

OFFICE SPACE AVAILABLE FOR LEASE


TRANSWESTERN
REAL ESTATE
SERVICES

217 NORTH BROADWAY (HISTORIC THIRD WARD) MILWAUKEE, WI 53202



Leasing Information:

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GENERAL INFORMATION

A former coffee roasting mill, commissioned by Wm. Rohnert in 1912, 217 Broadway is a beautifully preserved relic of the great American industrial age. The tangible evidence of its productive past has been carefully curated and remains on premises adding ages of character to the gracious light filled loft space. This is truly a space like no other in Milwaukee.

Inside this historic building (included in the National Register of Historic Buildings), the remnants of a building wide network of machinery are exposed to add extraordinary depth of character to contemporary uses. These cast iron machines were made specifically for coffee roasting by Josiah Burns & Sons Machine Foundry in central New York City in 1885. Interconnected between the upper two floors are three coffee roasters, coffee bean storage hoppers, cup electors, and drop chutes mechanically linking the operations between floors and setting an indelible impression for all who enter.

Located in the heart of the Historic Third Ward, Milwaukee's leading creative hub, the neighborhood is home to galleries, offices in 19th century warehouses, performing arts venues like the Broadway Theater Center, and the campus of the Milwaukee Institute of Art & Design. Restaurants are upscale yet approachable; sidewalk dining is popular.

Project Description	Three story, 3 tenant mixed-use loft building with street-level commercial retail space featuring Bevette, one of Milwaukee's highest rated restaurants.
Building Area	9,723 sq. ft.
Premises	3,241 sq. ft.
Occupancy	Immediate
Turnover Condition	Existing immaculate loft condition
Lease Rate (MG)	\$17.95/SF Modified Gross
Real Estate Taxes & Operating Expenses (NNN's):	Base year 2023 included. Tenants pay pro rata share of future increases.
Lease Term	Five (5) years
Dedicated Entry	Yes. The premises is the entire 3 rd floor of the building. Access is thru an open stairway from a locked entry door located on the 2 nd floor.
Utilities	
Electricity	Payable by Tenant
Gas Service	Payable by Tenant
Exterior Sign/Identification	Yes, subject to Landlord and Historic Third Ward (HTW) Architectural Review Board (ARB) guidelines & approval
Interior Clear Heights	9'-6" – 13'-6" to underside of deck
Parking	Street & other area parking accommodations
Zoning	C9G mixed activity (city of Milwaukee zoning website: http://city.milwaukee.gov/PlanningPermits/DCDzoninglink.htm#.WC4ANcmk0t1)
Loading	Front door loading and limited rear access loading

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

PHOTO GALLERY



217 NORTH BROADWAY (HISTORIC THIRD WARD)
MILWAUKEE, WI

PHOTO GALLERY

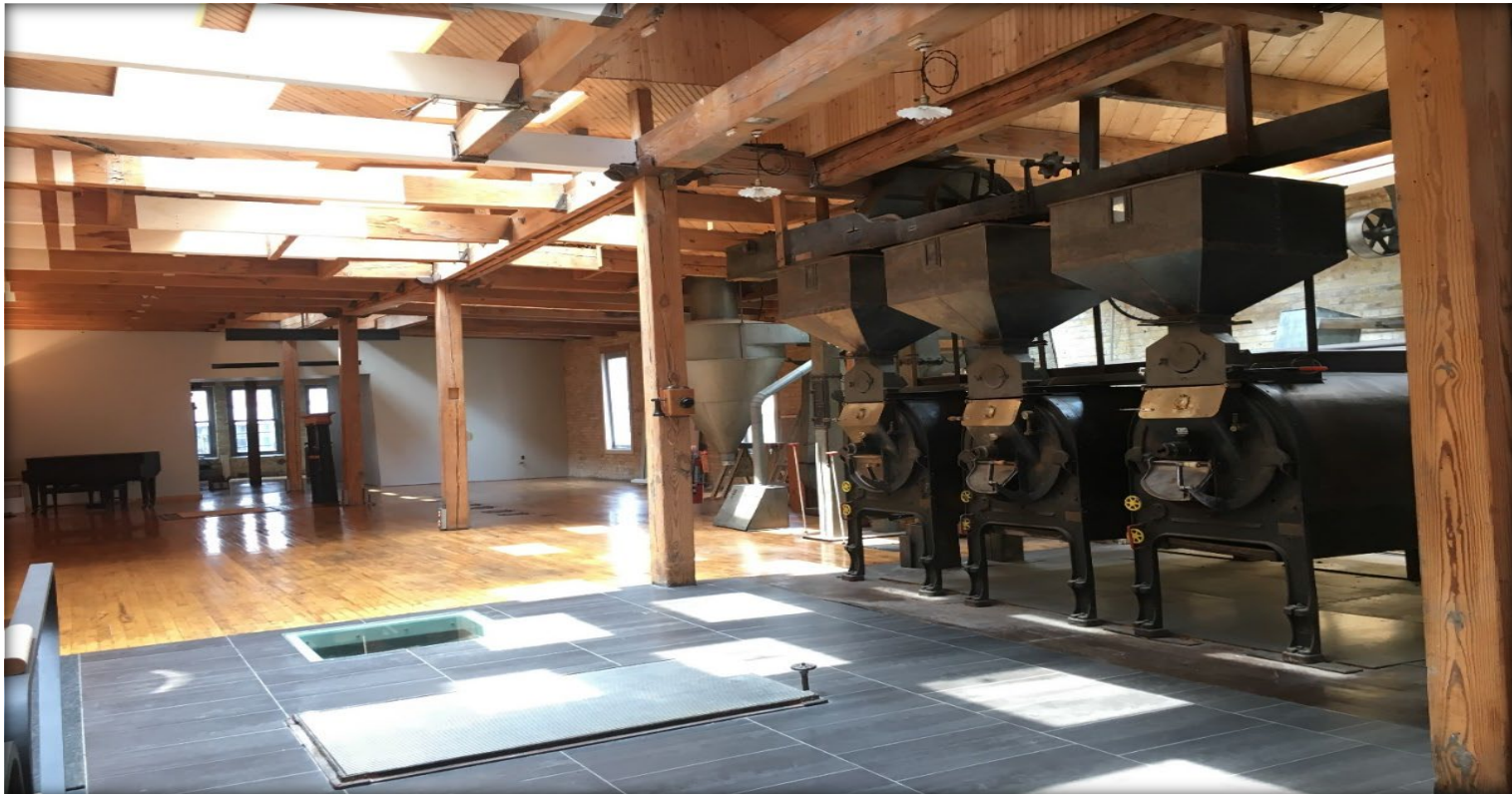
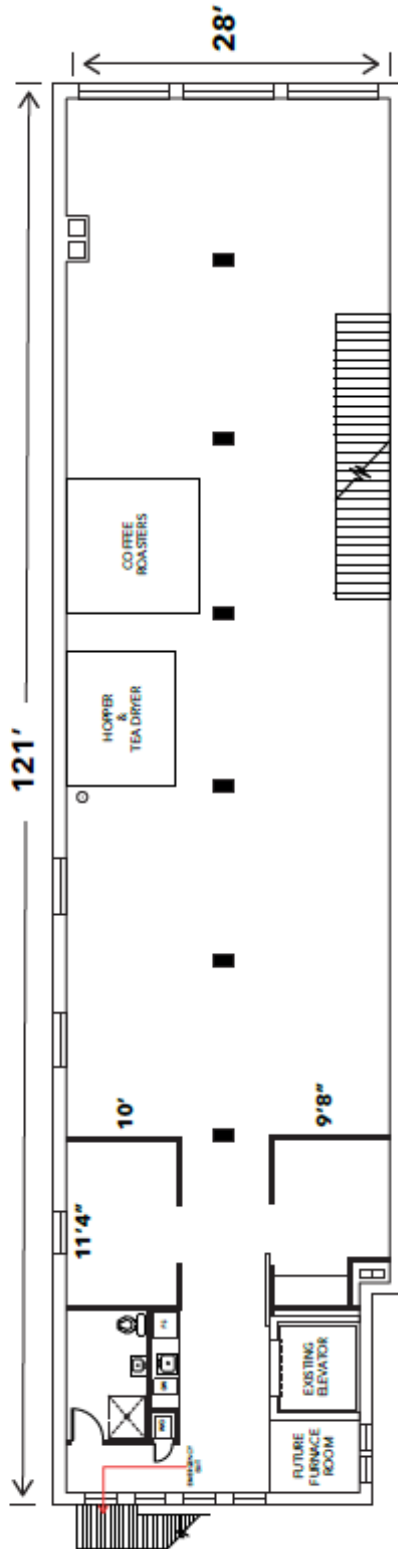


PHOTO GALLERY

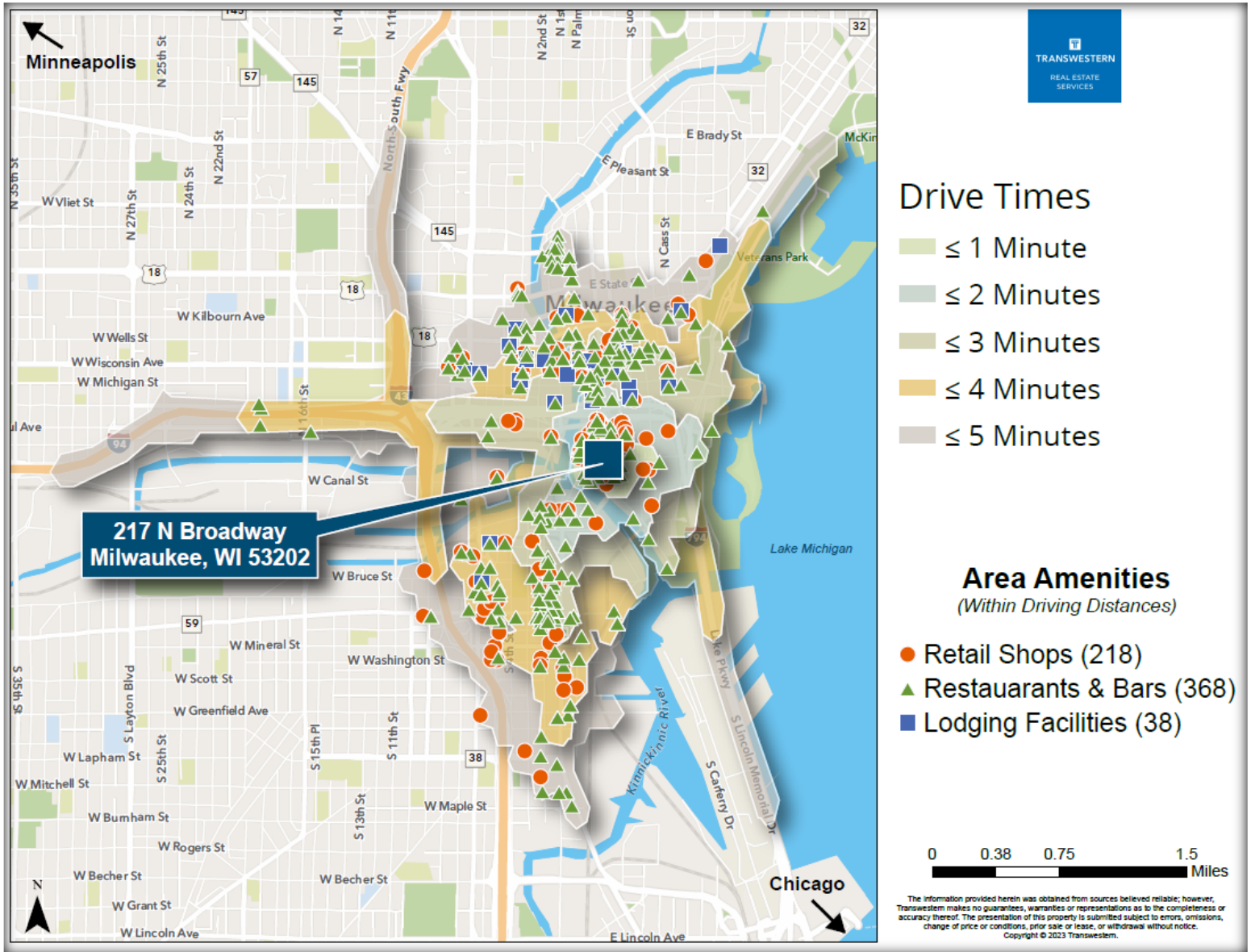


FLOOR PLAN

EDWARD ROHNER'S COFFEE ROASTING FACTORY 217 NORTH BROADWAY MILWAUKEE WISCONSIN 53202

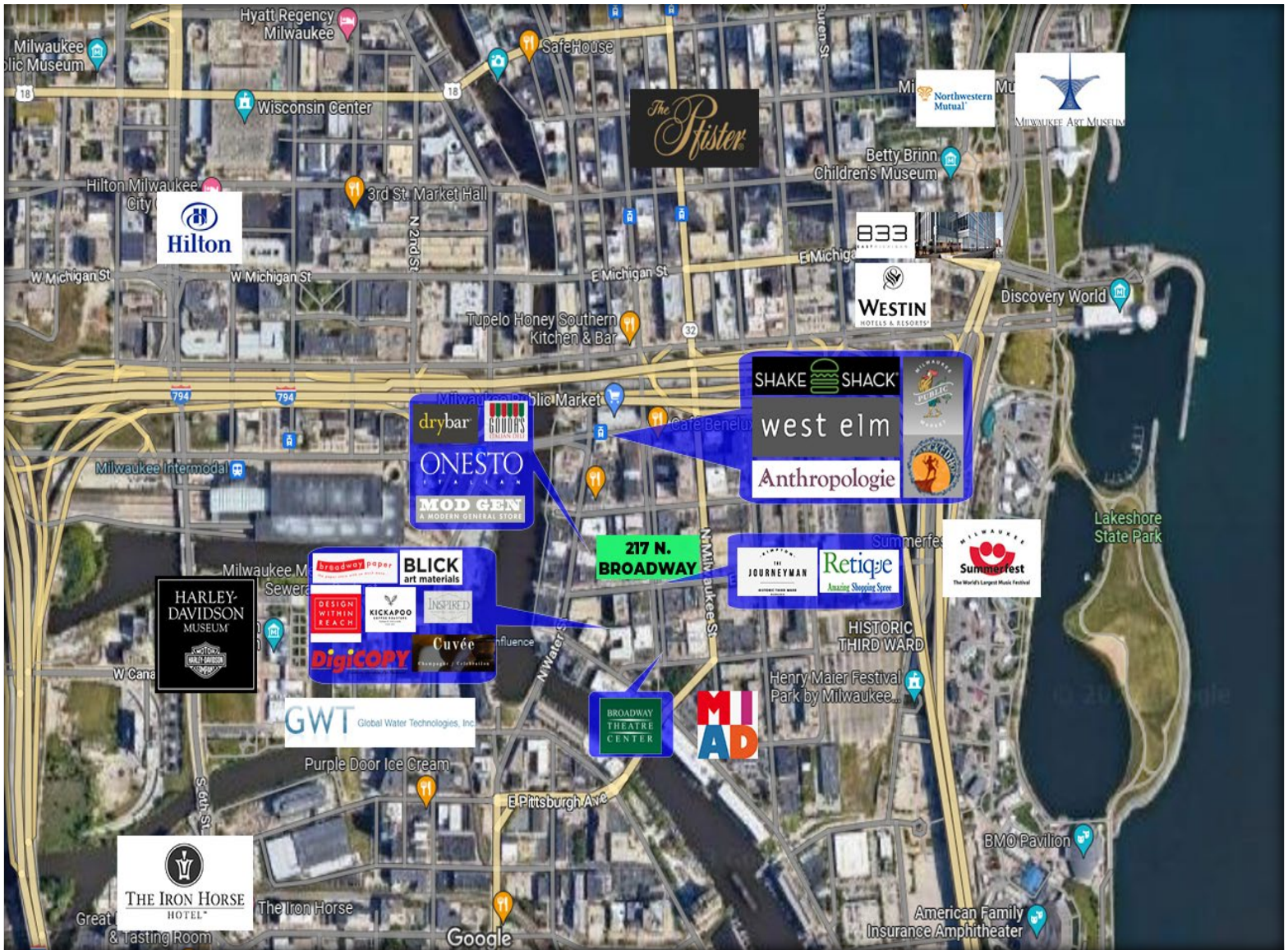


DRIVE TIMES & AREA AMENITIES MAP



217 NORTH BROADWAY (HISTORIC THIRD WARD)
MILWAUKEE, WI

AERIAL RETAILER & AMENITIES MAP



217 NORTH BROADWAY (HISTORIC THIRD WARD)
MILWAUKEE, WI

DEMOGRAPHICS - .5 MILES

DEMOGRAPHIC PROFILE

217 N Broadway, Milwaukee, Wisconsin, 53202

Ring of 0.5 miles

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INCOME

- \$105,128**
Median Household Income
- \$101,132**
Per Capita Income
- \$72,080**
Median Net Worth

HOUSEHOLD INCOME (\$)

Income Range (\$)	Approximate Number of Households
200000+	700
150000-199999	450
100000-149999	550
75000-99999	450
50000-74999	500
35000-49999	250
25000-34999	150
15000-24999	100
0-14999	200

KEY FACTS

- 5,229**
Population
- 33.4**
Median Age
- 3,394**
Households
- \$84,220**
Median Disposable Income

EDUCATION

- 1%** No High School Diploma
- 6%** High School Graduate
- 14%** Some College
- 79%** Bachelor's/Grad /Prof Degree

EMPLOYMENT

- 89.1%** White Collar
- 5.2%** Blue Collar
- 5.6%** Services
- 1.7%** Unemployment Rate

DEMOGRAPHICS - 1 MILES

DEMOGRAPHIC PROFILE

217 N Broadway, Milwaukee, Wisconsin, 53202

Ring of 1 mile

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INCOME

- \$76,998**
Median Household Income
- \$71,577**
Per Capita Income
- \$25,686**
Median Net Worth

HOUSEHOLD INCOME (\$)

Income Bracket (\$)	Count (Approximate)
200000+	1400
150000-199999	1000
100000-149999	1400
75000-99999	1200
50000-74999	1500
35000-49999	900
25000-34999	700
15000-24999	600
0-14999	1300

KEY FACTS

- 17,022**
Population
- 33.3**
Median Age
- 10,351**
Households
- \$60,901**
Median Disposable Income

EDUCATION

- 4%**
No High School Diploma
- 13%**
High School Graduate
- 18%**
Some College
- 65%**
Bachelor's/Grad /Prof Degree

EMPLOYMENT

- 82.1%**
White Collar
- 7.8%**
Blue Collar
- 10.1%**
Services
- 2.3%**
Unemployment Rate

DEMOGRAPHICS - 3 MILES

DEMOGRAPHIC PROFILE

217 N Broadway, Milwaukee, Wisconsin, 53202

Ring of 3 miles

Map controls: Home, Zoom In, Zoom Out, Home

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INCOME

	\$42,997 Median Household Income
	\$30,529 Per Capita Income
	\$13,190 Median Net Worth

HOUSEHOLD INCOME (\$)

Income Bracket	Percentage
200000+	~10%
150000-199999	~10%
100000-149999	~10%
75000-99999	~10%
50000-74999	~15%
35000-49999	~12%
25000-34999	~10%
15000-24999	~10%
0-14999	~15%

KEY FACTS

196,451 Population	29.4 Median Age
85,167 Households	\$36,652 Median Disposable Income

EDUCATION

17% No High School Diploma	27% High School Graduate	23% Some College	34% Bachelor's/Grad /Prof Degree
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EMPLOYMENT

54.2% White Collar	4.6% Unemployment Rate
24.3% Blue Collar	
21.5% Services	

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.