

OFFICE SPACE AVAILABLE FOR LEASE



121 EAST SILVER SPRING DRIVE

WHITEFISH BAY, WI 53217



Leasing Information:

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GENERAL INFORMATION

Two light and bright corner office suites now available in this premier North Shore location on in-demand East Silver Spring Drive! The larger available space was formerly occupied by a dermatology practice offering generous reception area, private offices, and two in-suite bathrooms; the smaller unit is perfect for the solo practitioner of any profession with both offering convenience for being in the midst of the best mix of residential and commercial businesses, all within a parking and pedestrian-friendly environment. Walk or ride your bike to work if you're already a North Shore resident, or easily exit I43N at east Silver Spring Drive or Bayshore if you're commuting. Easy, exciting, and exceptional atmosphere and now home to great on-site and area amenities including Club Pilates, Fringe Interiors, Fresh Coast Dance (soon to be Living Well PT), Honeycomb Salon, Forage, Creator Collaborative, Empower Yoga, and a lot more! Call today to schedule a showing.

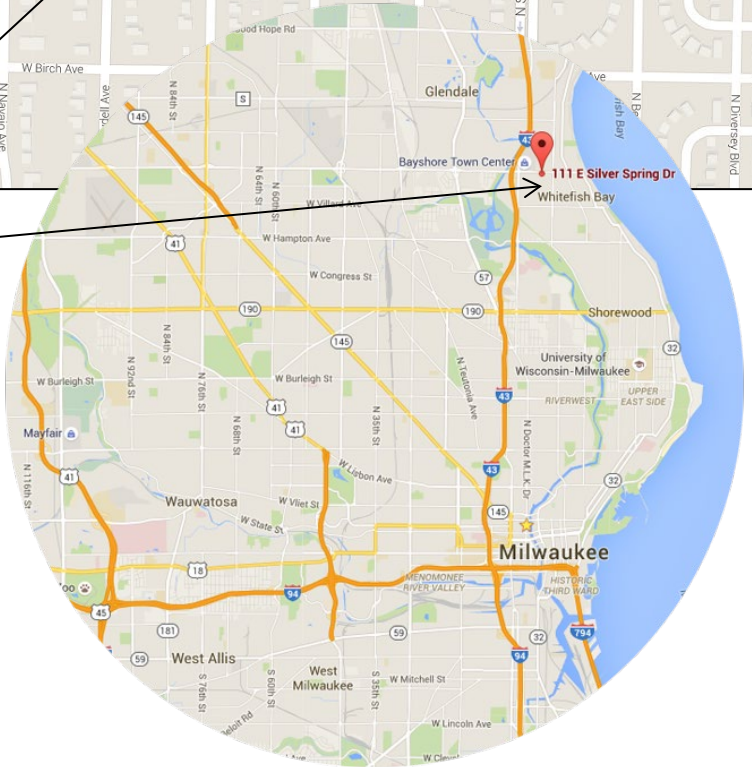
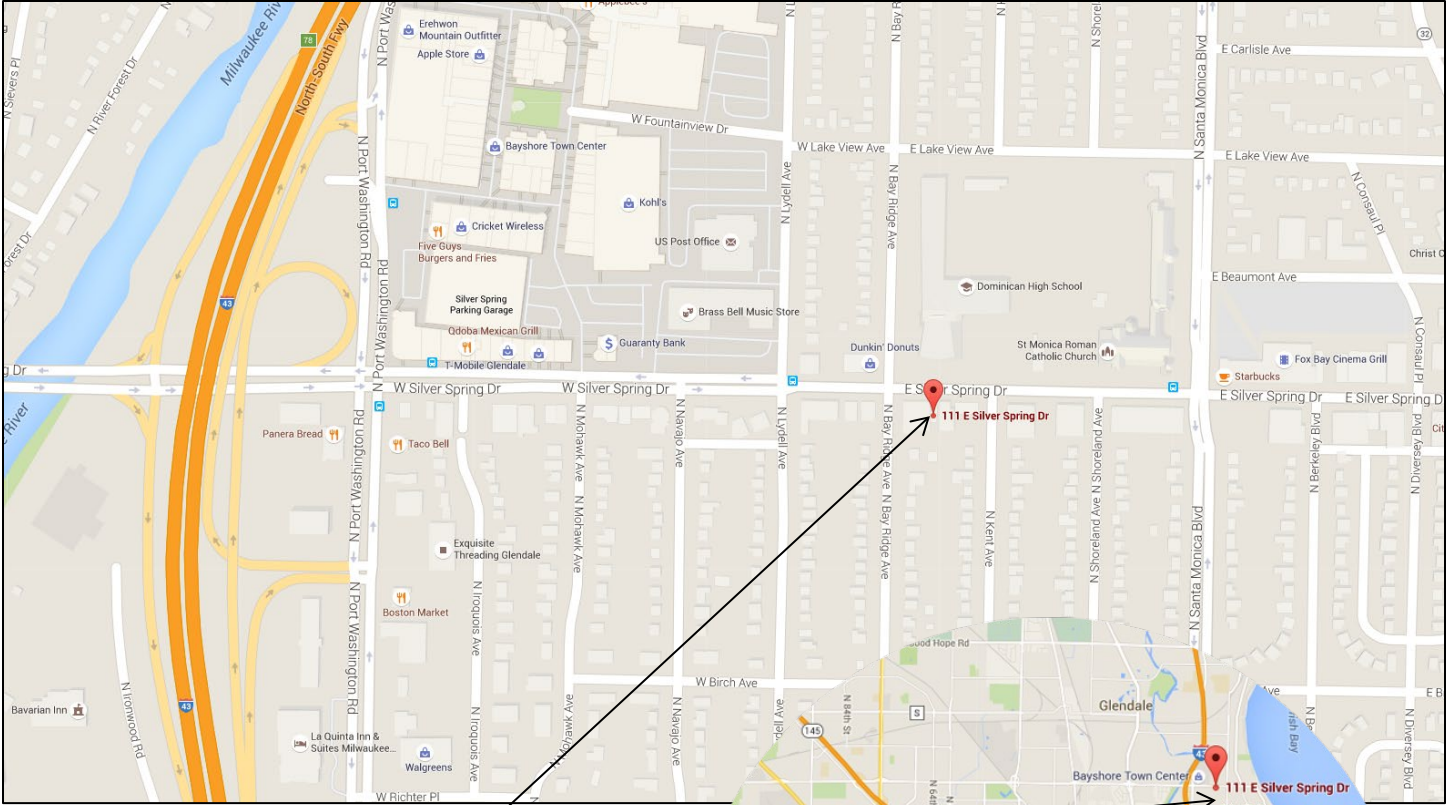
Building Size	Approximately 19,898 SF
Available Office Suites	Suite 202 – +-1,850 RSF (TBV) Suite 207 – 361 RSF
Occupancy	Immediate
Lease Term	Negotiable
Gross Lease Rate	\$18.50/rsf
Real Estate Taxes & Operating Expenses	Included in lease rate
Electric, A/C, Water & Sewer	Included in lease rate
Heating Expense	Included in lease rate
Premises Janitorial	By Tenant
Tenant Improvements	Negotiable (landlord will offer abated rent in lieu of TI)
Passenger Elevator	Yes
Parking	Ample street parking is available as well as limited on-site parking behind building.
Amenities	<ul style="list-style-type: none"> • Desirable North Shore location close to residential & commercial neighborhoods. • Just east of Bayshore Town Center • Basement/storage available

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

2nd FLOOR PLAN



LOCATION MAPS



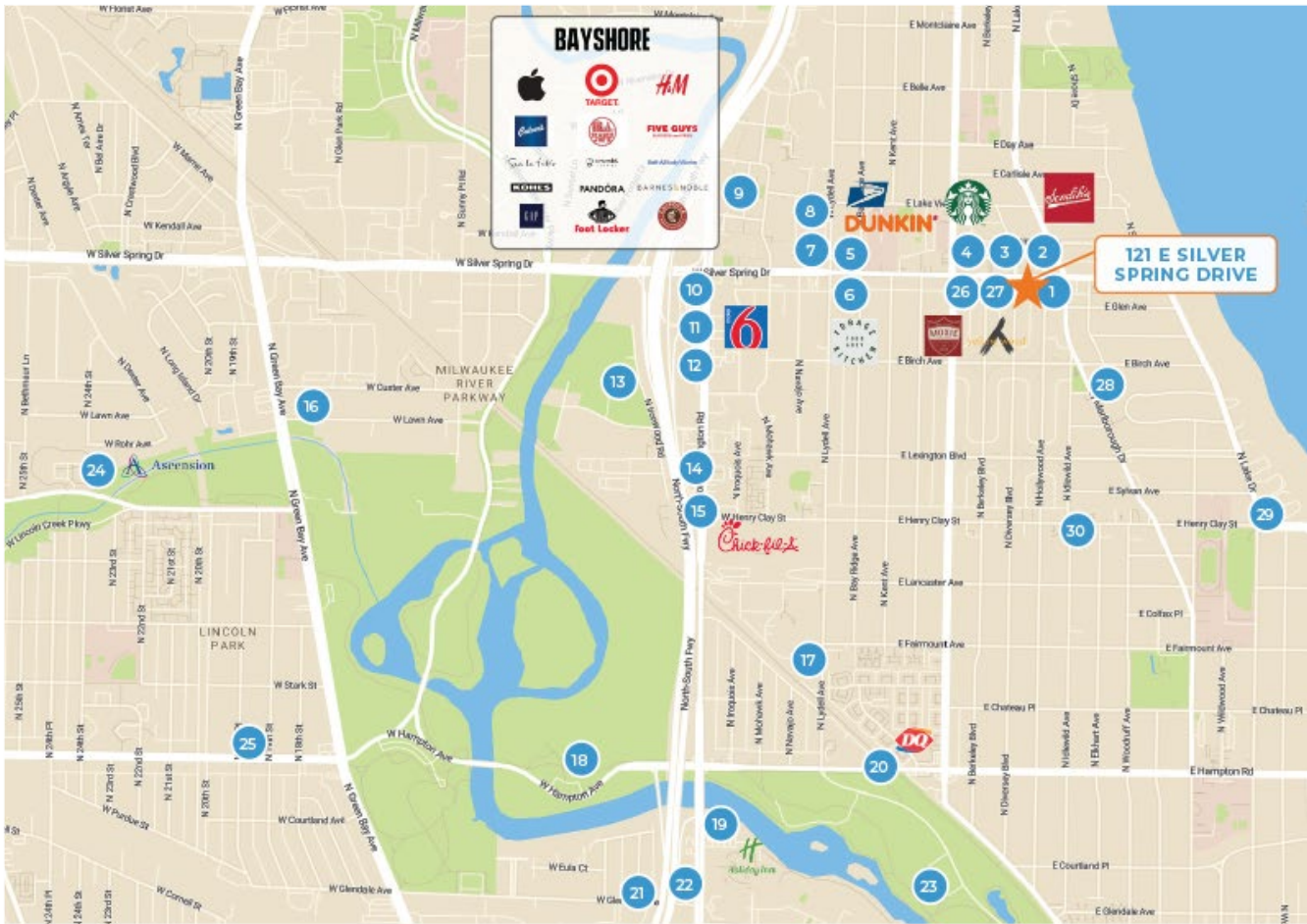
AERIAL PHOTOGRAPHY – IMMEDIATE AREA AMENITIES & BUSINESSES



AERIAL PHOTOGRAPHY – PROPERTY



MAP OF AREA ATTRACTIONS



MAP KEY

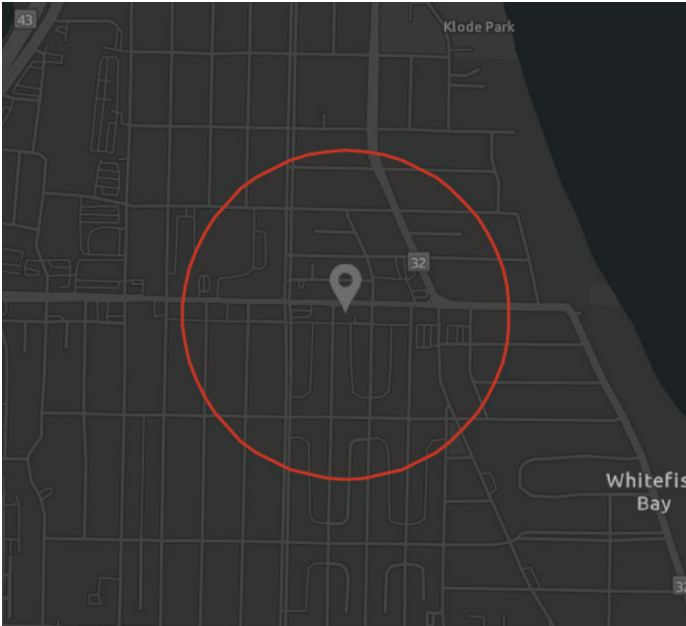
- | | | |
|---------------------------|---------------------------|------------------------------------|
| 1. Stone Creek Coffee | 10. Panera Bread | 18. Lincoln Park Golf Course |
| 2. Sendik's Food Market | 11. Motel 6 | 19. Holiday Inn Milwaukee |
| 3. The Bay Restaurant | 12. La Quinta Inn | 20. Dairy Queen |
| 4. Starbucks | 13. The Bavarian Blerhaus | 21. Sprecher Brewing Co |
| 5. Dunkin' | 14. Kopp's Frozen Custard | 22. Solly's Grille |
| 6. Forage Kitchen | 15. Chick-fil-A | 23. Estabrook Beer Garden |
| 7. USPS | 16. Ohollab's | 24. Ascension Family Health Center |
| 8. Neroli Salon & Spa | 17. CrossFit 100 | 25. YumYum Fish & Chicken |
| 9. Bayshore Shopping Mall | | 26. MOXIE Food & Drink |

- ACX Cinemas
- Apple
- Athleta
- Barnes & Nobles
- Bath & Body Works
- California Pizza Kitchen
- Cheesecake Factory
- Chipotle
- Crumbl Cookies
- Culver's
- Five Guys
- Foot Locker
- GAP
- H&M
- Kohl's
- Old Navy
- Pandora
- Paper Source
- Potbelly Sandwich Shop
- Sur la table
- Target
- Torrid
- Trader Joe's
- Ulta Beauty
- Zumiez

For a complete list go to:
thebayshorelife.com

15 Minutes to Downtown Milwaukee
19 Minutes to Milwaukee Mitchell International Airport (MKE)

DEMOGRAPHICS – 0.25 MILES



INCOME



\$172,552

Median Household Income



\$81,754

Per Capita Income



\$1,073,075

Median Net Worth

KEY FACTS

41.6

Median Age

1,092

Population

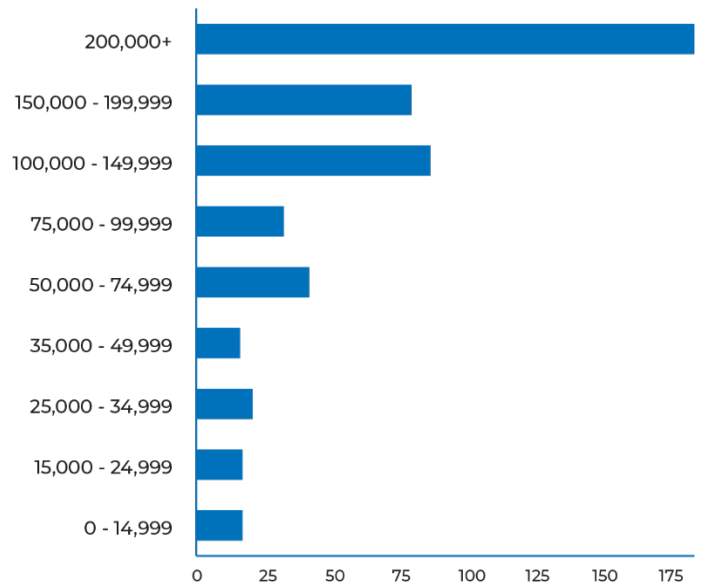
425

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



High School Graduate

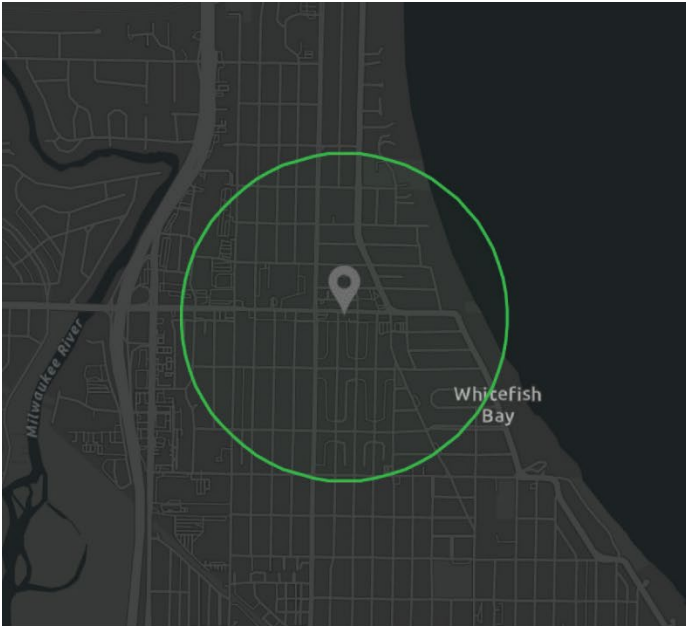


Some College



Bachelor's/Grad/Prof Degree

DEMOGRAPHICS – 0.50 MILES



INCOME



KEY FACTS

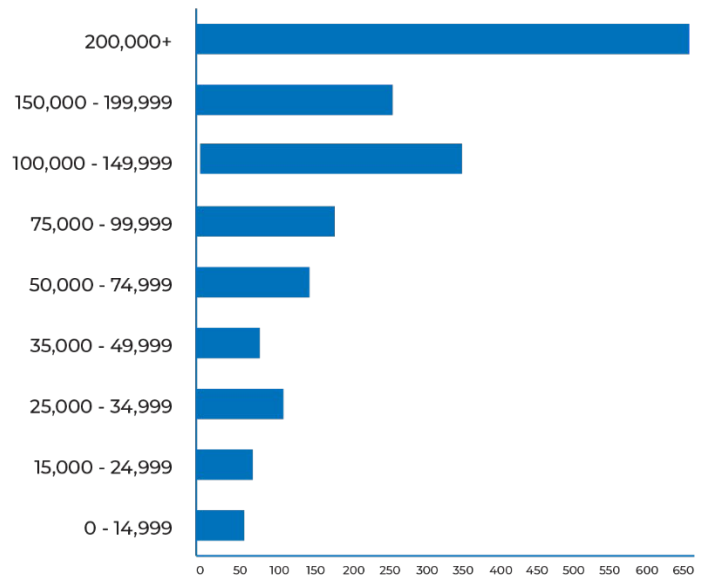
41.3
Median Age

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

1.6%

Unemployment Rate

EDUCATION

1.4%

No High School Diploma



High School Graduate



Some College



Bachelor's/Grad/Prof Degree

DRIVE TIMES



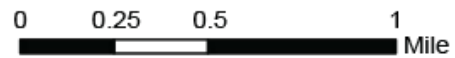
Drive Times

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

Area Amenities

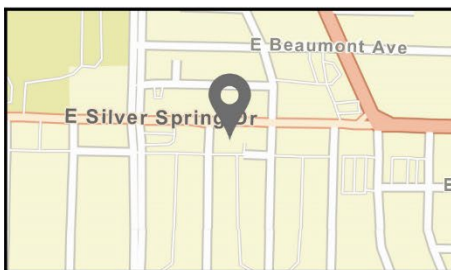
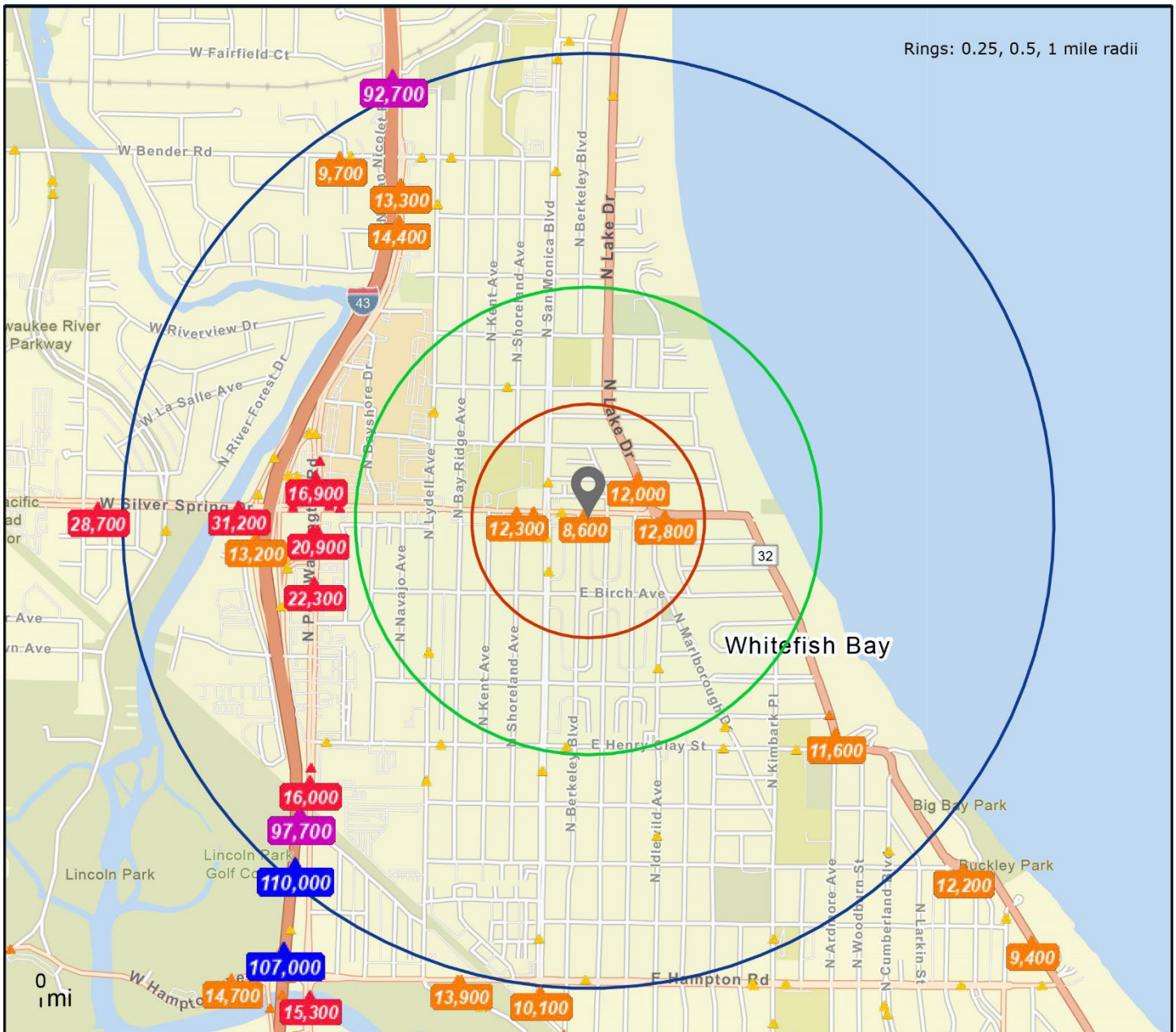
(Within Driving Distances)

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

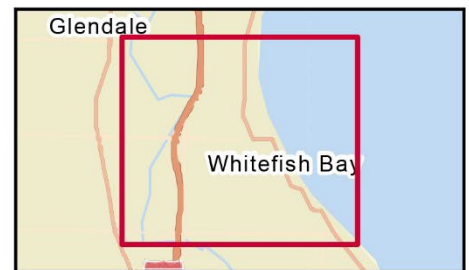


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TRAFFIC COUNTS



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q4 2023).