

RETAIL SPACE AVAILABLE FOR LEASE



TRANSWESTERN

REAL ESTATE
SERVICES

CATALANO PLACE ON THE PARK (HISTORIC THIRD WARD)

153 NORTH MILWAUKEE STREET, MILWAUKEE, WI 53202



Leasing Information:

MARIANNE BURISH, MBA

Executive Vice President

D 414.270.4109

C 414.305.3070

E marianne.burish@transwestern.com

100 East Wisconsin Avenue, Suite 1630

Milwaukee, WI 53202

T 414.225.9700

www.transwestern.com/milwaukee

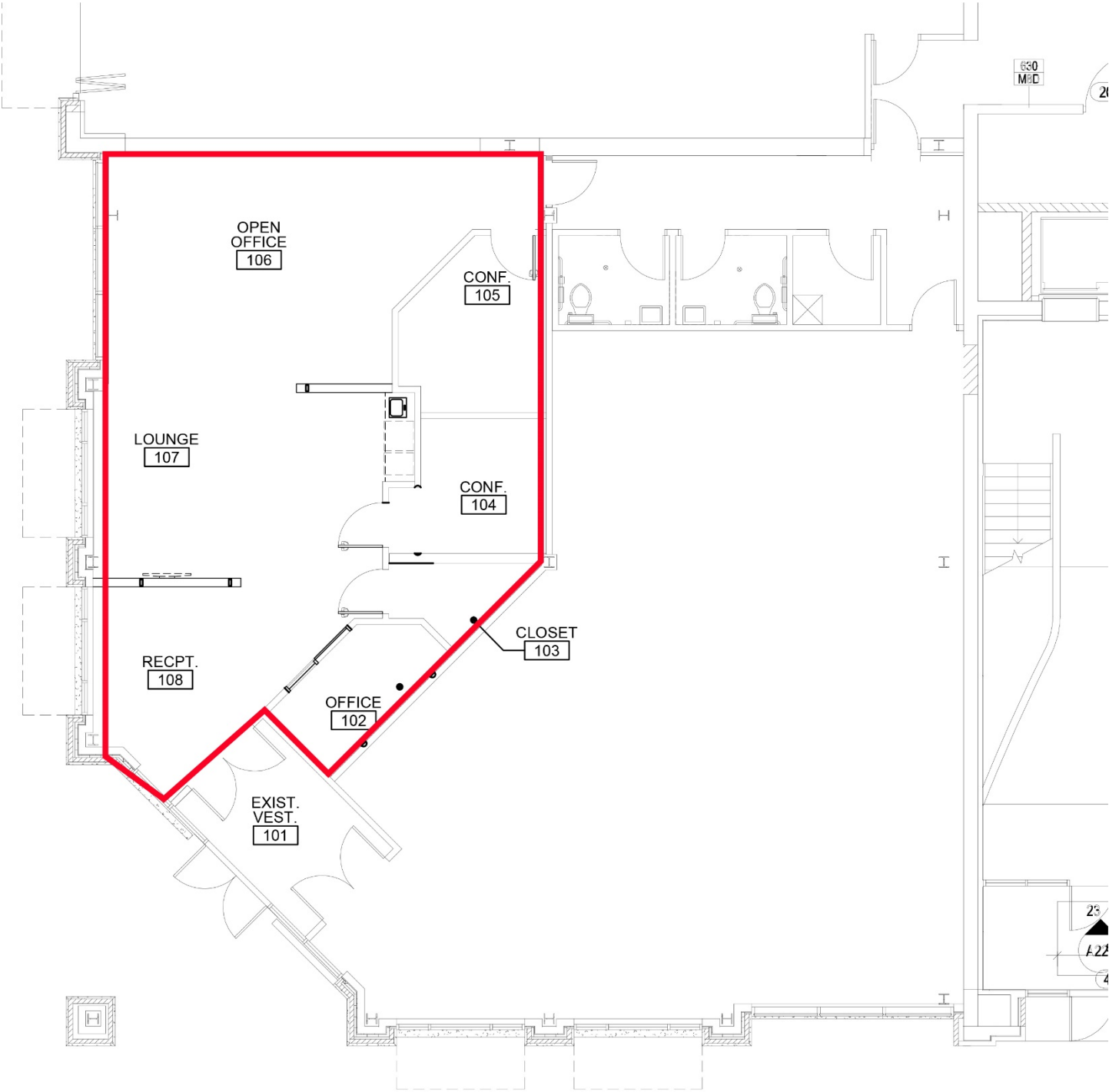
GENERAL INFORMATION

Join an excellent mix of retail tenants at Catalano Place on the Park, including Club Charlie's (neighborhood bar & grill), Bavette (a contemporary gourmet butcher shop & café), The Shoppe hair salon, and Aurora Healthcare! Located at the vibrant and highly visible northwest corner of Milwaukee and Menomonee Streets (across from Catalano Park), your retail store or business will enjoy a CORNER street-level entrance, exterior signage, oversized windows, high ceiling heights and limited onsite surface parking. The available space offers existing high-end office-retail type buildout easily adaptable to other uses. Easy street parking surrounds the building with additional structure parking available a half block away at the Historic Third Ward Parking structure. Perfect for so many uses—soft or hard goods retail, bank or credit union, boutique/destination office, medical/health/wellness services—you name it. Call Marianne Burish today to discuss your needs or schedule a tour!

Total Building Size	34,163 SF
Available Space - RETAIL	Hard Corner South: 1,715 SF
Occupancy	Immediate
Turnover Condition	As-Is (see attached floorplan)
Net Lease Rate (NNN)	\$30.00/SF Negotiable
Tenant Improvements	Negotiable to qualified credit
2019 Operating Expenses	\$7.50/SF (CAM)
Lease Term	Minimum five (5) years
Dedicated Entry	Yes (see floorplan)
Utilities	
Electricity	Included in CAM above; subject to annual reconciliation
Gas Service	Included in CAM above; subject to annual reconciliation
Water & Sewer	Paid by Landlord
Exterior Signage/Identification	Yes; subject to Landlord and Historic Third Ward (HTW) Architectural Review Board (ARB) guidelines & approval
Interior Clear Heights	TBV
Parking	Parking is \$125 for daytime 7:00 am - 5:30 pm
Zoning	C9G mixed activity (city of Milwaukee zoning website: http://city.milwaukee.gov/PlanningPermits/DCDzoninglink.htm#WC4ANcmk0t1)
Loading & Refuse	Front door loading and limited rear access loading & refuse area (see floorplan)

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

STREET LEVEL RETAIL FLOOR PLAN

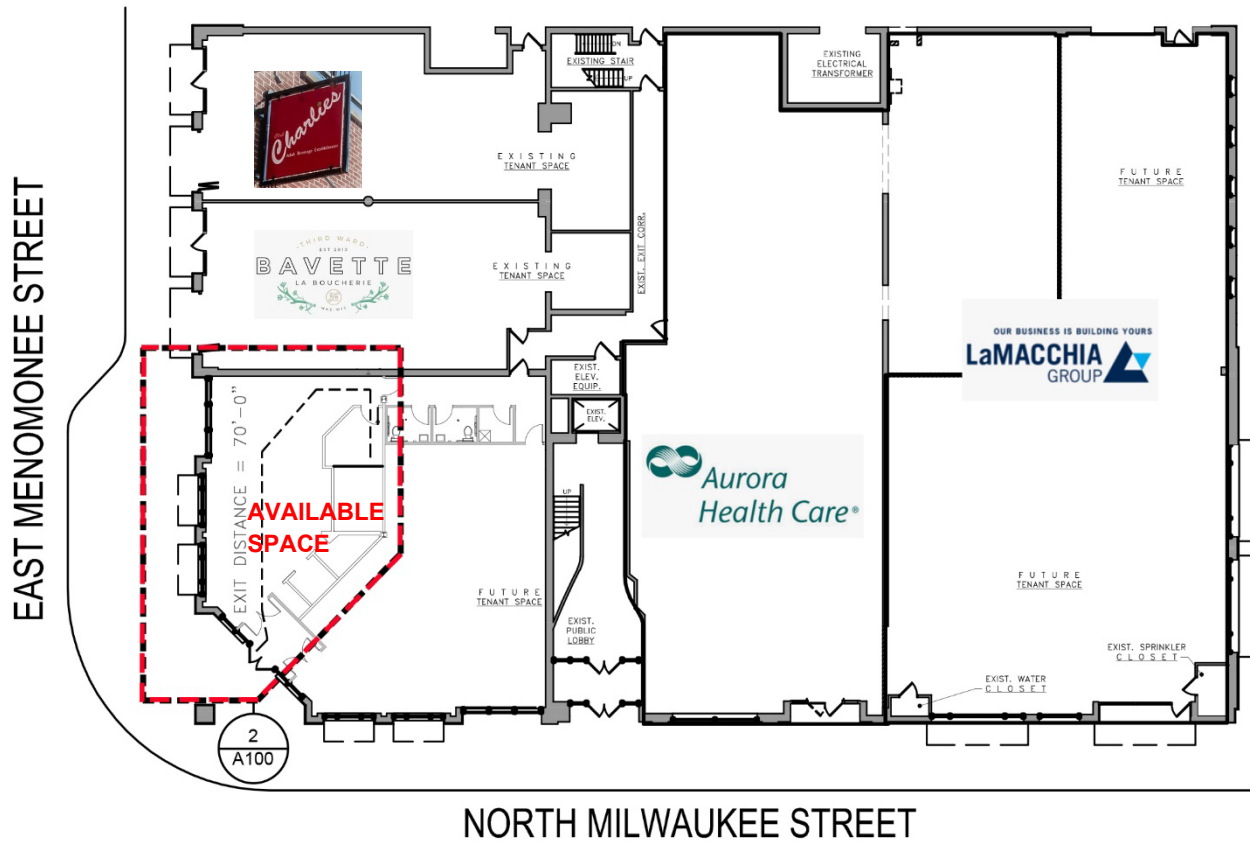



NORTH

2
A100

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

APPROXIMATE LOCATION OF PREMISES

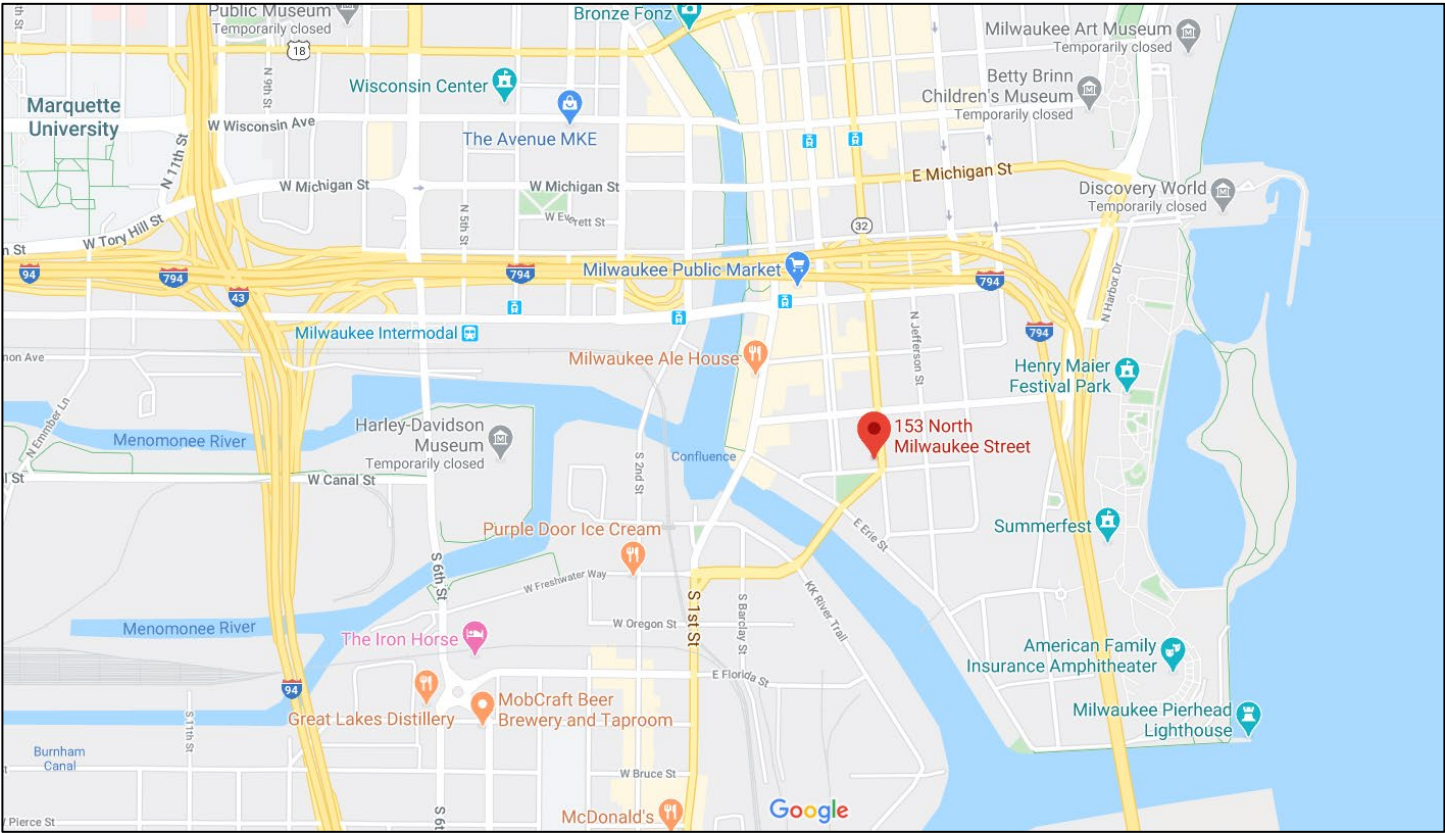


OVERALL FIRST FLOOR PLAN TENANT KEY PLAN



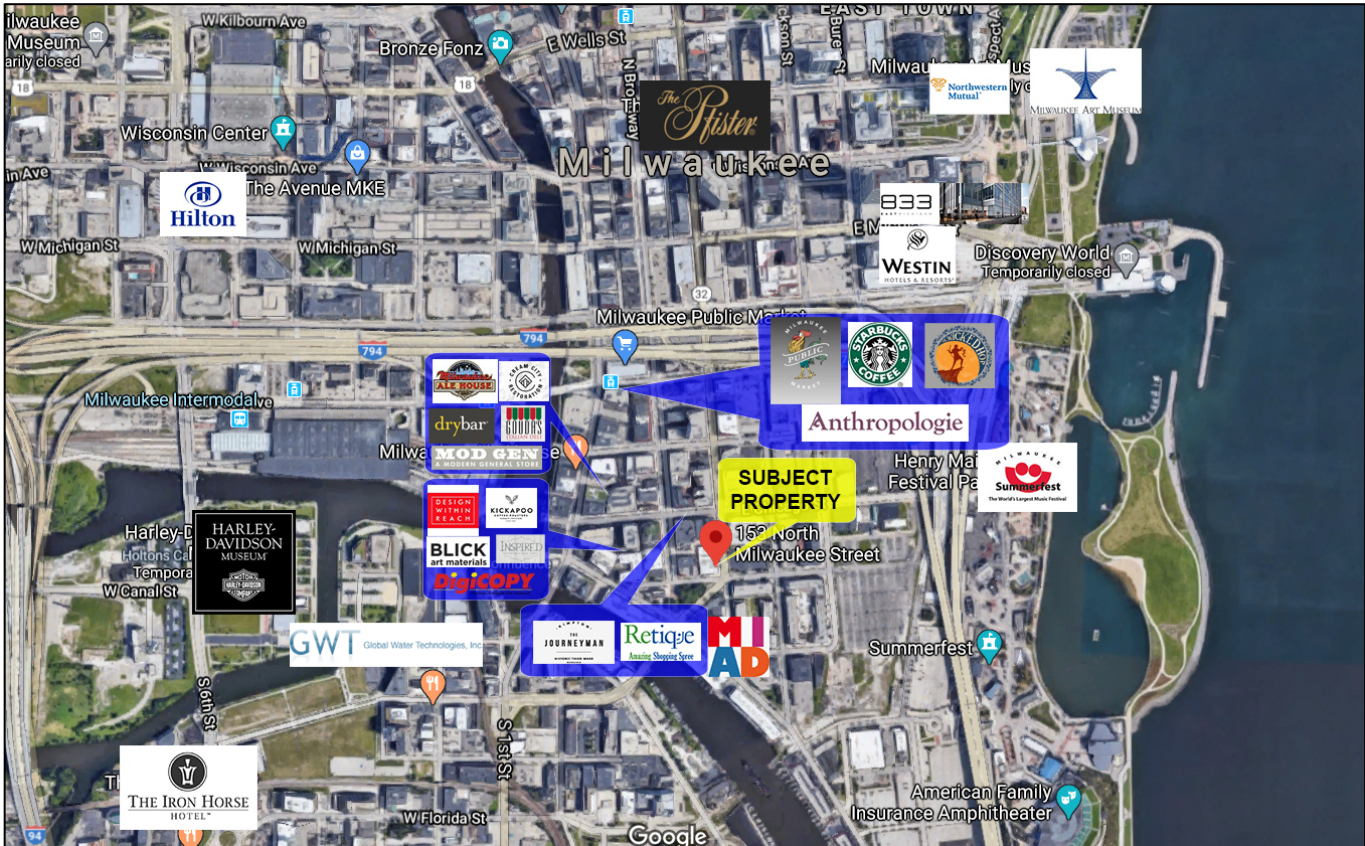
SCALE: 1/32" = 1'-0"

LOCATION MAPS



153 NORTH MILWAUKEE STREET (HISTORIC THIRD WARD)
MILWAUKEE, WI

AERIAL/RETAILER PHOTOGRAPHS



153 NORTH MILWAUKEE STREET (HISTORIC THIRD WARD)
MILWAUKEE, WI

DEMOGRAPHICS

0.5 Mile (2019)

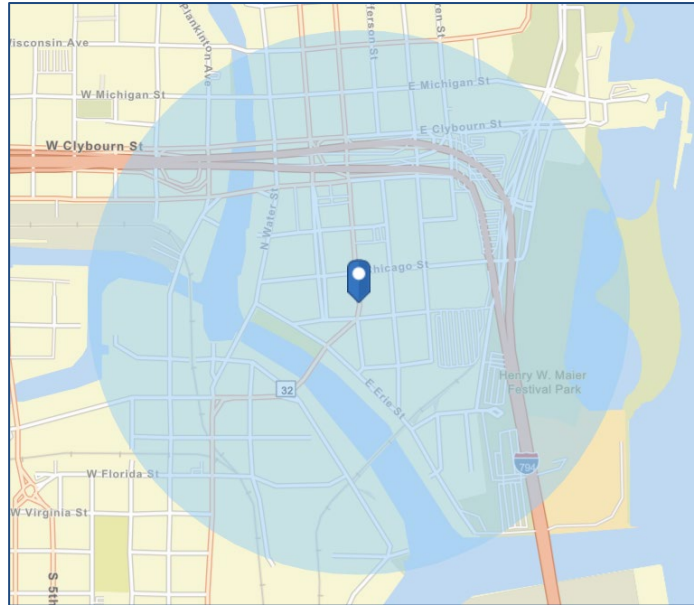
Population	3,113
Households	1,869
Average HH Income	\$134,800

0.5 Mile (2024)

Population	3,405
Households	2,056
Average HH Income	\$157,183

Data for Business in Area

Total Businesses	1,205
Total Employees	19,794
Total Residential Population	3,113



1 Mile (2019)

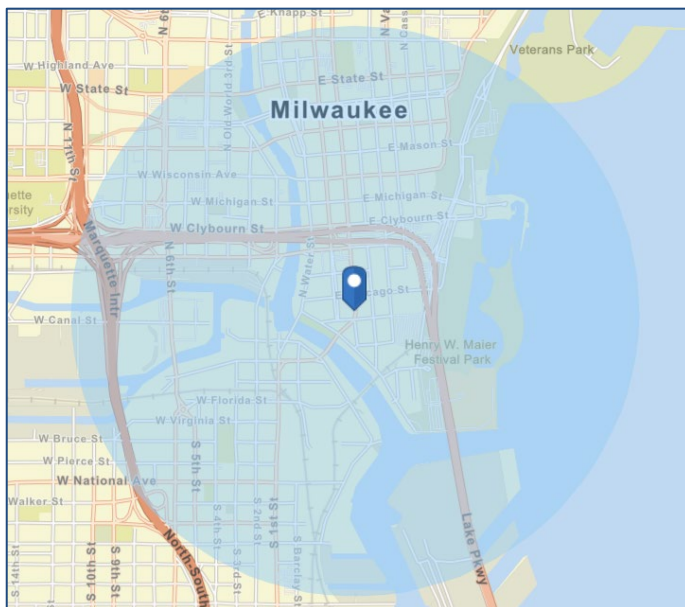
Population	12,247
Households	6,993
Average HH Income	\$97,594

1 Mile (2024)

Population	13,116
Households	7,527
Average HH Income	\$116,668

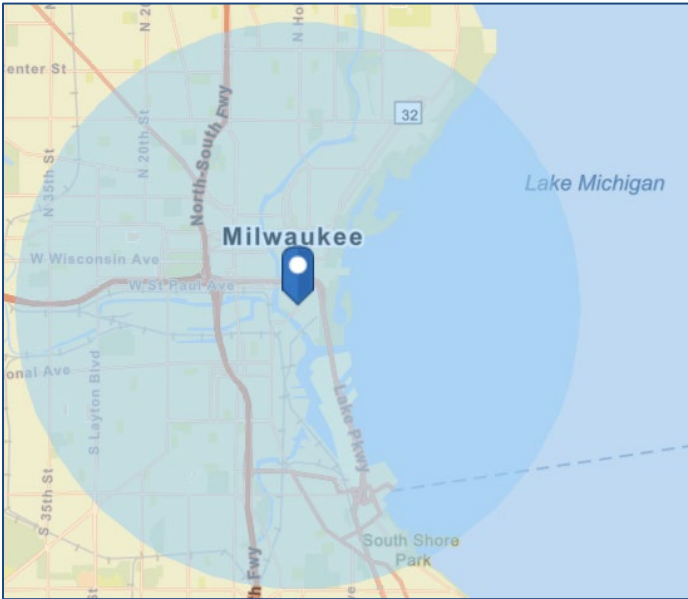
Data for Business in Area

Total Businesses	3,229
Total Employees	67,749
Total Residential Population	12,247



DEMOGRAPHICS

3 Miles (2019)	
Population	192,733
Households	76,031
Average HH Income	\$54,722
3 Miles (2024)	
Population	195,627
Households	77,667
Average HH Income	\$64,079
Data for Business in Area	
Total Businesses	7,868
Total Employees	140,524
Total Residential Population	192,733



TRAFFIC COUNT



Traffic Count Profile

153 N Milwaukee St, Milwaukee, Wisconsin, 53202
Rings: 0.5, 1, 3 mile radii

Prepared by Esri
Latitude: 43.03194
Longitude: -87.90572

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.00	N Milwaukee St	E Menomonee St (0.03 miles S)	2018	5,700
0.04	E Menomonee St	N Milwaukee St (0.02 miles W)	1998	1,600
0.04	E Menomonee St	N Broadway St (0.03 miles W)	2012	630
0.06	E Chicago St	N Milwaukee St (0.02 miles W)	2013	3,300
0.07	N Broadway St	E Menomonee St (0.03 miles S)	2014	1,200
0.07	E Chicago St	N Broadway St (0.03 miles W)	2018	3,900
0.07	N Young St	(0.0 miles)	2018	3,800
0.08	N Milwaukee St	E Chicago St (0.03 miles S)	2010	4,800
0.11	E Erie St	E Corcoran St (0.03 miles SE)	2017	2,600
0.11	N Broadway St	E Chicago St (0.03 miles S)	2014	3,200
0.11	N Jefferson St	E Chicago St (0.04 miles S)	2010	550
0.14	E Chicago St	N Water St (0.05 miles W)	2014	3,000
0.15	N Broadway St	E Pittsburgh Ave (0.02 miles SW)	2018	8,200
0.15	E Chicago St	N Jackson St (0.02 miles W)	2012	1,800
0.15	N Jackson St	E Chicago St (0.03 miles S)	2009	6,800
0.16	E Erie St	N Water St (0.03 miles NW)	2012	1,700
0.17	N Milwaukee St	E Buffalo St (0.03 miles S)	2018	5,500
0.18	E Buffalo St	N Broadway St (0.05 miles E)	2010	1,800
0.19	N Water St	E Chicago St (0.02 miles N)	2006	15,900
0.19	N Water St	E Chicago St (0.04 miles S)	2018	13,400
0.20	N Water St	E Erie St (0.02 miles NE)	1997	15,600
0.21	N Jackson St	E Buffalo St (0.03 miles S)	1998	1,000
0.21	N Broadway St	E St Paul Ave (0.02 miles N)	2014	2,300
0.22	E St Paul Ave	N Milwaukee St (0.01 miles W)	2018	3,500
0.22	N Water St	E Erie St (0.06 miles NE)	2004	15,200
0.23	E St Paul Ave	N Broadway St (0.01 miles W)	2016	4,500
0.23	N Water St	E St Paul Ave (0.04 miles N)	2018	14,900
0.23	N Milwaukee St	E St Paul Ave (0.01 miles S)	2015	4,400
0.23	S Water St	E Pittsburgh Ave (0.05 miles NW)	2013	1,000
0.24	I- 794	N Milwaukee St (0.04 miles W)	2012	4,200

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 2019 to 1963. Over 25% of the counts were taken between 2010 and 2019 and over 77% of the counts were taken between 2000 and 2019. 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: ©2019 Kalibrate Technologies (Q4 2019).

April 22, 2020

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.
Copyright © 2016 by Wisconsin REALTORS® Association Drafted by Attorney Debra Peterson Conrad