

409 EAST SILVER SPRING DRIVE
WHITEFISH BAY, WI



OFFICE SPACE AVAILABLE FOR LEASE



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Image has been edited for lighting and clarity.

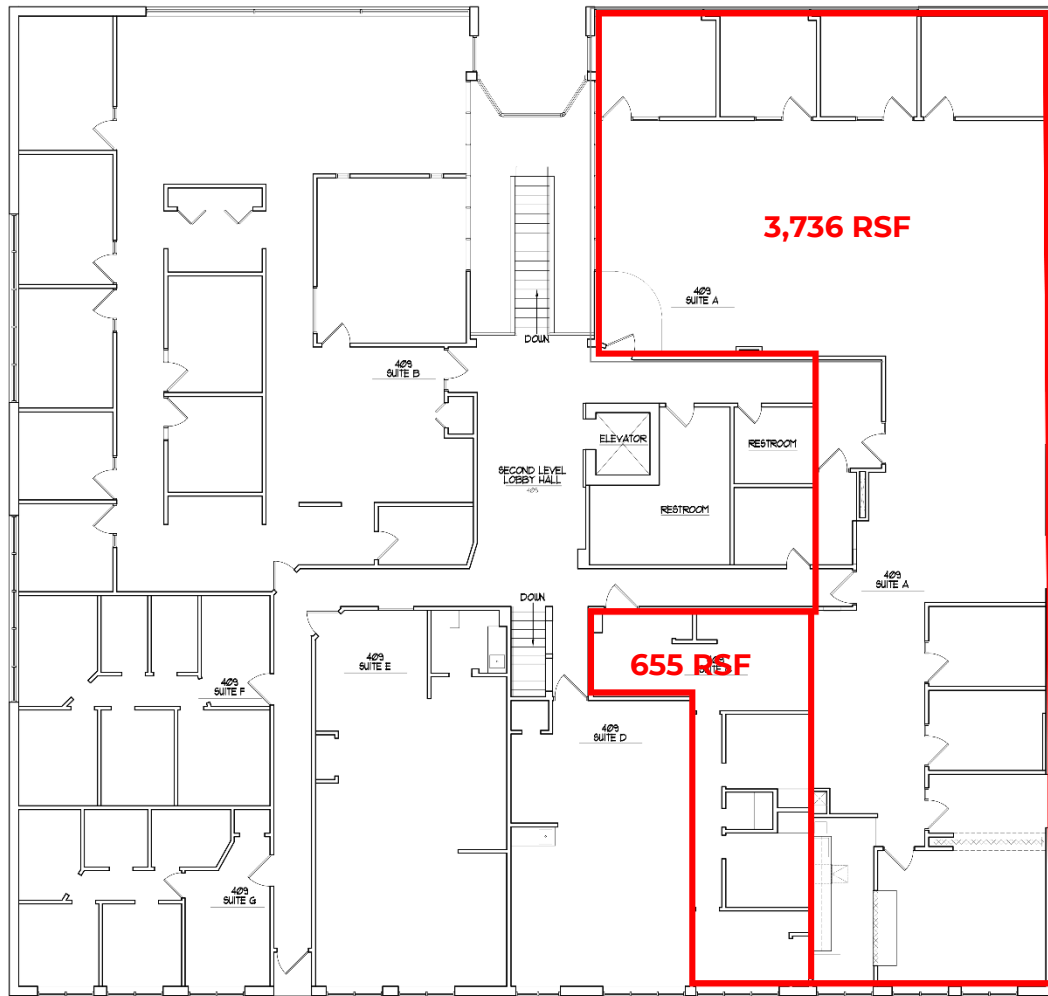
GENERAL INFORMATION

Welcome to the Berkley Building, a two-story, mixed-use office/retail building in the heart of “the Bay”. Office space is now available at the building and ownership is flexible on terms for deal-making. Located at the east end of Silver Spring Drive this location can't be beat and the out-the-door lifestyle amenities are exceptional for dining, entertainment, shopping, medical, wellness and fitness. Outdoor enthusiasts will love the active lifestyle gear-store Yellow Wood on the first floor plus the convenience of being steps from Moxie, Sendik's, Hounds Around Town, The Bay, Indulge Studios, and many other popular retailers.

Building Size (GSF)	Approximately 22,294 SF
Available Space	Suite 409A: 3,736 RSF Suite 409C: 655 RSF (encumbered; call broker to discuss)
Modified Gross Lease Rate	\$19.50 to \$24.50/rsf
Lease Term	Negotiable
Utilities	Payable by tenant
Heating	Payable by tenant
Electricity – Air Conditioning	Payable by tenant
Electricity- Lights & Outlets	Payable by tenant
Water & Sewer	Included
Operating Expenses	Included
Real Estate Taxes	Included
Premises Janitorial Service	By Tenant
Parking	Ample street parking available plus 2-hour daytime public parking at Winkies lot and 10-hour parking with free muni permit at the Beaumont lot/structure across street from building.
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 (TI) Signage	Abated rent will be considered in lieu of TI Negotiable to qualified users
Occupancy	Immediate.

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

FLOOR PLAN



THE LISTED SQUARE FOOTAGE WAS LAST CALCULATED IN YEAR 2016.
 CALCULATIONS WERE DONE USING CENTER OF WALL BETWEEN SUITES AND CENTER OF EXTERIOR WALL.

UPPER FLOOR LEVEL		
SUITE #	TENANT NAME	SQ FOOT
409A	TEKLYNX	3336
409B	BREADSMITH	2850
409C	INDULGE SKIN	585
409D	REAL FIT LLC	575
409E	CAMAXBUS FOUNDATION	806
409F	M.J.F.L.A.	595
409G	GEORGE VUKMIR, D.D.S.	500
TOTAL		9247
OTHER AREAS		SQ FOOT
WOMEN'S RESTROOM		69
MEN'S RESTROOM		68
STORAGE ROOM		188
CIRCULATON (HALLWAYS)		844
TOTAL		1169

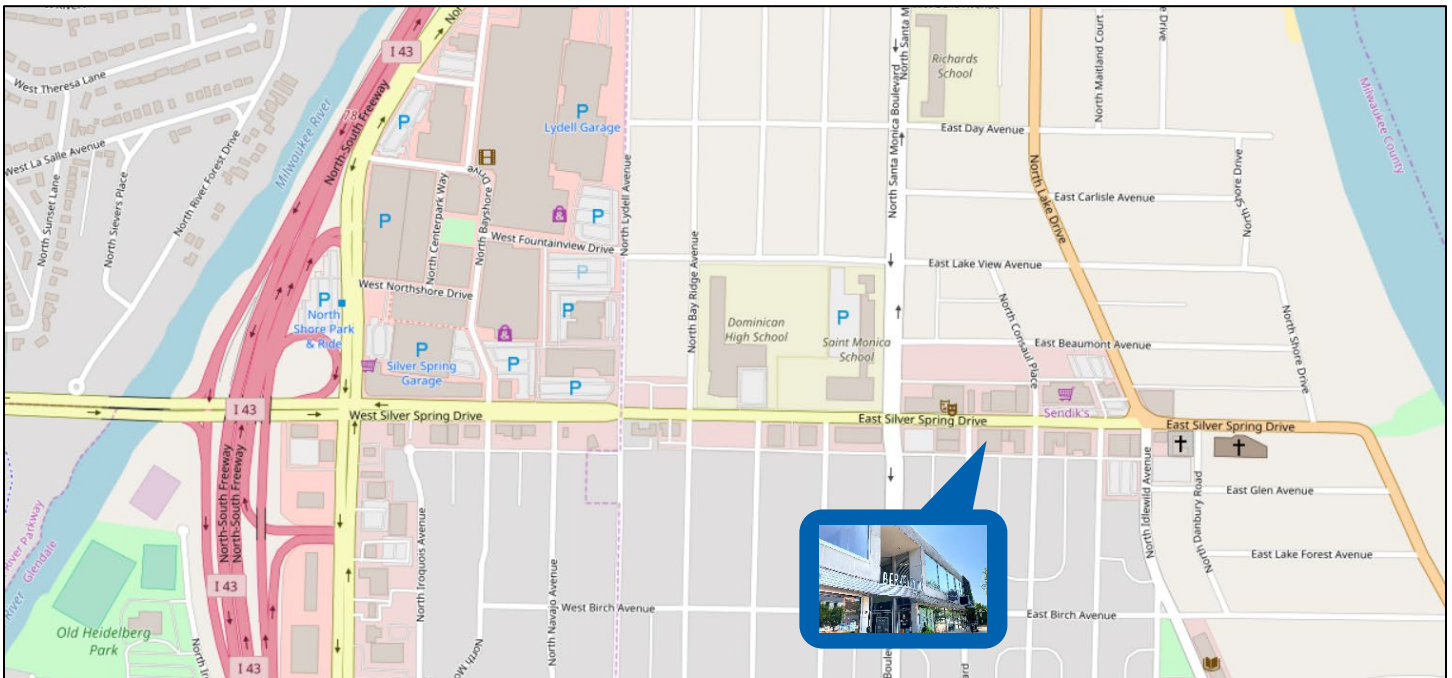
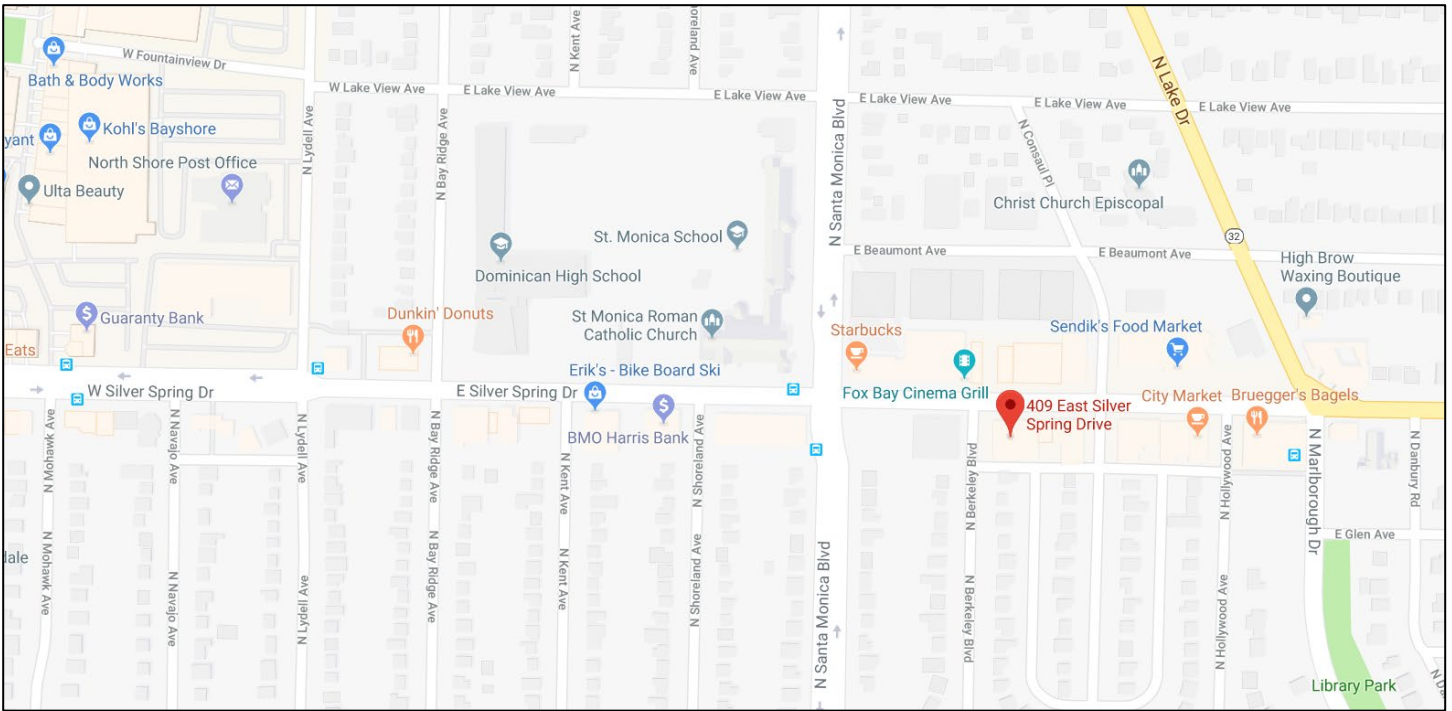


FLOOR LEVEL	GROSS SQ FOOT
UPPER LEVEL	11,193

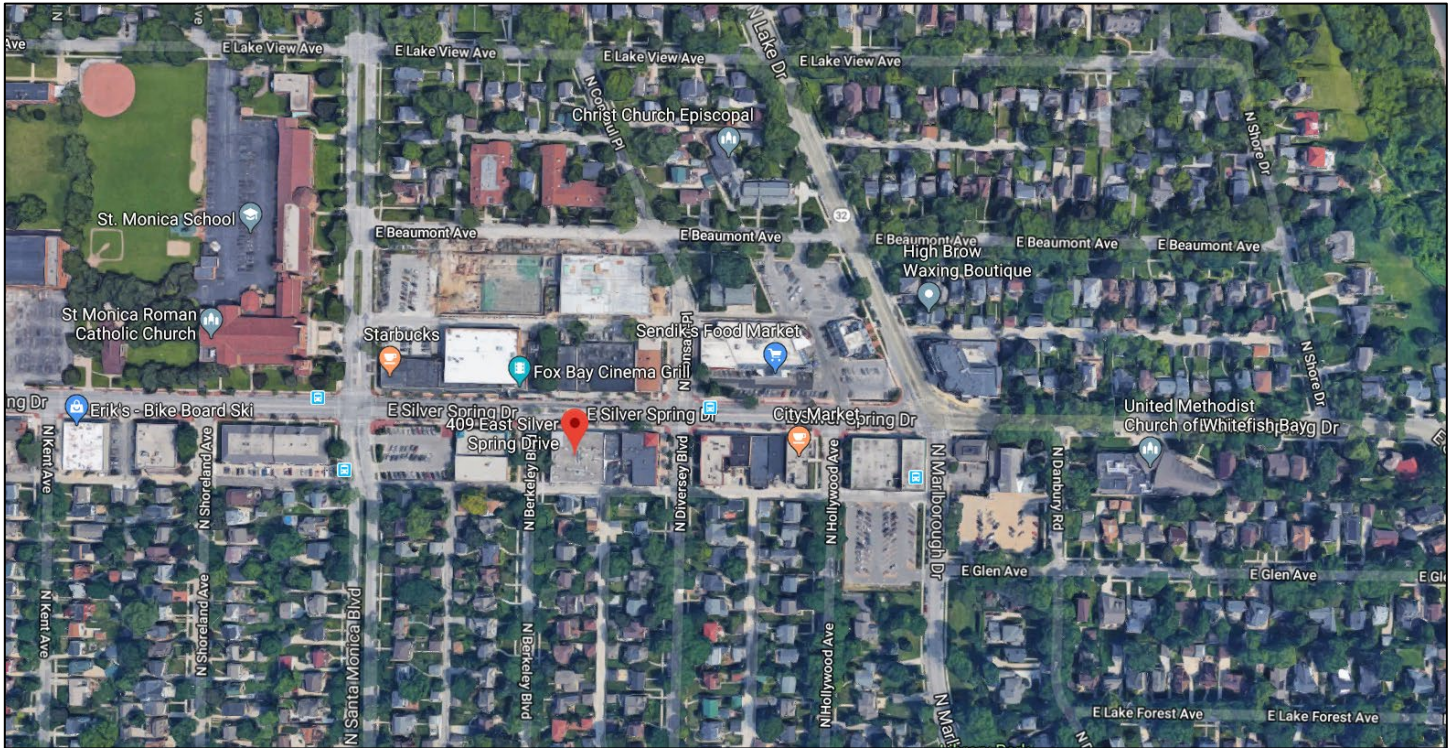
DISCLAIMER:
 These drawings have been produced from existing drawings and site measurements for differing uses and projects. Any dimensions critical to planning and design must be site verified by contractors, Owner and/or Agent.

Owner shall notify Lynn Bichler Architects of how they are intended to be used. Lynn Bichler Architects assumes no responsibility or liability for unauthorized use of these drawings. Owner agrees to defend, indemnify, hold harmless and protect Lynn Bichler Architects from all losses, claims or complaints made against Lynn Bichler Architects arising out of the unauthorized use of these drawings.

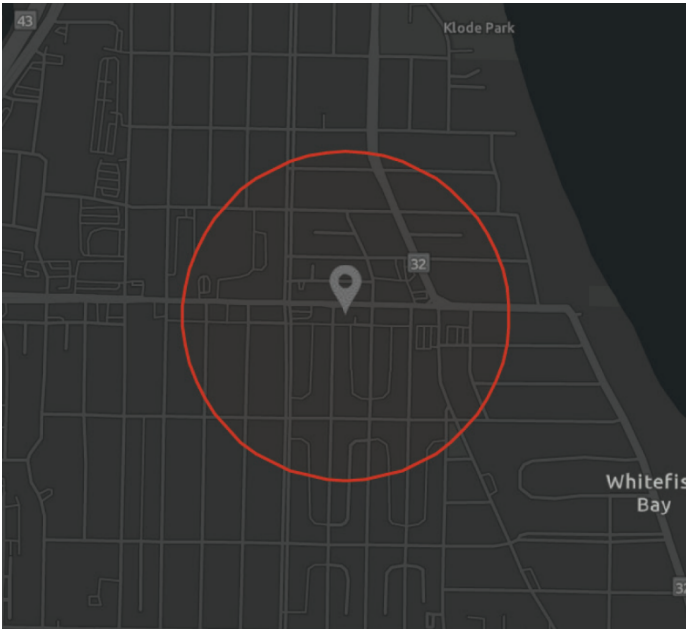
LOCATION MAPS



AERIAL PHOTOGRAPH



DEMOGRAPHICS – 0.25 MILES



INCOME



KEY FACTS

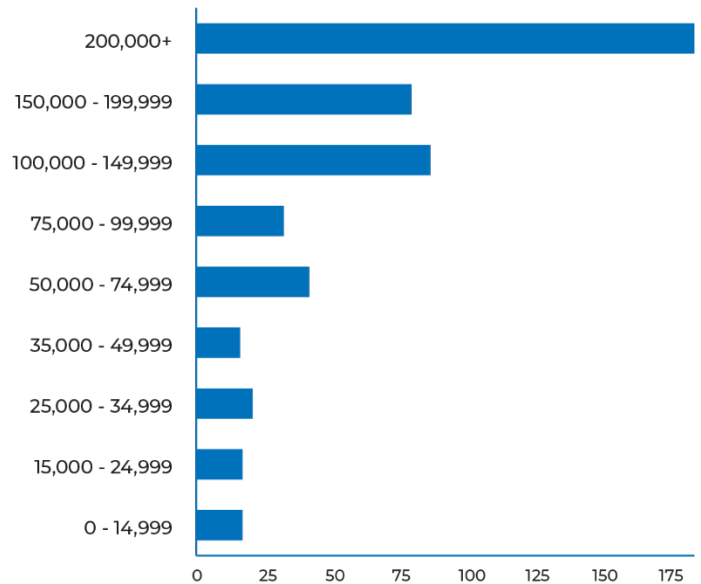
41.6
Median Age

1,092
Population

425
Households

\$126,148
Median Disposable Income

HOUSEHOLD INCOME



EMPLOYMENT



85.2% White Collar



7.2% Blue Collar



8.6% Services

1.0%

Unemployment Rate

EDUCATION

0.4%

No High School Diploma



6.6%

High School Graduate



11.0%

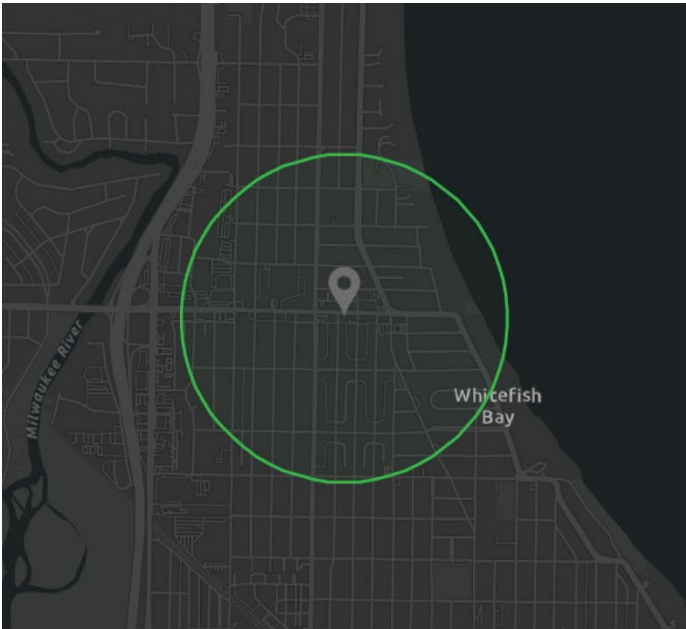
Some College



82.0%

Bachelor's/ Grad/Prof Degree

DEMOGRAPHICS – 0.50 MILES



INCOME



KEY FACTS

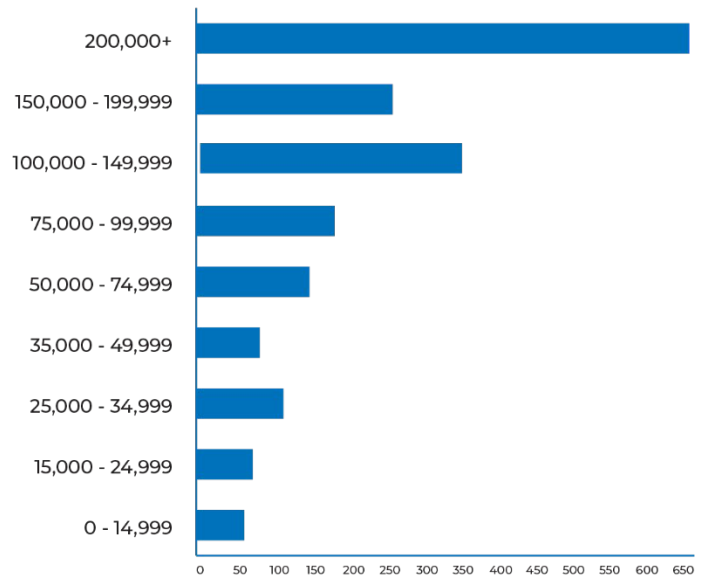
41.3
Median Age

5,128
Population

1,797
Households

\$115,174
Median Disposable Income

HOUSEHOLD INCOME



EMPLOYMENT



86.7% White Collar



5.8% Blue Collar



8.0% Services



Unemployment Rate

EDUCATION



No High School Diploma



High School Graduate

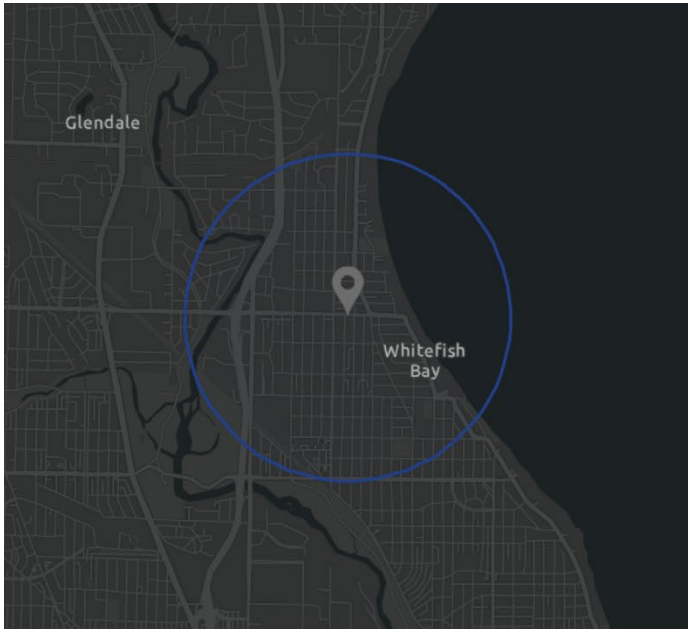


Some College



Bachelor's/ Grad/Prof Degree

DEMOGRAPHICS – 1.0 MILE



INCOME



\$123,552

Median Household Income



\$70,205

Per Capita Income



\$484,217

Median Net Worth

KEY FACTS

41.4

Median Age

13,835

Population

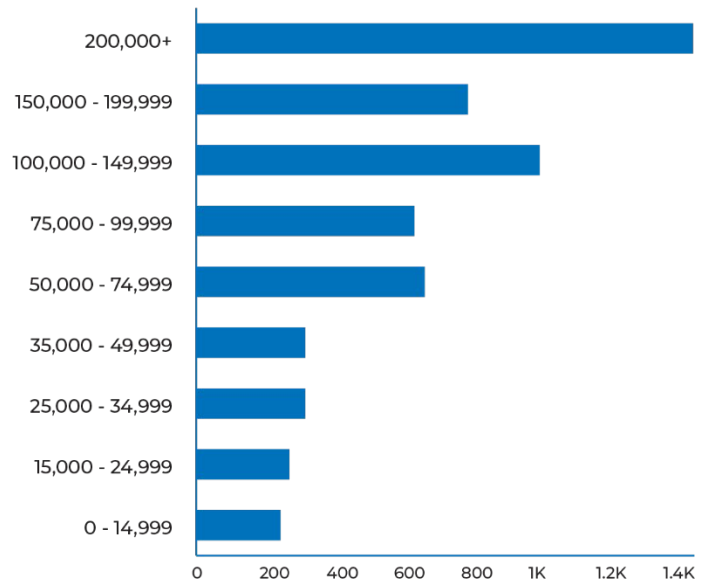
5,210

Households

\$100,594

Median Disposable Income

HOUSEHOLD INCOME



EMPLOYMENT



83.7% White Collar



8.1% Blue Collar



10.2% Services

2.3%

Unemployment Rate

EDUCATION

12.92%

No High School Diploma



7.7%
High School Graduate



14.4%
Some College



75.9%
Bachelor's/ Grad/Prof Degree

DRIVE TIMES



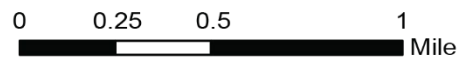
Drive Times

- ≤ 1 Minute
- ≤ 2 Minutes
- ≤ 3 Minutes
- ≤ 4 Minutes
- ≤ 5 Minutes

Area Amenities

(Within Driving Distances)

- Lodging Facilities (3)
- Restaurants & Bars (50)
- Retail Shops (97)



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WHITEFISH BAY, WI

NON-RESIDENTIAL CUSTOMERS

STATE OF WISCONSIN BROKER DISCLOSURE



Wisconsin law requires all real estate licensee to give the following information about brokerage services to prospective customers.

Prior to negotiating on your behalf the Brokerage firm or agent associated with the firm, must provide you the following disclosure statement.

DISCLOSURE TO CUSTOMERS

You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law (see lines 42-51).
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties (see lines 23-41).
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you. The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).
2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

CONFIDENTIAL INFORMATION: _____

NON-CONFIDENTIAL INFORMATION (the following information may be disclosed by the Firm and its Agents): _____

CONFIDENTIALITY NOTICE TO CUSTOMERS

A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement. An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

NOTICE ABOUT SEX OFFENDER REGISTRY

You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <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.