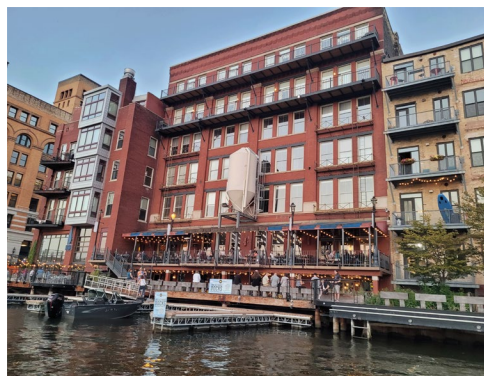


RETAIL SPACE AVAILABLE FOR LEASE


TRANSWESTERN
REAL ESTATE
SERVICES

THE SADDLERY

233-243 NORTH WATER STREET IN THE 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 Ave., Ste. ME110
Milwaukee, WI 53203
T 414.225.9700
www.transwestern.com/milwaukee

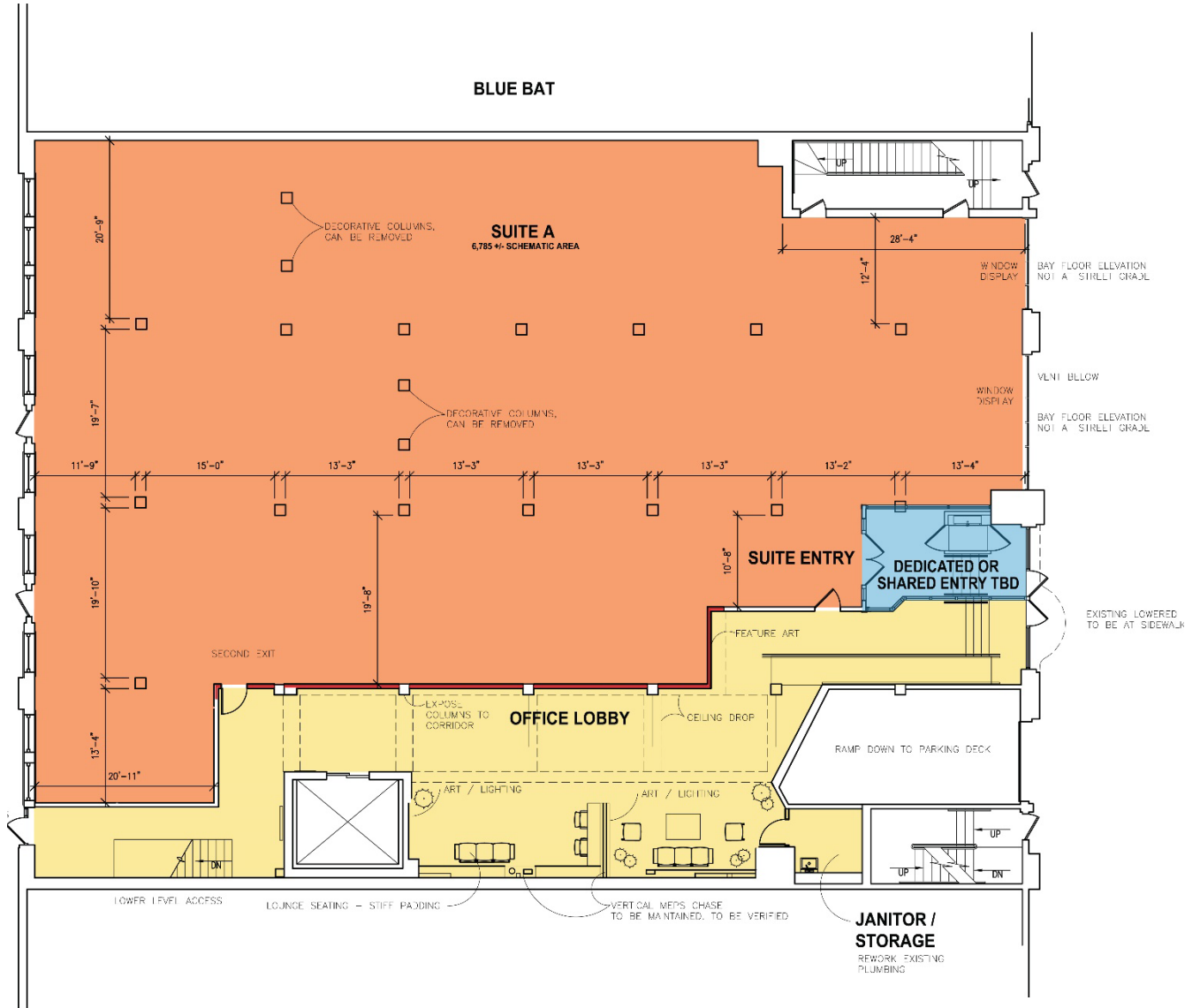
GENERAL INFORMATION

Cream city brick. Heavy timber. High ceiling. Boat slips. Riverfront & riverwalk. Big views. Sunsets. New to market beautiful retail space in the Historic Third Ward that has it all. Perfect for your soft goods retail store, small café/bar/restaurant, event venues, salon/wellness uses, and just about anything else. Call Marianne Burish today to discuss your ideas and space options.

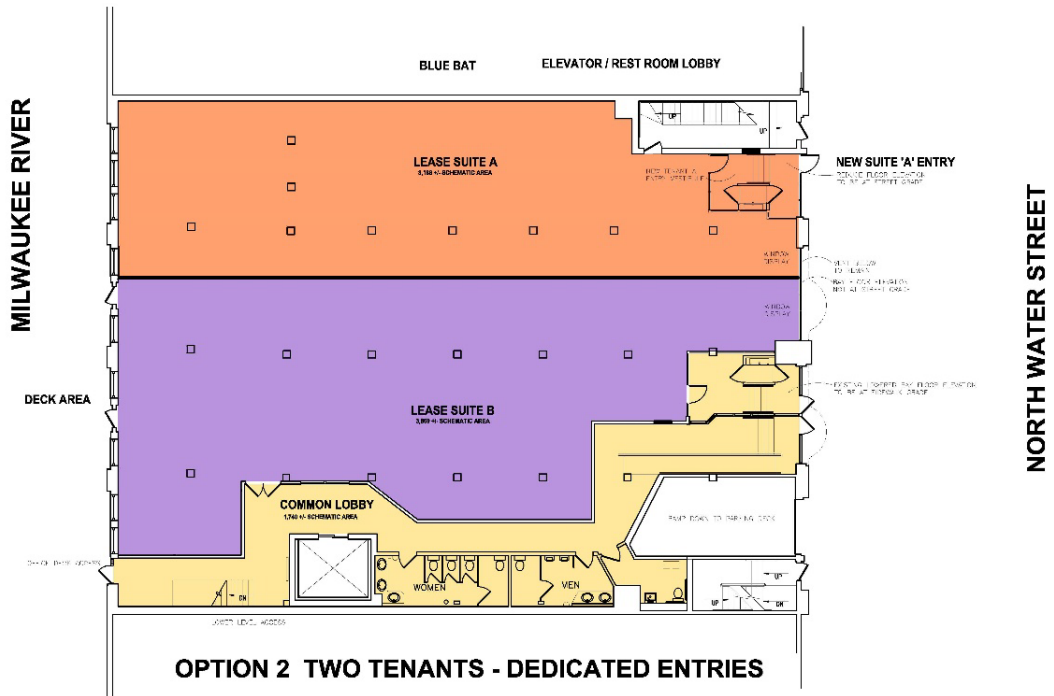
| | |
|--|---|
| Property & Address | The Saddlery Building, 233 North Water Street, Milwaukee, WI 53202 |
| Available Retail Space – Existing 1 st floor – full floor | Up to ±7,900 sf total available Up to ±6,900 sf including all or a portion of the expansive riverside deck; divisible (see preliminary plans attached). |
| River Level | 915 sf plus generous river level patio |
| New Multi-Tenant Retail Spaces | <i>Under development; Demised spaces from +-1,800 sf to +-3,500 sf possible; please see preliminary demised space possibilities in this package. The plans herein are for discussion purposes only and do not represent finalized demisings.</i> |
| Lease Rate | Call for pricing |
| Turnover Condition | Loft white box |
| Tenant Improvements | Negotiable to qualified credit |
| Lease Term | Minimum 5 years |
| Occupancy | 30 to 120 days |
| Real Estate Taxes & Operating Expenses | \$6.50/sf |
| Utilities Gas (heat) Electricity (lights, outlets, A/C) Water Expense Sewer Expense Trash | Separately metered & paid by Tenant Separately metered & paid by Tenant Separately metered/sub metered & payable by Tenant Included in Operating Expenses By Tenant |
| Parking | Limited underground; ½ block from the city parking structure. |
| Technology/Telecom | Third Ward Hot Spot! Broadband providers to building include TWC, AT&T, Earthlink, and TDS. |
| Amenities | Everything you and your customers want is right where you are—in the Historic Third Ward. Park once; walk to all of it within a 3-block radius. |
| Special Feature/s: | Riverside deck on 1 st floor; patio on river level. Black iron in place for small-scale food service/restaurant uses. |

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

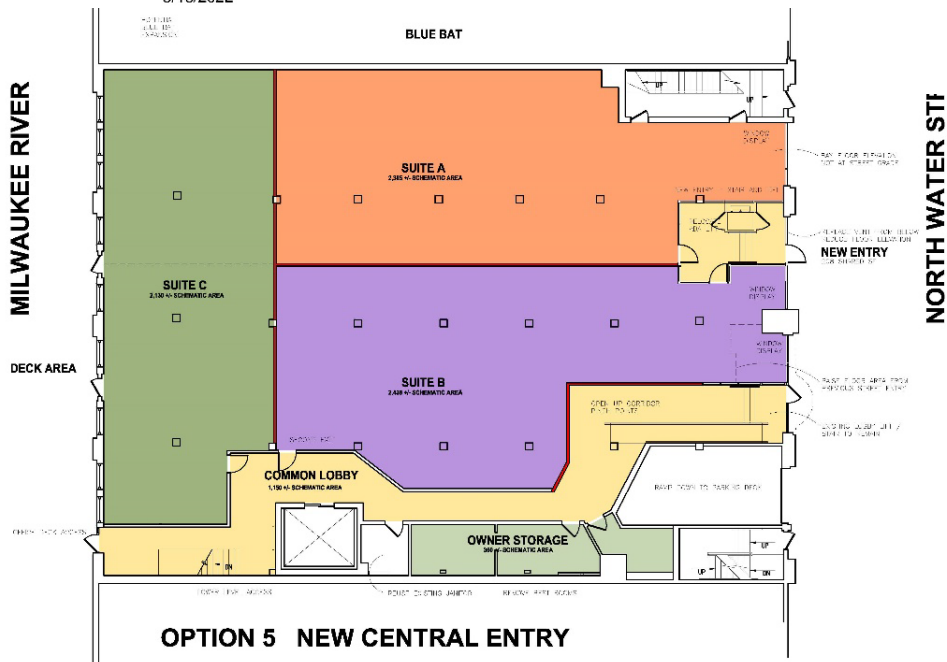
FLOOR PLAN – EXISTING FOOTPRINT w/Modified Office Lobby Configuration



PRELIMINARY MULTI-TENANT FLOORPLAN CONFIGURATIONS

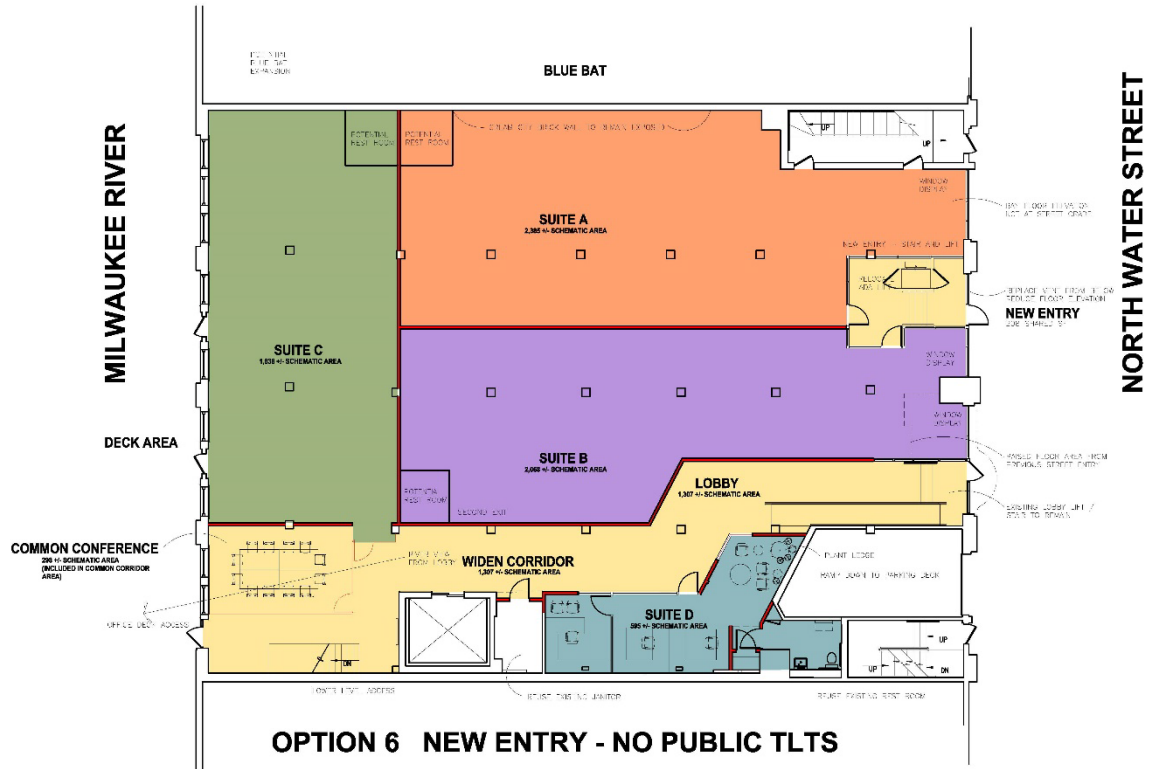


The Saddlery First Floor
233 N. Water St. Milwaukee
 5/18/2022

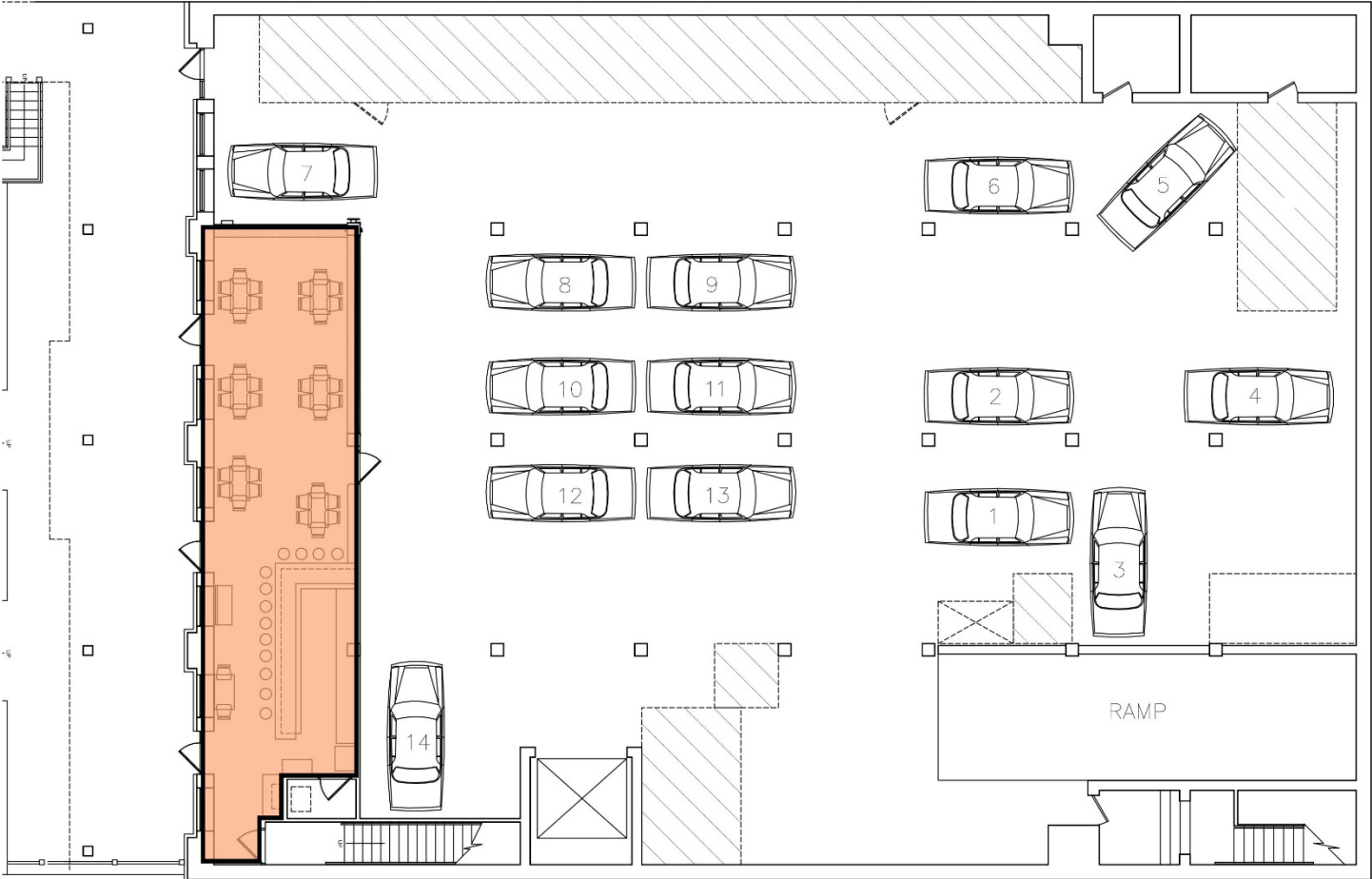


The Saddlery First Floor
233 N. Water St. Milwaukee
 5/18/2022

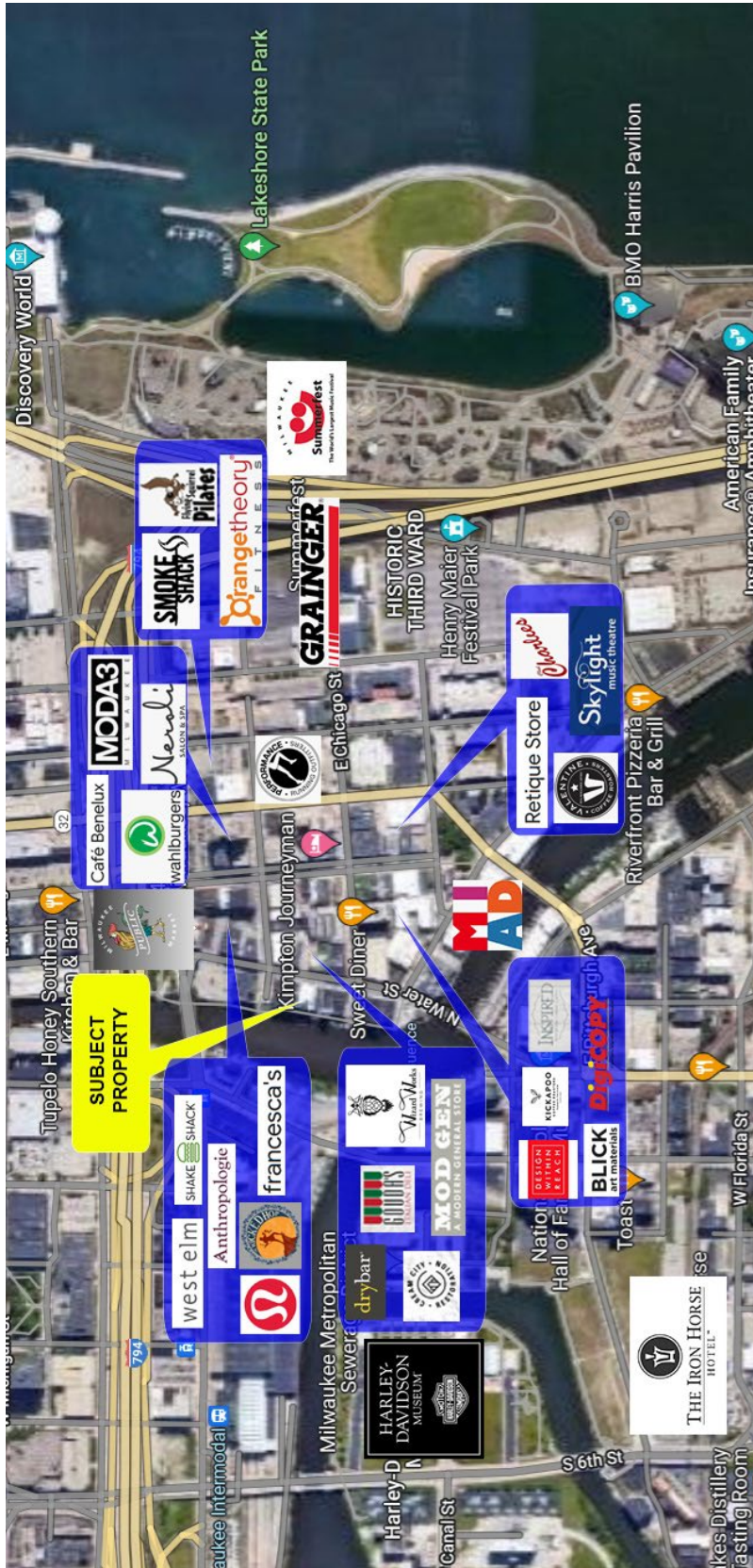
PRELIMINARY MULTI-TENANT FLOORPLAN CONFIGURATIONS – Continued



RIVER LEVEL SPACE – EXISTING FOOTPRINT (formerly the Hopside Bar)



AREA RETAILER MAP



233-243 NORTH WATER STREET
MILWAUKEE, WI

DEMOGRAPHIC PROFILE (.25 MILES)

DEMOGRAPHIC PROFILE

233 N Water St, Milwaukee, Wisconsin, 53202

Ring of 0.25 miles

esri
THE SCIENCE OF WHERE®

This infographic contains data provided by Esri. The vintage of the data is 2022, 2027.
© 2022 Esri

INCOME

- \$109,701**
Median Household Income
- \$96,579**
Per Capita Income
- \$88,669**
Median Net Worth

HOUSEHOLD INCOME (\$)

| Income Bracket (\$) | Approximate Number of Households |
|---------------------|----------------------------------|
| 200000+ | 180 |
| 150000-199999 | 180 |
| 100000-149999 | 200 |
| 75000-99999 | 150 |
| 50000-74999 | 180 |
| 35000-49999 | 80 |
| 25000-34999 | 50 |
| 15000-24999 | 40 |
| 0-14999 | 60 |

KEY FACTS

- 1,811**
Population
- 33.9**
Median Age
- 1,199**
Households
- \$86,744**
Median Disposable Income

EDUCATION

- 1%** No High School Diploma
- 4%** High School Graduate
- 17%** Some College
- 78%** Bachelor's/Grad /Prof Degree

EMPLOYMENT

- 91.4%** White Collar
- 2.5%** Blue Collar
- 6.1%** Services
- 1.4%** Unemployment Rate

DEMOGRAPHIC PROFILE (.5 MILES)

DEMOGRAPHIC PROFILE

233 N Water St, Milwaukee, Wisconsin, 53202

Ring of 0.5 miles

Milwaukee

Menomonee River

This infographic contains data provided by Esri. The vintage of the data is 2022, 2027
© 2022 Esri

THE SCIENCE OF WHERE®

INCOME

| | |
|--|---|
| | \$106,124 Median Household Income |
| | \$88,613 Per Capita Income |
| | \$65,198 Median Net Worth |

HOUSEHOLD INCOME (\$)

| Income Bracket (\$) | Count (Approximate) |
|---------------------|---------------------|
| 200000+ | 550 |
| 150000-199999 | 600 |
| 100000-149999 | 700 |
| 75000-99999 | 450 |
| 50000-74999 | 550 |
| 35000-49999 | 200 |
| 25000-34999 | 150 |
| 15000-24999 | 150 |
| 0-14999 | 200 |

KEY FACTS

| | |
|----------------------------|---|
| 5,517 Population | 33.1 Median Age |
| 3,586 Households | \$82,995 Median Disposable Income |

EDUCATION

| | | | |
|-------------------------------------|-----------------------------------|----------------------------|--|
| 2% No High School Diploma | 6% High School Graduate | 18% Some College | 74% Bachelor's/Grad /Prof Degree |
|-------------------------------------|-----------------------------------|----------------------------|--|

EMPLOYMENT

| | |
|--|--------------|
| | 89.2% |
| | 3.4% |
| | 7.5% |

1.4%
Unemployment Rate