

RESTAURANT/BAR SPACE AVAILABLE FOR LEASE


TRANSWESTERN
REAL ESTATE
SERVICES

1154 NORTH WATER STREET

MILWAUKEE, WI 53202



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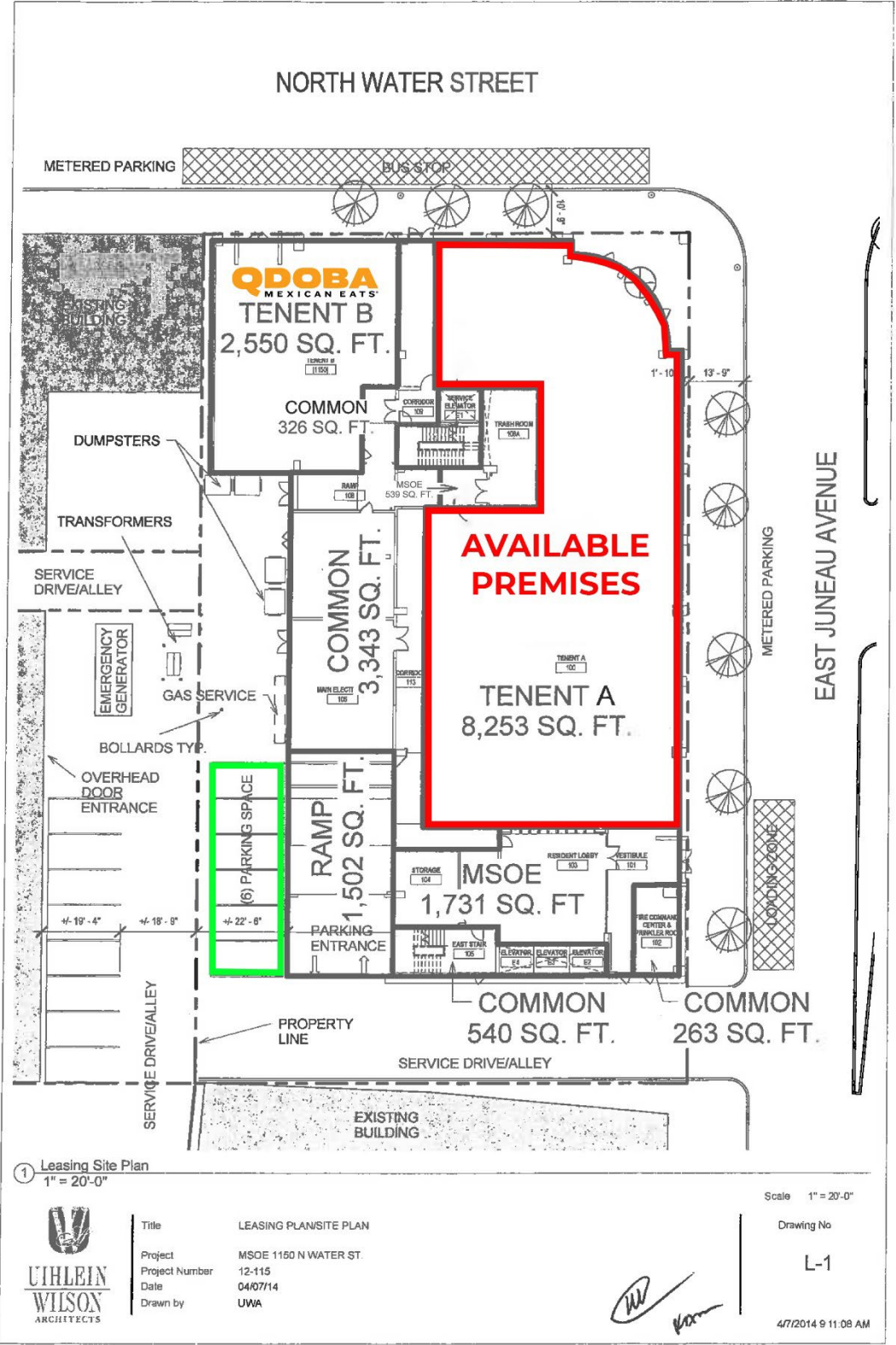
General Information

Looking for the right opportunity to do something really big? If you're an experienced operator, then this practically new high visibility former Chicago style pizza place with +8,300 sf located on the first floor of the MSOE Grohmann Tower Apartments in the popular Water Street entertainment district might be for you. All the pieces are in place: sit down casual dining, large dedicated horseshoe style bar, attractive private dining room, dedicated take-out/curbside delivery area, and ample room outside for a sidewalk café. Call today for a property tour.

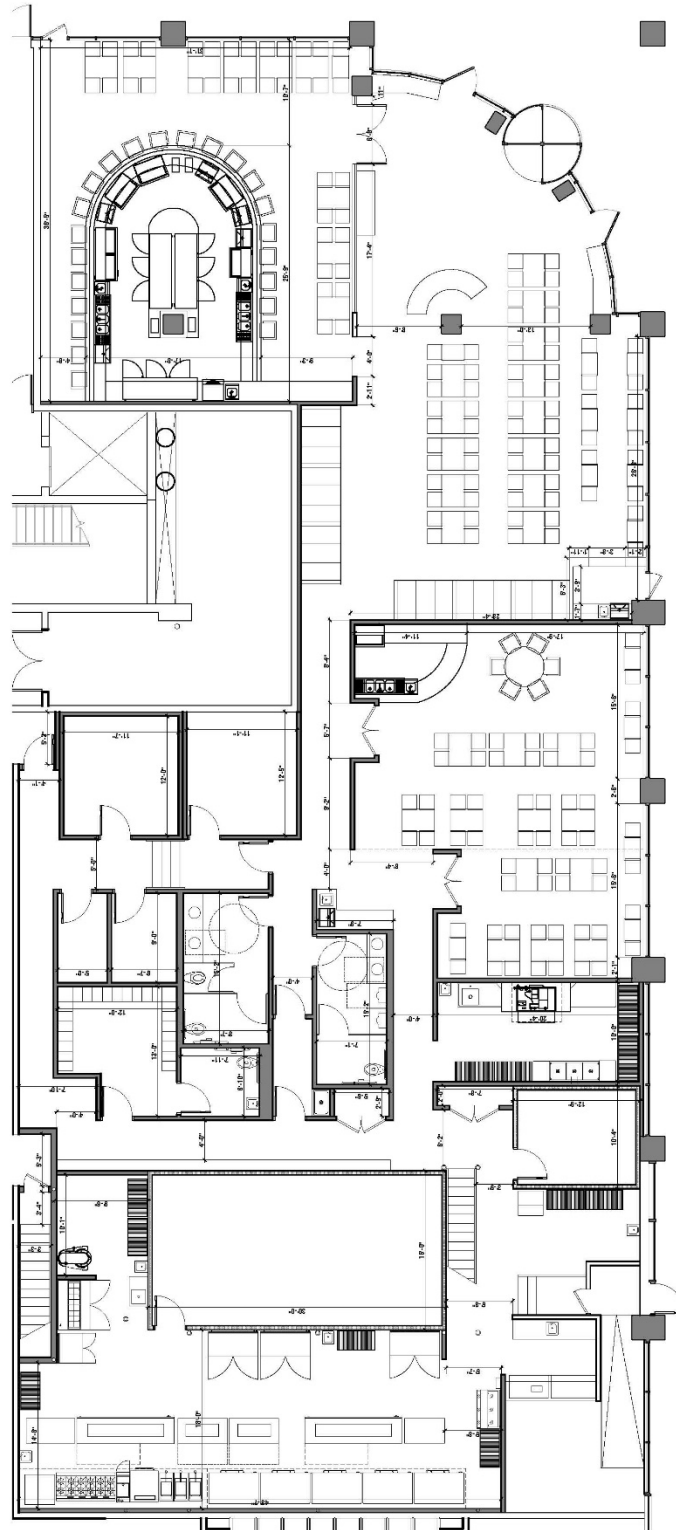
Building Size:	8,253 sf
Net Lease Rate	\$20.00/sf
Lease Term	Minimum 5 years
Occupancy	Immediate
2019 Net Real Estate Taxes	\$3.27/sf
Operating Expenses/CAM	N/A; no common/shared areas
Utilities Heating Air Conditioning Overhead Lights & Outlets Water & Sewer Expense	Separately metered; payable by Tenant Separately metered; payable by Tenant Separately metered; payable by Tenant Separately submetered; payable by Tenant
Parking	6 reserved spaces on south side of building ;14 spaces available for use customer use after 4 pm weekdays and all day Saturday and Sunday in the MSOE parking structure north of Knapp Street between Market & Broadway Streets. Ample additional street and structure parking in immediate area.
Fire Protection	Fully sprinklered
Electrical	400 amp service with 480V 3 phase and 270V single phase power
Capacity	300 persons (bathrooms sized to this requirement at original 2017/2018 buildout)
Licenses	Liquor, beer, and wine licenses previously secured by previous operator
Special Features	- Recently constructed space in excellent condition (2018); several big screen TVs included - All freestanding kitchen equipment and fixtures have been removed but restaurant infrastructure in place including huge exhaust hood and fire protection system in place along with multiple walk-in coolers/freezers 20 parking spaces included as part of stated rent - Located on street level of MSOE Grohman Tower Apartments - Close to Fiserv Forum and quickly developing Deer District

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

Floor Plan – Street Level of Building



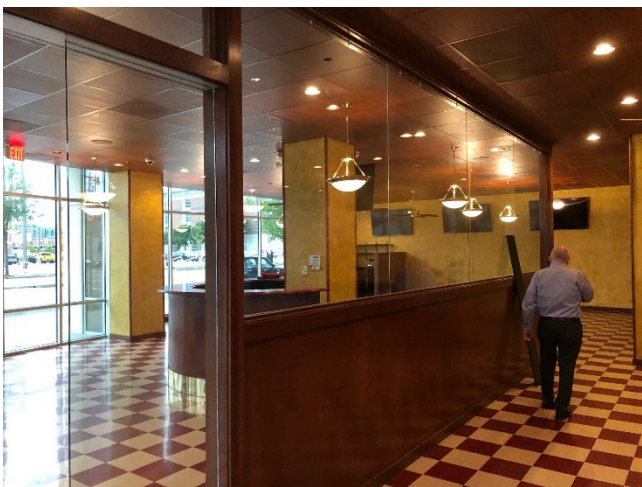
Premises Layout – Approximate Configuration (as-built conditions plan not yet available)



Front Entry – Hostess Station & Bar Area



Bar Area



View from Bar to Main Entry Area



Hostess Station 2



View from Hostess Station 2 to Main Entry



Main Hostess Station



Big Screen TVs in Main Entry Area

Private Dining Room & Mechanical Mezzanine Area



Private Dining Room



Private Dining Room

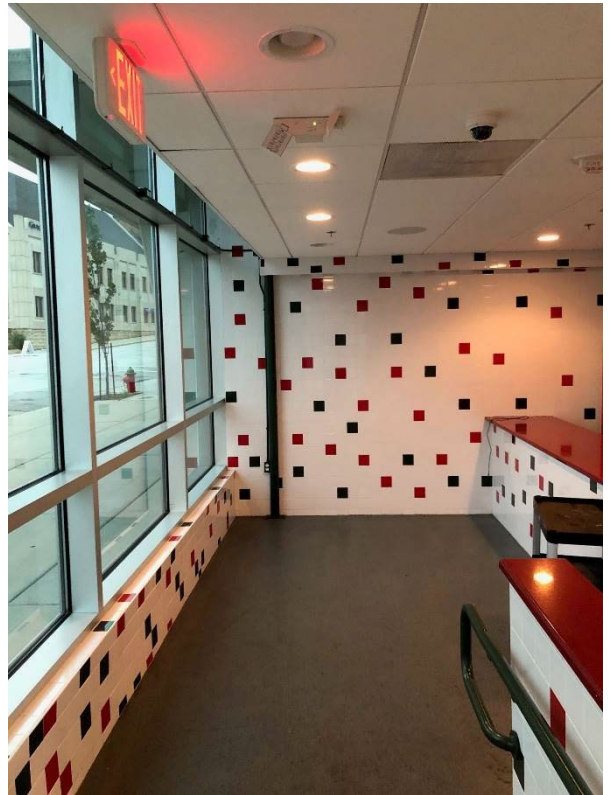


Mezzanine Level Mechanical Room



Hot Water Heaters

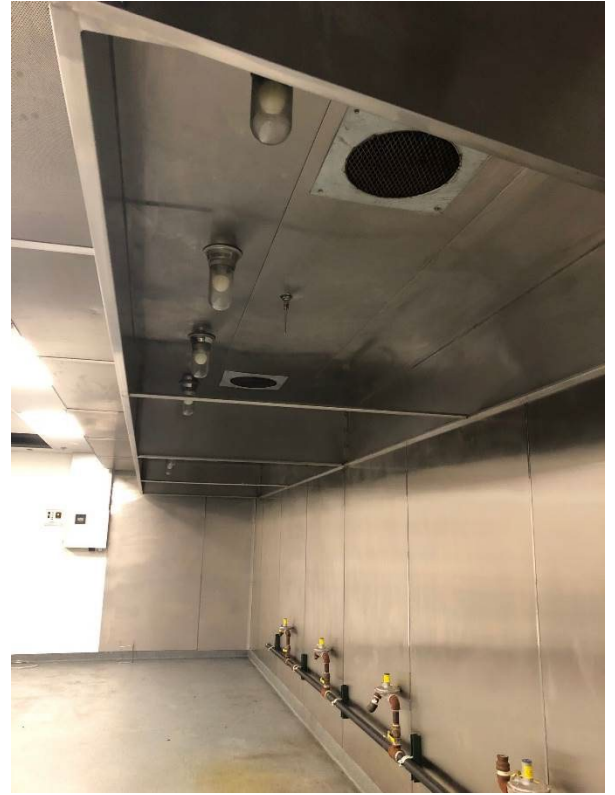
Dedicated Take Out/Curbside Delivery Area



Hood & Exhaust System



Exhaust Hood with Fire Protection



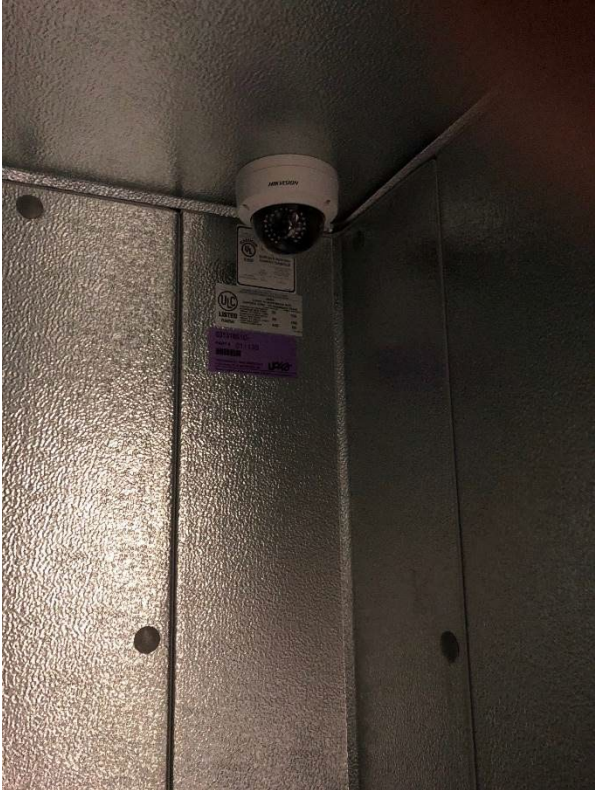
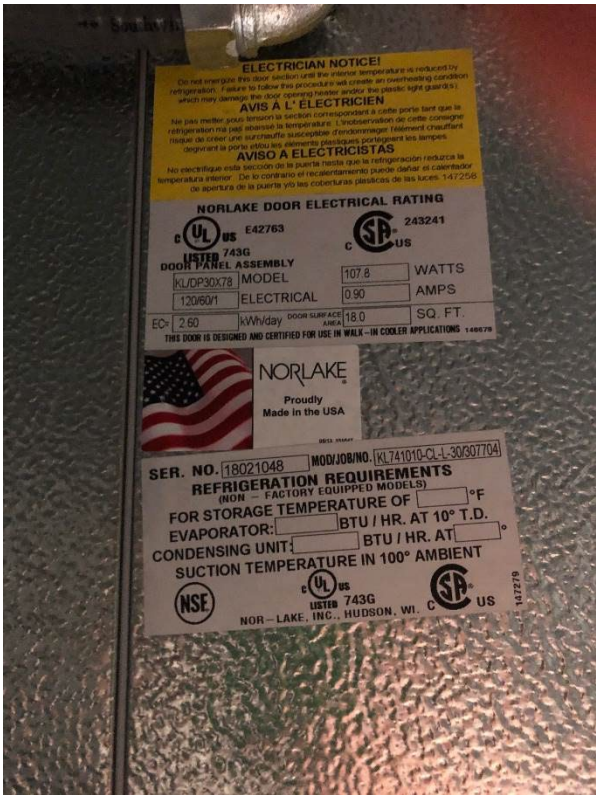
Exhaust Hood



Security Panels & Grease Trap



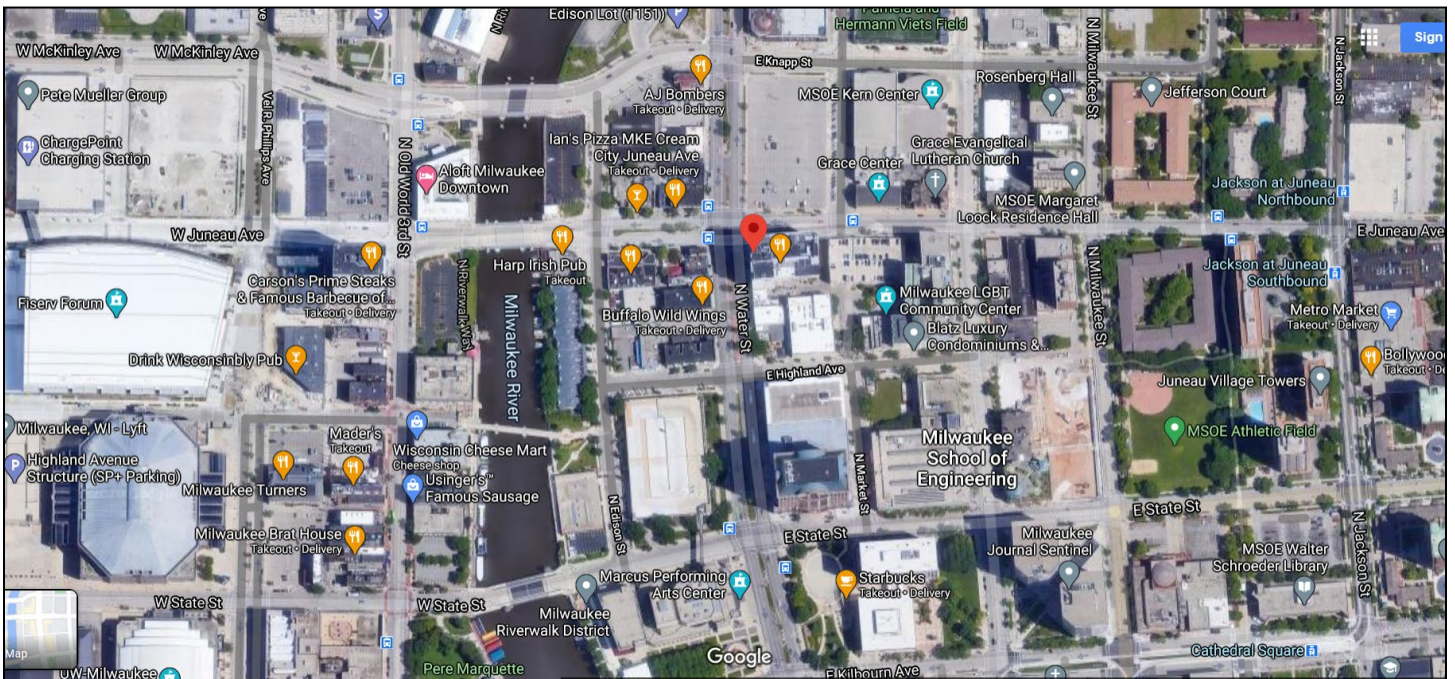
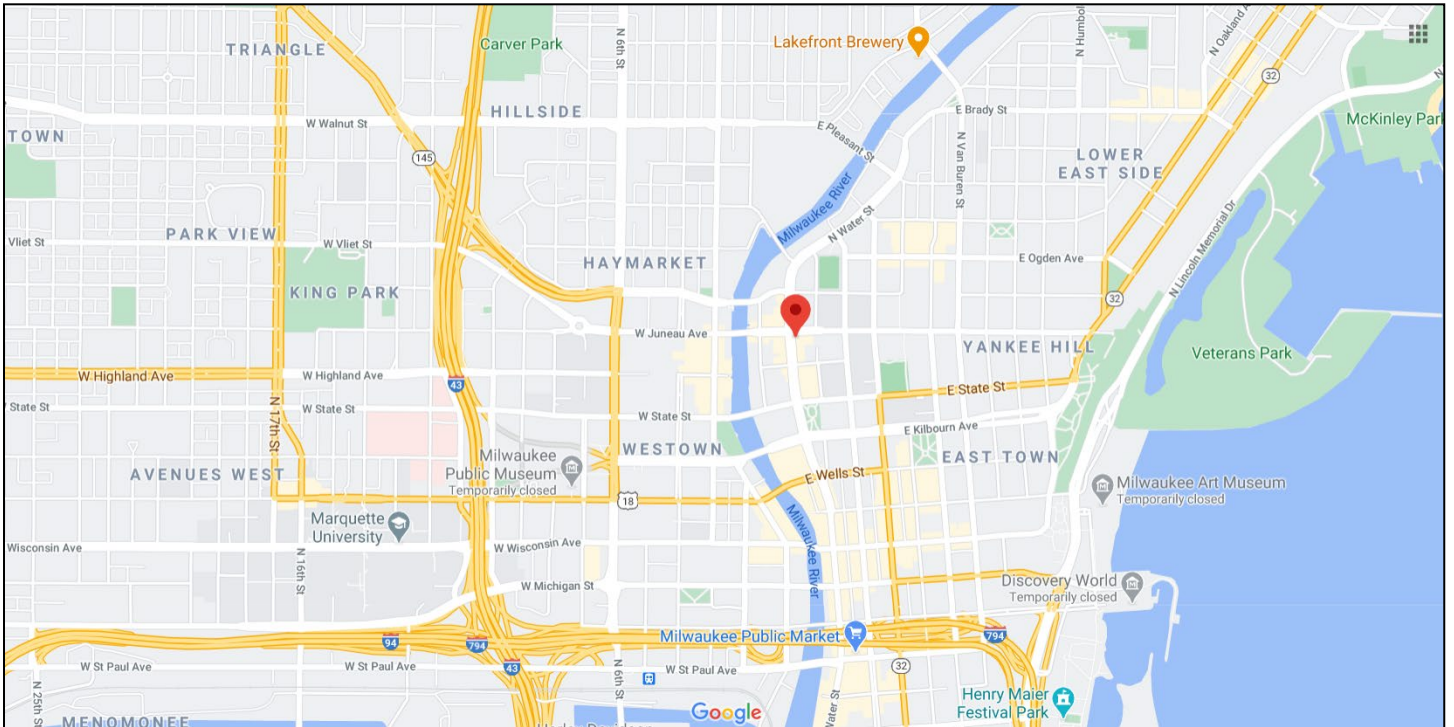
Multiple Walk-In Coolers/Freezers with Security Cameras



Men's & Women's Bathroom Sized for 300 pp Capacity

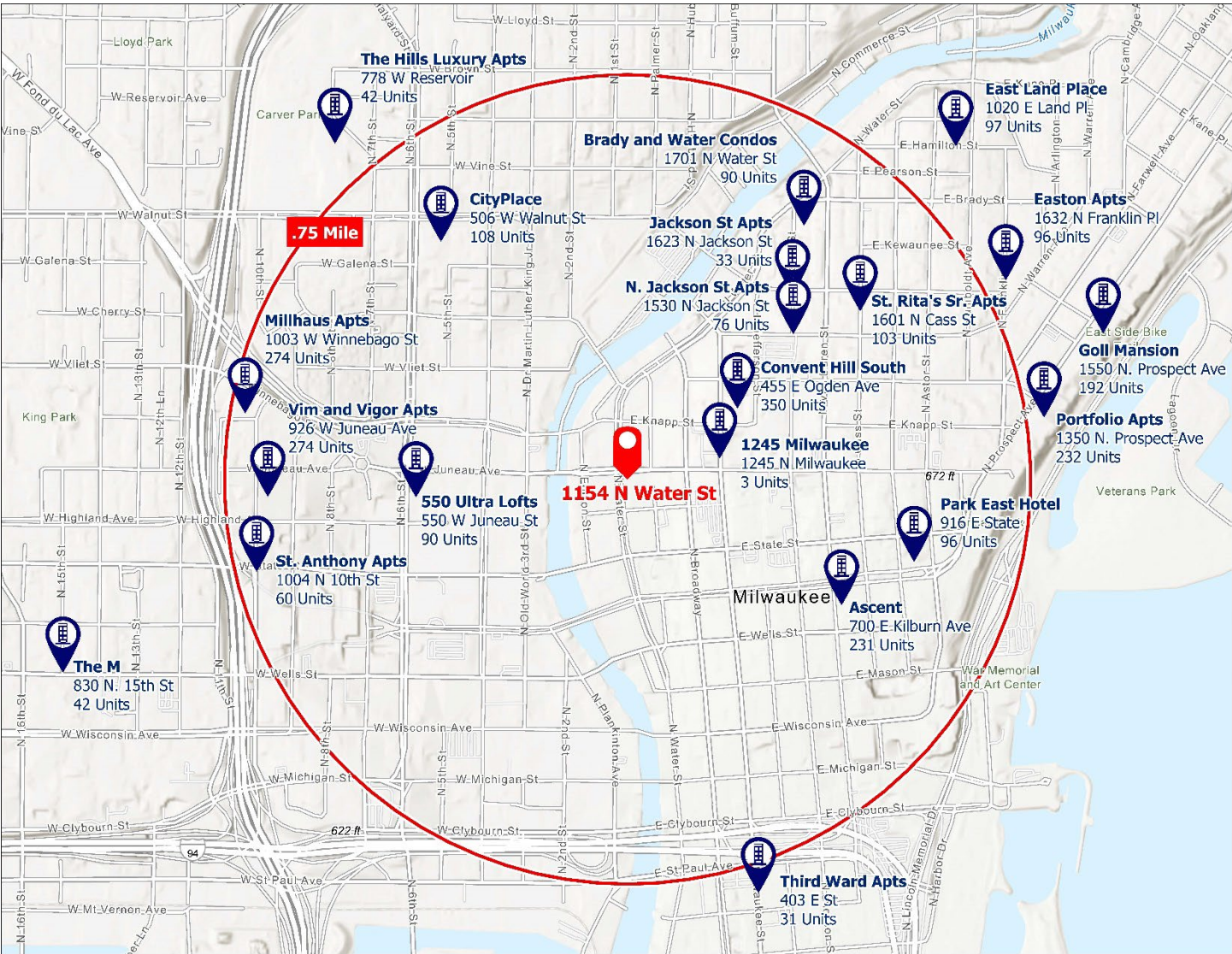


Location Maps



1154 NORTH WATER STREET
MILWAUKEE, WI 53202

Residential Apartment & Condo Projects



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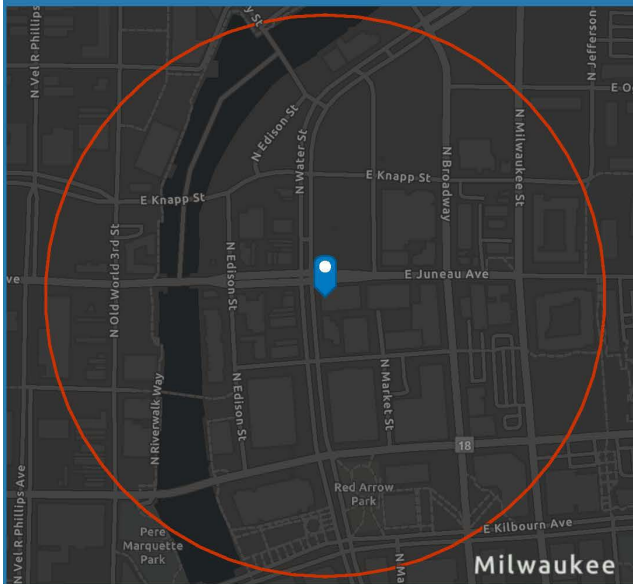
Area Attractions



Radius Demographics – .25 Miles

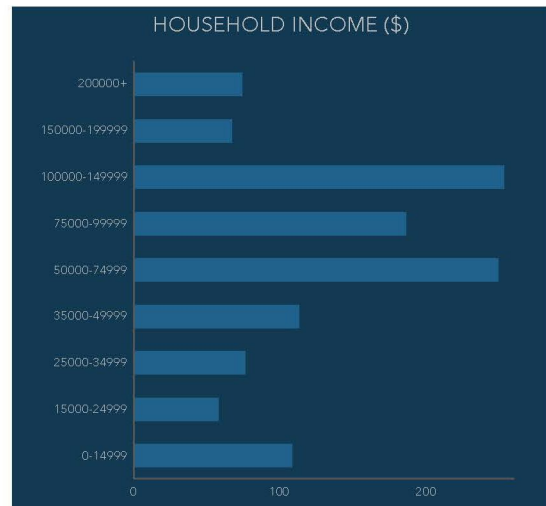
DEMOGRAPHIC PROFILE

1154 N Water St, Milwaukee, Wisconsin, 53202 2



This infographic contains data provided by Esri.
The vintage of the data is 2020, 2025.
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INCOME



KEY FACTS

2,599

Population

28.3

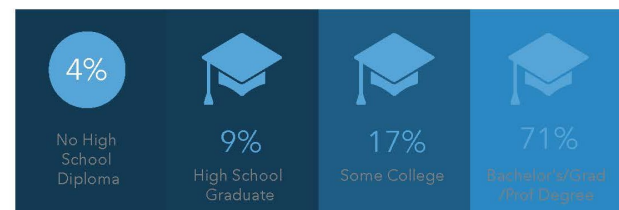
Median Age

1,184

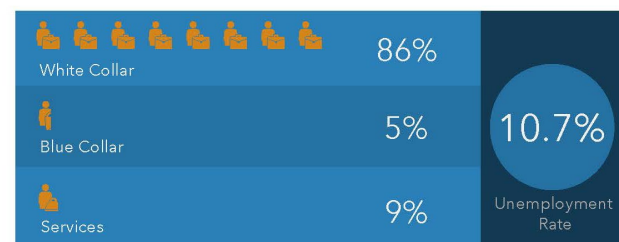
Households

\$56,095

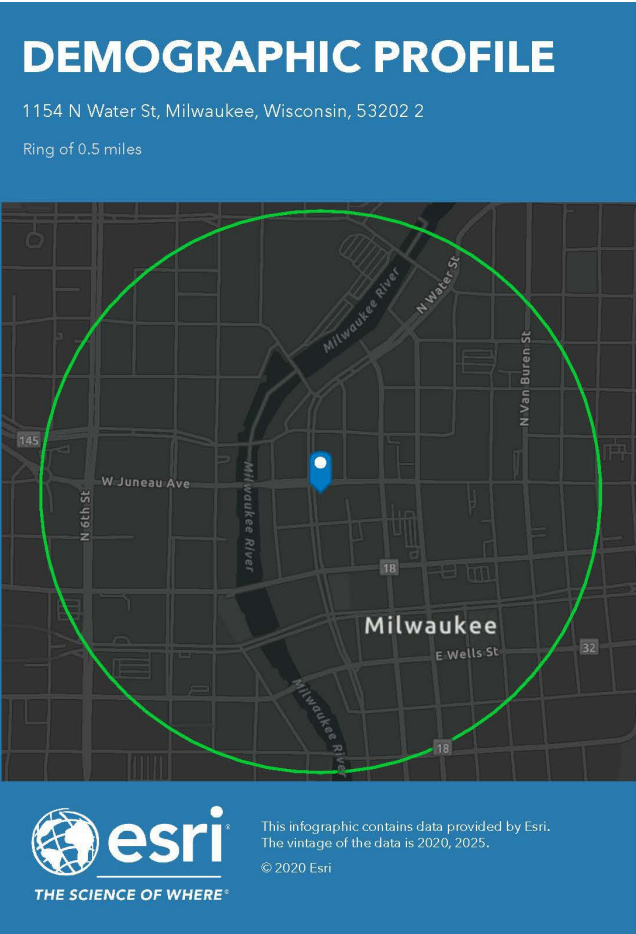
Median Disposable Income



EMPLOYMENT



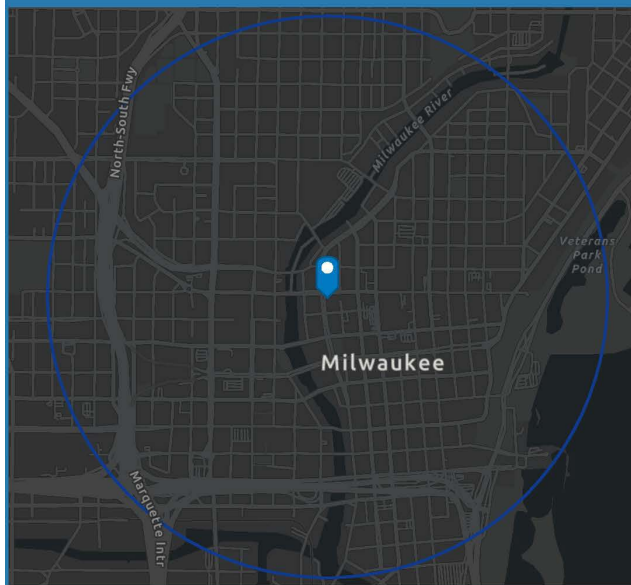
Radius Demographics – .5 Miles



Radius Demographics – 1 Mile

DEMOGRAPHIC PROFILE

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KEY FACTS

32,456

Population

31.3

Median Age

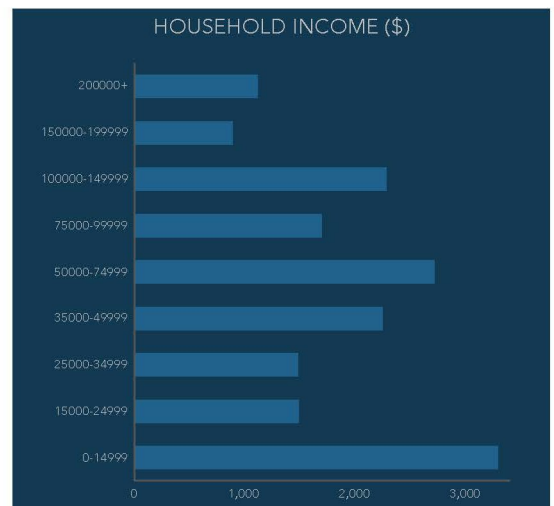
17,211

Households

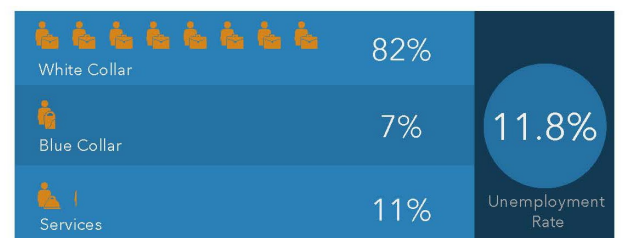
\$38,726

Median Disposable Income

INCOME



EMPLOYMENT



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MILWAUKEE, WI 53202

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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