

# OFFICE SPACE AVAILABLE FOR LEASE



## FLORIDA STREET OFFICES

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



Virtual Tour  
Available



### Leasing Information:

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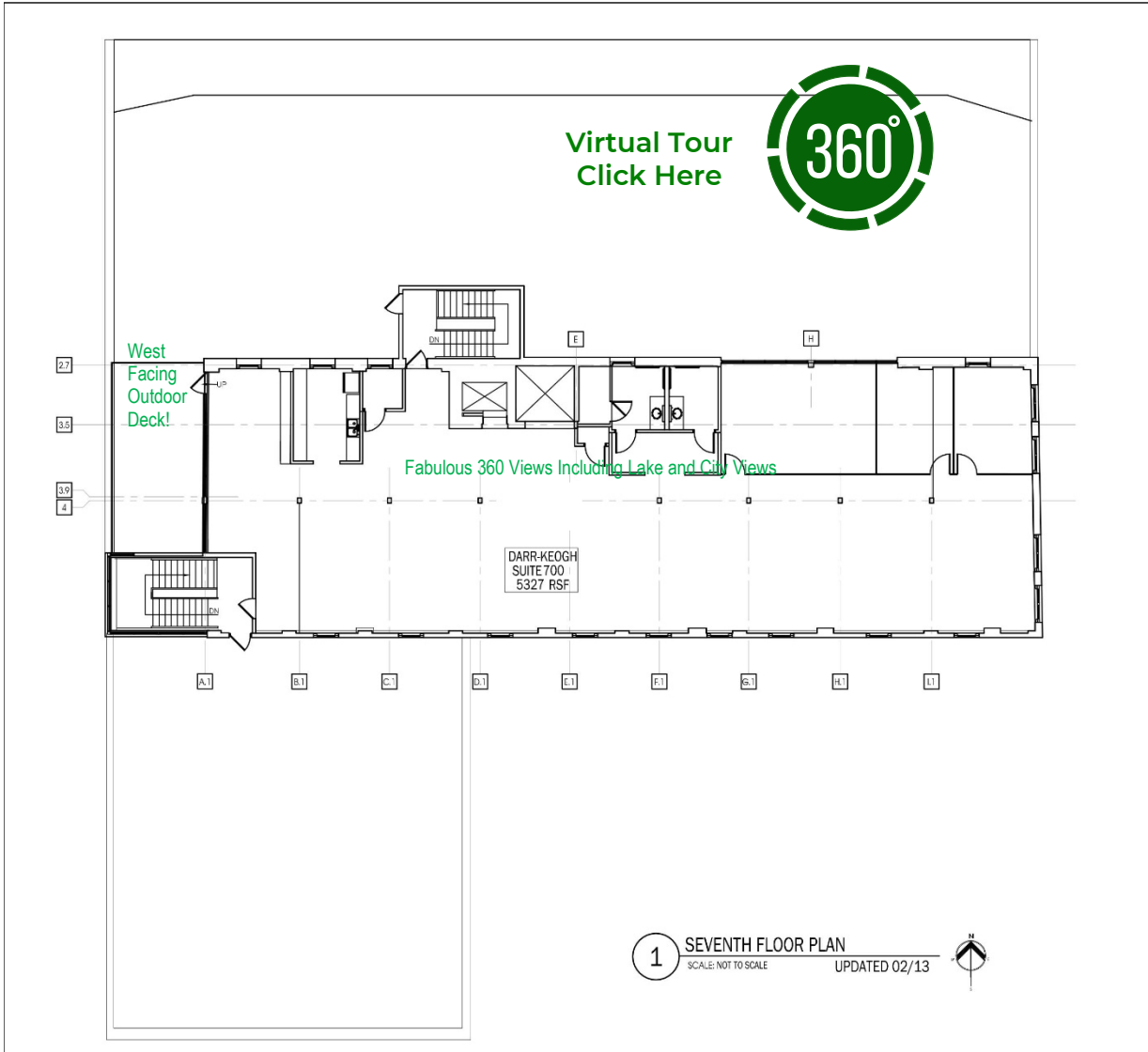
# GENERAL INFORMATION

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.

<b>Building Size</b>	±101,365 gsf/84,916 rsf
<b>Available Space</b> General Office Prebuilt Individual Small Offices	Suite 700 - 5,327 rsf – 7 <sup>th</sup> floor - VIRTUAL TOUR AVAILABLE (see floor plan for link) 350 rsf to 931 rsf: <i>Call for availability</i>
<b>Lease Rates</b> General Office Prebuilt Individual Small Offices	\$23.80 to \$28.80/rsf Modified Gross \$25.00-\$30.00/rsf True Gross
<b>Tenant Improvements – General Office</b>	Available to qualified credit; pre-built suites offered as-is.
<b>Lease Terms</b> General Office/Built to Suit Prebuilt Individual Small Offices	Minimum five (5) year term Minimum one (1) year term
<b>Real Estate Taxes &amp; Operating Expenses</b>	Included; base year applies
<b>Utilities – General Offices Suites Only</b> 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)
<b>Parking</b>	Limited surface and underground parking available at .87 spaces/1,000 rsf. Market rates apply.
<b>Elevators</b>	Two (2) passenger elevators
<b>High Speed Bandwidth</b>	Yes
<b>Sustainable Design</b>	LEED-CS Silver Certified; LEED-EBOM registered
<b>Amenities</b>	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.
<b>ADA &amp; Life Safety Compliant</b>	Yes
<b>Occupancy</b>	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 – 7<sup>th</sup> FLOOR (STE 700) – 5,327 SF



**PIEPER**  
PROPERTIES

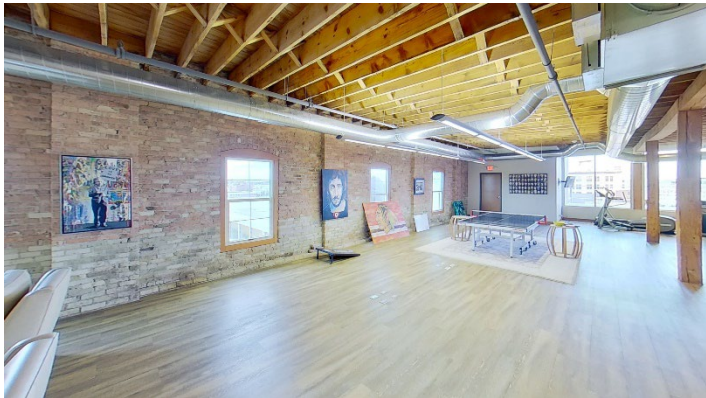
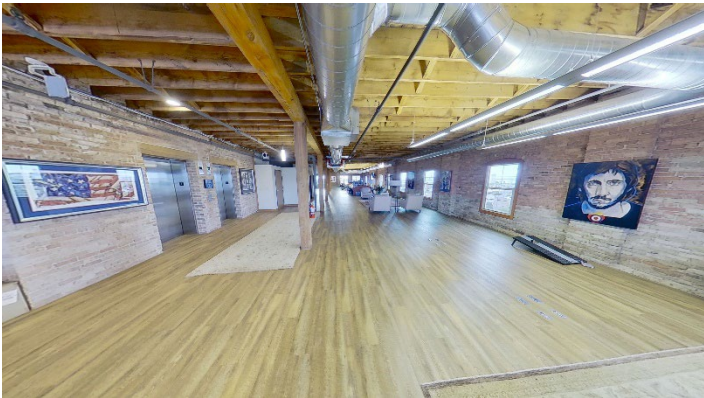
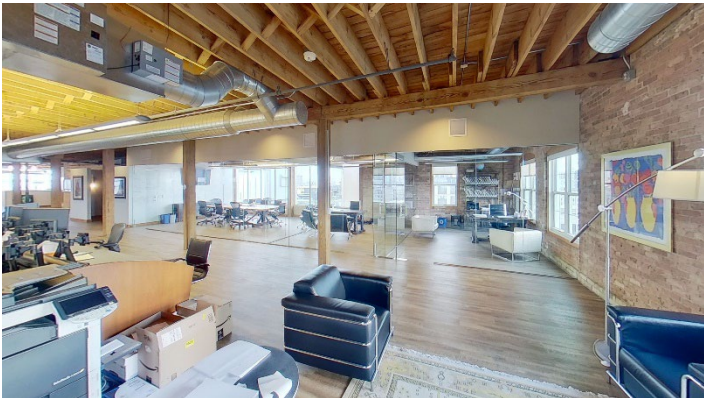
234 FLORIDA STREET  
MILWAUKEE, WI



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# PHOTOGRAPHS – 7<sup>th</sup> 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

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### INCOME

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

### HOUSEHOLD INCOME (\$)

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