

RETAIL SPACE AVAILABLE FOR LEASE



TRANSWESTERN

REAL ESTATE
SERVICES

121 EAST SILVER SPRING DRIVE

WHITEFISH BAY, WI 53217



Leasing Information:

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GENERAL INFORMATION

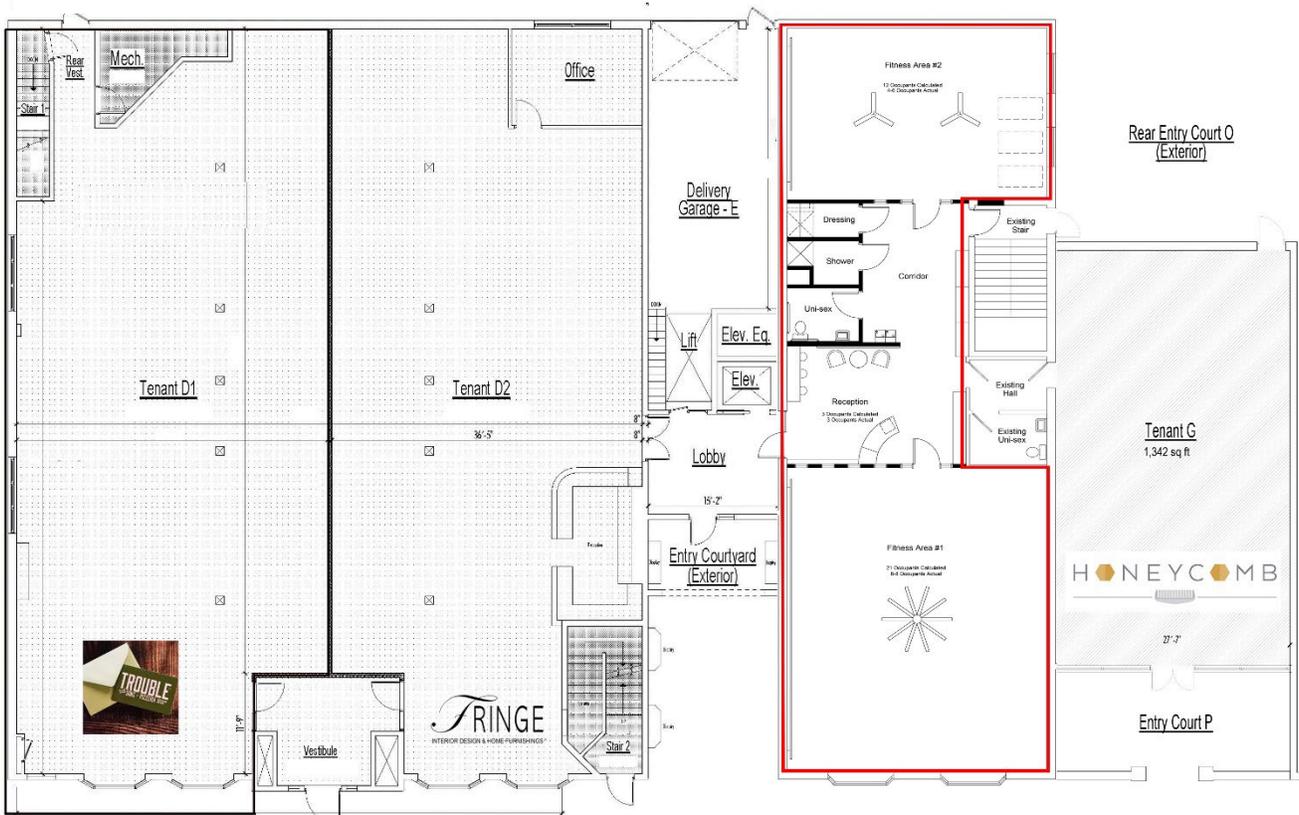
How do I get onto Silver Spring in the Bay at a price I can afford? You come here! There is no better value on the street and this is your opportunity to join the buildings' other exceptional retailers of Fringe interior design and Honeycomb Salon. The available space was previously fitness-oriented offering like-new existing conditions and value for an exercise user. If fitness isn't what you do, no problem; conditions can be modified. Call Marianne Burish today to discuss your needs or schedule a tour.

Building Size (GSF)	Approximately 19,585 SF
Available Retail Space	2,304 SF
Modified Gross Lease Rate	\$26.50/SF
Lease Term	Negotiable
Utilities Heating Electricity – Air Conditioning Electricity- Lights & Outlets Water & Sewer Operating Expenses Real Estate Taxes Premises Janitorial Service	Payable by Tenant Payable by Tenant Payable by Tenant Included Included Included By Tenant
Parking	1 double-stack (i.e. 2 vehicles—a front car and a second car) on-site slip behind the building plus ample metered parking in front of the building and 10 hour permitted street parking (2-hour time limit) on the north side of Silver Spring Drive.
Elevator/s	Yes; one (1) passenger elevator and one (1) freight lift.
Loading/Staging Area	Yes
Amenities	Highly desired Whitefish Bay location in uber-pedestrian friendly residential and commercial district. Excellent co-tenancies of Fringe interior design and Honeycomb Salon in building plus other adjacent retailers such as Forage restaurant, Northshore Wellness, FreeForm Jujitsu, the Creator Collaborative and many more.
Existing Conditions	Attractive fitness space with 2 unisex shower/changing rooms, one (1) unisex ADA in-suite bathroom, large front exercise room; smaller rear exercise room; central reception area. Turnkey or minimal improvement needed for similar use or renovate to your use.
Exterior Signage	Available; signage design subject to municipal and landlord review and approval.
Occupancy/Space Available	October 16 th , 2024.

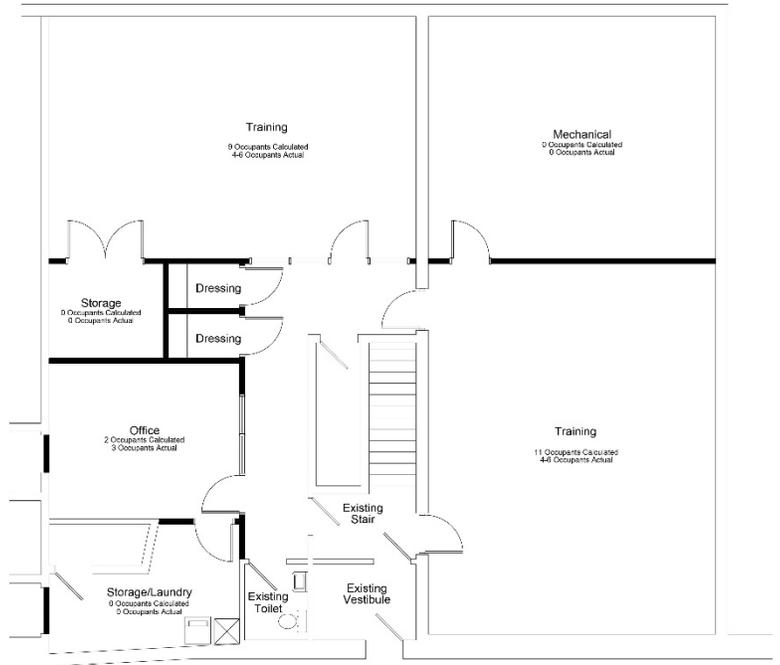
All information is furnished from sources judged to be reliable; however, no guarantee is made as to its accuracy or completeness.

FLOOR PLANS

1st Floor As-Built – 2,304 SF



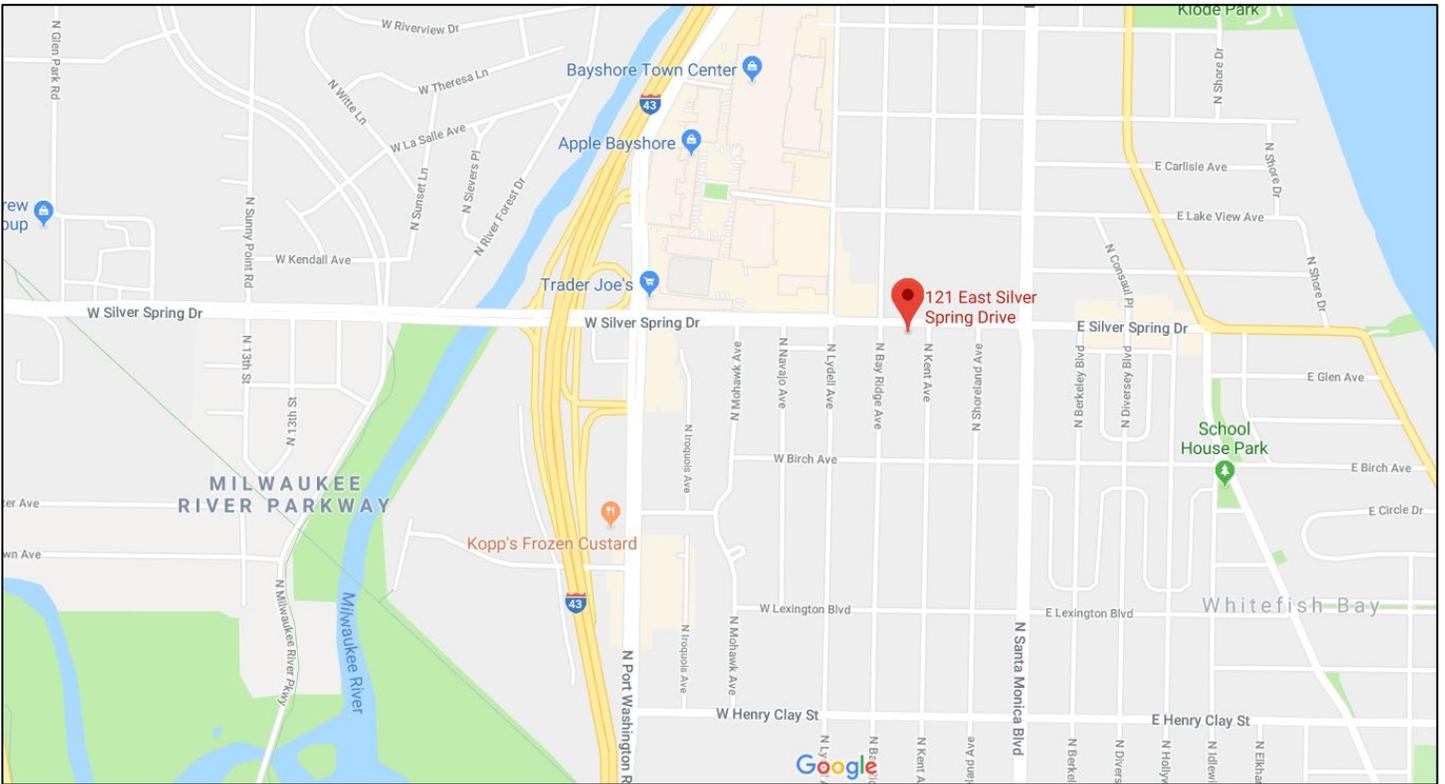
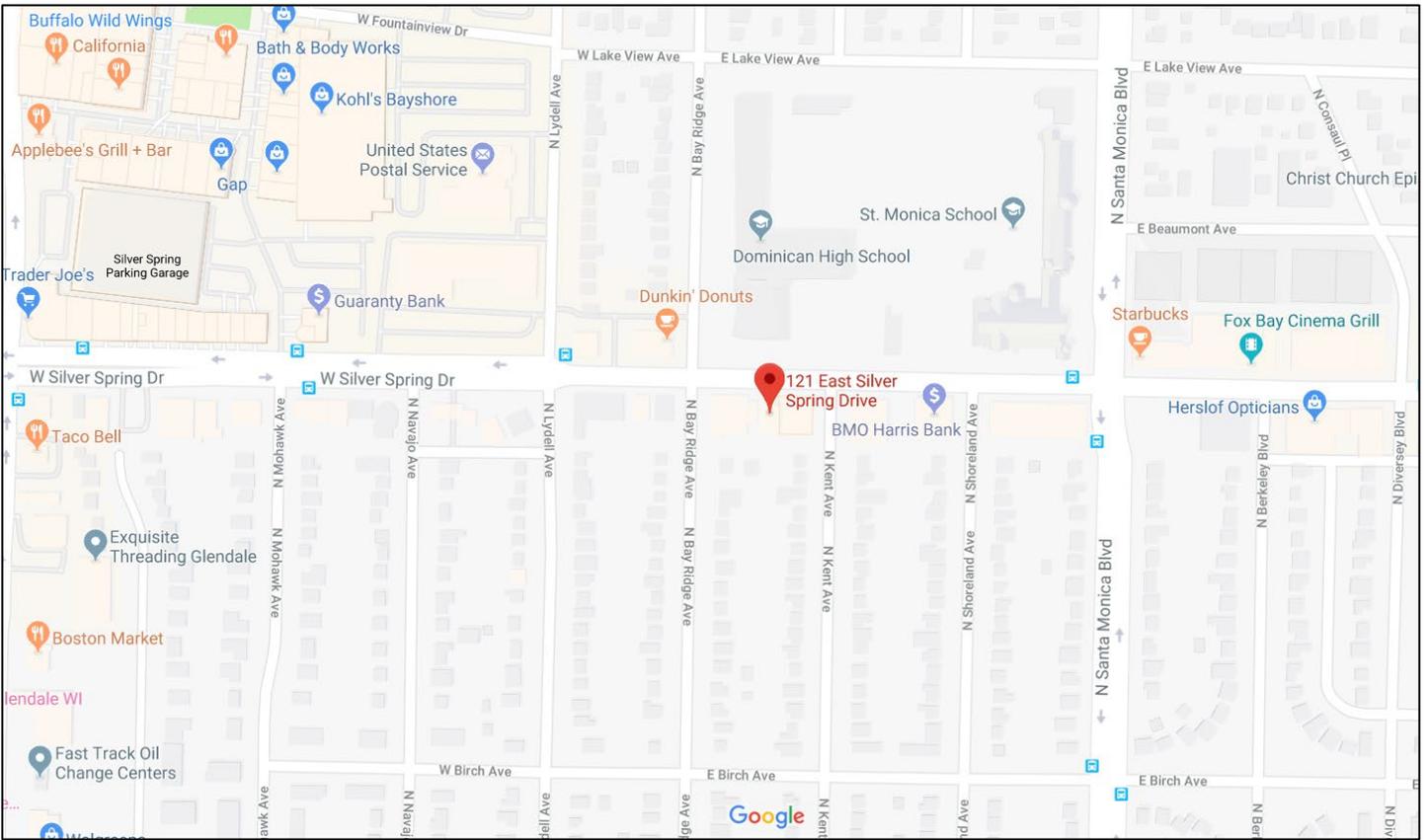
For Reference Only
Proposed Basement Renovation for
Fitness User – 2,232 SF



Note:
Occupant load of lower level space by area calculation is 22.
Maximum exit distance is 70'.
Lower level occupants exit directly to the exterior through the stair shaft
and do not exit through the first floor space.

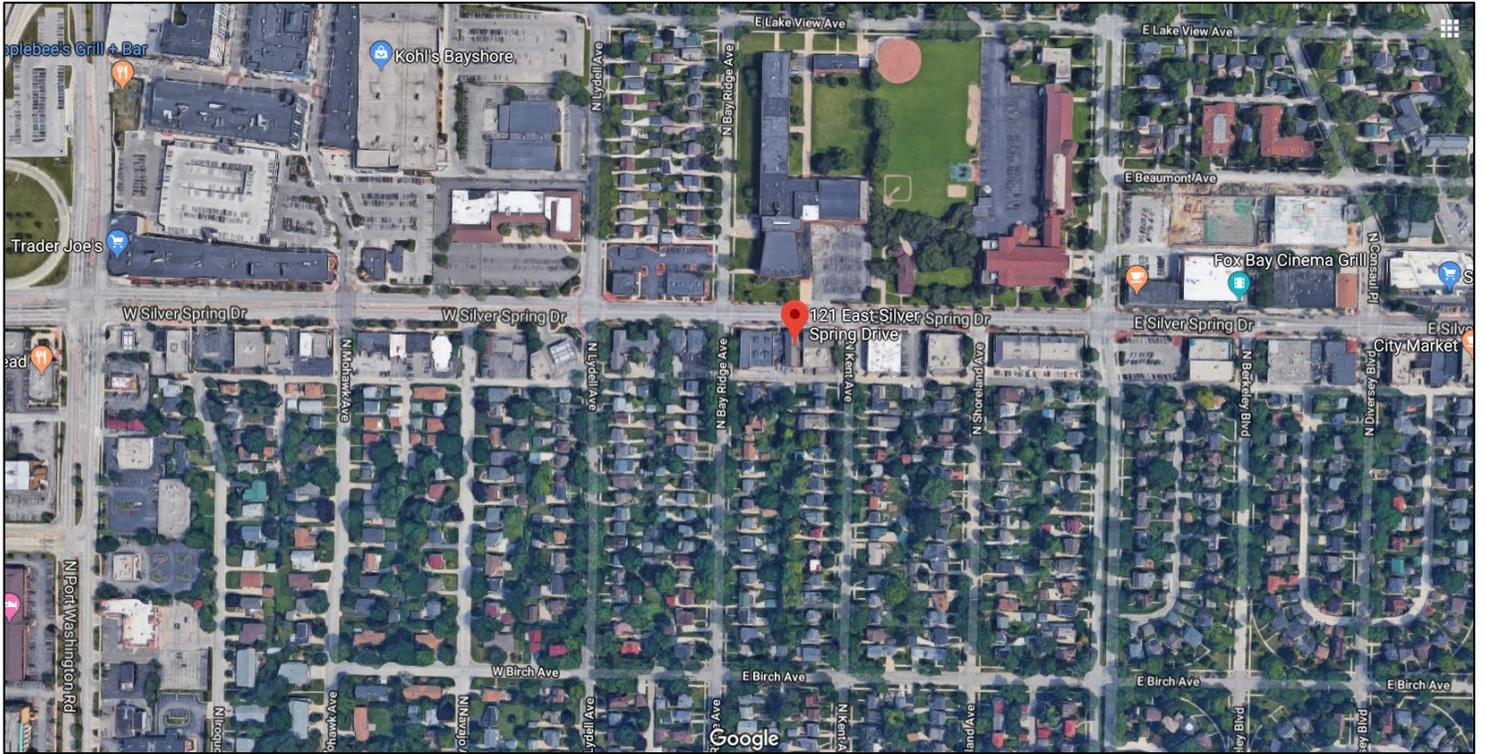
BASEMENT PLAN

LOCATION MAPS



121 EAST SILVER SPRING DRIVE
MILWAUKEE, WI

AERIAL



121 EAST SILVER SPRING DRIVE
MILWAUKEE, WI

DEMOGRAPHICS

Population

	.5 Mile	1 Mile	3 Miles
2019	5,093	13,201	99,898
2024	5,139	13,203	99,762

Households

	.5 Mile	1 Mile	3 Miles
2019	1,909	5,342	40,748
2024	1,922	5,326	40,649

Median Household Income

	.5 Mile	1 Mile	3 Miles
2019	\$119,433	\$95,924	\$47,085
2024	\$131,626	\$106,776	\$53,341

Average Daily Traffic Volume

	E Silver Spring	N Port Washington
2010	9,900	44,000