

# OFFICE SPACE AVAILABLE FOR LEASE



## THE SADDLERY

233-243 NORTH WATER STREET (HISTORIC THIRD WARD)  
MILWAUKEE, WI 53202



### Leasing Information:

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# GENERAL INFORMATION

Welcome to The Saddlery Building in the heart of the Historic Third Ward! Located on the Riverwalk on vibrant Water Street, this beautifully restored brick-and-heavy timber loft building perfectly balances historic charm and modern freshness. High ceilings, operable windows, cream city brick walls, and too many to count out-the-door amenities make for a vibe that is creative, professional, and energized. Newly updated common areas will impress staff and clientele alike. Take a stroll down the Riverwalk during lunch, and when the day is done, enjoy a cold one at the Ale House's enormous two-level patio overlooking the river. Call to schedule your tour!

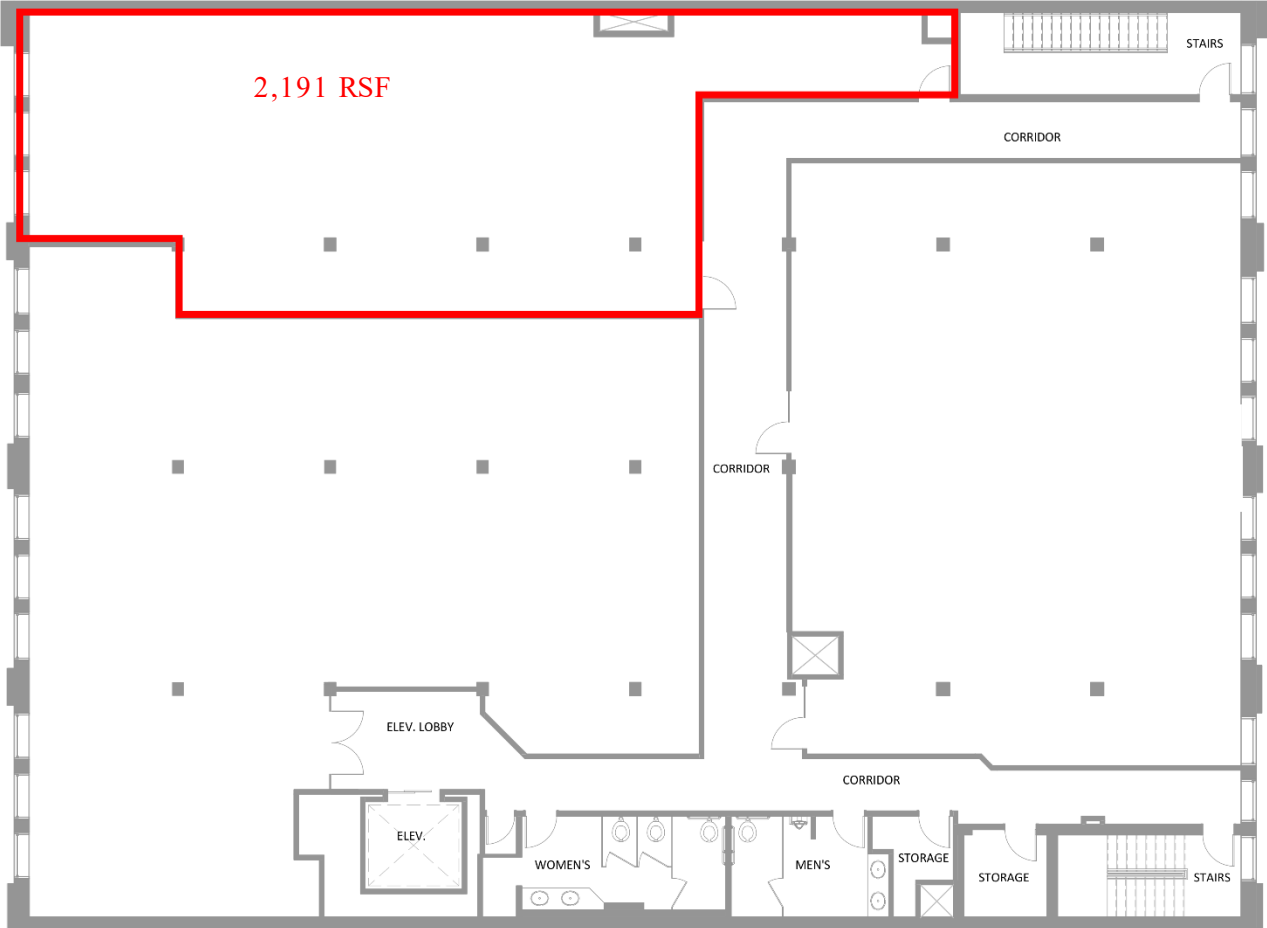
Building Size	56,368 RSF
Available Space	2 <sup>nd</sup> Floor: ± 2,191 RSF 3 <sup>rd</sup> Floor: ± 1,547 RSF (existing conditions; see plan) VIRTUAL TOUR AVAILABLE (see floor plan for link) 3 <sup>rd</sup> Floor: ±1,952 RSF 3 <sup>rd</sup> Floor: ±2,954 RSF 3 <sup>rd</sup> Floor: ± 238 RSF (storage area)
Add-on Factor	14% multi-tenant floors
Occupancy	Immediate to 90 days
Modified Gross Lease Rate	\$22.50 to \$25.50/rsf
Lease Term	Negotiable for existing conditions; minimum 5 year for build to suit space
Tenant Improvements	Negotiable
CAM, Real Estate Taxes & Operating Expenses	Included above, base year
Utilities	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.
Parking	Limited availability for full floor and/or long-term lessees.
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



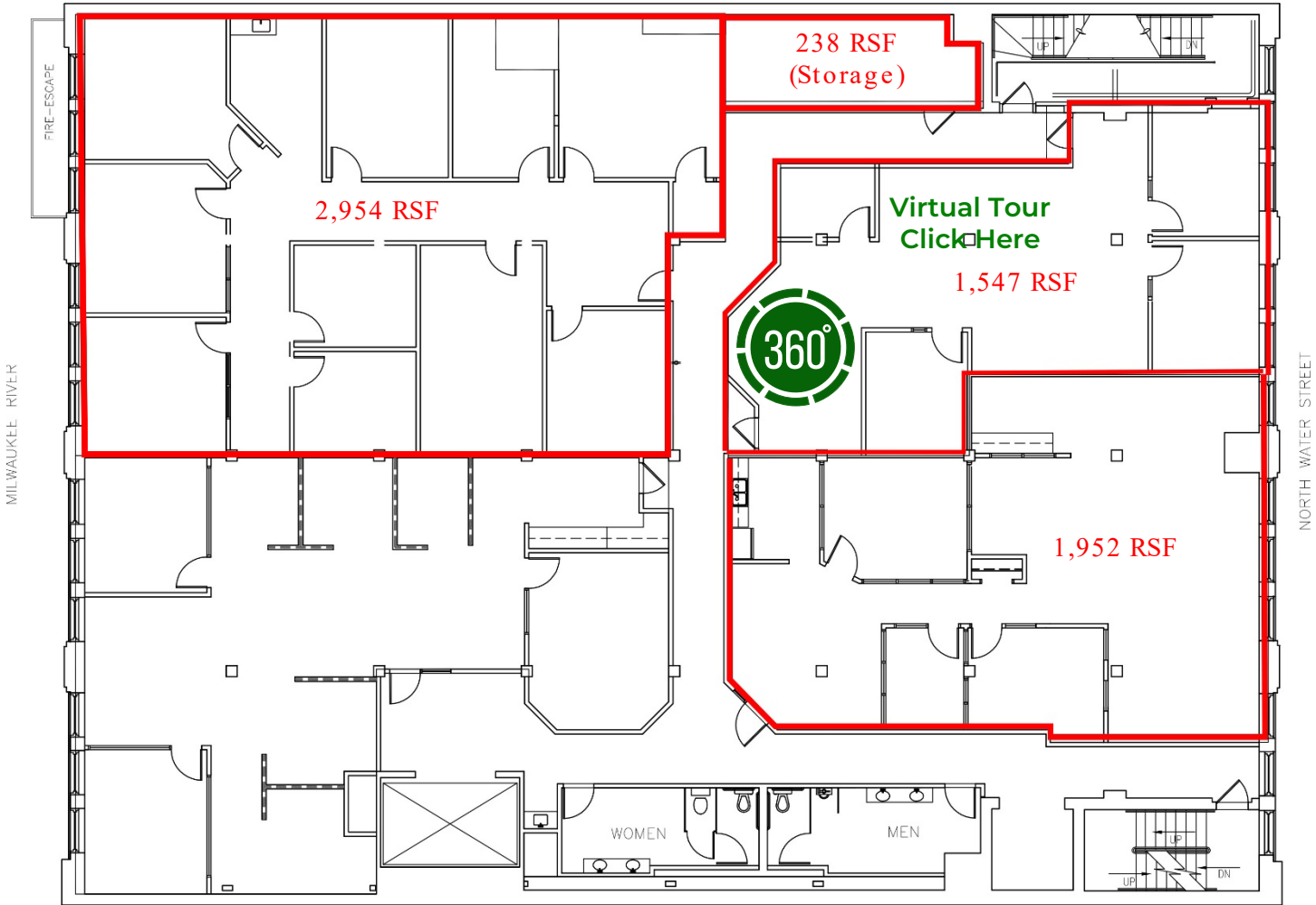
# FLOOR PLAN – 2<sup>ND</sup> FLOOR



SECOND FLOOR  
PROPOSED PLAN  
1" = 10'-0"

THE SADDLERY BUILDING  
233 N. WATER STREET, MILWAUKEE, WI 53202

# FLOOR PLAN – 3<sup>rd</sup> FLOOR



# LOCATION MAP & AREA LANDMARKS

