

FLORIDA STREET RETAIL SPACE

234 WEST FLORIDA STREET (WALKER'S POINT)
MILWAUKEE, WI



RETAIL SPACE AVAILABLE FOR LEASE



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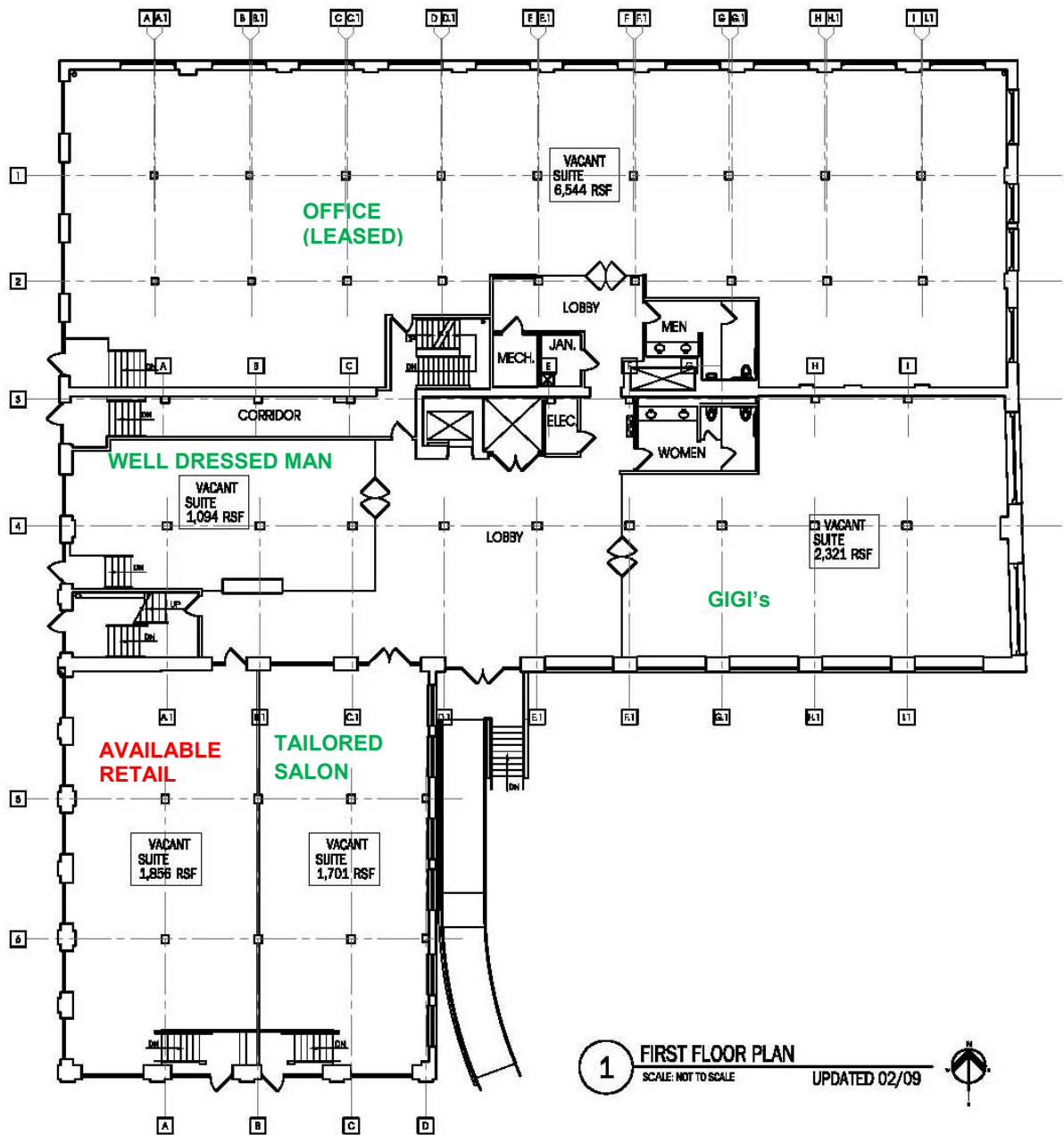
GENERAL INFORMATION

What does your store's location say about you? If you're at 234 W. Florida Street, it says you're engaged, progressive, edgy, urban, unpretentious – and that you recognize opportunity before others! Smack between the Third Ward and the 6th Street round-about and immediately adjacent to the ON FIRE South 2nd Street retail corridor is what forward looking destination retailers want but can't find: attractive and bright small to medium retail space in an emerging retail trade area within a best-in-class brick-and-timber loft-style building. Call today to see if 234 Florida could work for your store. Join the retailing revolution in the heart of Walker's Point.

Available Retail Space	1,856 rsf
NET (NNN) Lease Rates	\$18.00
Suite A: 1,856 rsf (has dedicated entry)	LEASED! (GIGI's)
Suite B: 2,321 rsf (main lobby entry only)	LEASED! (Well Dressed Men)
Suite C: 1,094 rsf (has dedicated entry)	
Turnover Condition	White box (i.e. current existing condition)
Tenant Improvements	Negotiable to qualified credit
Lease Term	Minimum 5 years
Real Estate Taxes & Operating Expenses	\$6.00/rsf
Utilities	Separately metered & paid by Tenant
Gas (heat)	Separately metered & paid by Tenant
Electricity (lights, outlets, A/C)	Included (except food uses or similar uses)
Water & Sewer Expense	By Tenant
Telephony (cable, WI-FI, etc.)	
Parking	Limited surface parking on lots owned and controlled by Landlord may be available. Unmetered street parking is available on Florida Street (2 hour unmetered) and side streets (no time limit, unmetered).
High Speed Bandwidth	Available to building
Sustainable Design	LEED-CS Silver Certified; LEED-EBOM registered
Amenities	Milwaukee's major foodie & emerging retail corridor; considerable new residential and commercial development underway or pending.
Occupancy	Immediate to 60 to 90 days from signed lease

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

FLOOR PLAN – 1ST FLOOR RETAIL



PHOTOGRAPHS



Suite B Lobby Entrance

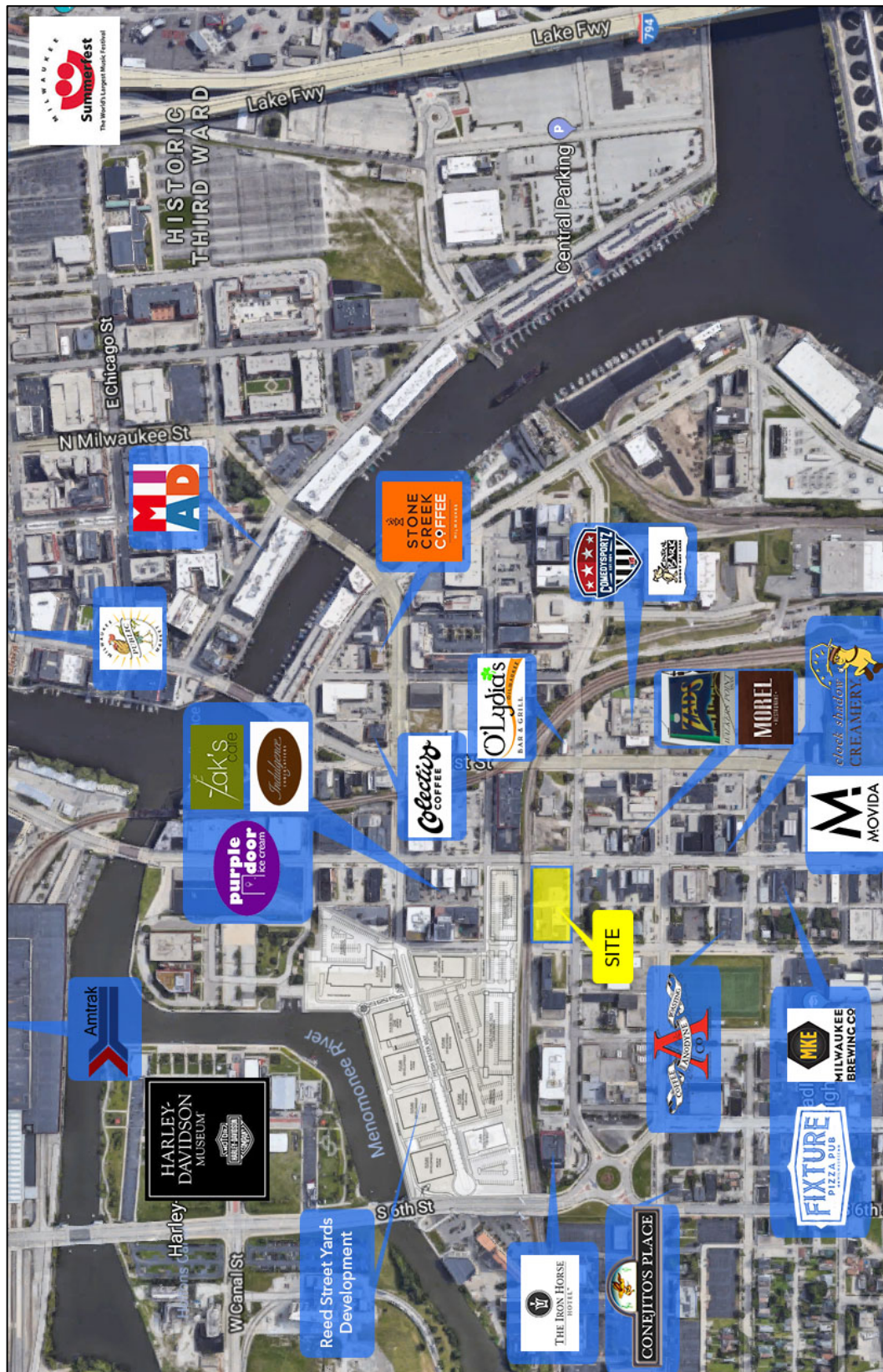


Suite B Alternate View



Suite C Lobby Entrance with Dedicated Entrance off South 3rd Street

MAP OF AREA ATTRACTIONS/NEW DEVELOPMENTS



AERIAL PHOTO (PARKING)



1. Building owned and controlled parking lot (undeveloped)
2. Building owned and controlled parking lot
3. Building owned and controlled parking lot
4. Building owned and controlled parking lot (undeveloped)
5. 150-car surface lot

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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