

OFFICE SPACE - SUBLEASE -


TRANSWESTERN
REAL ESTATE
SERVICES

THE SADDLERY

233-243 NORTH WATER STREET (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 Avenue
Suite ME110
Milwaukee, WI 53203
T 414.225.9700
transwestern.com/milwaukee

GENERAL INFORMATION

Welcome to Suite 502 at The Saddlery Building in the heart of the Historic Third Ward! You won't find many like this. Available with or without furniture. Call today to discuss or schedule a tour.

Building Size	56,368 RSF
Available Space	5 th Floor – Suite 502: 2,461rsf
Add-on Factor	14% multi-tenant floors
Occupancy	No earlier than 4 th Quarter 2024
Modified Gross Lease Rate	\$25.50/rsf without furniture; \$28.50/rsf with furniture
Sub-term Expiration	8/31/2029
Tenant Improvements	Space offered as-is
CAM, Real Estate Taxes & Operating Expenses	Included above, base year
Utilities	<ul style="list-style-type: none"> Heating (gas) By Tenant Air Conditioning By Tenant Electricity-Lights & Outlets By Tenant Janitorial – Common Area Included Janitorial - Premises Included Water & Sewer Included
Technology/Telecom	Third Ward Hot Spot! Broadband providers to building include TWC, AT&T, Earthlink, and TDS.
Green Features	LEED-EBOM Registered. All of the janitorial services at The Saddlery are “green,” meaning all cleaning agents are environmentally friendly, vacuums have HEPA filters, and all cloths and mops are micro-fiber.
Furniture & Fixtures	Existing attractive/high end furniture & fixtures available.
Amenities	Desirable Historic Third Ward location; brick & timber loft style office building; on-site underground parking.

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

PHOTO GALLERY – SUITE 502

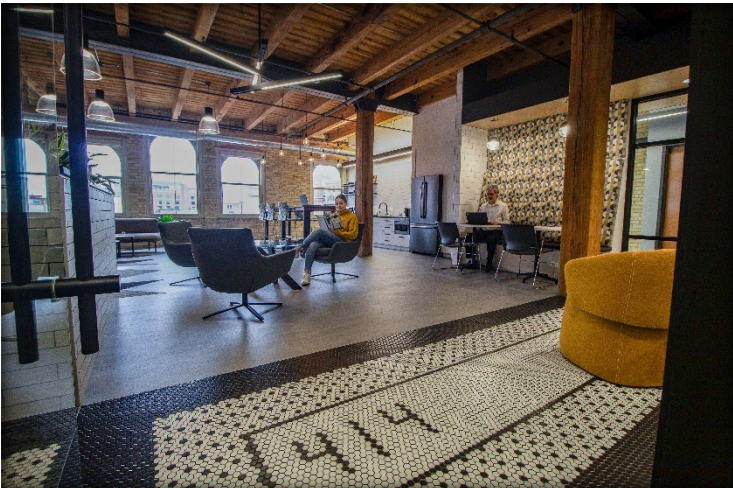
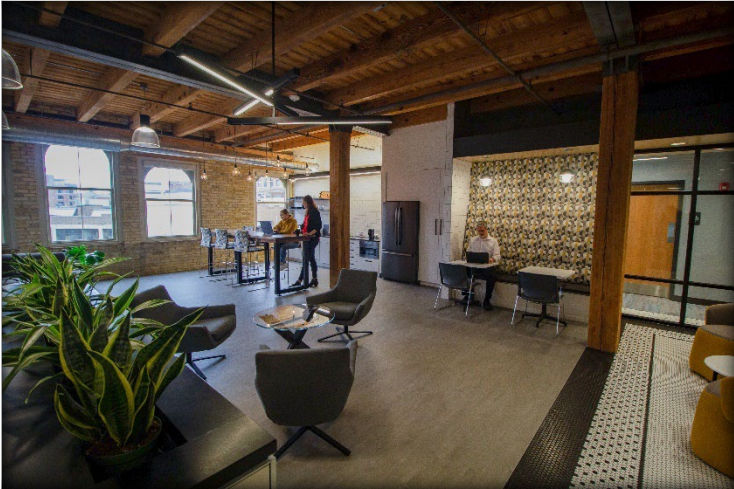


PHOTO GALLERY – SUITE 502

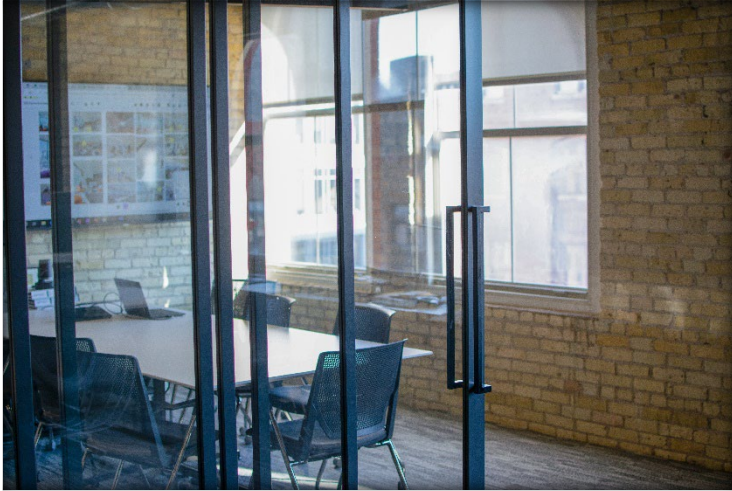
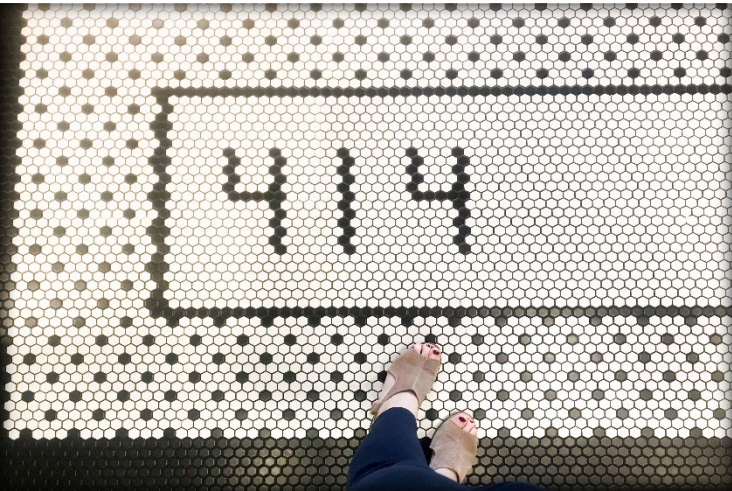
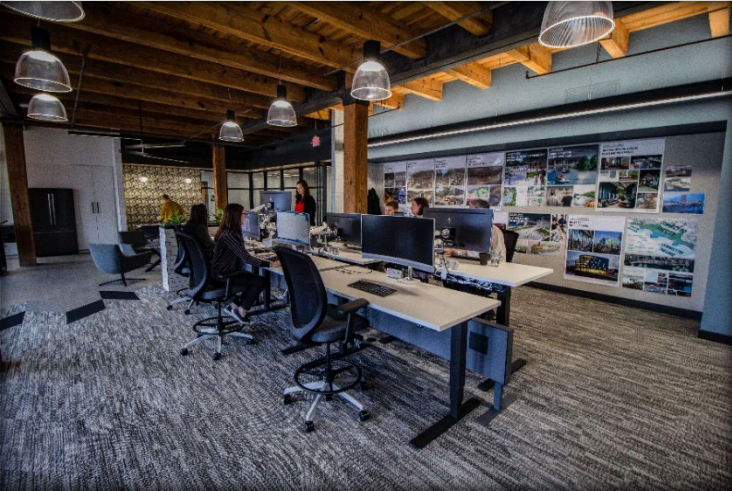
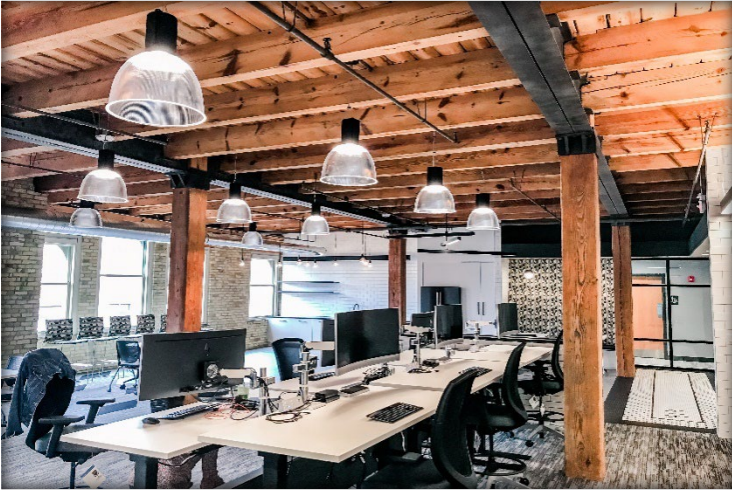
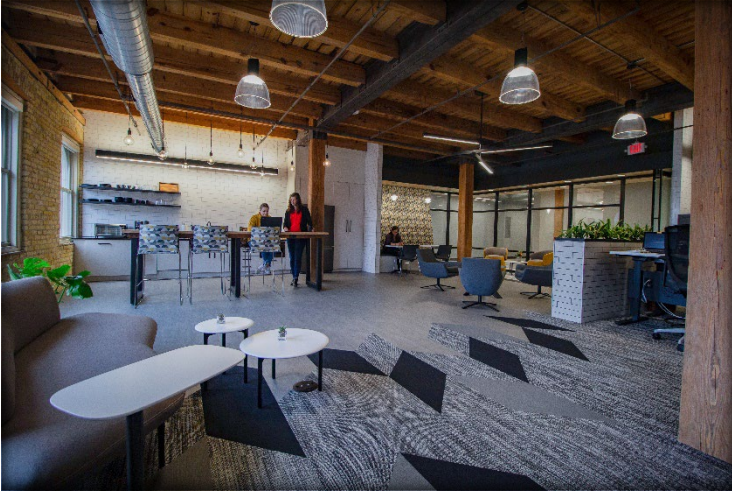
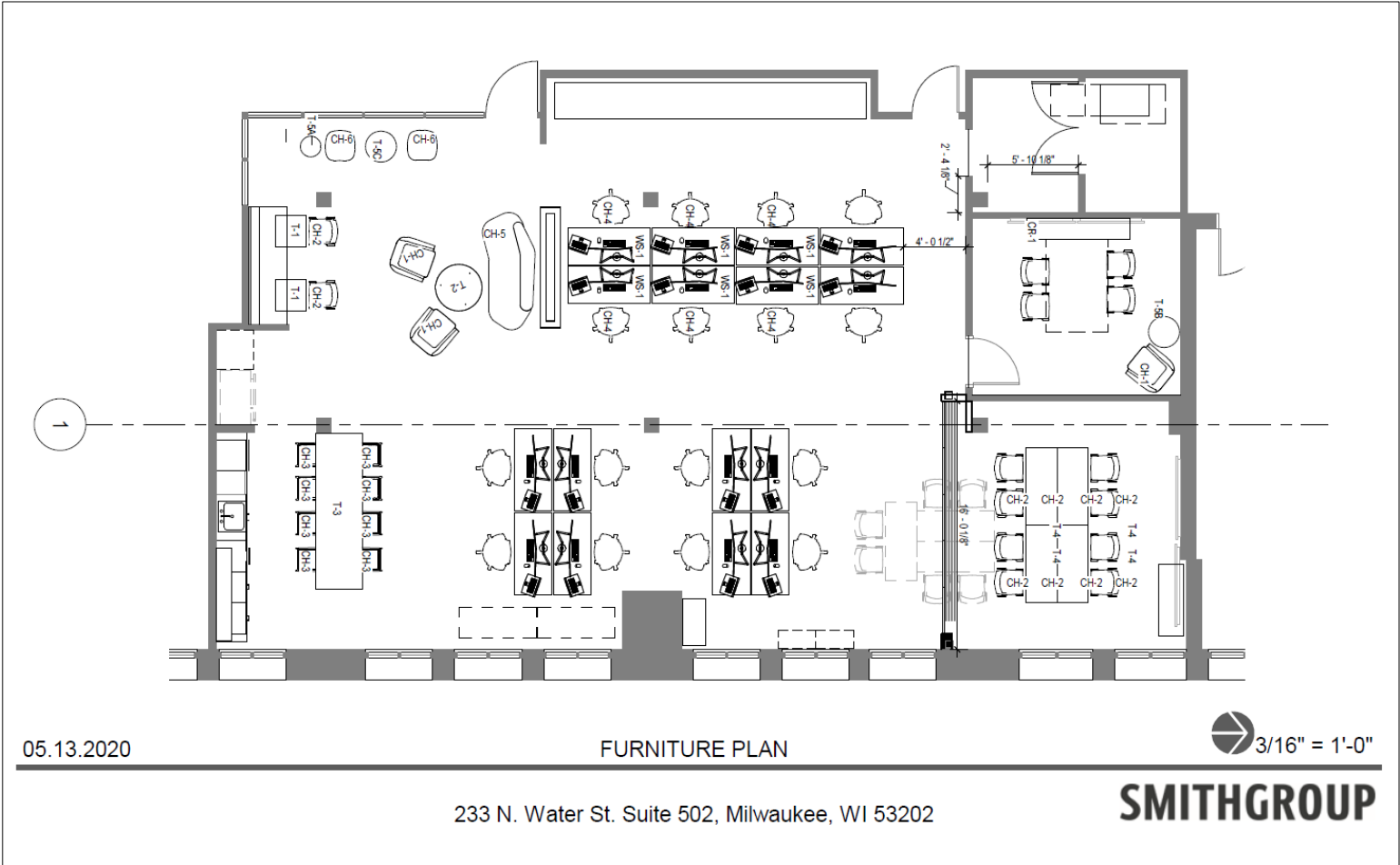


PHOTO GALLERY – SUITE 502



PREMISES FLOOR PLAN – SUITE 502



LOCATION MAP & AREA LANDMARKS

