

OFFICE SPACE AVAILABLE FOR LEASE



THE MAYER (BOOT & SHOE) BUILDING

342 NORTH WATER STREET, HISTORIC THIRD WARD
MILWAUKEE, WI 53202



Leasing Information:

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GENERAL INFORMATION

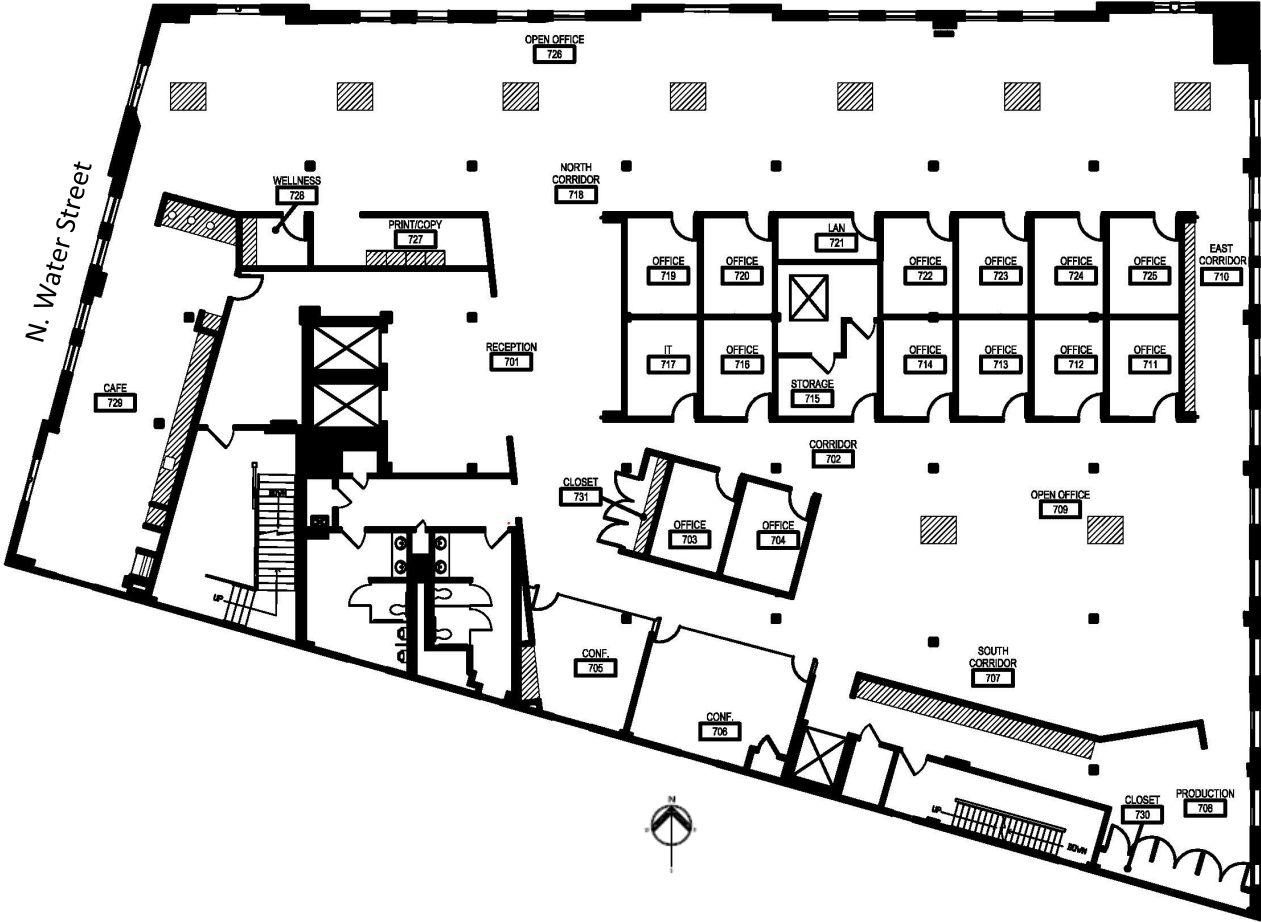
Modern lines and finishes define the recently redesigned mixed use Mayer Building. Located at the gateway to the Historic Third Ward at the corner of Water & St. Paul Streets (across from the Milwaukee Public Market), The Mayer Building offers outstanding office space within one of the Historic Third Ward's only true mixed-use buildings. Offering a sleek building lobby, elevators, redesigned corridor configuration, upgraded contemporary finishes throughout, and lower-level parking, 342 N. Water Street offers office tenants a contemporaneous loft aesthetic that is fresh, crisp, and decidedly modern in fit and feel—perfect for you; perfect for your company. Finally, because The Mayer offers sophisticated cool apartments on the 2nd through 5th floors, the building is perfect if you want to streamline your commute by working AND living in the building! For office space, call Marianne or John today for a tour of this “classic contemporary” building! NOTE: Transwestern only handles leasing of the commercial office and retail space ; for residential apartment leasing information please call the contact person shown on the building directory located in the lobby.

Total Building Size	+105,000 gsf
Available Office Space	<p>UPCOMING AVAILABILITIES:</p> <p>7th Floor: Full floor: 12,500 RSF</p> <p>8th Floor: Suite 820: 2,733 RSF</p>
Modified Gross Lease Rate (MGR)	\$23.80 - \$28.80/RSF
Tenant Improvements	Negotiable
Real Estate Taxes & Operating Expenses	Included in MGR. \$7.49/RSF 2022 est; Base Year applies.
Utilities Heating Air Conditioning Overhead Lights & Outlets VAV Boxes Water & Sewer Expense Janitorial – Common Area Janitorial - Premises	Separately metered Separately metered Separately metered Separately metered Included Included Included
Parking	Limited underground and surface parking is available during normal business hours for office users. Parking is allocated at an overall parking ratio of .45/1000 RSF
Sustainable Design	342 N. Water Street utilizes sustainable (“green building”) design elements
Amenities	<p>Unparalleled on-site and out-the-door amenities including:</p> <ul style="list-style-type: none"> * Milwaukee Public Market across the street! * West Elm home furnishings store on entire first floor/lobby level * Regus shared office service on 6th floor * On-site Zip car pick-up/drop-off * Limited underground and surface parking * Men’s and women’s shower/locker facilities * 2 blocks from the Amtrak/Greyhound Intermodal Terminal * Located on the Streetcar route

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

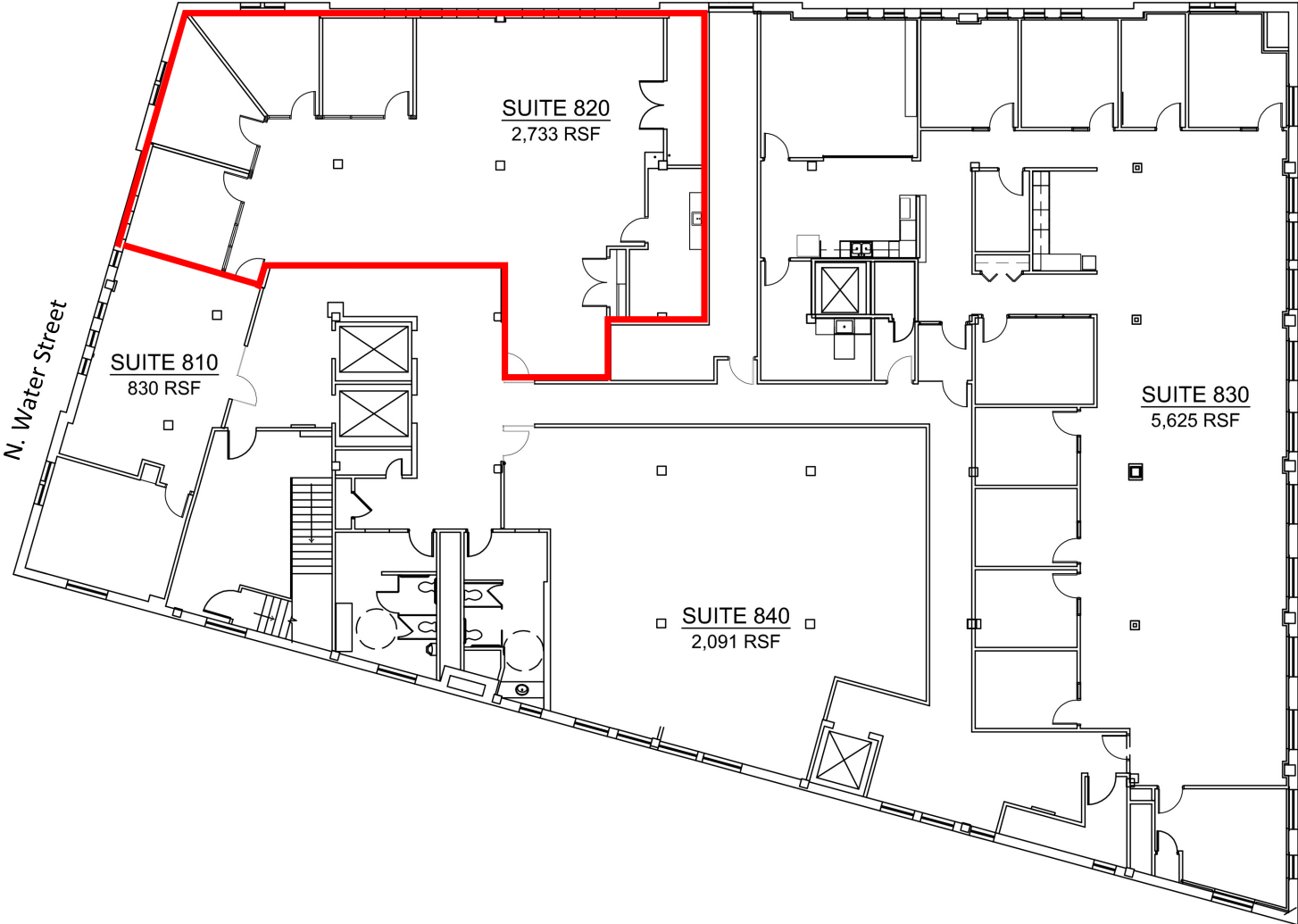
FLOOR PLAN – 7th FLOOR

E. St. Paul Avenue

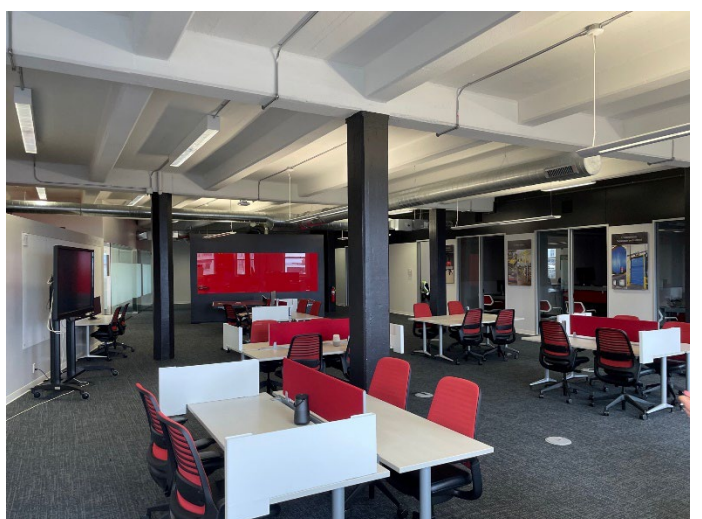
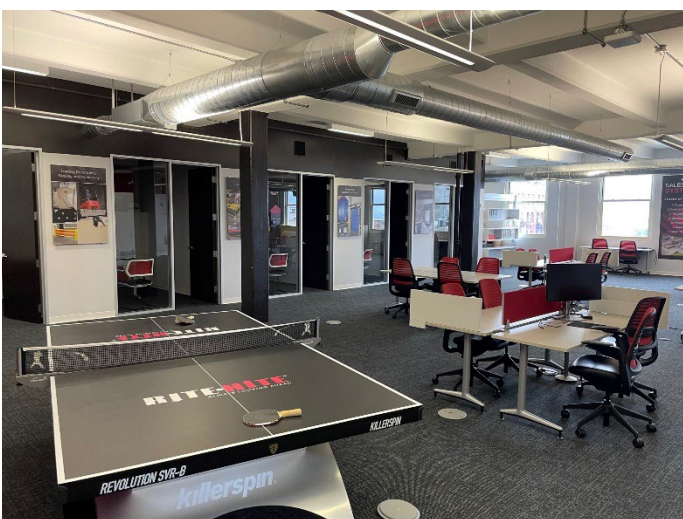
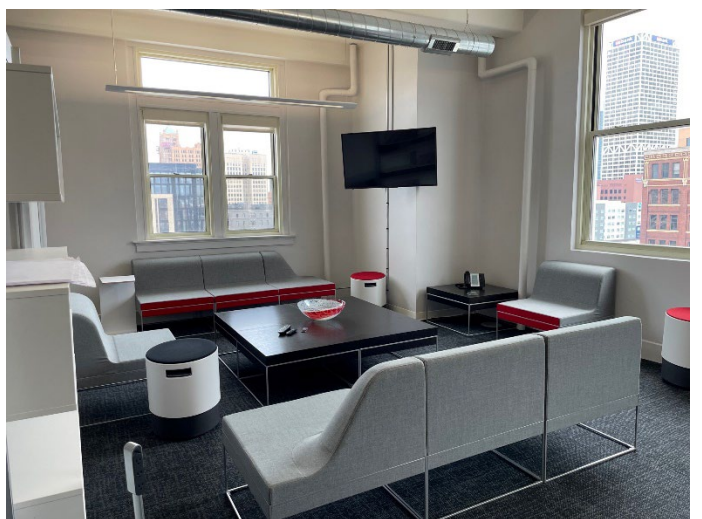
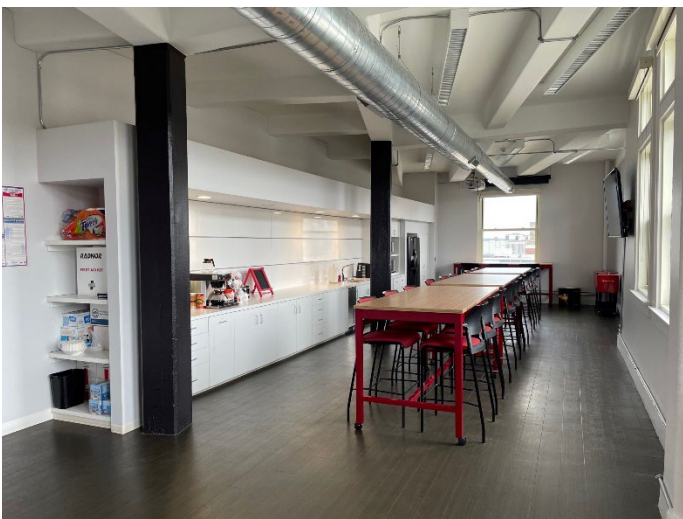
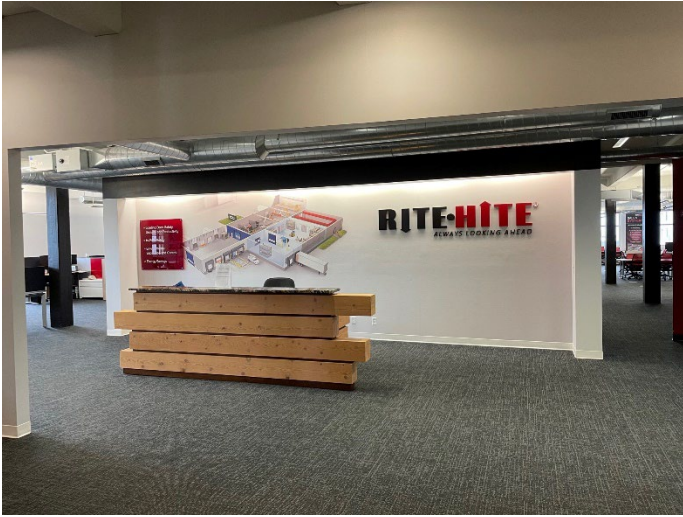


FLOOR PLAN – 8th FLOOR

E. St. Paul Avenue



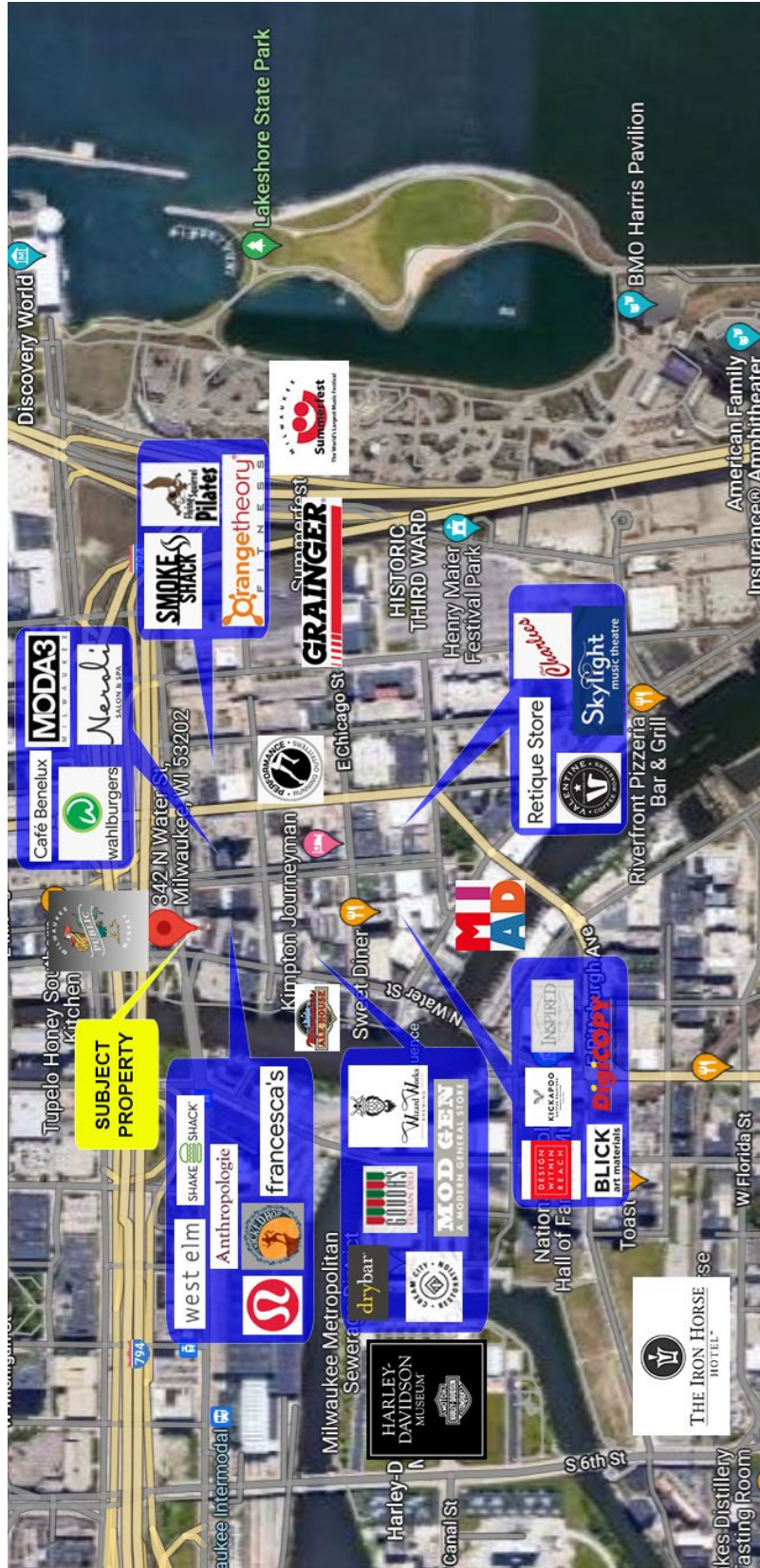
7th FLOOR PHOTOGRAPHS



7th FLOOR PHOTOGRAPHS



LOCATION MAP AND AREA ATTRACTIONS



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MILWAUKEE, WI