

OFFICE SPACE AVAILABLE FOR LEASE


TRANSWESTERN
REAL ESTATE
SERVICES

THE SADDLERY

233-243 NORTH WATER STREET (HISTORIC THIRD WARD)
MILWAUKEE, WI 53202



Leasing Information:

MARIANNE BURISH, MBA

Executive Vice President

D 414.270.4109

C 414.305.3070

E marianne.burish@transwestern.com

310 W. Wisconsin Ave., Ste. ME110

Milwaukee, WI 53203

T 414.225.9700

www.transwestern.com/milwaukee

GENERAL INFORMATION

Welcome to The Saddlery Building in the heart of the Historic Third Ward! Located on the Riverwalk on vibrant Water Street, this beautifully restored brick-and-heavy timber loft building perfectly balances historic charm and modern freshness. High ceilings, operable windows, cream city brick walls, and too many to count out-the-door amenities make for a vibe that is creative, professional, and energized. Newly updated common areas will impress staff and clientele alike. Take a stroll down the Riverwalk during lunch, and when the day is done, enjoy a cold one at the Ale House's enormous two-level patio overlooking the river. Call to schedule your tour!

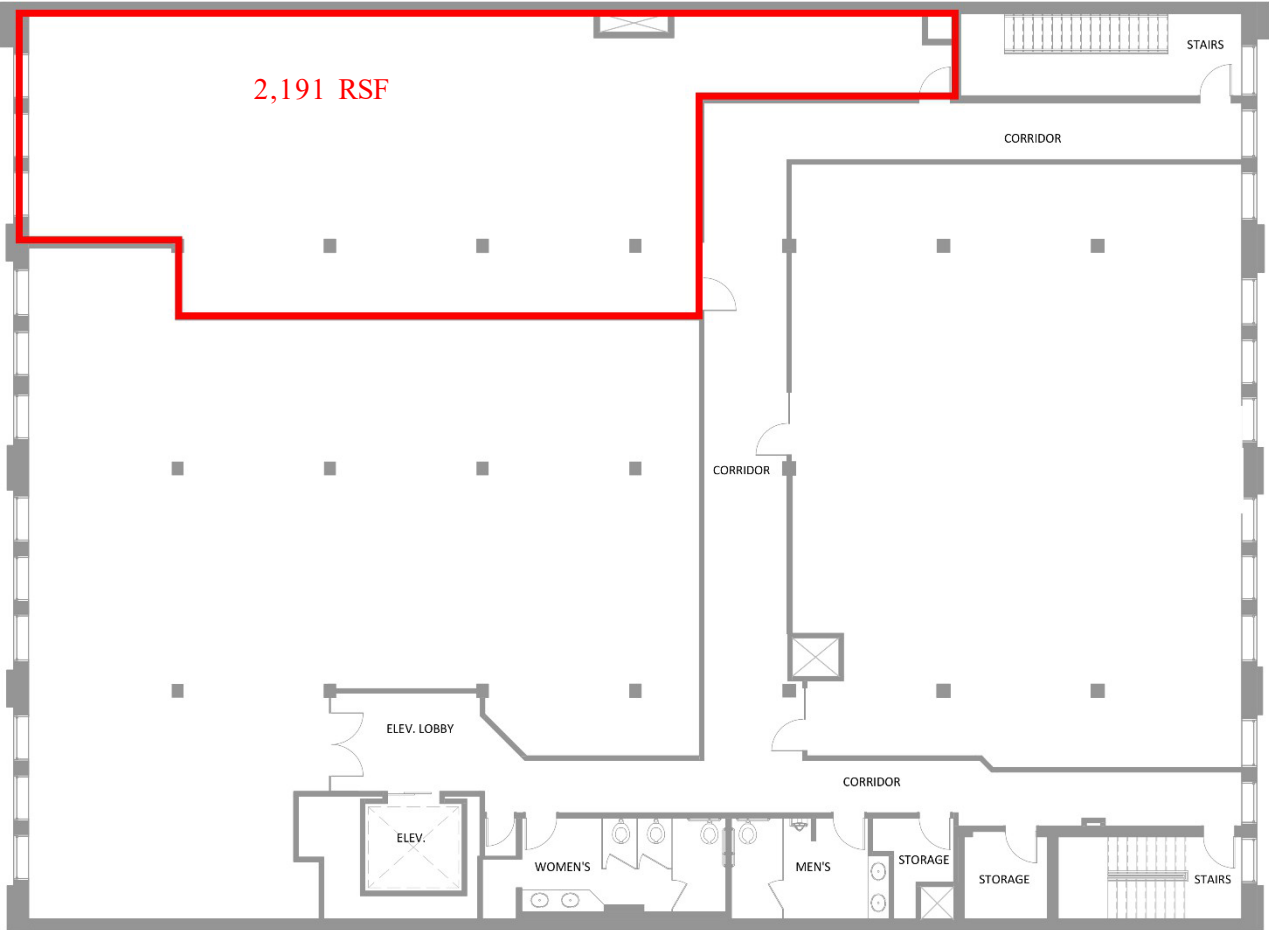
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|---|---|
| Building Size | 56,368 RSF |
| Available Space | 2 nd Floor: ± 2,191 RSF |
| | 3 rd Floor: ± 1,547 RSF (existing conditions; see plan) VIRTUAL TOUR AVAILABLE (see floor plan for link) |
| | 3 rd Floor: ±1,952 RSF |
| | 3 rd Floor: ±2,954 RSF |
| | 3 rd Floor: ± 238 RSF (storage area) |
| Add-on Factor | 14% multi-tenant floors |
| Occupancy | Immediate to 90 days |
| Modified Gross Lease Rate | \$22.50 to \$25.50/rsf |
| Lease Term | Negotiable for existing conditions; minimum 5 year for build to suit space |
| Tenant Improvements | Negotiable |
| CAM, Real Estate Taxes & Operating Expenses | Included above, base year |
| Utilities | |
| Heating (gas) | By Tenant |
| Air Conditioning | By Tenant |
| Electricity-Lights & Outlets | By Tenant |
| Janitorial – Common Area | Included |
| Janitorial - Premises | Included |
| Water & Sewer | Included |
| Technology/Telecom | Third Ward Hot Spot! Broadband providers to building include TWC, AT&T, Earthlink, and TDS. |
| Green Features | LEED-EBOM Registered. All of the janitorial services at The Saddlery are "green," meaning all cleaning agents are environmentally friendly, vacuums have HEPA filters, and all cloths and mops are micro-fiber. |
| Parking | Limited availability for full floor and/or long-term lessees. |
| Amenities | Desirable Historic Third Ward location; brick & timber loft style office building; on-site underground parking. |

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

PHOTO GALLERY



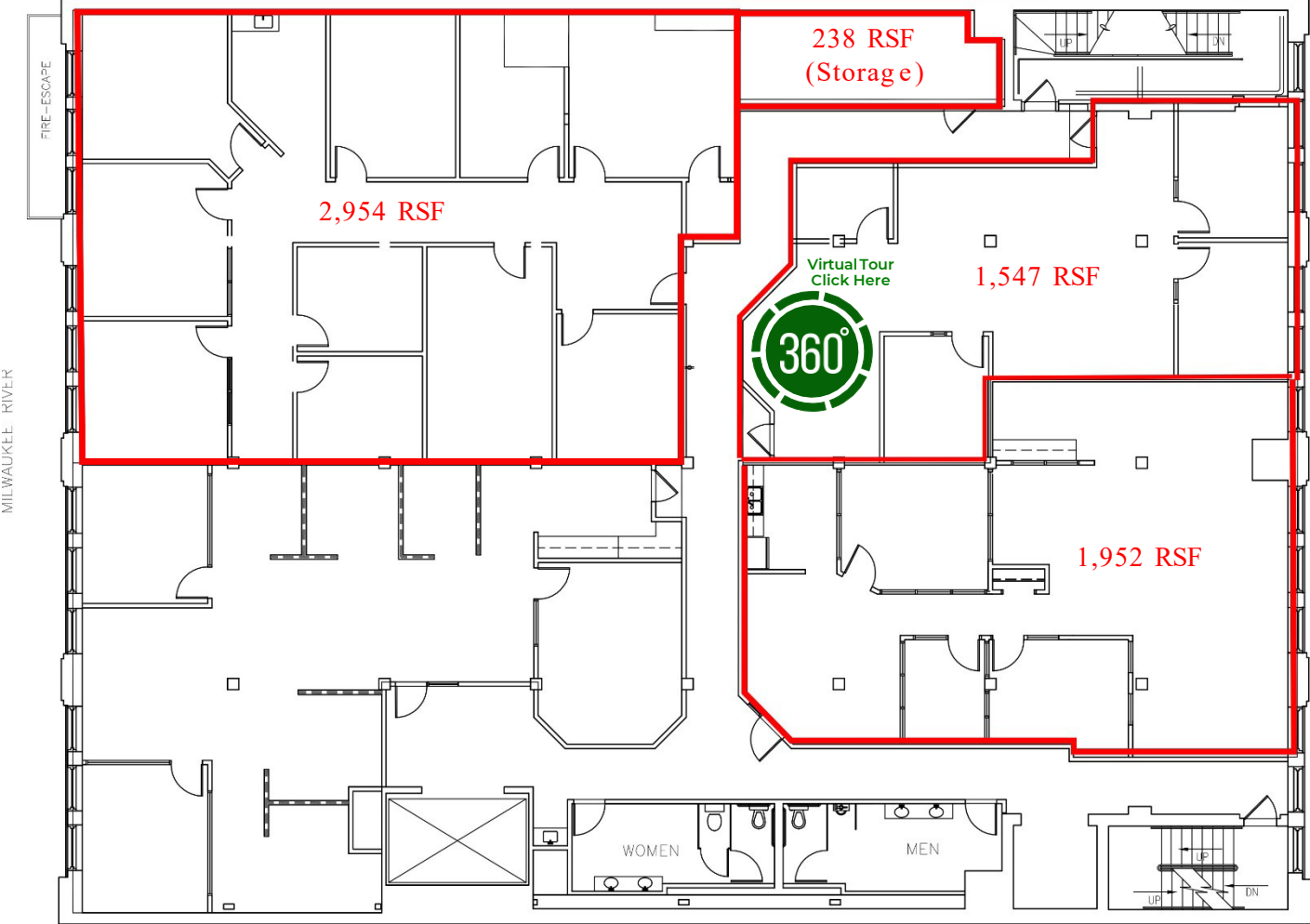
FLOOR PLAN – 2ND FLOOR



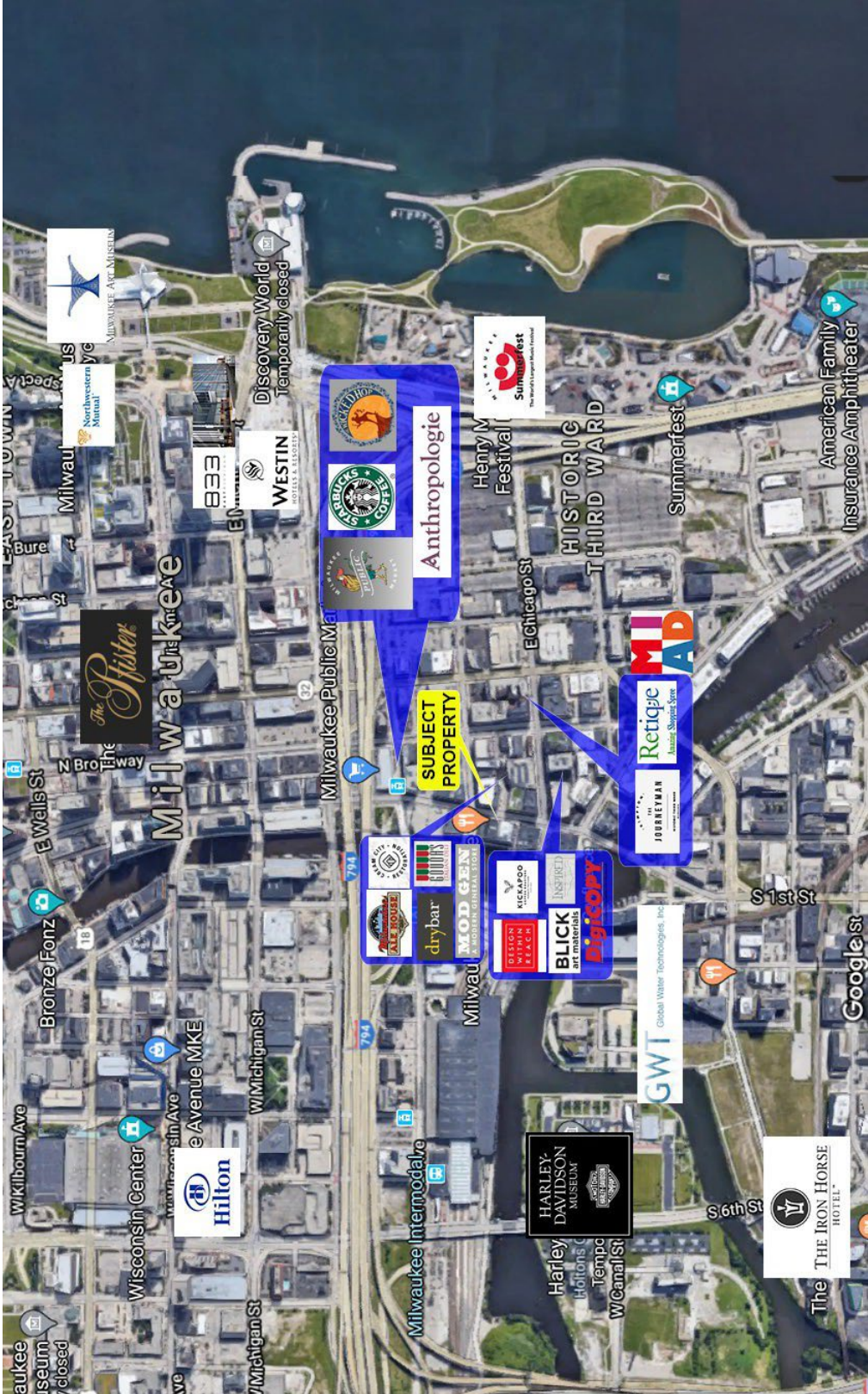
SECOND FLOOR
PROPOSED PLAN
1" = 10'-0"

THE SADDLERY BUILDING
233 N. WATER STREET, MILWAUKEE, WI 53202

FLOOR PLAN – 3rd FLOOR



LOCATION MAP & AREA LANDMARKS



233 NORTH WATER STREET
MILWAUKEE, WI