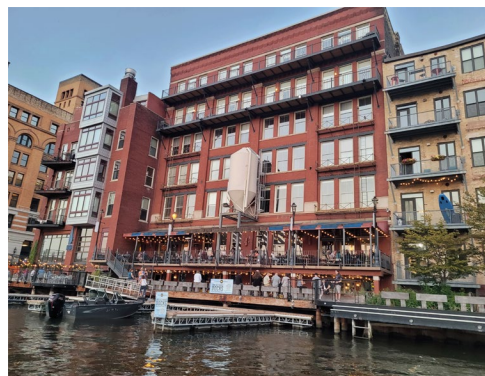


RETAIL SPACE AVAILABLE FOR LEASE


TRANSWESTERN
REAL ESTATE
SERVICES

THE SADDLERY

233-243 NORTH WATER STREET IN THE HISTORIC THIRD WARD
MILWAUKEE, WI 53202



Leasing Information:

MARIANNE BURISH, MBA
Executive Vice President
D 414.270.4109
C 414.305.3070
E marianne.burish@transwestern.com

310 W. Wisconsin Ave., Ste. ME110
Milwaukee, WI 53203
T 414.225.9700
www.transwestern.com/milwaukee

GENERAL INFORMATION

Cream city brick. Heavy timber. High ceiling. Boat slips. Riverfront & riverwalk. Big views. Sunsets. New to market beautiful retail space in the Historic Third Ward that has it all. Perfect for your soft goods retail store, small café/bar/restaurant, event venues, salon/wellness uses, and just about anything else. Call Marianne Burish today to discuss your ideas and space options.

Property & Address	The Saddlery Building, 233 North Water Street, Milwaukee, WI 53202
Available Retail Space – Existing 1 st floor – full floor	Up to +-8,200 sf total available Up to +-7,300 sf including all or a portion of the expansive riverside deck; divisible (see preliminary plans attached)
River Level	915 sf plus generous river level patio
New Multi-Tenant Retail Spaces	<i>Under development; Demised spaces from +-1,800 sf to +-3,500 sf possible; please see preliminary demised space possibilities in this package. The plans herein are for discussion purposes only and do not represent finalized demisings.</i>
Lease Rate	Call for pricing
Turnover Condition	Loft white box
Tenant Improvements	Negotiable to qualified credit
Lease Term	Minimum 5 years
Occupancy	30 to 120 days
Real Estate Taxes & Operating Expenses	\$6.50/sf
Utilities	Gas (heat) Electricity (lights, outlets, A/C) Water Expense Sewer Expense Trash
Parking	Limited underground; ½ block from the city parking structure.
Technology/Telecom	Third Ward Hot Spot! Broadband providers to building include TWC, AT&T, Earthlink, and TDS
Amenities	Everything you and your customers want is right where you are—in the Historic Third Ward. Park once; walk to all of it within a 3-block radius.
Special Feature/s:	Riverside deck on 1 st floor; patio on river level. Black iron in place for small-scale food service/restaurant uses.

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

EXTERIOR PHOTOS



233-243 NORTH WATER STREET
MILWAUKEE, WI

INTERIOR PHOTOS - 1ST FLOOR RETAIL



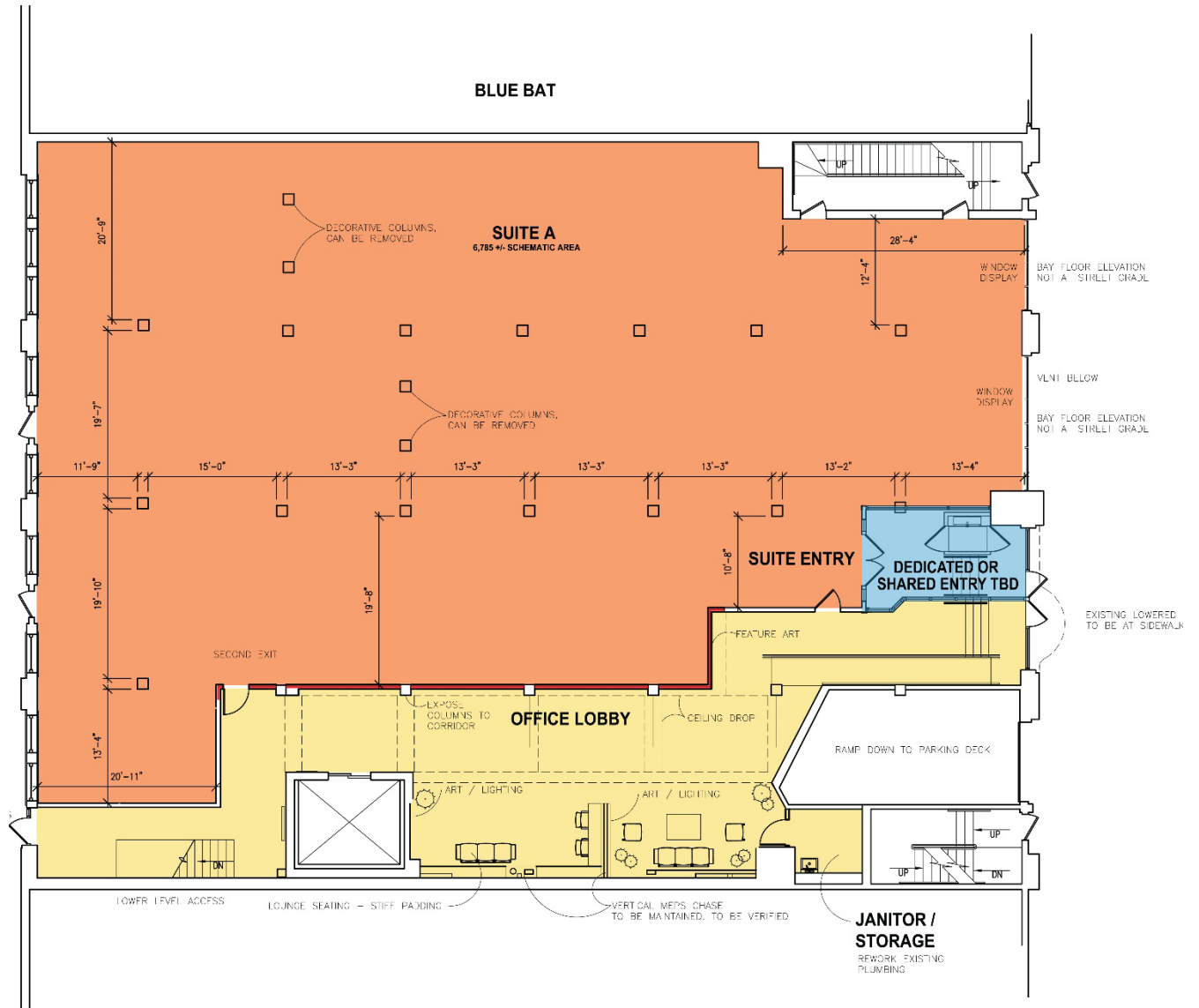
INTERIOR PHOTOS - 1ST FLOOR RETAIL



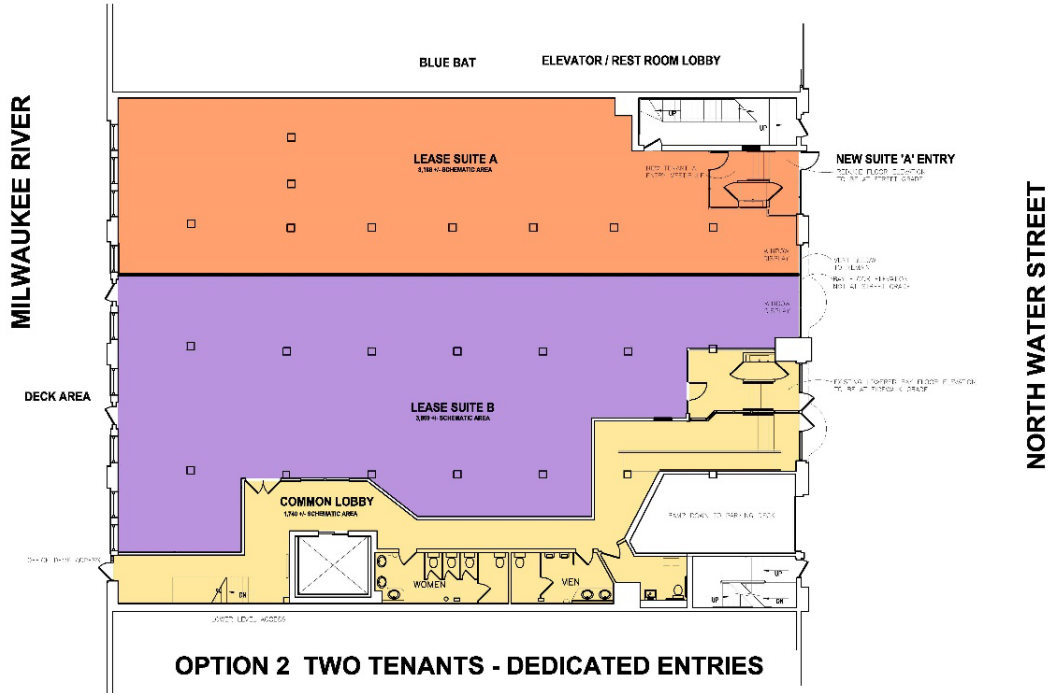
INTERIOR PHOTOS - 1ST FLOOR RETAIL



FLOOR PLAN – EXISTING FOOTPRINT w/Modified Office Lobby Configuration

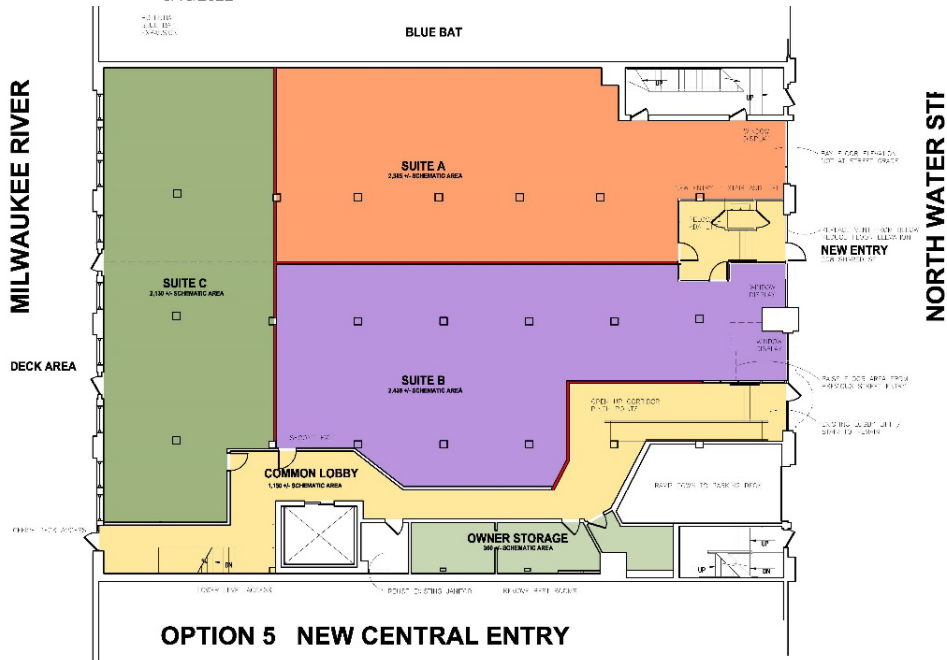


PRELIMINARY MULTI-TENANT FLOORPLAN CONFIGURATIONS



The Saddlery First Floor 233 N. Water St. Milwaukee

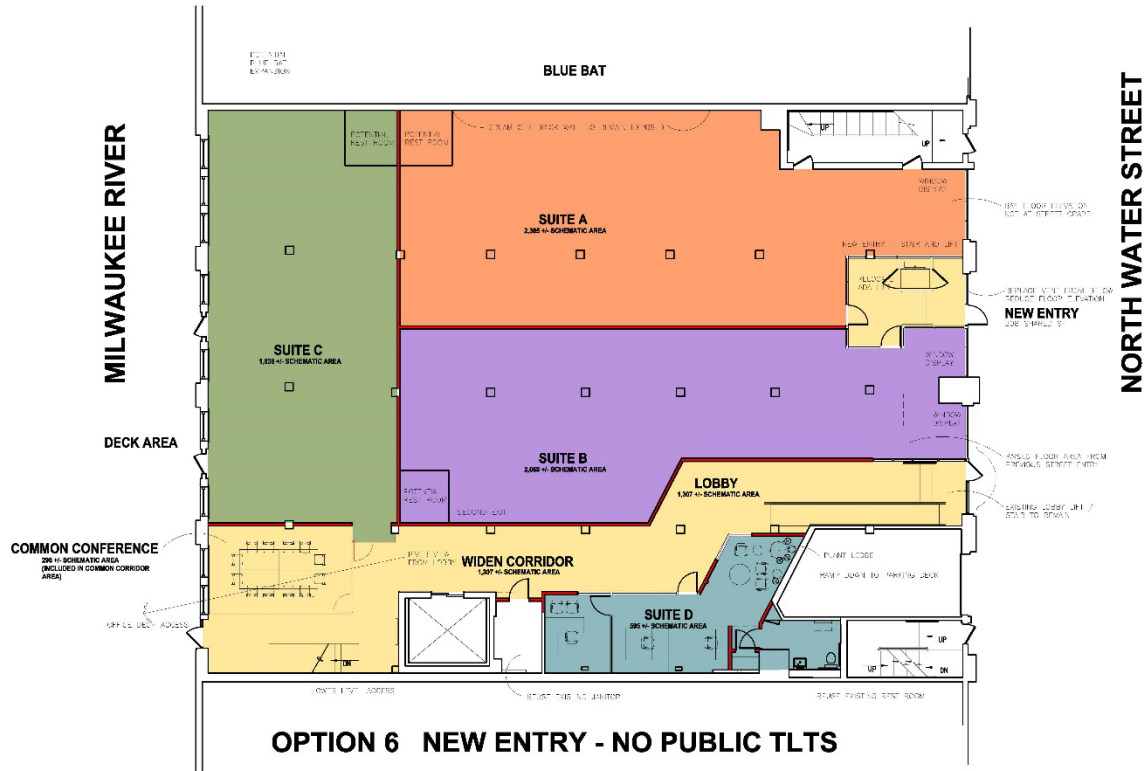
5/18/2022



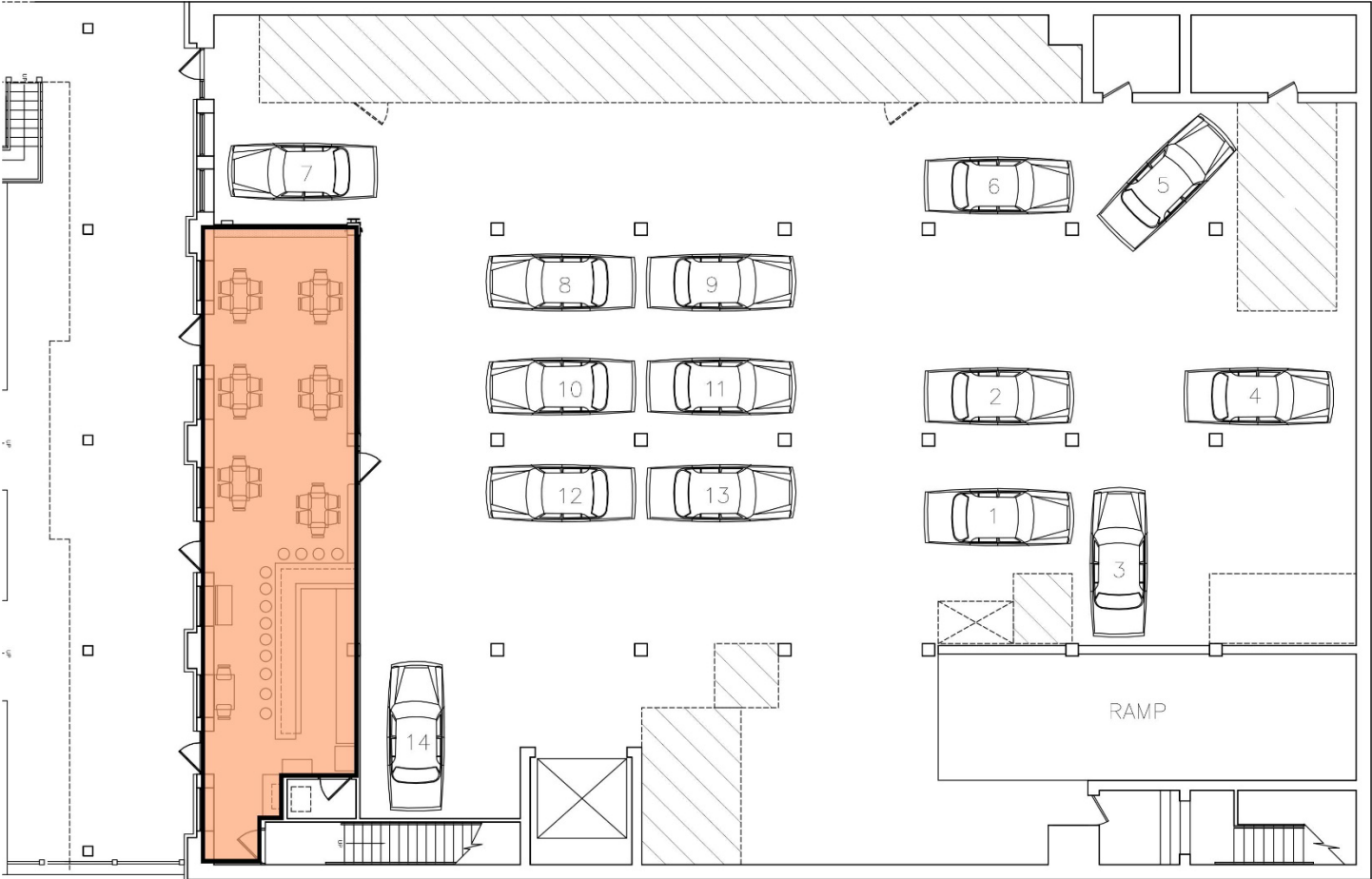
The Saddlery First Floor 233 N. Water St. Milwaukee

5/18/2022

PRELIMINARY MULTI-TENANT FLOORPLAN CONFIGURATIONS – Continued



RIVER LEVEL SPACE – EXISTING FOOTPRINT (formerly the Hopside Bar)



DEMOGRAPHIC PROFILE (.25 MILES)

DEMOGRAPHIC PROFILE

233 N Water St, Milwaukee, Wisconsin, 53202

Ring of 0.25 miles

esri
THE SCIENCE OF WHERE®

This infographic contains data provided by Esri. The vintage of the data is 2022, 2027.
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INCOME

- \$109,701**
Median Household Income
- \$96,579**
Per Capita Income
- \$88,669**
Median Net Worth

HOUSEHOLD INCOME (\$)

Income Bracket (\$)	Approximate Number of Households
200000+	180
150000-199999	180
100000-149999	200
75000-99999	150
50000-74999	180
35000-49999	80
25000-34999	50
15000-24999	30
0-14999	40

KEY FACTS

- 1,811**
Population
- 33.9**
Median Age
- 1,199**
Households
- \$86,744**
Median Disposable Income

EDUCATION

- 1%** No High School Diploma
- 4%** High School Graduate
- 17%** Some College
- 78%** Bachelor's/Grad /Prof Degree

EMPLOYMENT

- 91.4%** White Collar
- 2.5%** Blue Collar
- 6.1%** Services
- 1.4%** Unemployment Rate

DEMOGRAPHIC PROFILE (.5 MILES)

DEMOGRAPHIC PROFILE

233 N Water St, Milwaukee, Wisconsin, 53202

Ring of 0.5 miles

Milwaukee

Menomonee River

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INCOME

	\$106,124 Median Household Income
	\$88,613 Per Capita Income
	\$65,198 Median Net Worth

HOUSEHOLD INCOME (\$)

Income Range (\$)	Count (Approx.)
200000+	550
150000-199999	600
100000-149999	700
75000-99999	450
50000-74999	550
35000-49999	200
25000-34999	150
15000-24999	150
0-14999	200

KEY FACTS

5,517 Population	33.1 Median Age
3,586 Households	\$82,995 Median Disposable Income

EDUCATION

2% No High School Diploma	6% High School Graduate	18% Some College	74% Bachelor's/Grad /Prof Degree
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EMPLOYMENT

	89.2%
	3.4%
	7.5%

1.4%
Unemployment Rate