

NOW AVAILABLE FOR LEASE - NEW WALKER'S POINT RETAIL SPACE



TIMBER LOFTS

300 WEST FLORIDA STREET (WALKER'S POINT), MILWAUKEE, WI 53204



Leasing Information:

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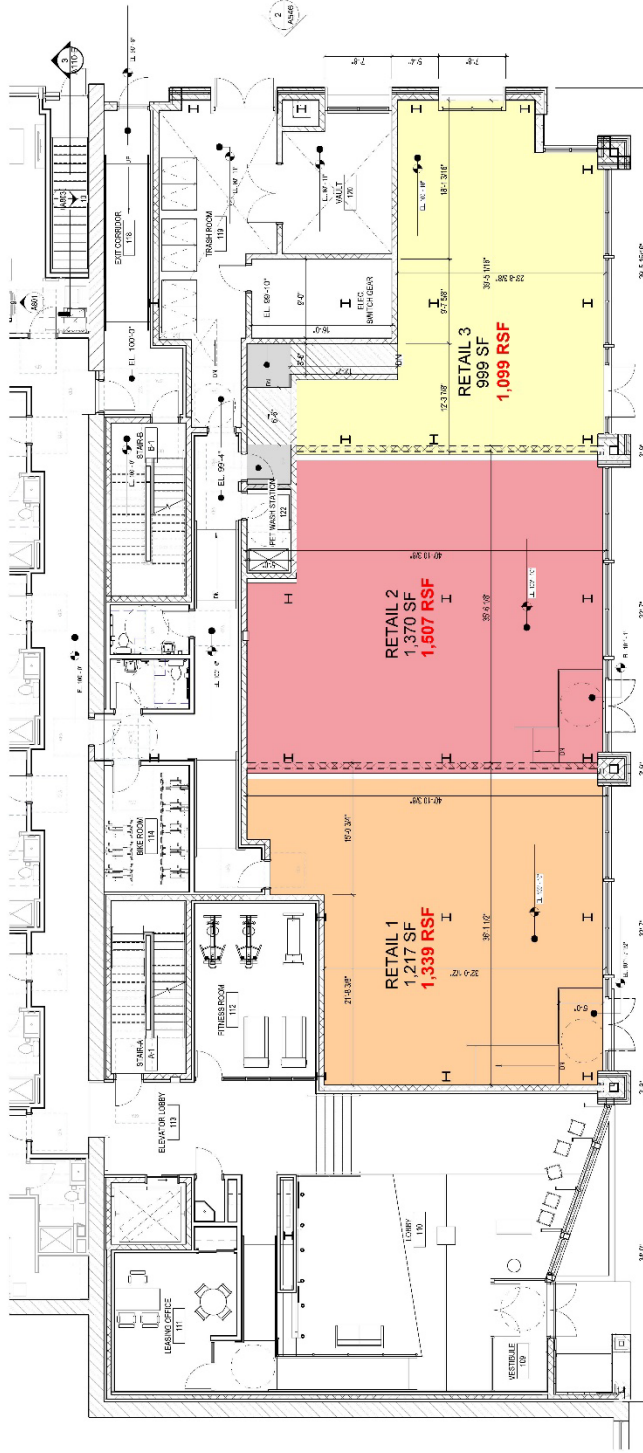
GENERAL INFORMATION

Fantastic new retail space on vibrant Florida Street in Walker's Point! Located smack between the Iron Horse Hotel and the South 2nd Street foodie corridor is this sweet little assortment of retail storefronts in the fabulous new Timberlofts mixed use apartment and retail development. Fabulous new small denomination street level retail space opportunities with tons of hi-vis "look at me!" retail window line in. This quickly redeveloping area has lots of opportunity for any retailer needing smaller high-quality space in a growing trade area. Make your business the next to join other area retailers such as Gigi's, Tailored Salon, Strike Bridal Bar, Reginald Baylor Art Gallery, Milwaukee Boot Company, Greige Bakery, and many others who are making Walker's Point a new shopping destination. Call today to discuss your retail space needs!

Building Type:	Mixed use redevelopment. Apartments upstairs with 1 st floor commercial retail space.
Available Space	Retail 1 - 1,339 rsf Retail 2 - 1,507 rsf Retail 3 - <u>1,099 rsf</u> TOTAL 3,945 rsf
Net Lease Rate	\$20.00 to \$24.00/sf
Tenant Improvements	Negotiable to qualified credit
Minimum Lease Term	5 Years
Real Estate Taxes & Operating Expenses	\$8.00/sf estimated; base year applies
Utilities Heating Air Conditioning Overhead Lights & Outlets Water & Sewer Expense Janitorial - Premises	Separately metered; payable by Tenant. Separately metered; payable by Tenant. Separately metered; payable by Tenant. Included (to be sub metered if restaurant/bar) By Tenant
Parking	Street parking plus limited on-site surface spaces; call to discuss.
ADA & Life Safety Compliant	Yes
Occupancy	Immediate
Special Features	Common area men's and women's restrooms, trash room, pet washing station, and bike storage room

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

FLOOR PLAN (SUBJECT TO FINAL REVISION)



① LEVEL 1 PLAN - NEW CONSTRUCTION - RETAIL OPTION 1
SCALE: 3/16" = 1'-0"

RETAIL 1	1,217 SF
RETAIL 2	1,370 SF
RETAIL 3	999 SF
TOTAL	3,586 SF

LOUIS BASS APARTMENTS

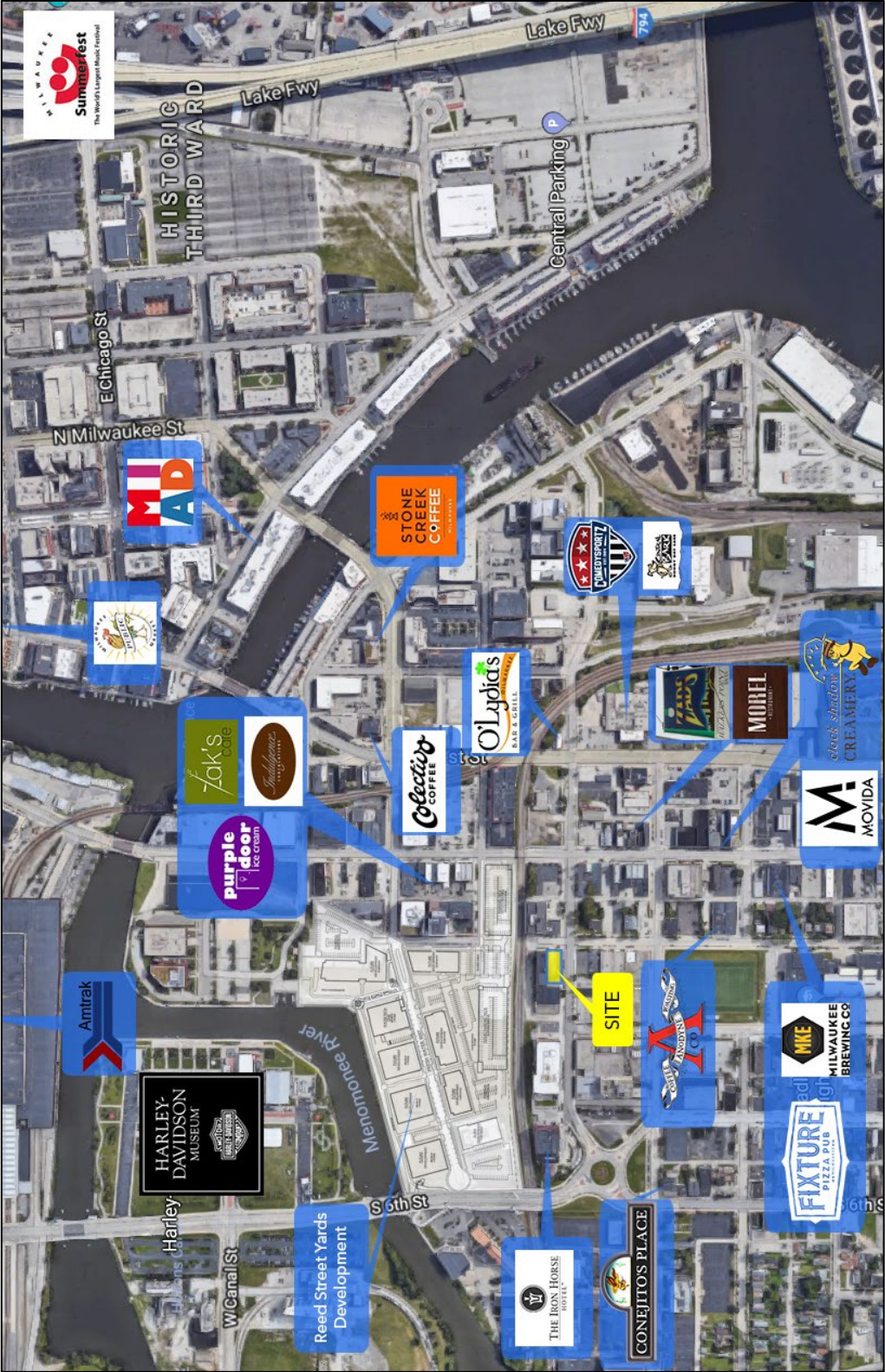
RETAIL SPACE - OP 1
SCALE: 3/16" = 1'-0"

Engberg Anderson Project No. 172830.00



MILWAUKEE | MADISON | JACOBIN | CHICAGO

MAP OF AREA ATTRACTIONS/NEW DEVELOPMENTS



RADIUS DEMOGRAPHICS

Demographics	1-mile	3-mile	5-mile
Population	16,422	200,563	466,708
Households	6,201	76,249	177,162
Median HH Income	\$49,429	\$33,210	\$38,604

2017-2022 Annual Growth Projections

Population	0.37%	0.37%	0.37%
Households	0.40%	0.40%	0.40%
Median HH Income	2.51%	2.51%	2.51%

