

# OFFICE SPACE AVAILABLE FOR LEASE



## THE KENT BUILDING

155 EAST SILVER SPRING DRIVE, WHITEFISH BAY, WI 53217



### Leasing Information:

**MARIANNE BURISH, MBA**  
Executive Vice President  
D 414.270.4109  
C 414.305.3070  
E [marianne.burish@transwestern.com](mailto:marianne.burish@transwestern.com)

310 W. Wisconsin Ave., Ste. ME110  
Milwaukee, WI 53203  
T 414.225.9700  
[www.transwestern.com/milwaukee](http://www.transwestern.com/milwaukee)

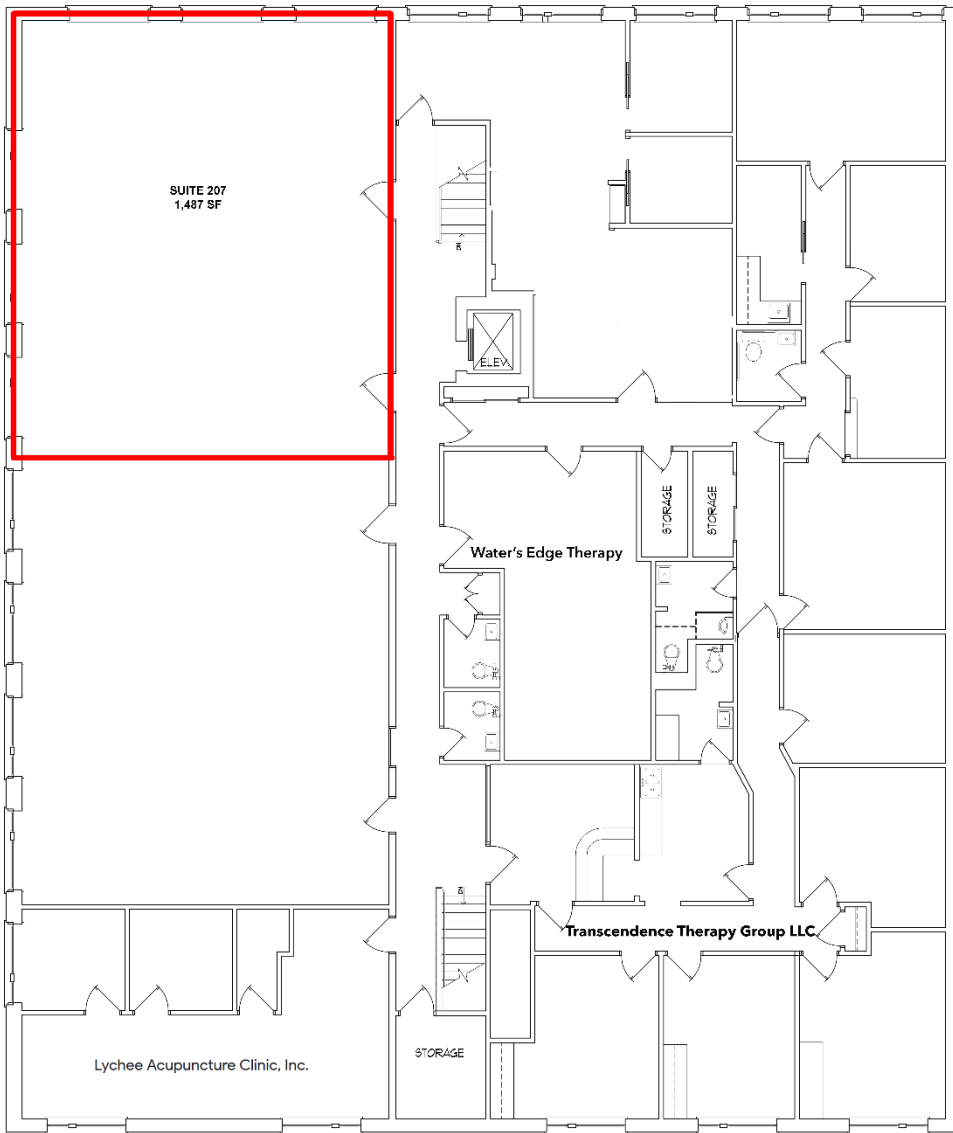
# GENERAL INFORMATION

Make the Kent Building your new (WF) home! This two-story, 19,630 SF mixed use office/retail building offers the best of location and affordability. Office space is now available, and ownership is flexible on terms for deal-making. Located between Bayshore Town Center and Sendik's Foods, the location can't be beat, and the out-the-door lifestyle amenities are exceptional for dining, entertainment, shopping, medical, wellness and fitness. On-street parking right outside the building is ample and easy with all-day parking nearby in adjacent residential neighborhoods. If you're ready to get out of the house but not far from your home, give us a call today.

Building Size	Approximately 19,360 SF
Available Space	Suite 207: 1,487 rsf
Modified Gross Lease Rate	Space As-Is: \$14.00 to \$20.00/sf Improved: Negotiable
Lease Term	Negotiable
Utilities	
Heating	Included
Electricity – Air Conditioning	Included
Electricity- Lights & Outlets	Separately Metered/Sub-Metered
Water & Sewer	Included
Operating Expenses	Included
Real Estate Taxes	Included
Premises Janitorial Service	By Tenant
Parking	Ample street parking available
Elevator/s	Yes; one (1) passenger elevator
Amenities	Highly desired Whitefish Bay location in pedestrian friendly residential and commercial district. Walk to work!
Tenant Improvements	Negotiable to qualified credit.
Occupancy	Immediate to 90 days depending on condition of space

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

# FLOOR PLAN



SECOND FLOOR PLAN  
3/16"=1'-0" NORTH

LEGEND	
	NEW DOOR
	EXISTING DOOR TO REMAIN
	EXISTING WALL TO REMAIN
	NEW WALL
	WALL TYPE
	KEYED NOTE

AREAS	
NOTE: SUITE AREAS ARE CALCULATED FROM THE CENTERLINE OF PARTING WALLS. FACE OF GLASS AT EXTERIOR WALLS WITH GLASS AND INSIDE FACE OF EXTERIOR WALLS IN WALLS WITH NO WINDOWS.	
SUITE 201:	7962 SQ. FEET
SUITE 205:	3052 SQ. FEET
SUITE 206:	14625 SQ. FEET
SUITE 209:	3486 SQ. FEET
SUITE 210:	15485 SQ. FEET
SUITE 211:	6944 SQ. FEET
AREA CALCULATION OF EAST SIDE OF BUILDING (INCLUDES SUITES 201, 206, 209, 210, EAST COMMON AREA CORRIDOR, EAST STORAGE ROOMS, AND EAST TOILET ROOMS): 48671 SQ. FEET	
AREA CALCULATION OF EAST AND SOUTH SIDE OF BUILDING (INCLUDES SUITES 201, 206, 209, 210, SOUTH STORAGE ROOM, EAST COMMON AREA CORRIDOR, EAST STORAGE ROOMS, AND EAST TOILET ROOMS): 48671 SQ. FEET	

BUILDING UPGRADES BY OWNER	
1.	NEW EXTERIOR SIGNAGE SUBJECT TO VILLAGE REQUIREMENTS.
2.	NEW FLOOR COVERING, SECOND FLOOR.
3.	NEW COMMON AREA LIGHTING, SECOND FLOOR.
4.	NEW HANDRAILS AT NORTH AND SOUTH STAIRS.
5.	RAISED CEILING (LIGHT COVER) TREATMENT ABOVE NORTH & SOUTH STAIRS.
6.	NEW FINISHES AT ELEVATOR CAB.
7.	NEW SECOND FLOOR COMMON AREA ADA COMPLIANT TOILET ROOMS.
8.	ALTERNATE UPGRADE: IF REQUIRED, THE ELEVATOR WILL BE MODIFIED TO MEET ADA ACCESSIBILITY STANDARDS.



Erik L. Madisen, AIA  
**MADISEN ARCHITECTS**

828 N. Broadway, Suite 206  
Milwaukee, WI 53202  
1 (414) 277-8000  
1 (414) 277-7998  
madisenarchitects.com

project title:

AS-BUILT DRAWINGS FOR:

**THE KENT BUILDING**

155 E. SILVER SPRING DRIVE  
WHITEFISH BAY, WI

sheet title:

**SECOND FLOOR PLAN**

revisions:

date:

8/30/2010

drawn by:

ELM

file name:

frcl

line 2

project number:

2010063

scale:

sheet number:

**A101**



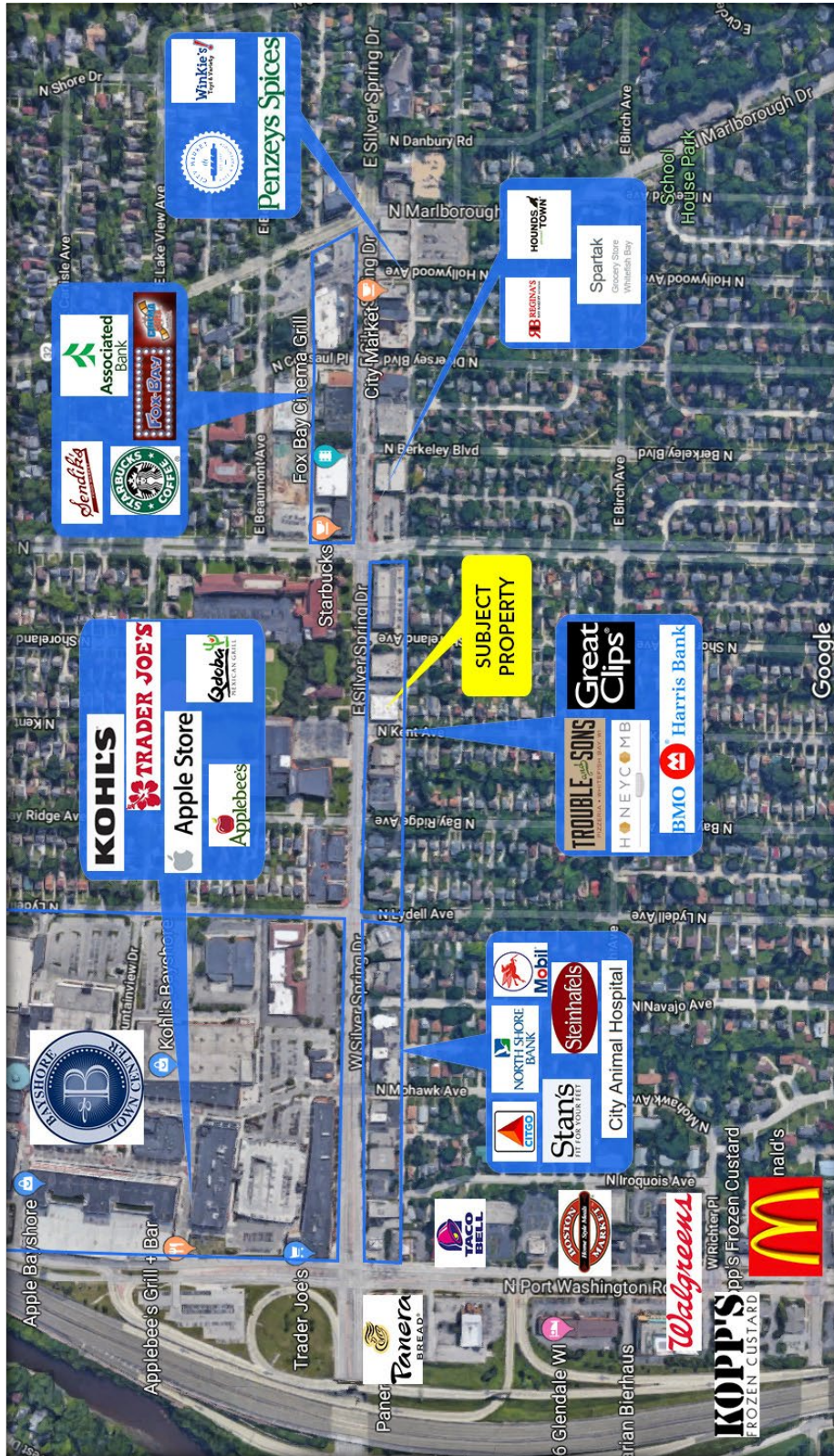
# PHOTOGRAPHS



155 EAST SILVER SPRING DRIVE  
WHITEFISH BAY, WI



# RETAILER MAP



155 EAST SILVER SPRING DRIVE  
WHITEFISH BAY, WI

# LOCATION MAP



155 EAST SILVER SPRING DRIVE  
WHITEFISH BAY, WI



# DEMOGRAPHICS – 0.5 MILE

## DEMOGRAPHIC PROFILE

155 E Silver Spring Dr, Milwaukee, Wisconsin, 53217

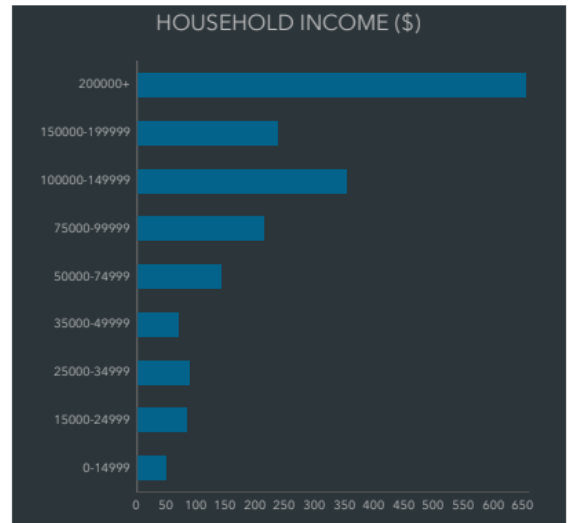
Ring of 0.5 miles

**TRANSWESTERN**  
REAL ESTATE SERVICES

This infographic contains data provided by Esri. The vintage of the data is 2023, 2028. © 2023 Esri

### INCOME

- \$139,293**  
Median Household Income
- \$72,977**  
Per Capita Income
- \$654,525**  
Median Net Worth



### KEY FACTS

- 5,225**  
Population
- 41.1**  
Median Age
- 1,894**  
Households
- \$108,675**  
Median Disposable Income

### EDUCATION

- 2%**  
No High School Diploma
- 8%**  
High School Graduate
- 13%**  
Some College
- 77%**  
Bachelor's/Grad /Prof Degree

### EMPLOYMENT

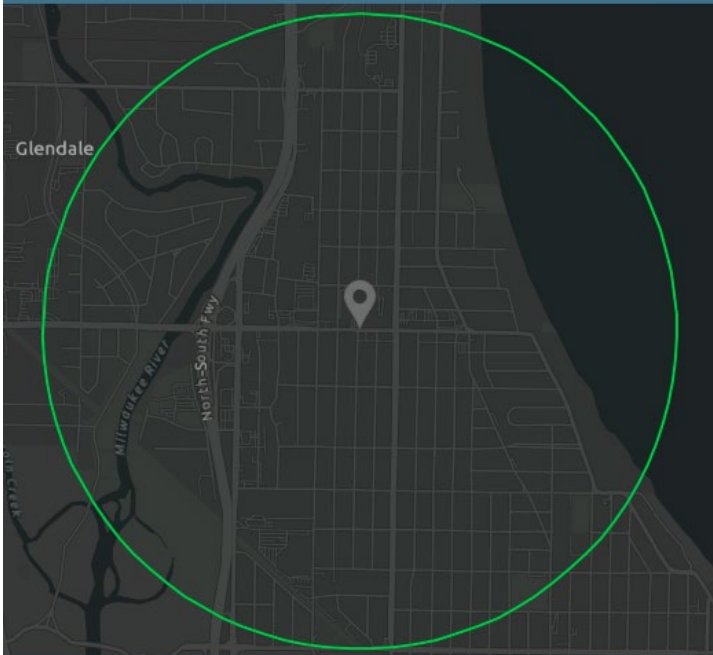
- 84.5%**  
White Collar
- 6.0%**  
Blue Collar
- 9.4%**  
Services
- 2.0%**  
Unemployment Rate

# DEMOGRAPHICS – 1 MILE

## DEMOGRAPHIC PROFILE

155 E Silver Spring Dr, Milwaukee, Wisconsin, 53217

Ring of 1 mile



This infographic contains data provided by Esri. The vintage of the data is 2023, 2028 © 2023 Esri

### KEY FACTS

13,931

Population

41.4

Median Age

5,398

Households

\$91,810

Median Disposable Income

### INCOME



\$113,198

Median Household Income



\$66,736

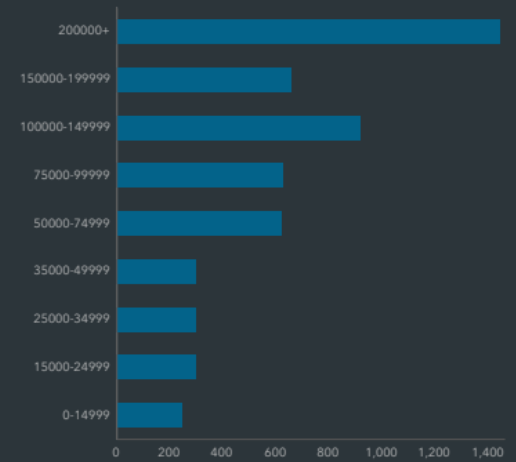
Per Capita Income



\$385,003

Median Net Worth

### HOUSEHOLD INCOME (\$)



### EDUCATION

2%

No High School Diploma



8%

High School Graduate



16%

Some College



74%

Bachelor's/Grad /Prof Degree

### EMPLOYMENT



White Collar

80.6%



Blue Collar

8.6%



Services

10.8%

2.4%

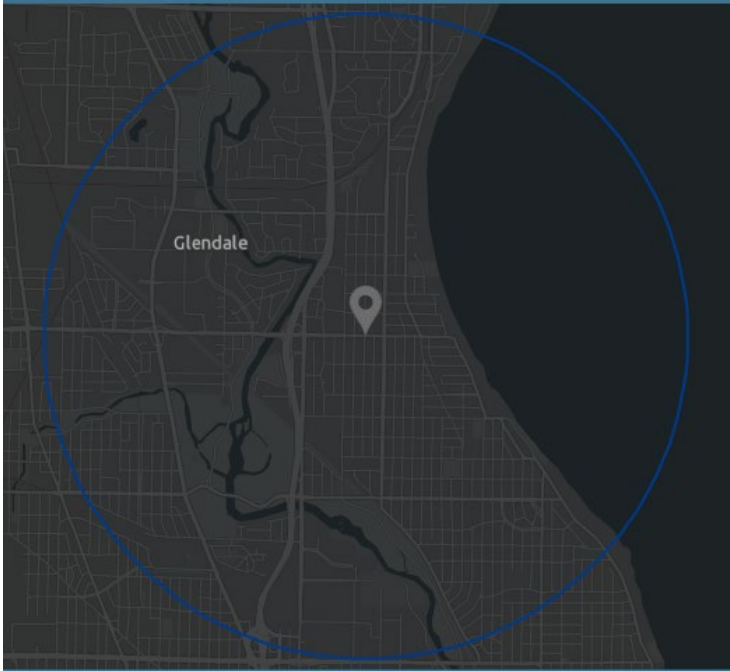
Unemployment Rate



# DEMOGRAPHICS – 2 MILES

## DEMOGRAPHIC PROFILE

155 E Silver Spring Dr, Milwaukee, Wisconsin, 53217  
Ring of 2 miles



Glendale




**TRANSWESTERN**  
REAL ESTATE SERVICES

This infographic contains data provided by Esri. The vintage of the data is 2023, 2028.  
© 2023 Esri

### KEY FACTS

<b>36,195</b> Population	<b>41.4</b> Median Age
<b>14,764</b> Households	<b>\$73,102</b> Median Disposable Income

### INCOME

	<b>\$90,132</b> Median Household Income
	<b>\$58,948</b> Per Capita Income
	<b>\$244,123</b> Median Net Worth


### HOUSEHOLD INCOME (\$)



### EDUCATION

<b>4%</b> No High School Diploma	<b>15%</b> High School Graduate	<b>18%</b> Some College	<b>63%</b> Bachelor's/Grad /Prof Degree
-------------------------------------	------------------------------------	----------------------------	--

### EMPLOYMENT

 <b>75.0%</b> White Collar	<b>3.0%</b> Unemployment Rate
 <b>11.9%</b> Blue Collar	
 <b>13.0%</b> Services	

# TRAFFIC COUNT



## Traffic Count Profile

155 E Silver Spring Dr, Milwaukee, Wisconsin, 53217  
Rings: 0.5, 1, 2 mile radii

Prepared by Esri  
Latitude: 43.11851  
Longitude: -87.90901

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.05	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
0.12	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
0.17	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
0.25	N Lydell Ave	W Day Ave (0.06 miles N)	2019	1,500
0.27	E Day Ave	N Shoreland Ave (0.02 miles E)	2019	340
0.32	N Lake Dr	E Beaumont Ave (0.01 miles SE)	2004	12,000
0.33	N Lydell Ave	W Lexington Blvd (0.06 miles S)	2019	2,400
0.33	W Silver Spring Dr	N Iroquois Ave (0.01 miles E)	2019	20,600
0.35	E Glen Ave	N Danbury Rd (0.05 miles SE)	2019	4,100
0.35	W Silver Spring Dr	N Iroquois Ave (0.03 miles E)	2010	21,500
0.37	E Silver Spring Dr	N Lake Dr (0.02 miles W)	2004	12,800
0.38	North Port Washington Avenue	W Silver Spring (0.05 miles N)	2019	20,900
0.39	N Port Washington Ave	W Northshore Dr (0.01 miles N)	2016	18,400
0.39	N Port Washington Ave	W Silver Spring Dr (0.05 miles N)	2016	24,800
0.39	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
0.42	N Port Washington Ave	W Northshore Dr (0.05 miles S)	2016	3,900
0.43		(0.0 miles )	2016	7,800
0.43	W Silver Spring Dr	N Port Washington Ave (0.05 miles E)	2019	32,600
0.43		W Northshore Dr (0.05 miles SE)	2019	3,400
0.45		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
0.48	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 Richter Pl (0.08 miles SE)	2019	4,000

**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 2023 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:** ©2023 Kalibrate Technologies (Q2 2023).

October 10, 2023