

RETAIL SPACE AVAILABLE FOR LEASE


TRANSWESTERN
REAL ESTATE
SERVICES

761 NORTH JEFFERSON STREET

MILWAUKEE, WI 53202



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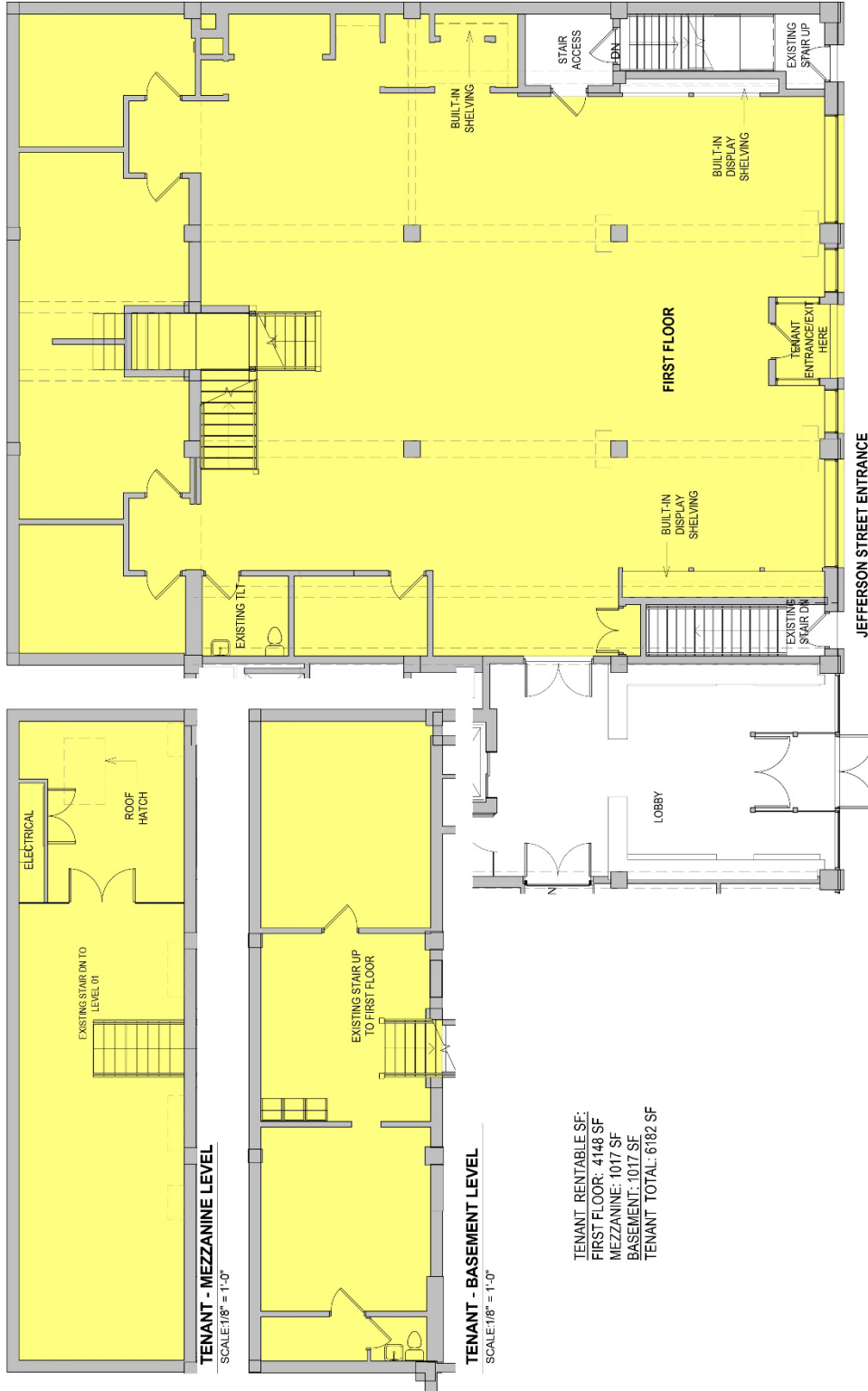
PROPERTY INFORMATION

Claim your iconic piece of Milwaukee retailing history! The nearly 100-year home of one of Milwaukee’s most successful local brand is under new ownership and the best retail space downtown is now available. The provenance, intricate terra cotta façade and copper clad arched storefront windows offer sophistication and class that new buildings can only aspire to. The property bestows instant credibility making it the perfect place to extend or launch your business in the City.

Property Address	761 North Jefferson Street
Space Offering	5,284 sq. ft. (divisible) plus clean, dry basement with high ceilings and separate street access
Availability	Immediate
Net Lease Rate (NNN)	\$21.00/ sq. ft.
Tenant Improvements	Negotiable
Real Estate Taxes & Operating Expenses (NNN's):	Estimated 2024 (\$7.57/ sq. ft.)
Landlord's Turnover Condition	As is plus base building mechanical system upgrades
Clear Height	15 feet
Utilities	Electricity & natural gas are separately metered, and water and sewer are included in operating expenses.
Exterior Sign/Identification	Window signs and possibly a building mounted blade sign
Parking	Ample street, surface lot, and structure parking within 1 block radius
Minimum Lease Term	5 years
Neighborhood Amenities	<p>Located in the heart of East Town, your store will be easily accessible to locals, business travelers and tourists alike, who appreciate</p> <ul style="list-style-type: none"> • One block from a HOP stop • Cathedral Square Park with Jazz in the Park, Bastille Days, and Elsa’s on the Park • Milwaukee’s Best Hotels: The Pfister, Westin, Hotel Metro, Milwaukee Athletic Club • Milwaukee’s newest luxury apartment building 7 Seventy 7 • Myriad other retail, restaurant and entertainment options

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

FLOOR PLAN – MAIN LEVEL

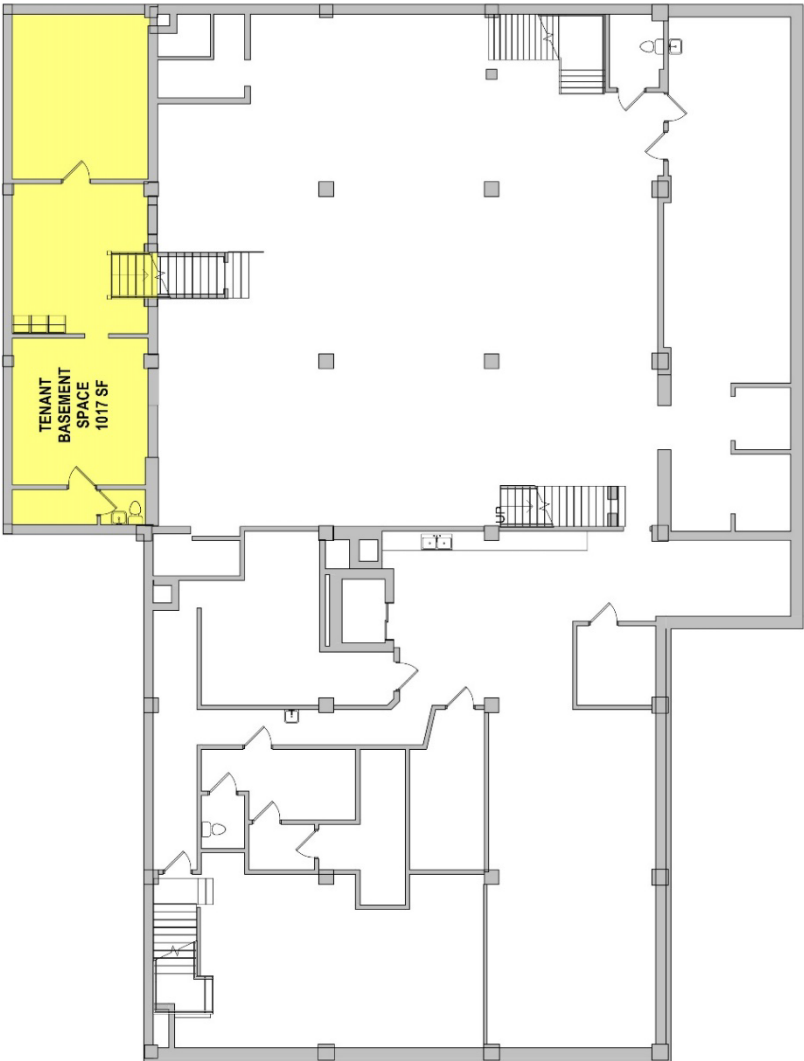


TENANT RENTABLE SF:
 FIRST FLOOR: 4148 SF
 MEZZANINE: 1017 SF
 BASEMENT: 1017 SF
 TENANT TOTAL: 6182 SF

WATTS BUILDING
 CAP PROJECT NO: 180903 | 04/17/19

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 ARCHITECT + PLANNER

FLOOR PLAN – LOWER LEVEL



BASEMENT LEVEL
SCALE: 3/32" = 1'-0"

WATTS BUILDING
CAP PROJECT NO: 180903 | 04/17/19

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COMMERCIAL REAL ESTATE

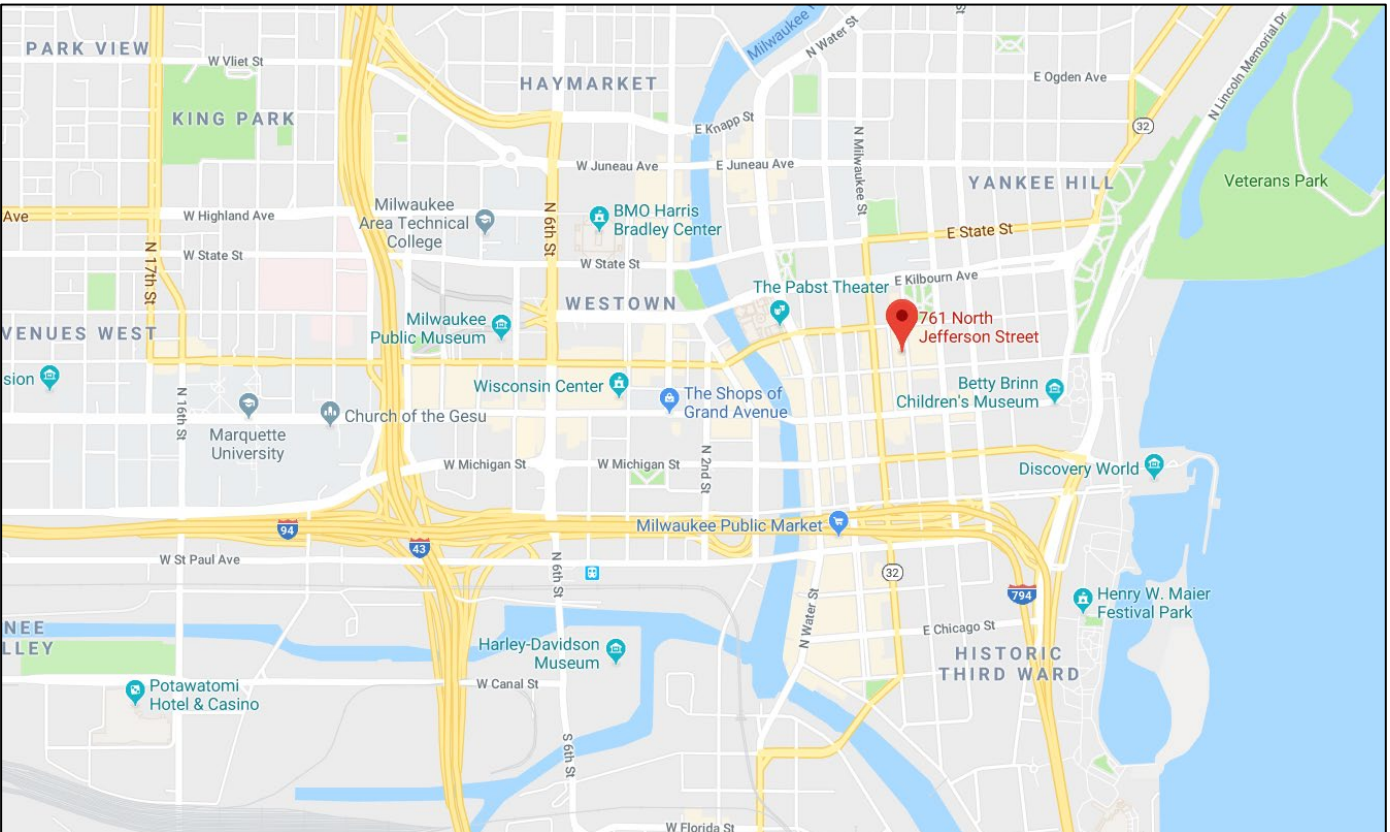
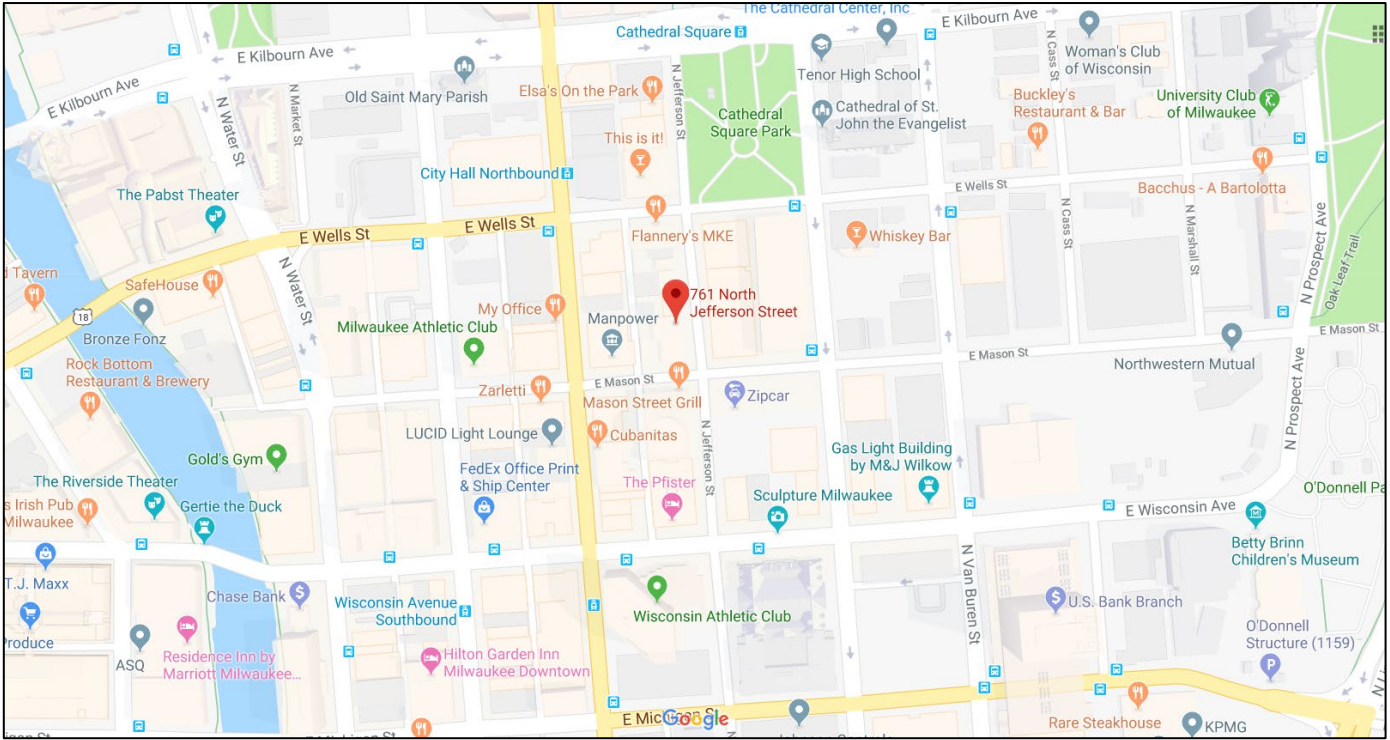
FLOOR PLAN – MAIN LEVEL - DIVIDED



WATTS BUILDING
CAP PROJECT NO: 180903 | 03/05/19

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ARCHITECT PARTNERS

LOCATION MAPS



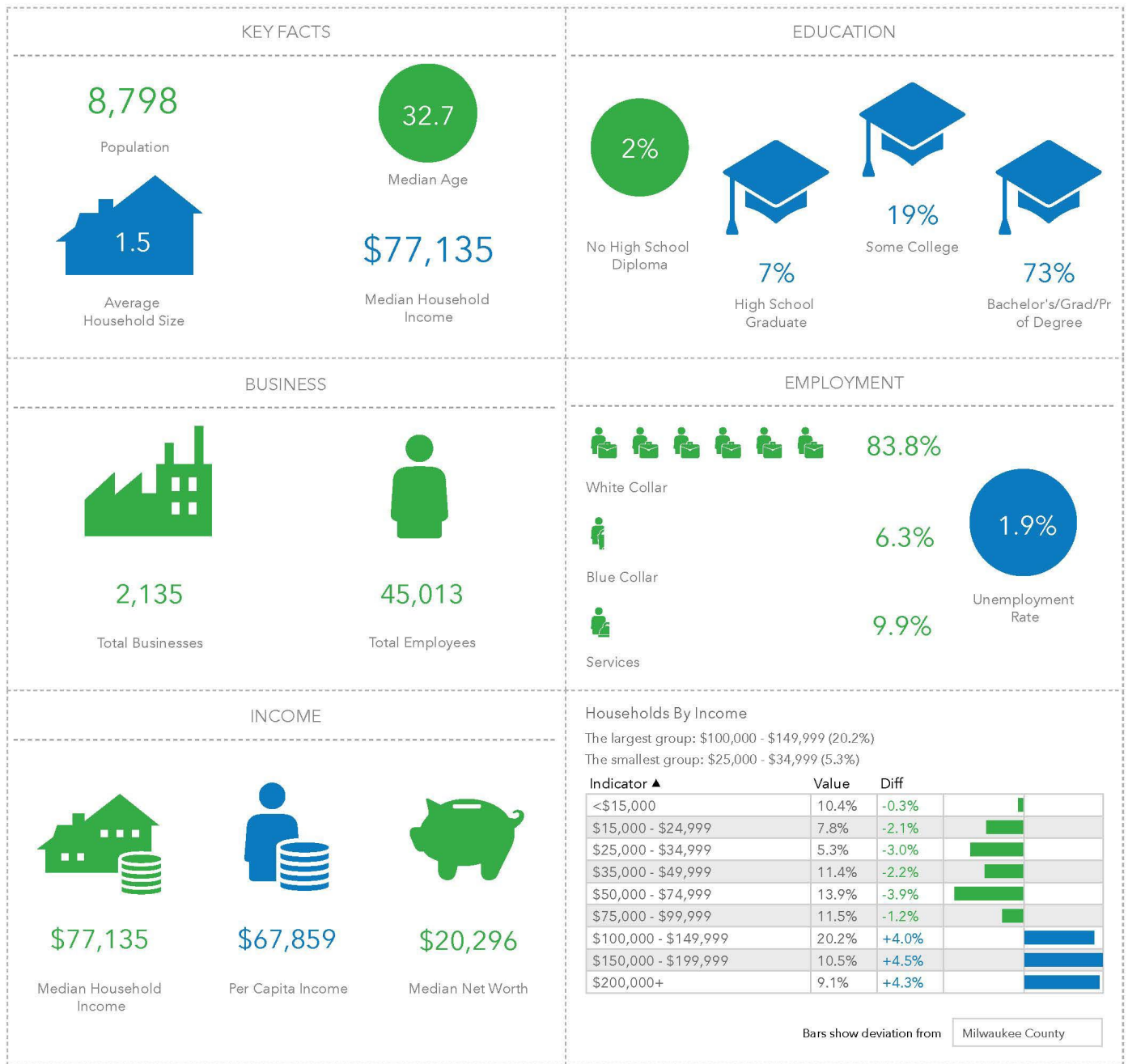
761 NORTH JEFFERSON STREET
MILWAUKEE, WI

AERIAL PHOTOGRAPH



761 NORTH JEFFERSON STREET
MILWAUKEE, WI

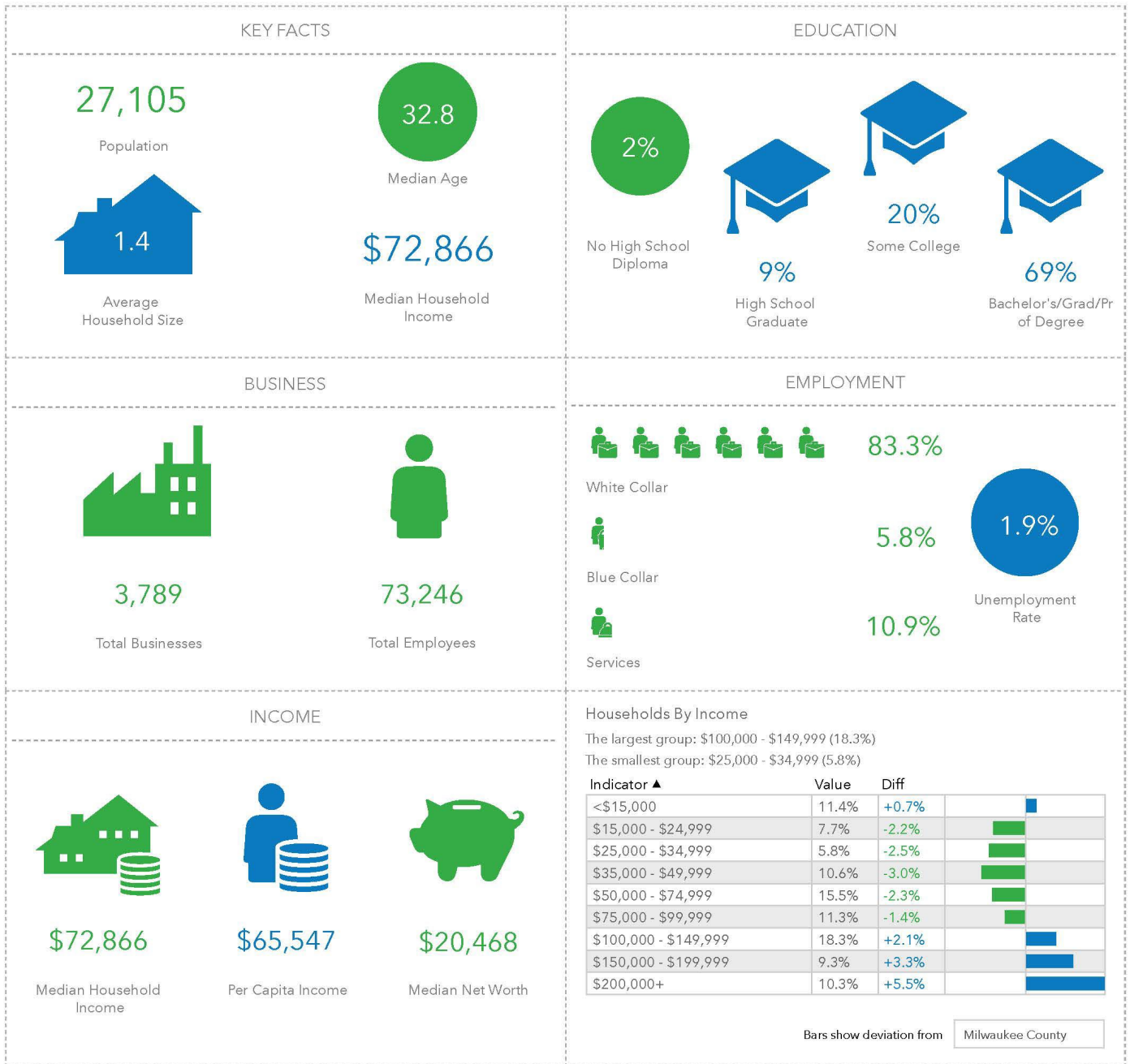
DEMOGRAPHICS - .5 MILES



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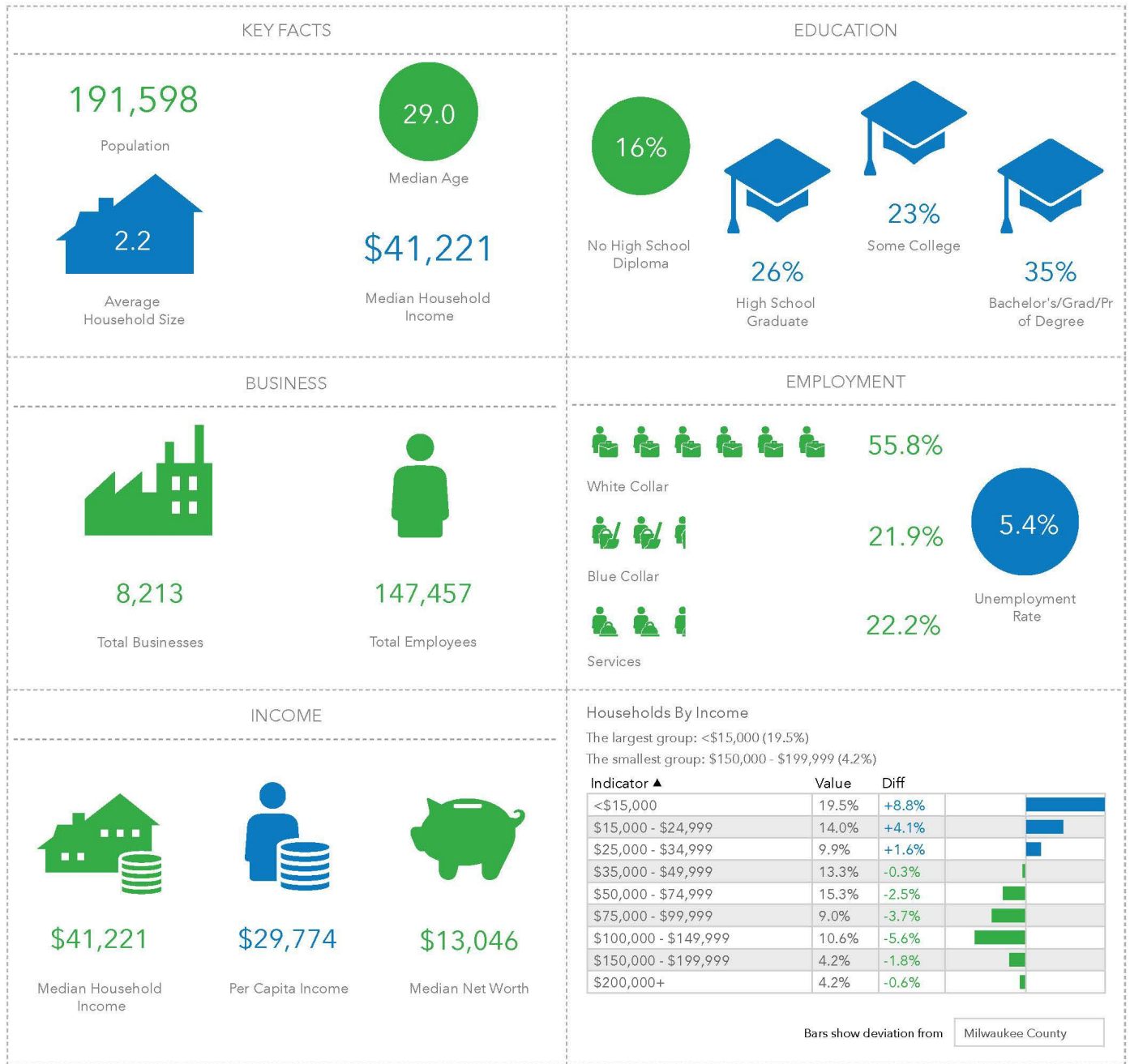
DEMOGRAPHICS - 1 MILE



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DEMOGRAPHICS - 3 MILES



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DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the
2 following disclosure statement:

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the
7 customer, the following duties:

- 8 (a) The duty to provide brokerage services to you fairly and honestly.
- 9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- 10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.
- 12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).
- 14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).
- 16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the
27 Firm is no longer providing brokerage services to you.

- 28 The following information is required to be disclosed by law:
- 29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).
 - 30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection
31 report on the property or real estate that is the subject of the transaction.

32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
34 later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** _____
36 _____
37 _____

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): _____
39 _____
40 _____

41 _____ (Insert information you authorize to be disclosed, such as financial qualification information.)

42 **DEFINITION OF MATERIAL ADVERSE FACTS**
43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.