

RETAIL SPACE AVAILABLE FOR LEASE



THE KENT BUILDING – RETAIL UNITS

151 - 159 EAST SILVER SPRING DRIVE, WHITEFISH BAY, WI 53217



Leasing Information:

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GENERAL INFORMATION

Desirable and hard to find Whitefish Bay Silver Spring 1st floor space perfect for retail, showroom, or quasi-retail type office users. Almost 10,000 sf total available in whole or in smaller existing unit denominations. Inline and hard-corner placement options. If you've been looking for the right opportunity to place your business in the path of desirable Northshore demographics, these are must-see spaces. Situated between the reconstituted Bayshore mixed use town center and Sendik's Food Market to the east, this location strikes the perfect balance for visibility, parking convenience, and price point. Immediate neighbors include BMO Harris Bank, Trouble & Sons Pizza, Fresh Coast Dance, Honeycomb Salon, and St. Monica's. Out-the-door lifestyle amenities can't be beat for dining, entertainment, shopping, medical, wellness and fitness, all within a walkable, pedestrian friendly community. If you've been looking for a big presence in "The Bay", this is it. Call Marianne or John today to discuss your space need or schedule a tour.

Building Size (GSF)	+19,360 SF – Floors 1 & 2 (plus full basement)
Available Retail Space	151-157 E Silver Spring: 5,227 rsf (Divisible) hard corner including lower-level storage 159 E Silver Spring: 4,000 rsf (Available 5/1/2022) 151-159 E Silver Spring: 9,227 rsf
Lease Rate	Negotiable
Minimum Lease Term	Negotiable
Utilities Heating Electricity – Air Conditioning Electricity- Lights & Outlets Water & Sewer Premises Janitorial Service	Payable by tenant Payable by tenant Payable by tenant Included By Tenant
Real Estate Taxes, Insur. & CAM	\$5.14/sf (2021 actual)
Grade Level Entry	Yes
Parking	Limited on-site parking is available; easy and ample street parking is available on Silver Spring and adjacent side streets
Loading/Staging Area	Single rear service door & front entry loading
Amenities	Highly desired Whitefish Bay location in pedestrian friendly residential and commercial district.
Tenant Improvements	Negotiable to qualified credit
Exterior Signage	Available; signage design subject to municipal and landlord review and approval.
Occupancy	See above

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

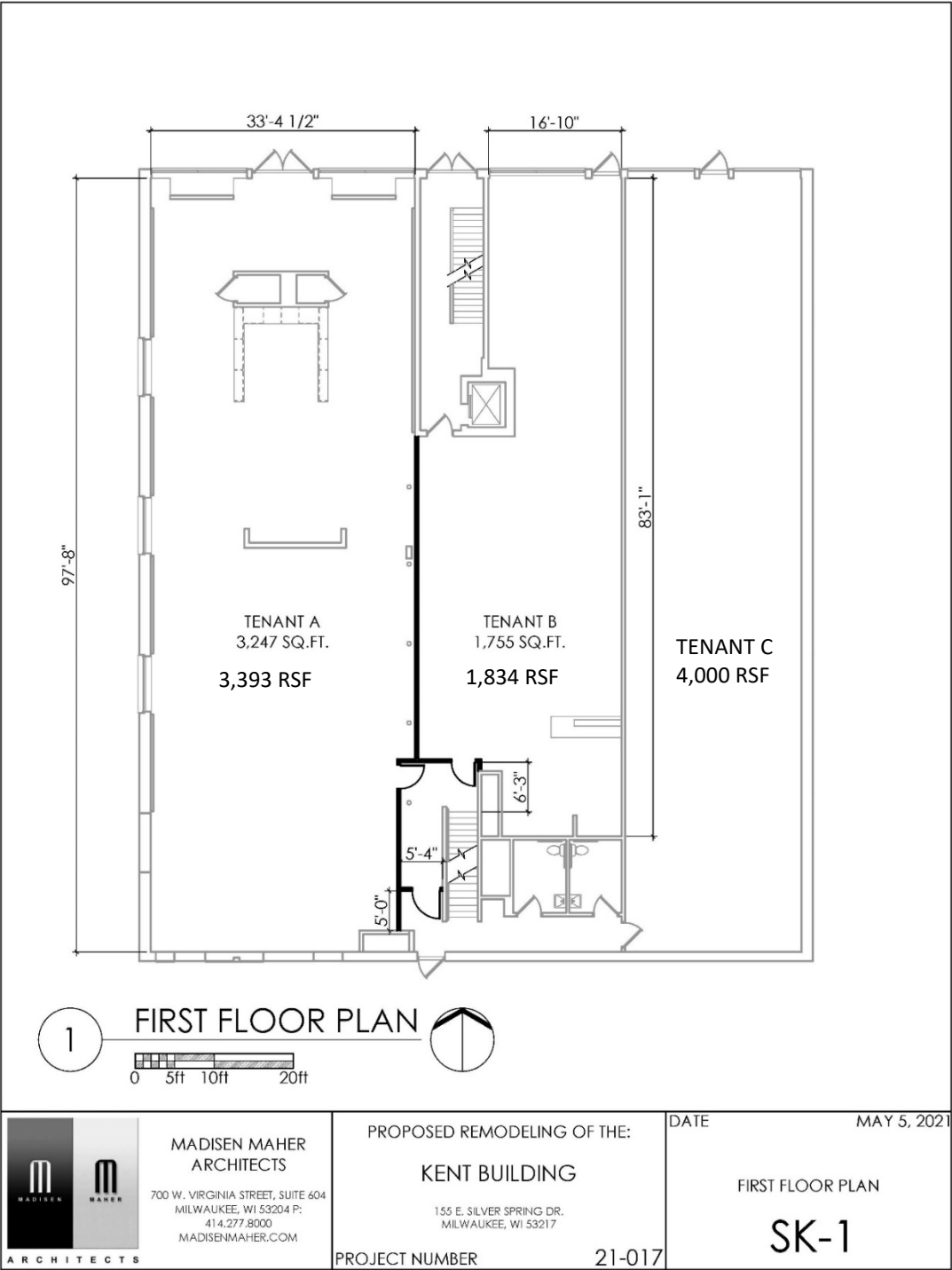
(i.e. Former Erik's Bike Shop space)



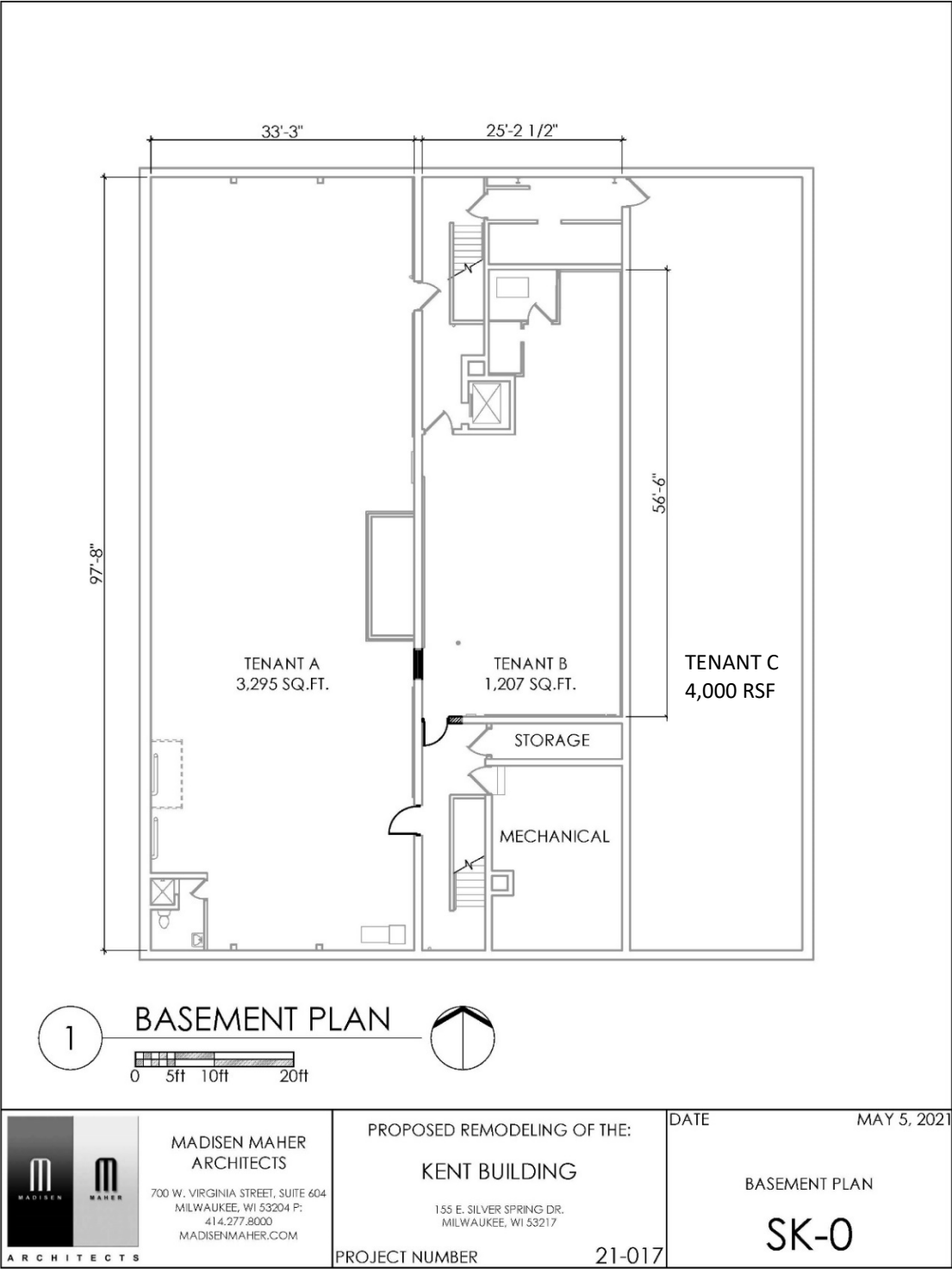
FLOOR PLAN – Street Level/1st Floor

Potential Multi-Tenant Layout

(i.e. split of 5,227 rsf unit into Tenant Spaces A & B)

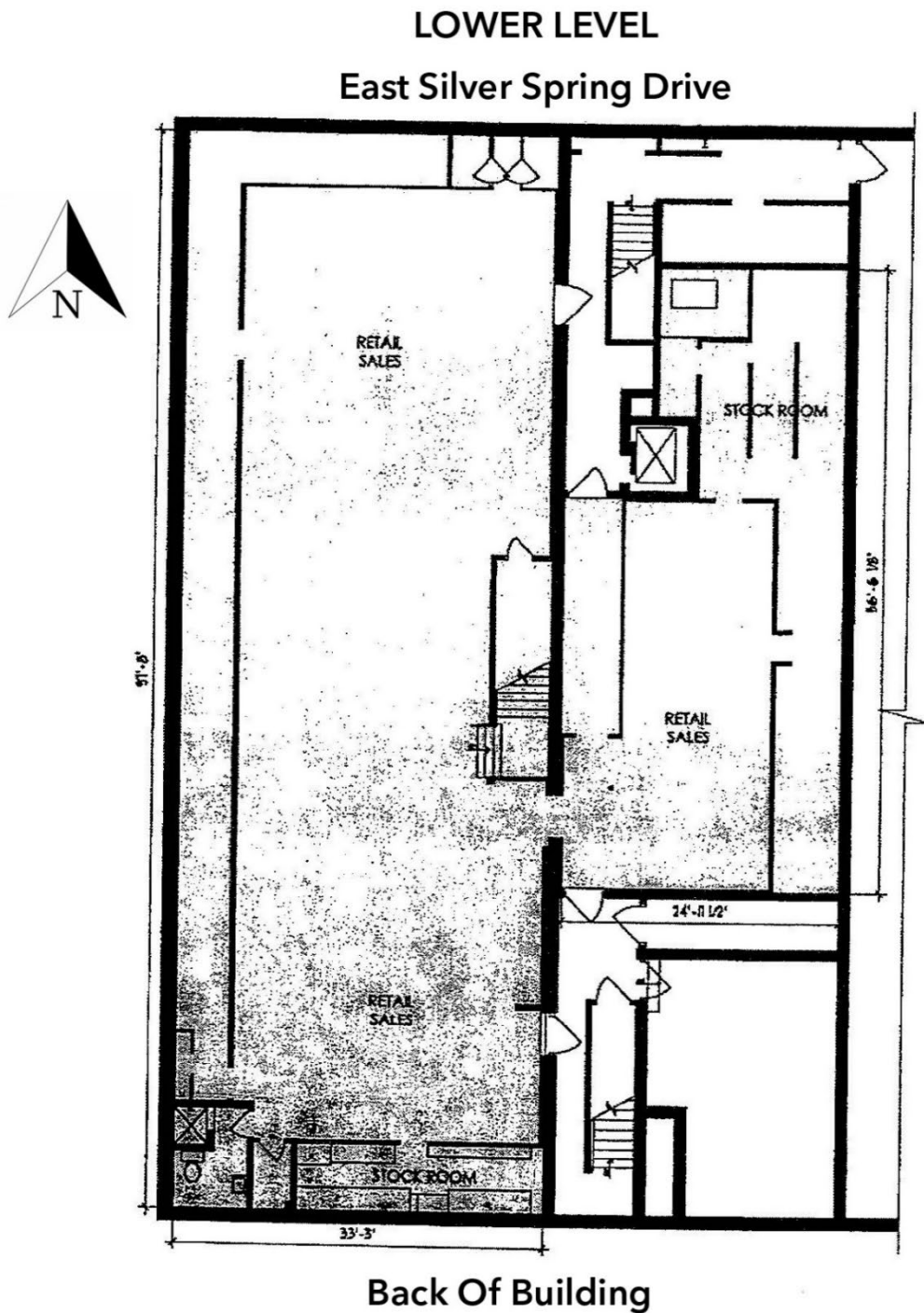


FLOOR PLAN – Basement Multi-Tenant Layout



FLOOR PLAN – Existing Conditions – Basement

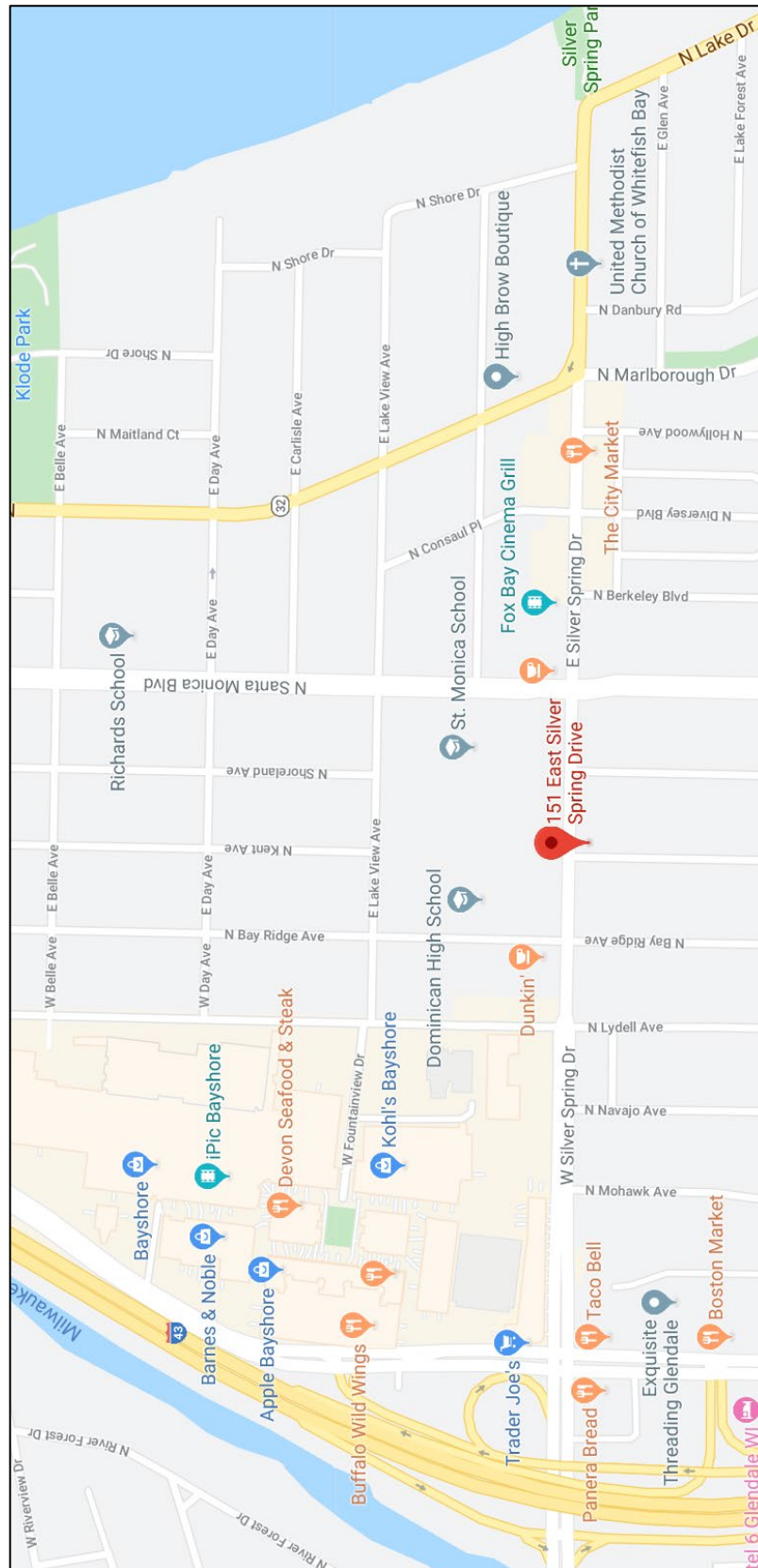
(i.e. former setup when used by Erik's Bike Shop; Tenant C east basement not shown on this plan)



151 - 159 EAST SILVER SPRING DRIVE
MILWAUKEE, WI

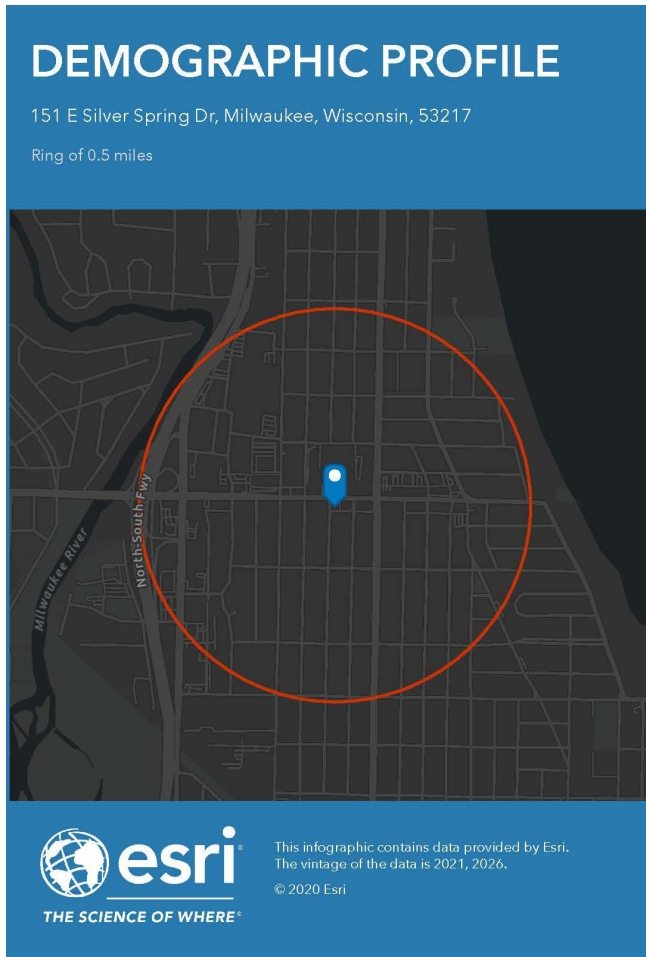


LOCATION MAP



151 - 159 EAST SILVER SPRING DRIVE
MILWAUKEE, WI

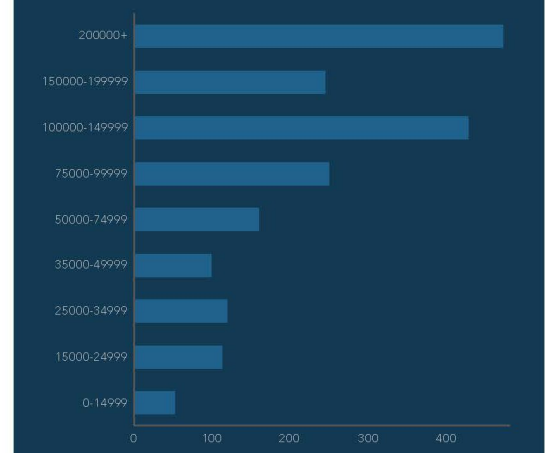
DEMOGRAPHICS – 0.5 MILE



INCOME



HOUSEHOLD INCOME (\$)



KEY FACTS



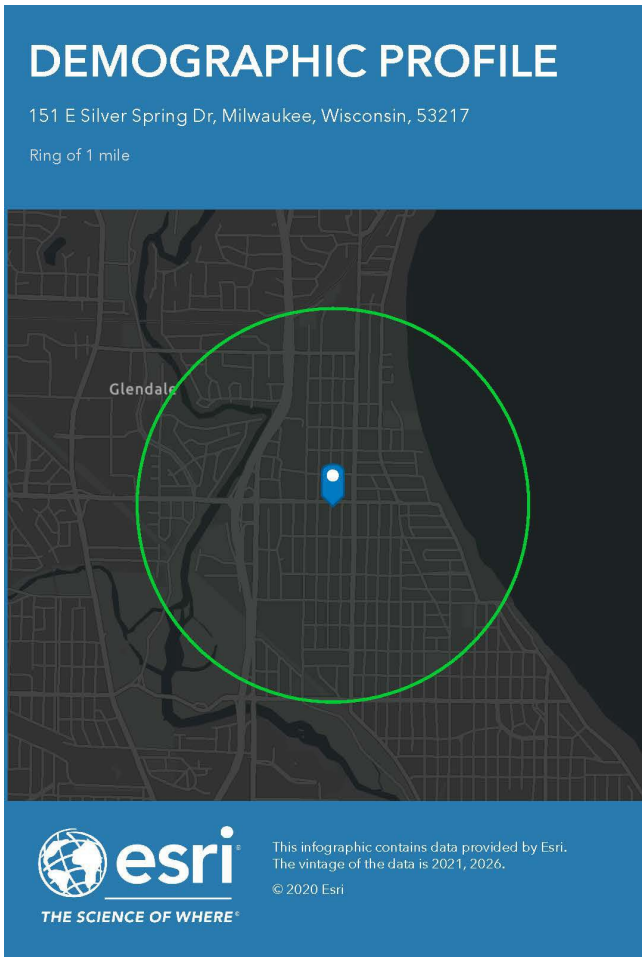
EDUCATION



EMPLOYMENT



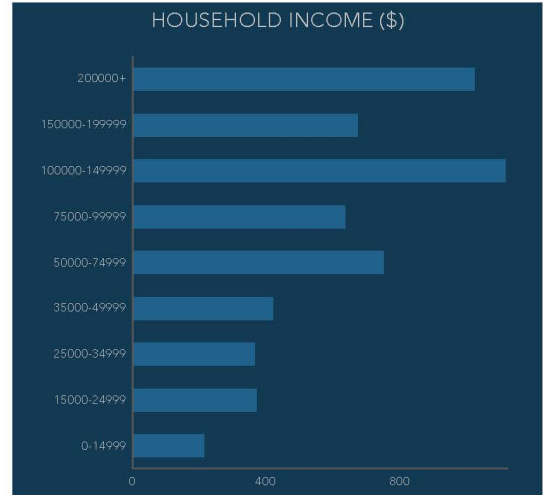
DEMOGRAPHICS – 1 MILE



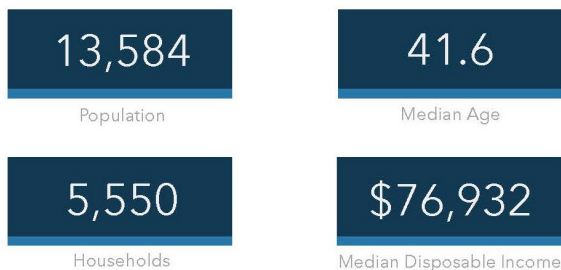
INCOME



HOUSEHOLD INCOME (\$)



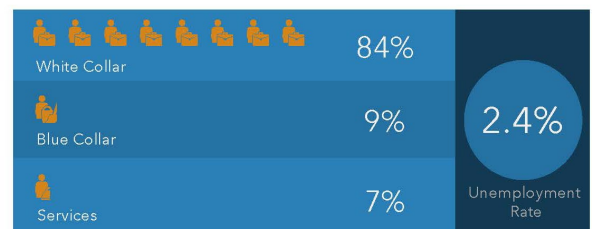
KEY FACTS



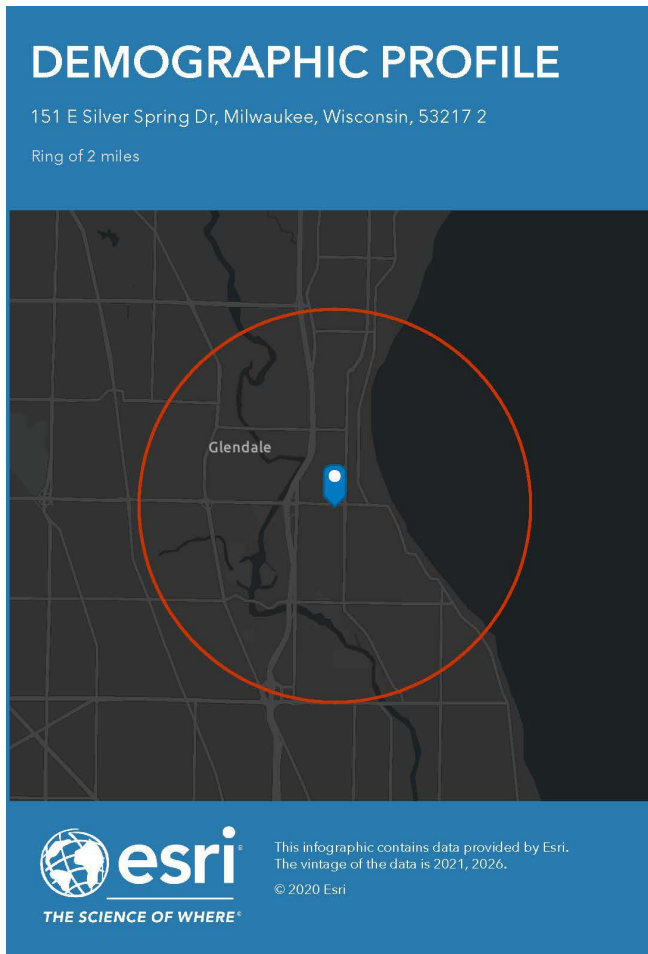
EDUCATION



EMPLOYMENT



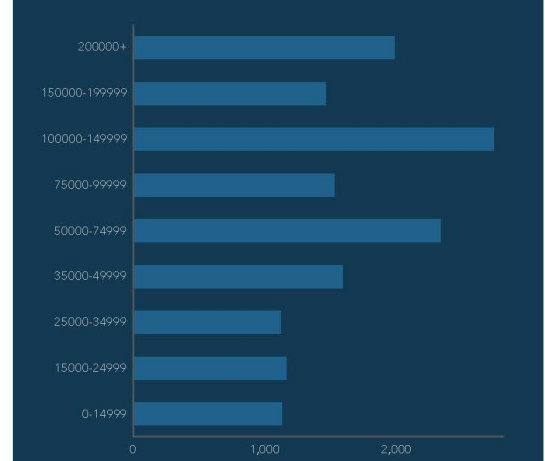
DEMOGRAPHICS – 2 MILES



INCOME



HOUSEHOLD INCOME (\$)



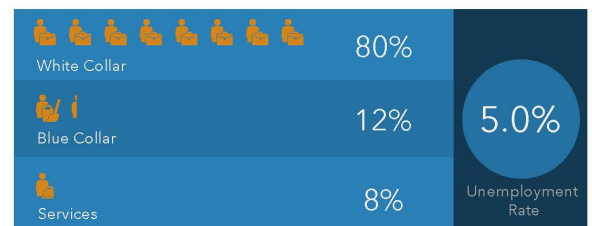
KEY FACTS



EDUCATION



EMPLOYMENT



TRAFFIC COUNT



Traffic Count Profile

151 E Silver Spring Dr, Milwaukee, Wisconsin, 53217
Rings: 0.5, 1, 3 mile radii

Prepared by Esri
Latitude: 43.11831
Longitude: -87.90891

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.04	E Silver Spring Dr	N Shoreland Ave (0.01 miles E)	2016	12,300
0.08	East Silver Spring Drive	N Santa Monica B (0.03 miles E)	2019	10,000
0.11	N Santa Monica Blvd	E Silver Spring Dr (0.05 miles N)	2016	4,800
0.13	N Santa Monica Blvd	E Beaumont Ave (0.01 miles N)	2019	4,200
0.14	East Silver Spring Drive	N Santa Monica B (0.03 miles W)	2019	7,800
0.16	North Santa Monica Boulevard	E Birch Ave (0.05 miles S)	2019	4,600
0.19	E Silver Spring Dr	N Berkeley Blvd (0.01 miles W)	2016	8,600
0.27	N Lydell Ave	W Day Ave (0.06 miles N)	2019	1,500
0.28	E Day Ave	N Shoreland Ave (0.02 miles E)	2019	340
0.31	N Lake Dr	E Beaumont Ave (0.01 miles SE)	2004	12,000
0.32	N Lydell Ave	W Lexington Blvd (0.06 miles S)	2019	2,400
0.34	W Silver Spring Dr	N Iroquois Ave (0.01 miles E)	2019	20,600
0.34	E Glen Ave	N Danbury Rd (0.05 miles SE)	2019	4,100
0.36	E Silver Spring Dr	N Lake Dr (0.02 miles W)	2004	12,800
0.36	W Silver Spring Dr	N Iroquois Ave (0.03 miles E)	2010	21,500
0.38	North Port Washington Avenue	W Silver Spring (0.05 miles N)	2019	20,900
0.39	N Port Washington Ave	W Silver Spring Dr (0.05 miles N)	2016	24,800
0.40	N Port Washington Ave	W Northshore Dr (0.01 miles N)	2016	18,400
0.40	North Port Washington Avenue	W Northshore Dr (0.05 miles N)	2019	16,900
0.41	N Port Washington Ave	W Richter Pl (0.09 miles S)	2019	22,300
0.43	N Port Washington Ave	W Northshore Dr (0.05 miles S)	2016	3,900
0.44	W Silver Spring Dr	N Port Washington Ave (0.05 miles E)	2019	32,600
0.44		(0.0 miles)	2016	7,800
0.44		W Northshore Dr (0.05 miles SE)	2019	3,400
0.46		I- 43 (0.08 miles SW)	2019	7,500
0.46		(0.0 miles)	2016	4,300
0.46		(0.0 miles)	2019	5,800
0.47	N Idlewild Ave	E Briarwood Pl (0.03 miles N)	2004	670
0.49		W Northshore Dr (0.1 miles E)	2019	7,600
0.50	W Henry Clay St	N Lydell Ave (0.03 miles W)	2019	3,600

Data Note:The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2020 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.
Source: ©2021 Kalibrate Technologies (Q4 2021).

January 25, 2022

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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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