

**409 EAST SILVER SPRING DRIVE**  
WHITEFISH BAY, WI



## **OFFICE SPACE AVAILABLE FOR LEASE**



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*Image has been edited for lighting and clarity.*

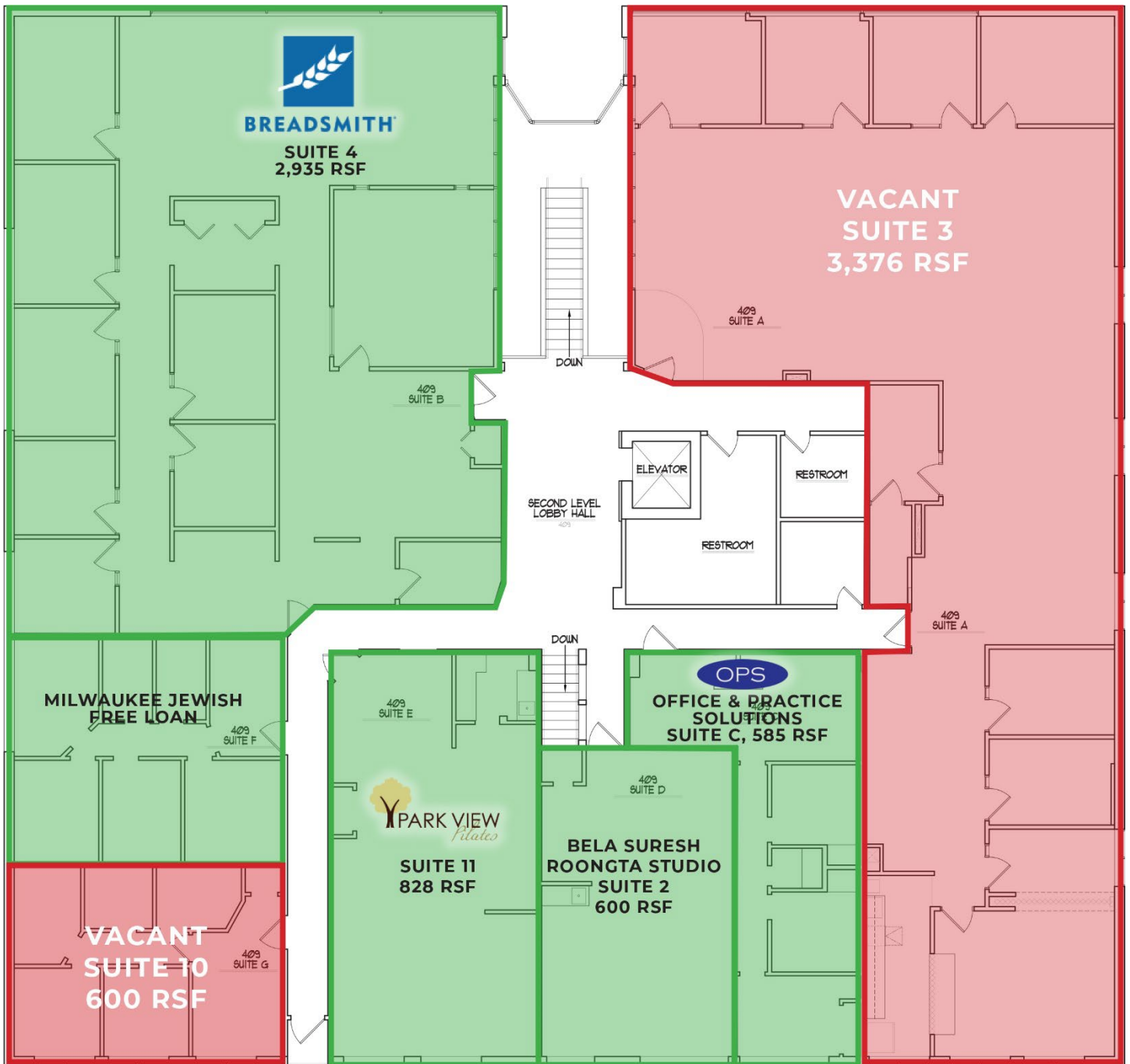
# GENERAL INFORMATION

Welcome to the Berkley Building, a two-story, mixed-use office/retail building in the heart of “the Bay”. Office space is now available at the building and ownership is flexible on terms for deal-making. Located at the east end of Silver Spring Drive this location can't be beat and the out-the-door lifestyle amenities are exceptional for dining, entertainment, shopping, medical, wellness and fitness. Outdoor enthusiasts will love the active lifestyle gear-store Yellow Wood on the first floor plus the convenience of being steps from Moxie, Sendik's, Hounds Around Town, The Bay, Indulge Studios, and many other popular retailers.

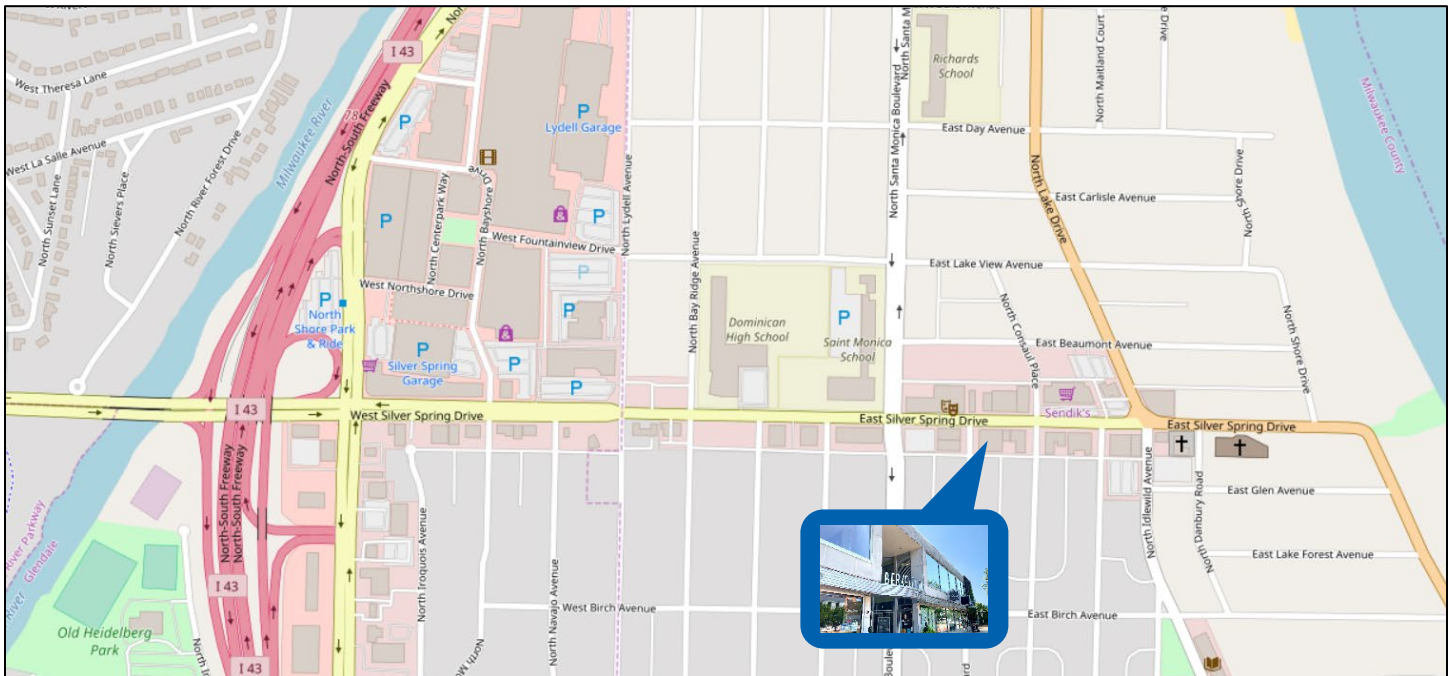
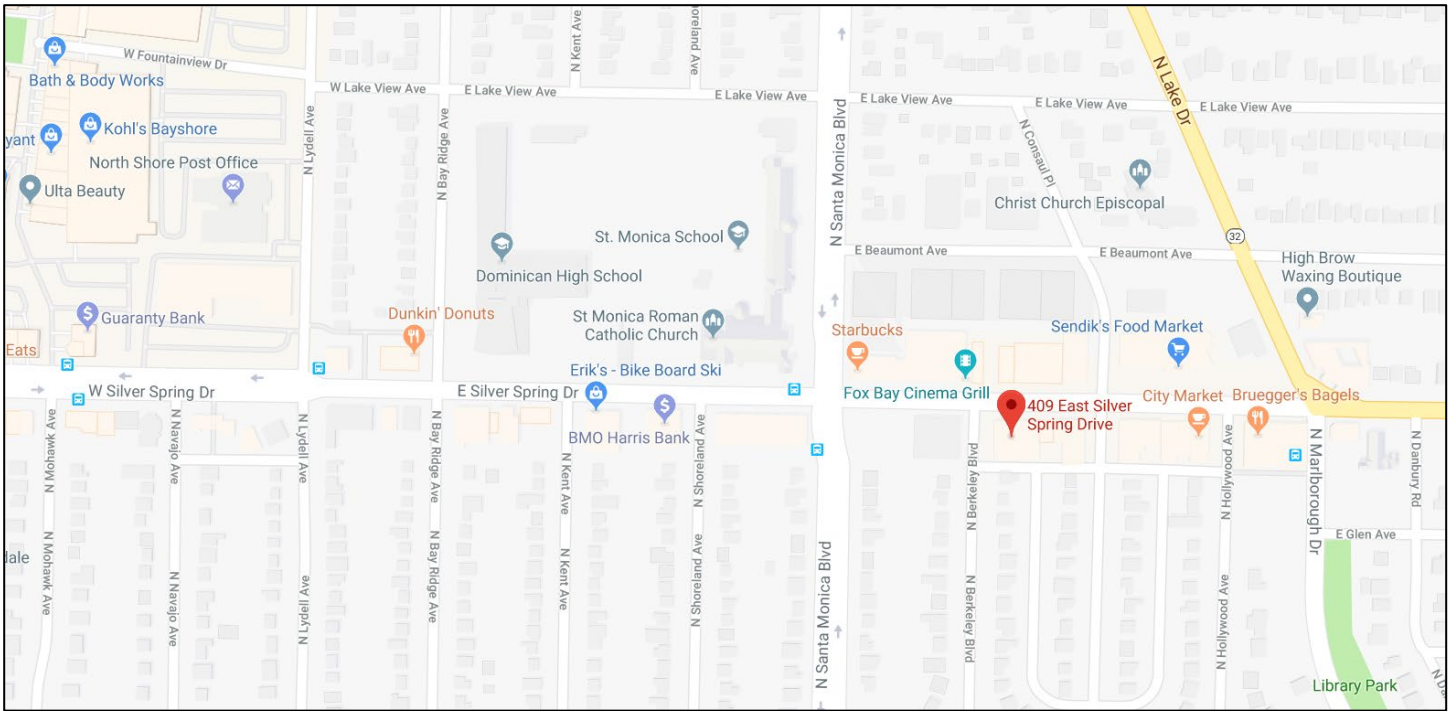
Building Size (GSF)	Approximately 22,294 SF
Available Space	Suite 10 600 RSF Suite 409A: 3,736 RSF Suite 409C: 655 RSF (encumbered; call broker to discuss)
Modified Gross Lease Rate	\$19.50 to \$24.50/rsf
Lease Term	Negotiable
Utilities	Payable by tenant Payable by tenant Payable by tenant Included
Operating Expenses Real Estate Taxes Premises Janitorial Service	Included Included By Tenant
Parking	Ample street parking available plus 2-hour daytime public parking at Winkies lot and 10-hour parking with free muni permit at the Beaumont lot/structure across street from building.
Elevator/s	Yes; one (1) passenger elevator
Amenities	Highly desired Whitefish Bay location in pedestrian friendly residential and commercial district. Walk to work!
Tenant Improvements (TI) Signage	Abated rent will be considered in lieu of TI Negotiable to qualified users
Occupancy	Immediate.

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

# FLOOR PLAN



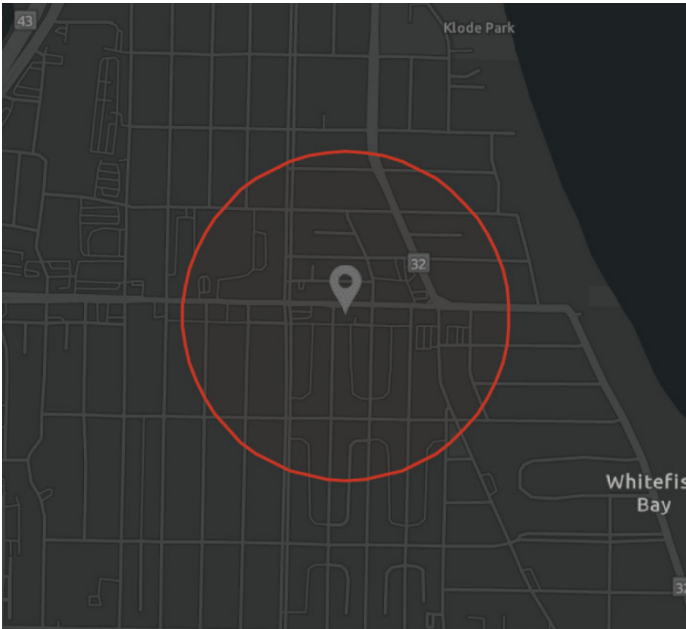
# LOCATION MAPS



# AERIAL PHOTOGRAPH



# DEMOGRAPHICS – 0.25 MILES



## INCOME



**\$172,552**

Median Household Income



**\$81,754**

Per Capita Income



**\$1,073,075**

Median Net Worth

## KEY FACTS

**41.6**

Median Age

**1,092**

Population

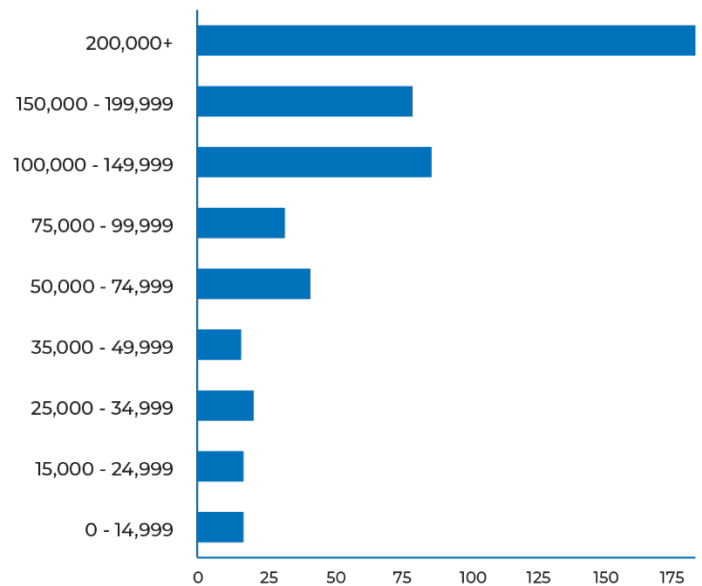
**425**

Households

**\$126,148**

Median Disposable Income

## HOUSEHOLD INCOME



## EMPLOYMENT



**85.2%** White Collar



**7.2%** Blue Collar



**8.6%** Services

**1.0%**

Unemployment Rate

## EDUCATION

**0.4%**

No High School Diploma



**6.6%**

High School Graduate



**11.0%**

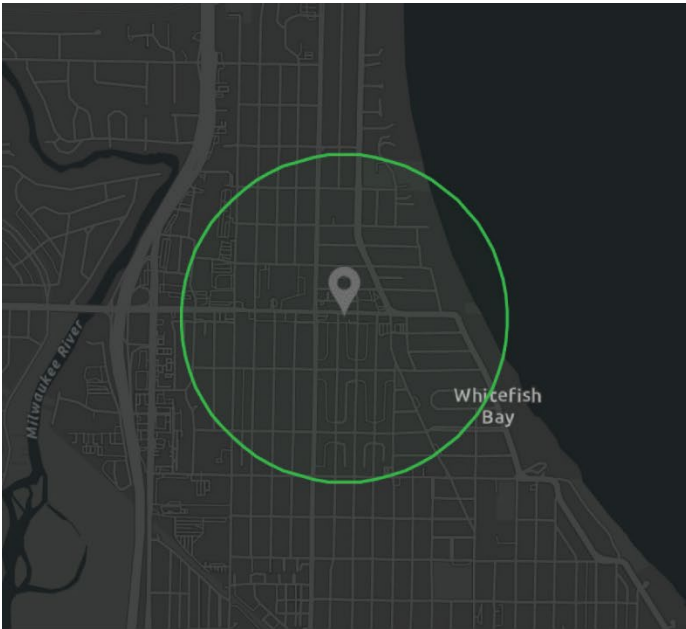
Some College



**82.0%**

Bachelor's/Grad/Prof Degree

# DEMOGRAPHICS – 0.50 MILES



## INCOME



## KEY FACTS

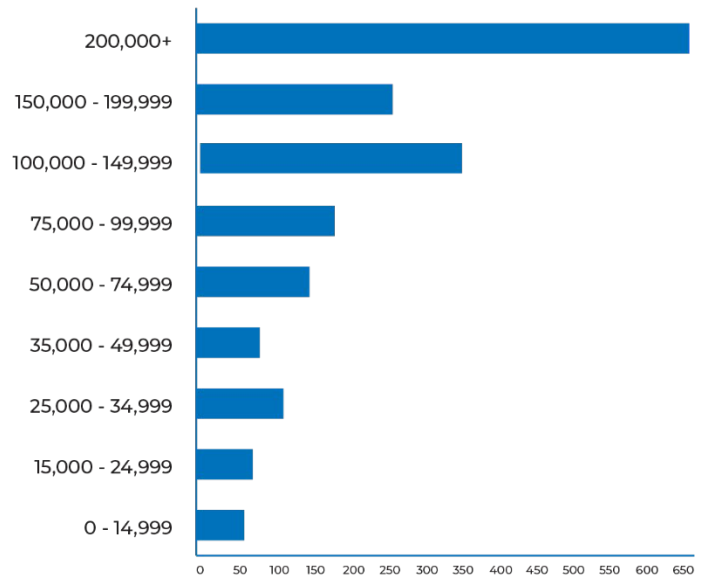
**41.3**  
Median Age

**5,128**  
Population

**1,797**  
Households

**\$115,174**  
Median Disposable Income

## HOUSEHOLD INCOME



## EMPLOYMENT



**86.7%** White Collar



**5.8%** Blue Collar



**8.0%** Services

**1.6%**

Unemployment Rate

## EDUCATION



No High School Diploma



High School Graduate

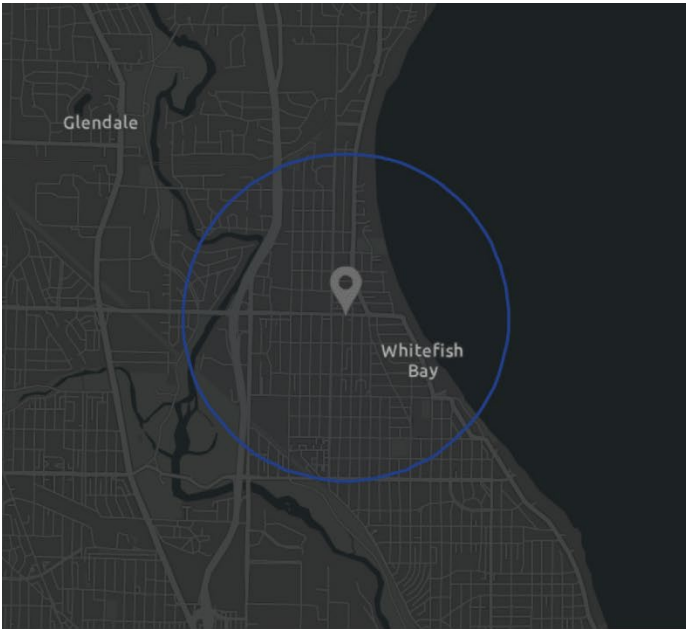


Some College



Bachelor's/ Grad/Prof Degree

# DEMOGRAPHICS – 1.0 MILE



## INCOME



**\$123,552**

Median Household Income



**\$70,205**

Per Capita Income



**\$484,217**

Median Net Worth

## KEY FACTS

**41.4**

Median Age

**13,835**

Population

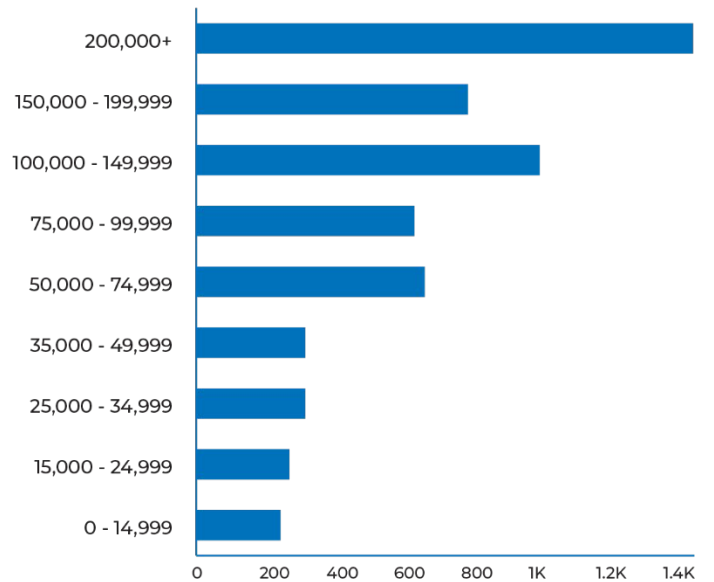
**5,210**

Households

**\$100,594**

Median Disposable Income

## HOUSEHOLD INCOME



## EMPLOYMENT



**83.7%** White Collar



**8.1%** Blue Collar



**10.2%** Services

**2.3%**

Unemployment Rate

## EDUCATION

**12.92%**

No High School Diploma



**7.7%**  
High School Graduate



**14.4%**  
Some College



**75.9%**  
Bachelor's/ Grad/Prof Degree



# DRIVE TIMES



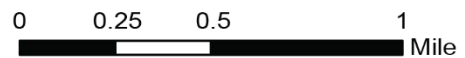
## Drive Times

- ≤ 1 Minute
- ≤ 2 Minutes
- ≤ 3 Minutes
- ≤ 4 Minutes
- ≤ 5 Minutes

## Area Amenities

*(Within Driving Distances)*

- Lodging Facilities (3)
- Restaurants & Bars (50)
- Retail Shops (97)



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