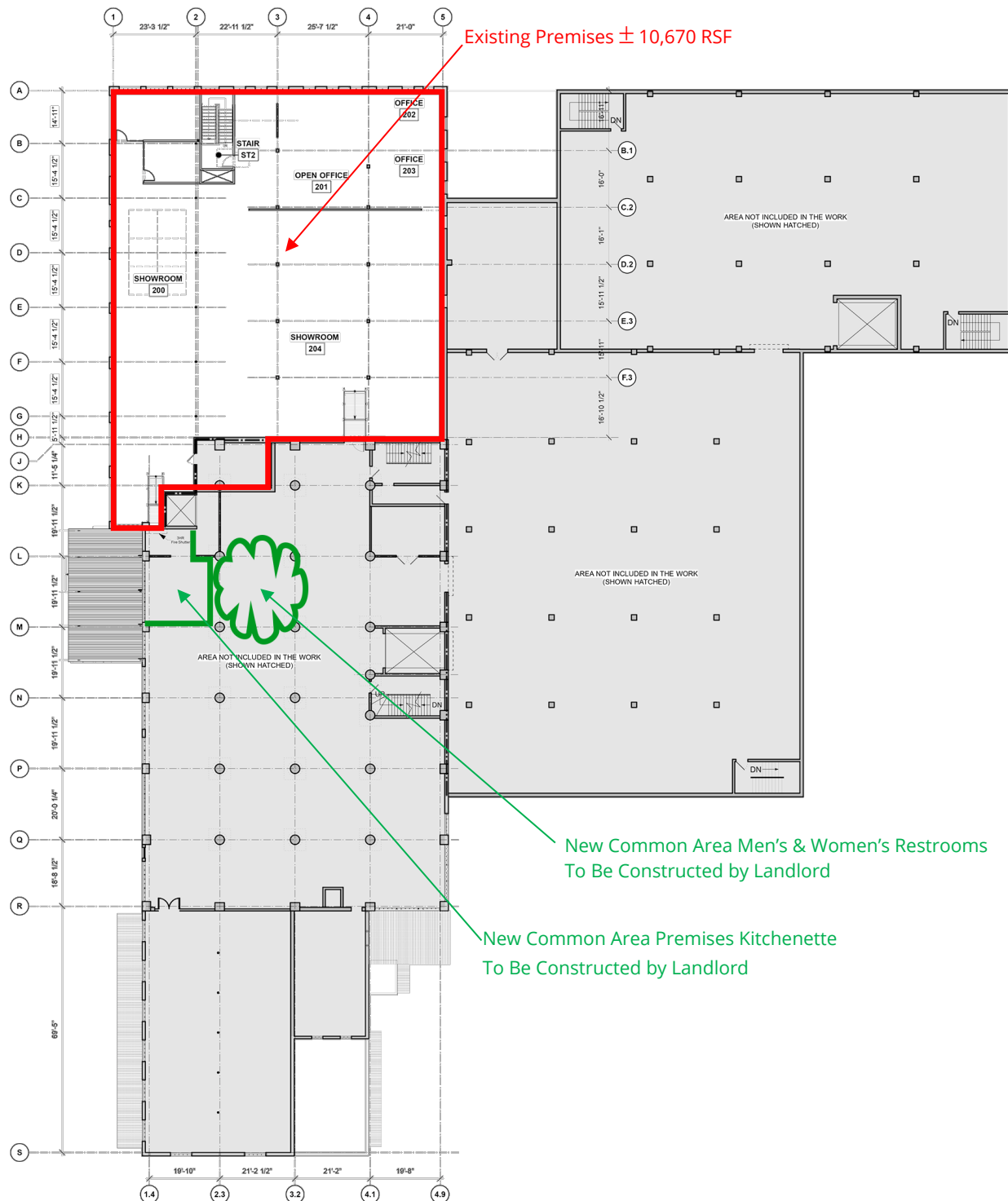
GENERAL INFORMATION

Looking for office space but bored with the conventional options? Yearning for something different and Intriguing? One-of-a-kind and *Iconic*? You've found it. The Coakley Brothers Water Tower Building is now offering a fabulously renovated 12,000 sf 2nd floor office, showroom, or destination retail space. If you've been seeking inspiration and your own little secret urban garden, then this mostly open-concept loft style space may be that elusive fit you've been searching for. Also available for your enjoyment are first rate on-site meeting facilities for gatherings and events of all sizes, easy on-site parking, PLUS the flexibility to use your own furniture or have Brothers Interiors outfit the space for you! Bring your best-in-class company to blissfully co-exist with best-in-class Coakley Brothers/Brothers Interiors and love your office again! Call Marianne Burish or John Dulmes to discuss your requirement or schedule a tour.

Building Size	171,364 SF – 7 Stories
Available Space	± 10,670 rsf, 2 nd floor NWC (click here for virtual tour)
Modified Gross Rental Rate (MGRR)	\$20.00 to \$24.00/rsf (additional charge if furnished)
Tenant Improvements	Negotiable
Lease Term	Minimum 3 years
Real Estate Taxes & Operating Expenses	Included in stated MGRR
Utilities Heating (gas) Electricity - Air Conditioning Electricity - Lights & Outlets Water & Sewer Expense Janitorial – Common Area Janitorial – Premises	Excluded – separately metered/submetered Excluded – separately metered/submetered Excluded – separately metered/submetered Included Included Included
Parking	Up to 30 on-site surface spaces available in the west (front of building lot); market parking rates apply.
Passenger Elevator	Yes
Broadband	Yes; current service by Spectrum and Century Link; other providers in street.
Sustainable Design Features & Awards	* MMSD Green Luminary Award for underground rainwater catchment system, bioswale and native plantings site improvements * USGBC designation for sustainable design including Blue Roof stormwater management system
Amenities	<ul style="list-style-type: none"> Dedicated entry at 1st floor Meeting & Training Spaces: 16 pp <i>Florida Street Board Room</i>; 30-100 pp <i>Town Hall Training Room</i> and 20-150 pp <i>Watertower Building Showroom</i>. AV equipped. Catering support facilities. Exterior illuminated signage possible Iconic steel and plexiglass water tower by renowned artist ABILITY TO LEASE FULLY FURNISHED (at additional cost)
ADA & Life Safety Compliant	Yes
Occupancy	Immediate to 120 days

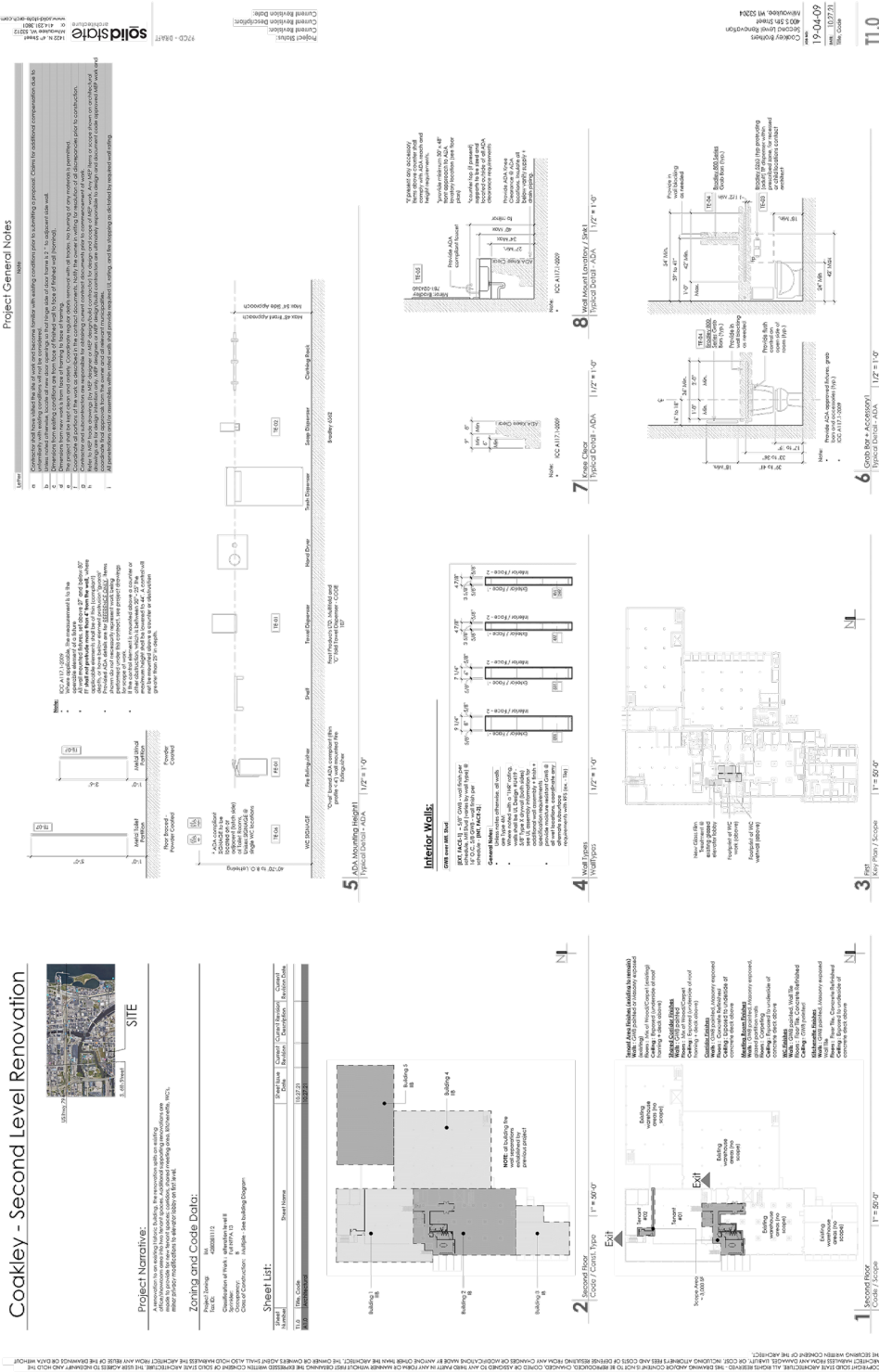
All information is furnished from sources judged to be reliable; however, no guarantee is made as to its accuracy or completeness.

2nd FLOOR EXISTING CONDITIONS



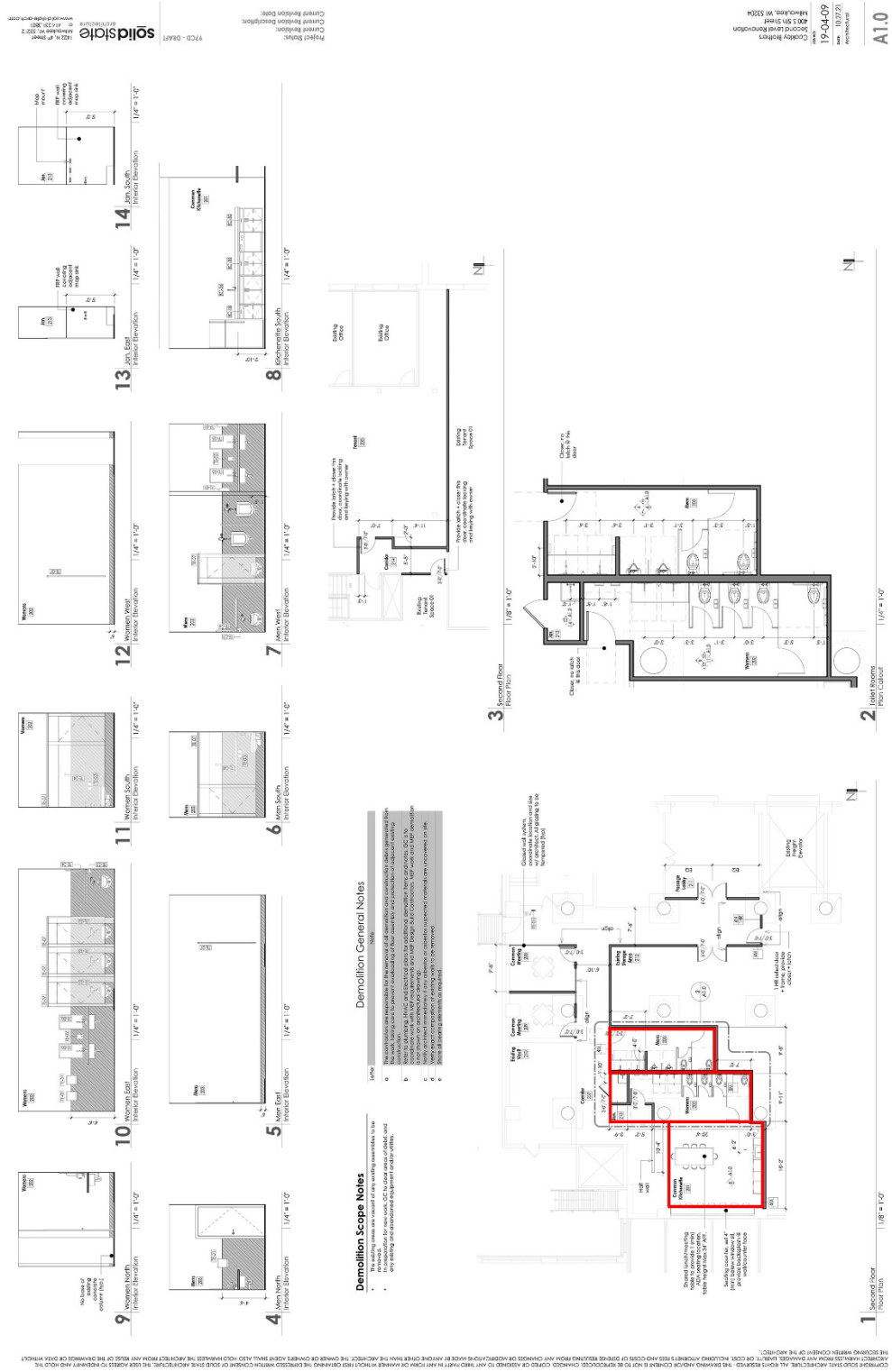
FLOOR PLAN – NEW 2ND FLOOR IMPROVEMENTS

(Common Area Lobby, Restrooms, and Kitchenette Areas)

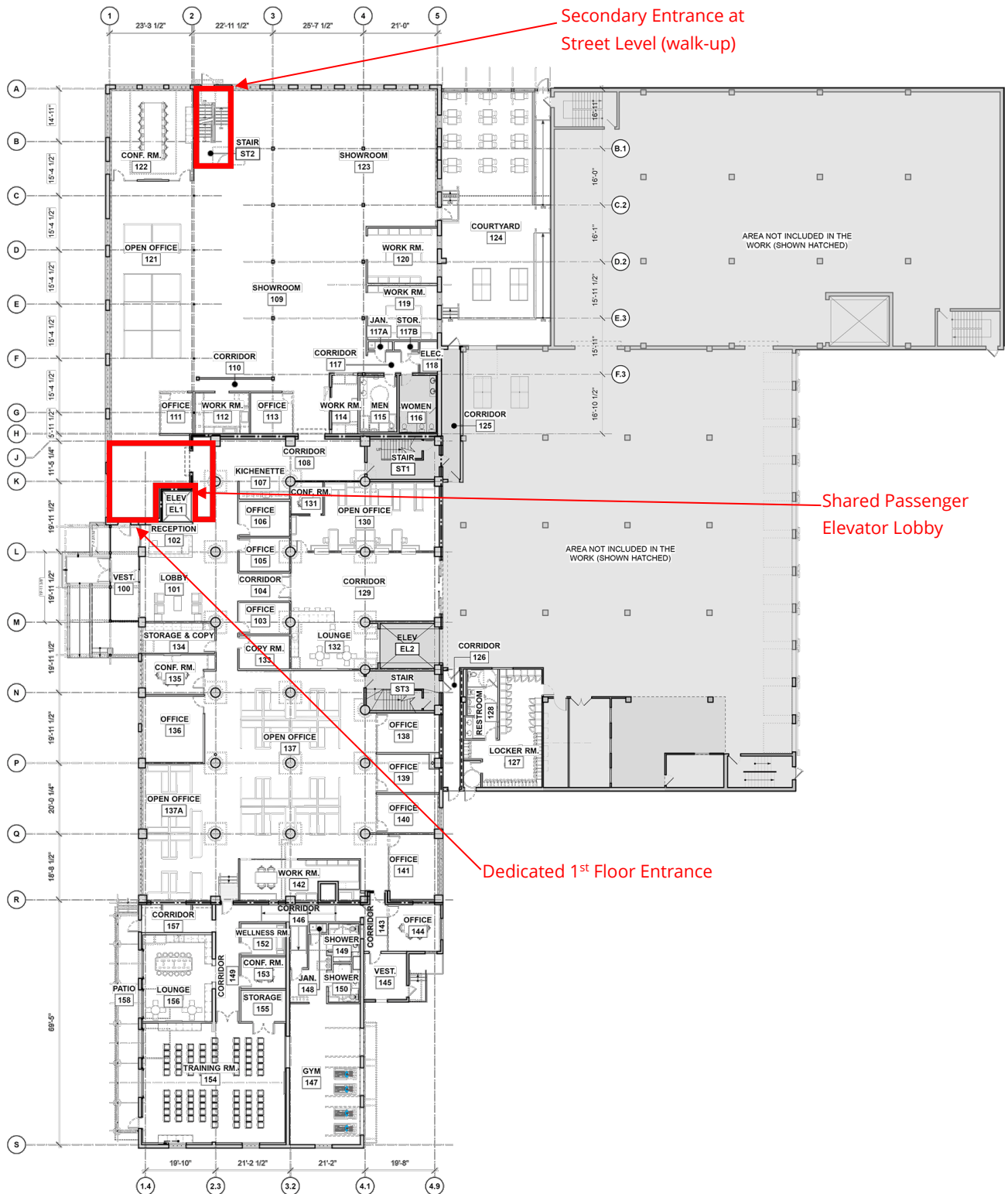


FLOOR PLAN – NEW 2ND FLOOR IMPROVEMENTS - continued

(Common Area Lobby, Restrooms, and Kitchenette Areas)



1st FLOOR DEDICATED ENTRY

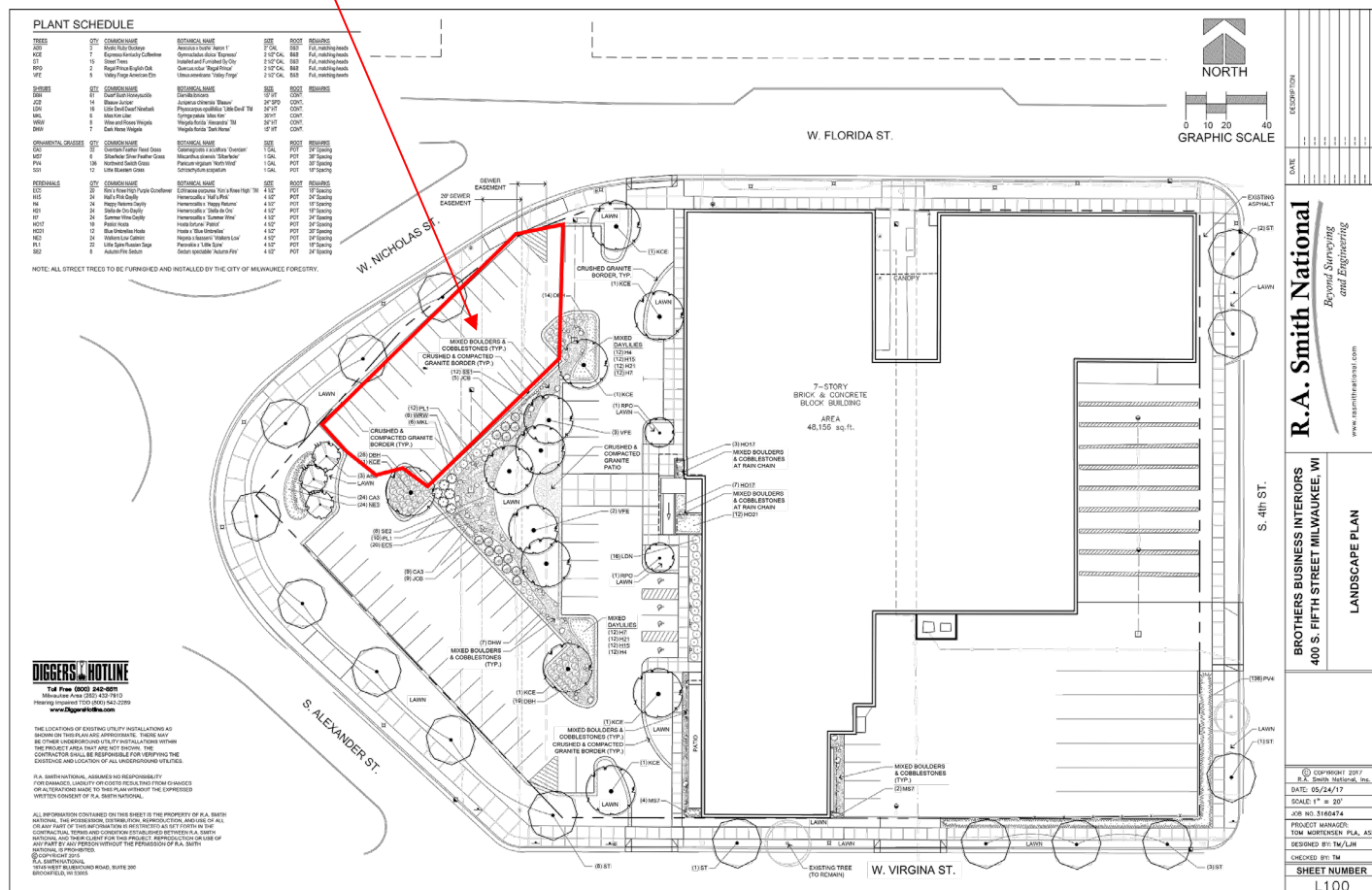


1 FIRST FLOOR FURNITURE PLAN
A9.3 Scale 1/16" = 1'-0"



400 SOUTH 5th STREET
MILWAUKEE, WI

GENERAL AREA OF TENANT
PARKING FIELD
Up to 30 Spaces Available



EXTERIOR BUILDING SIGNAGE POSSIBLE



Secondary Entrance at
Street Level (walk-up)

Imagine your company name here

PHOTOGRAPHS – 2nd FLOOR PREMISES



THE WATER TOWER BY BROOKLYN ARTIST TOM FRUIN

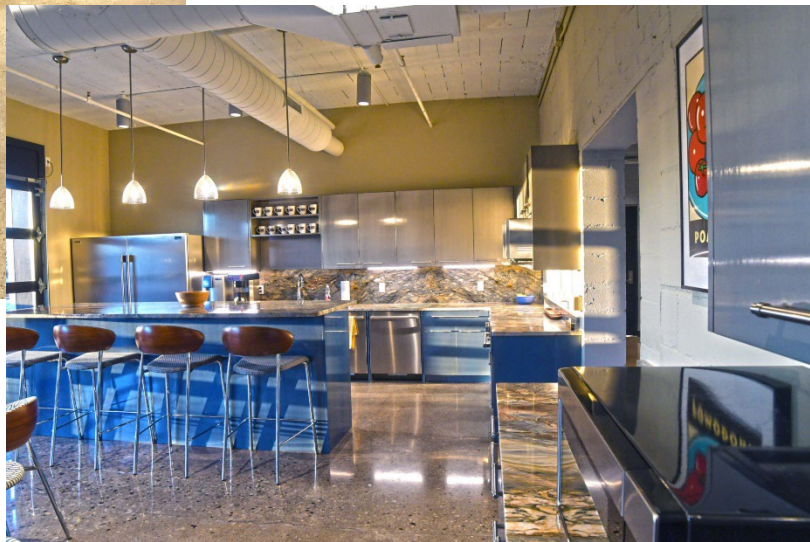
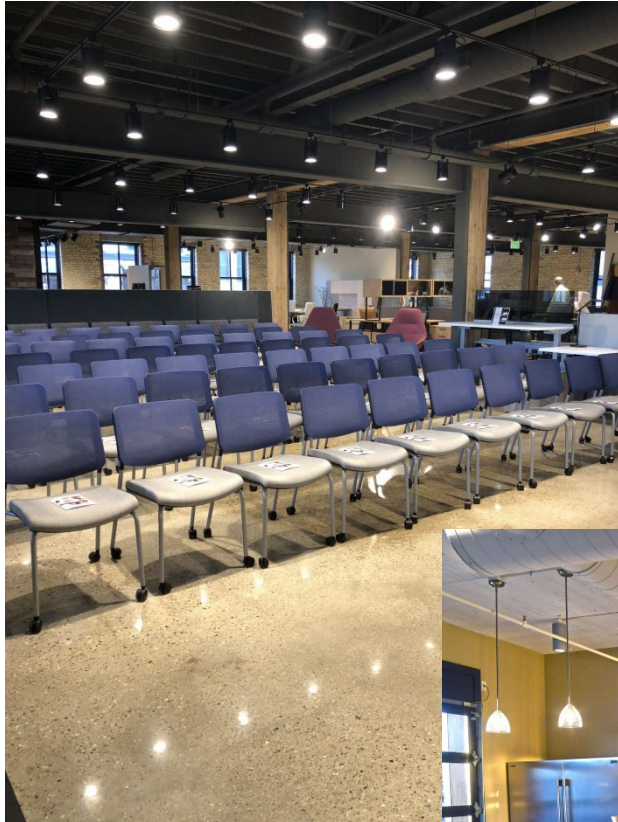
....a continuation of his ICON series installations

Watch: Water Tower Construction Video: <https://youtu.be/vMnwtnd7AWs>



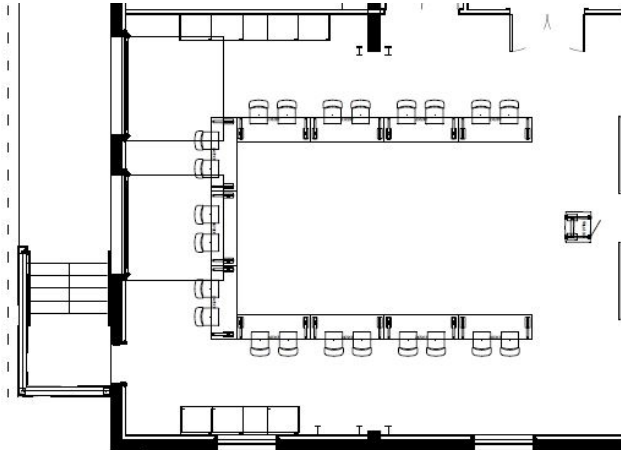
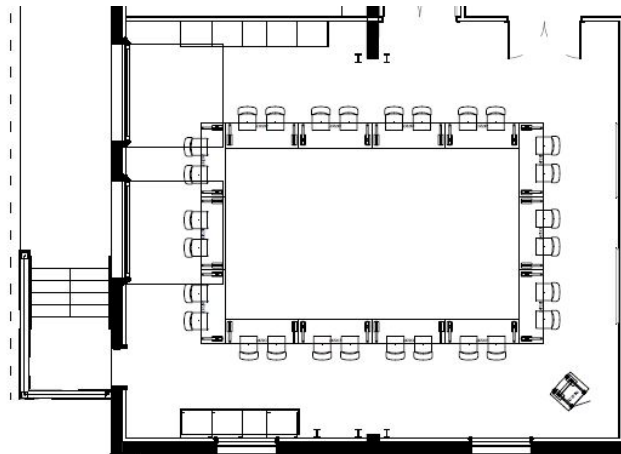
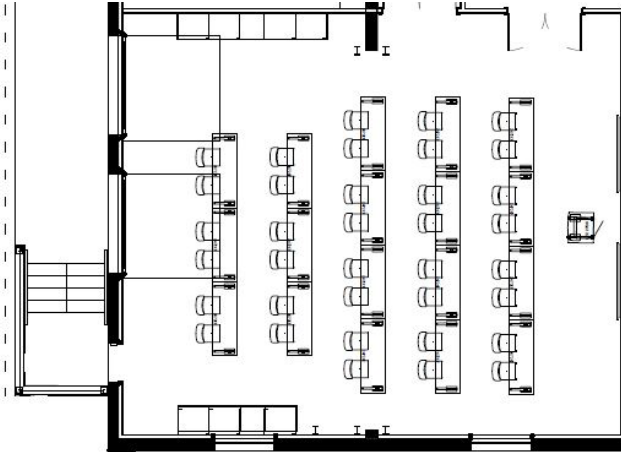
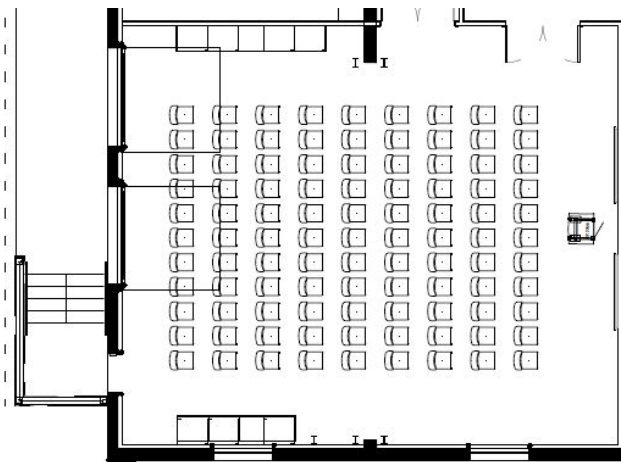
MEETING SPACE

...Lots of it. AV Equipped & w/ Supporting Tenant Lounge & Catering Kitchenette



MEETING SPACE – Configurations

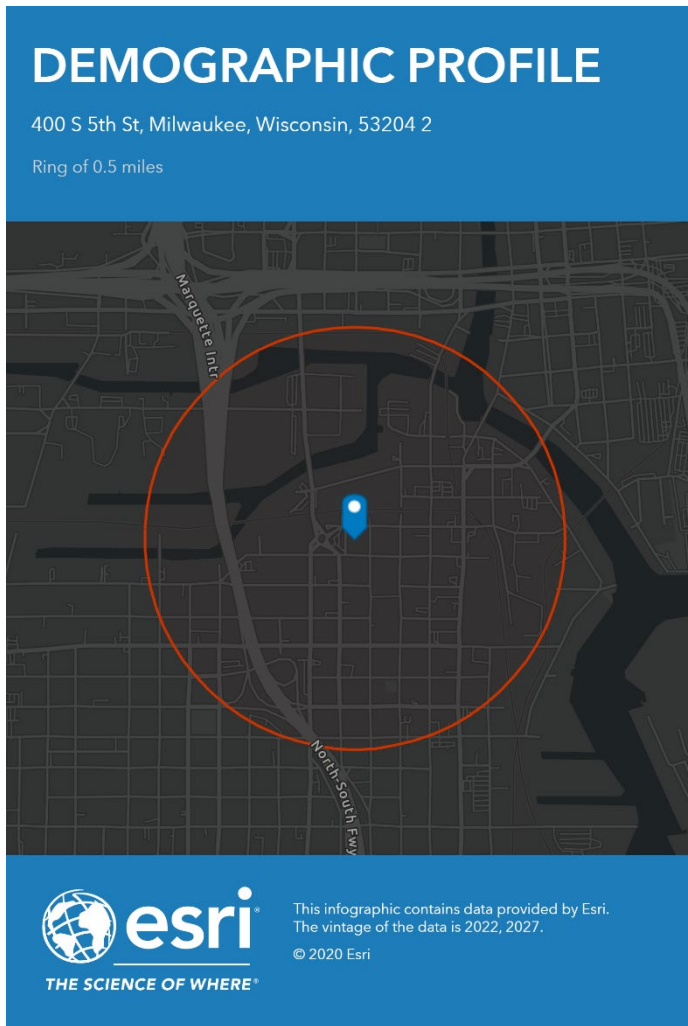
(1st Floor Training/Event Room)



400 SOUTH 5th STREET
MILWAUKEE, WI



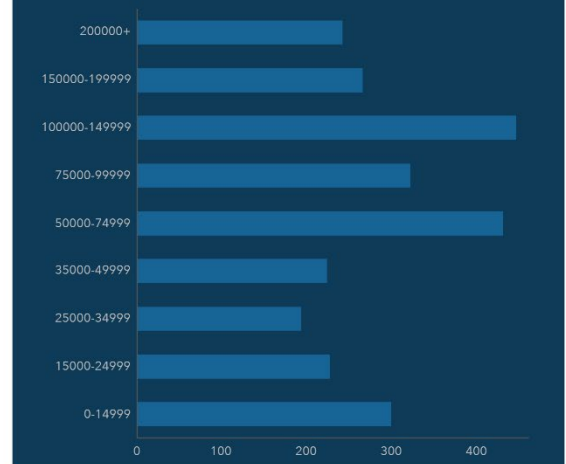
DEMOGRAPHIC PROFILE (.5 MILES)



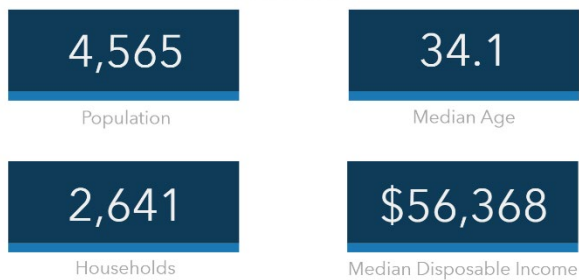
INCOME



HOUSEHOLD INCOME (\$)



KEY FACTS



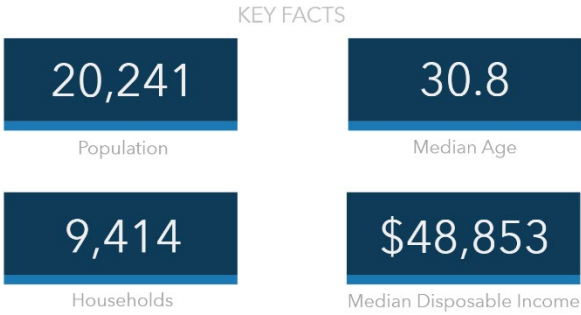
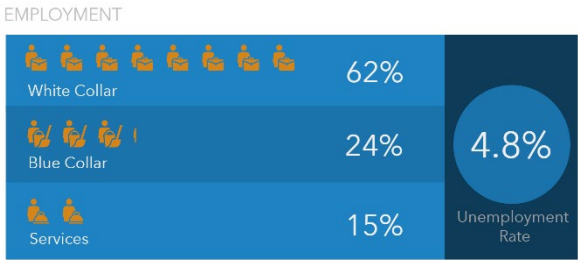
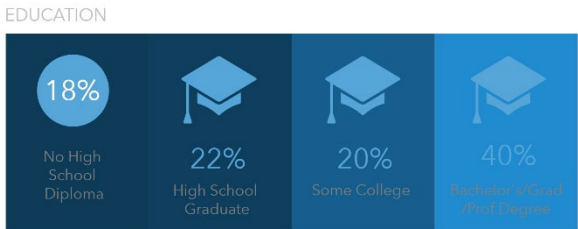
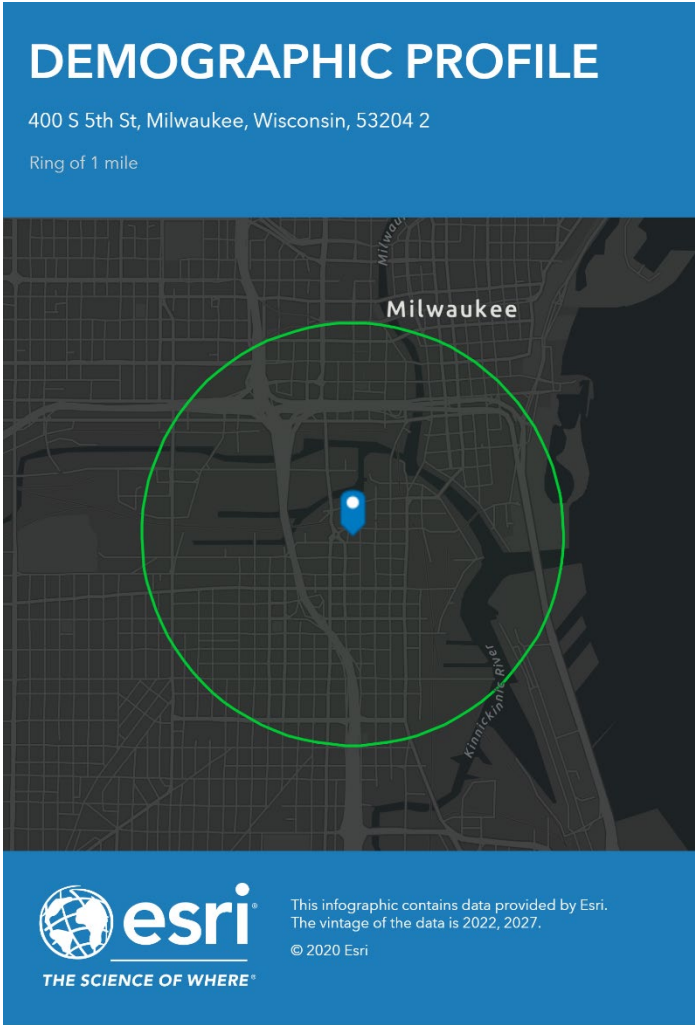
EDUCATION



EMPLOYMENT



DEMOGRAPHIC PROFILE (1 MILE)



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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