

OFFICE SPACE AVAILABLE FOR LEASE



FLORIDA STREET OFFICES

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



Leasing Information:

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GENERAL INFORMATION

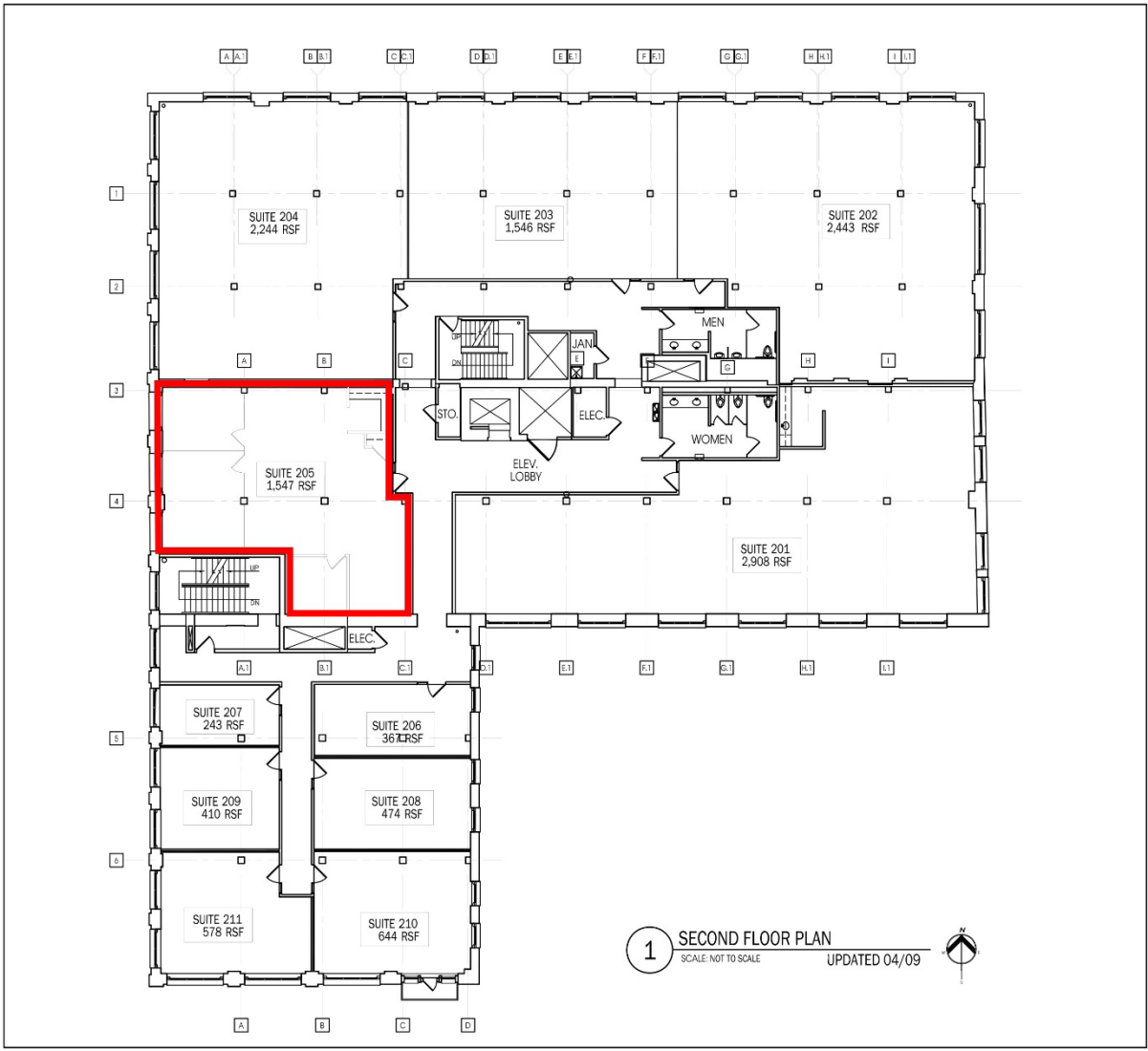
What does your office say about you? If you're at Florida Street Offices, it says you're engaged, progressive, edgy, urban, and unpretentious – yet completely professional. Located in the heart of Walker's Point, smack between the Third Ward and the 6th Street round-about is what office tenants want but can't find: Attractive and bright space with LOTS of windows in a Class A brick-and-timber loft-style building specifically designed for smaller to mid-size users in a location they love. Also offering very small suites (under 1,000 sf) on short-term 1 and 2 year leases for those needing leasing flexibility. You can have it all even if you're small! Call today to schedule your tour of this best-in-class building.

Building Size	±101,365 gsf/84,916 rsf
Available Space General Office Prebuilt Individual Small Offices	Suite 205 - 1,547 rsf – 2 nd floor Suite 700 - 5,327 rsf – 7 th floor - VIRTUAL TOUR AVAILABLE (see floor plan for link) 350 rsf to 931 rsf: <i>Call for availability</i>
Lease Rates General Office Prebuilt Individual Small Offices	\$23.80 to \$28.80/rsf Modified Gross \$25.00-\$30.00/rsf True Gross
Tenant Improvements – General Office	Available to qualified credit; pre-built suites offered as-is.
Lease Terms General Office/Built to Suit Prebuilt Individual Small Offices	Minimum five (5) year term Minimum one (1) year term
Real Estate Taxes & Operating Expenses	Included; base year applies
Utilities – General Offices Suites Only Heating Air Conditioning Overhead Lights & Outlets Water & Sewer Expense Janitorial – Common Area Janitorial - Premises	Separately metered Separately metered Separately metered Included Included Included (small pre-built suites excluded)
Parking	Limited surface and underground parking available at .87 spaces/1,000 rsf. Market rates apply.
Elevators	Two (2) passenger elevators
High Speed Bandwidth	Yes
Sustainable Design	LEED-CS Silver Certified; LEED-EBOM registered
Amenities	Men's and women's shower/locker rooms; building common conference room; easy and affordable parking, bike racks, and tons of out-the-door amenities.
ADA & Life Safety Compliant	Yes
Occupancy	Immediate to 60 to 120 days from signed lease

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

FLOOR PLAN – 2nd FLOOR (STE 205) – 1,547 SF

EXHIBIT A



1 SECOND FLOOR PLAN
SCALE: NOT TO SCALE UPDATED 04/09



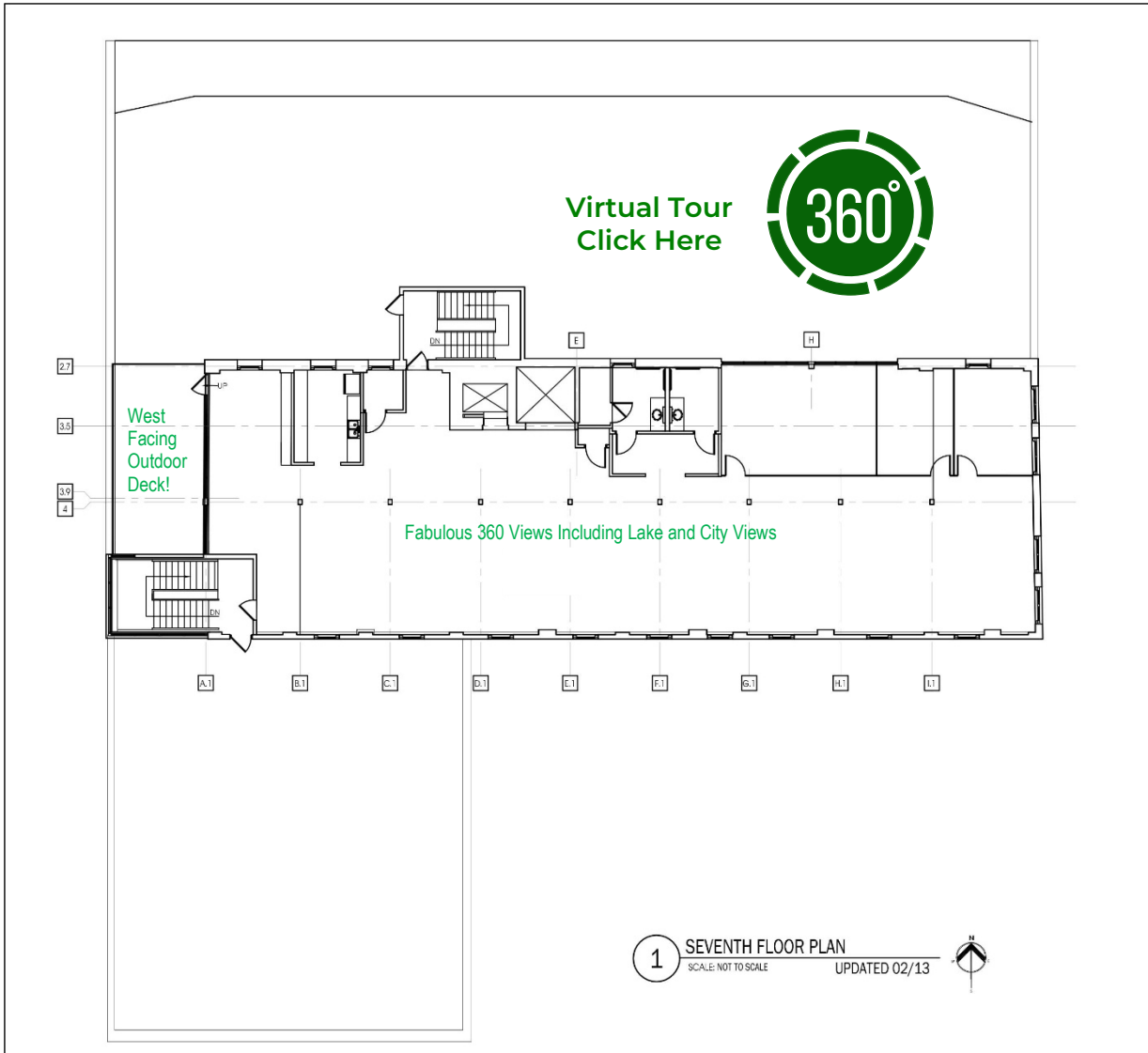
PIEPER
PROPERTIES

234 FLORIDA STREET
MILWAUKEE, WI



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Milwaukee, Wisconsin 53208
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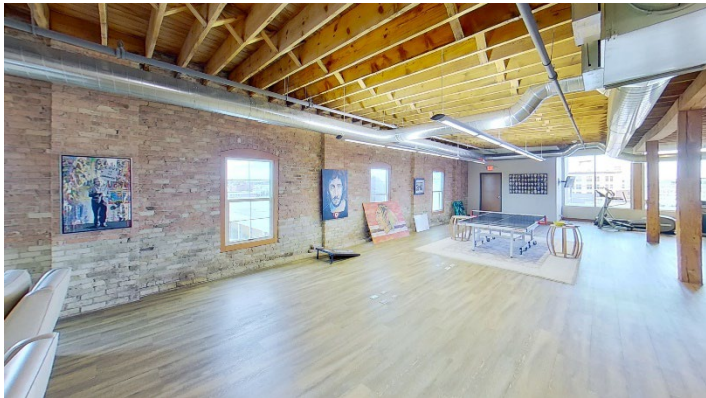
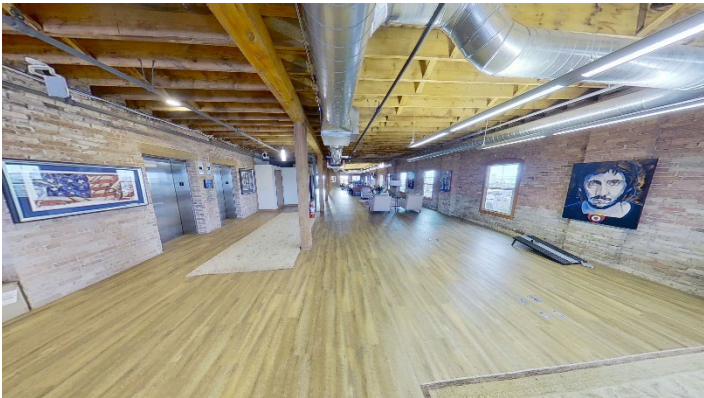
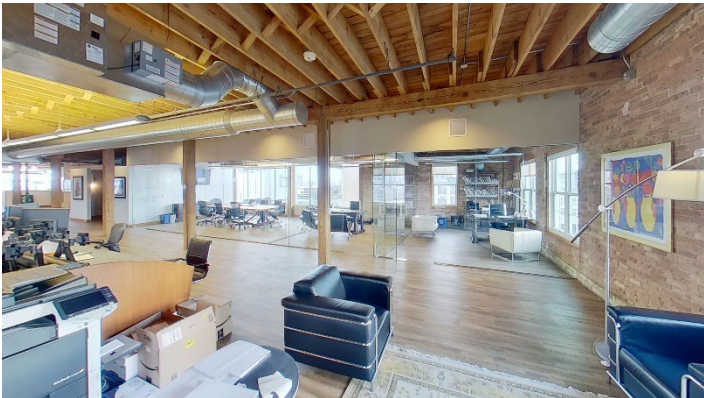
FLOOR PLAN – 7th FLOOR (STE 700) – 5,327 SF



234 FLORIDA STREET
MILWAUKEE, WI



PHOTOGRAPHS – 7th FLOOR (STE 700)



MAP OF AREA ATTRACTIONS/NEW DEVELOPMENTS



AERIAL PHOTO (PARKING)



- 1. Building owned and controlled parking lot
- 2. Building owned and controlled parking lot

DEMOGRAPHIC PROFILE (.5 MILES).

DEMOGRAPHIC PROFILE

234 W Florida St, Milwaukee, Wisconsin, 53204
Ring of 0.5 miles

Menomonee River
North-South Fwy

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

- \$84,290**
Median Household Income
- \$71,705**
Per Capita Income
- \$54,682**
Median Net Worth

HOUSEHOLD INCOME (\$)

Household Income Range (\$)	Count
200000+	~400
150000-199999	~400
100000-149999	~550
75000-99999	~450
50000-74999	~500
35000-49999	~250
25000-34999	~200
15000-24999	~200
0-14999	~250

KEY FACTS

- 5,296**
Population
- 34.2**
Median Age
- 3,226**
Households
- \$65,600**
Median Disposable Income

EDUCATION

- 6%** No High School Diploma
- 12%** High School Graduate
- 17%** Some College
- 65%** Bachelor's/Grad /Prof Degree

EMPLOYMENT

- 80.0%** White Collar
- 9.4%** Blue Collar
- 10.6%** Services
- 1.9%** Unemployment Rate