

# OFFICE SPACE AVAILABLE FOR LEASE



## COAKLEY BROTHERS WATER TOWER BUILDING 400 SOUTH 5<sup>TH</sup> STREET – WALKERS POINT

MILWAUKEE, WI 53204

Virtual Tour  
Click Here



### Leasing Information:

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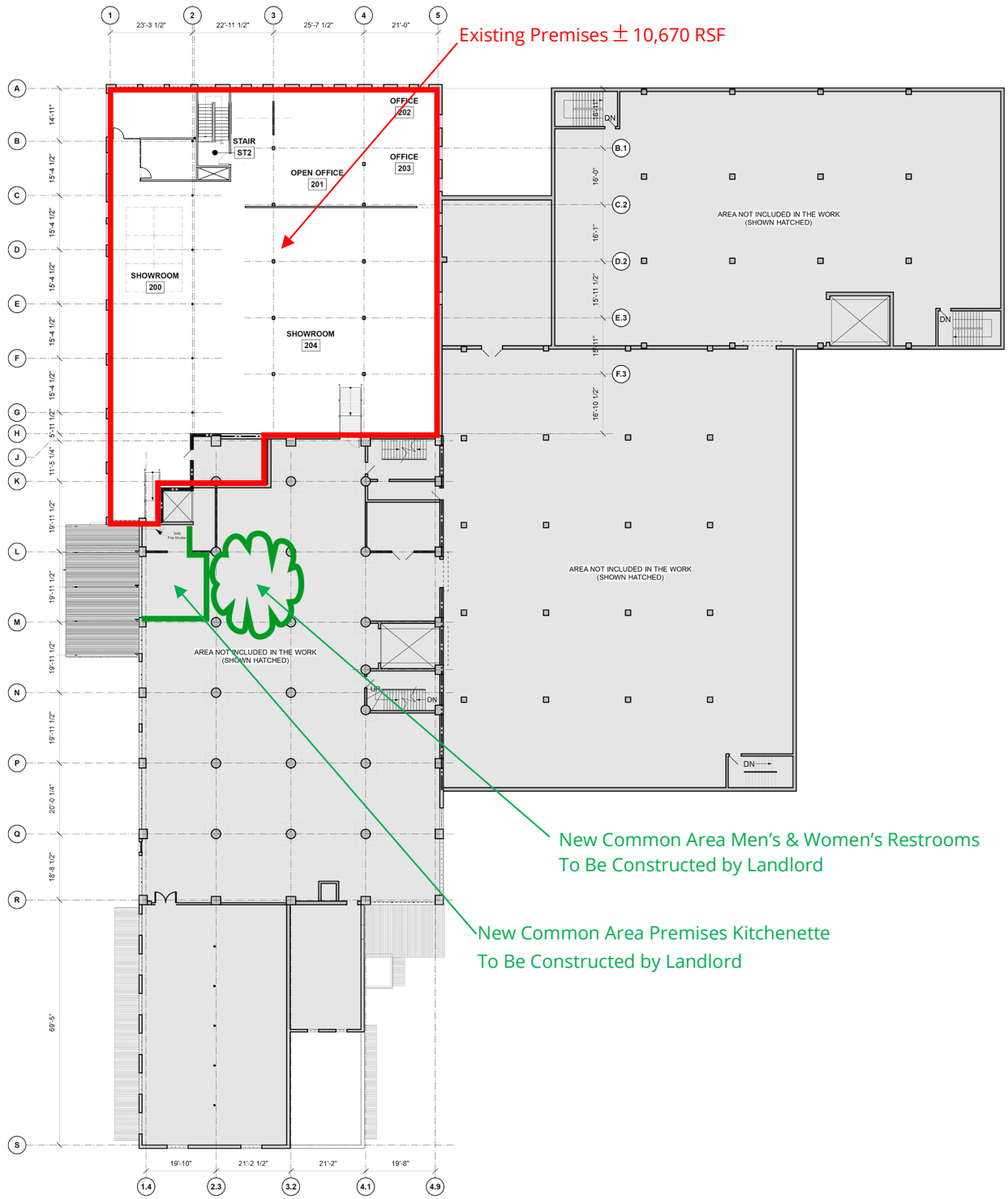
# GENERAL INFORMATION

Looking for office space but bored with the conventional options? Yearning for something different and Intriguing? One-of-a-kind and *Iconic*? You've found it. The Coakley Brothers Water Tower Building is now offering a fabulously renovated 12,000 sf 2<sup>nd</sup> floor office, showroom, or destination retail space. If you've been seeking inspiration and your own little secret urban garden, then this mostly open-concept loft style space may be that elusive fit you've been searching for. Also available for your enjoyment are first rate on-site meeting facilities for gatherings and events of all sizes, easy on-site parking, PLUS the flexibility to use your own furniture or have Brothers Interiors outfit the space for you! Bring your best-in-class company to blissfully co-exist with best-in-class Coakley Brothers/Brothers Interiors and love your office again! Call Marianne Burish to discuss your requirement or schedule a tour.

<b>Building Size</b>	171,364 SF – 7 Stories
<b>Available Space</b>	± 10,670 rsf, 2 <sup>nd</sup> floor NWC (click here for virtual tour)
<b>Modified Gross Rental Rate (MGRR)</b>	\$20.00 to \$24.00/rsf (additional charge if furnished)
<b>Tenant Improvements</b>	Negotiable
<b>Lease Term</b>	Minimum 3 years
<b>Real Estate Taxes &amp; Operating Expenses</b>	Included in stated MGRR
<b>Utilities</b>	<ul style="list-style-type: none"> <li>Heating (gas) Excluded – separately metered/submetered</li> <li>Electricity - Air Conditioning Excluded – separately metered/submetered</li> <li>Electricity - Lights &amp; Outlets Excluded – separately metered/submetered</li> <li>Water &amp; Sewer Expense Included</li> <li>Janitorial – Common Area Included</li> <li>Janitorial – Premises Included</li> </ul>
<b>Parking</b>	Up to 30 on-site surface spaces available in the west (front of building lot); market parking rates apply.
<b>Passenger Elevator</b>	Yes
<b>Broadband</b>	Yes; current service by Spectrum and Century Link; other providers in street.
<b>Sustainable Design Features &amp; Awards</b>	<ul style="list-style-type: none"> <li>* MMSD Green Luminary Award for underground rainwater catchment system, bioswale and native plantings site improvements</li> <li>* USGBC designation for sustainable design including Blue Roof stormwater management system</li> </ul>
<b>Amenities</b>	<ul style="list-style-type: none"> <li>• Dedicated entry at 1<sup>st</sup> floor</li> <li>• Meeting &amp; Training Spaces: 16 pp <i>Florida Street Board Room</i>; 30-100 pp <i>Town Hall Training Room</i> and 20-150 pp <i>Watertower Building Showroom</i>. AV equipped. Catering support facilities.</li> <li>• Exterior illuminated signage possible</li> <li>• Iconic steel and plexiglass water tower by renowned artist</li> <li>• ABILITY TO LEASE FULLY FURNISHED (at additional cost)</li> </ul>
<b>ADA &amp; Life Safety Compliant</b>	Yes
<b>Occupancy</b>	Immediate to 120 days

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

# 2<sup>nd</sup> FLOOR EXISTING CONDITIONS

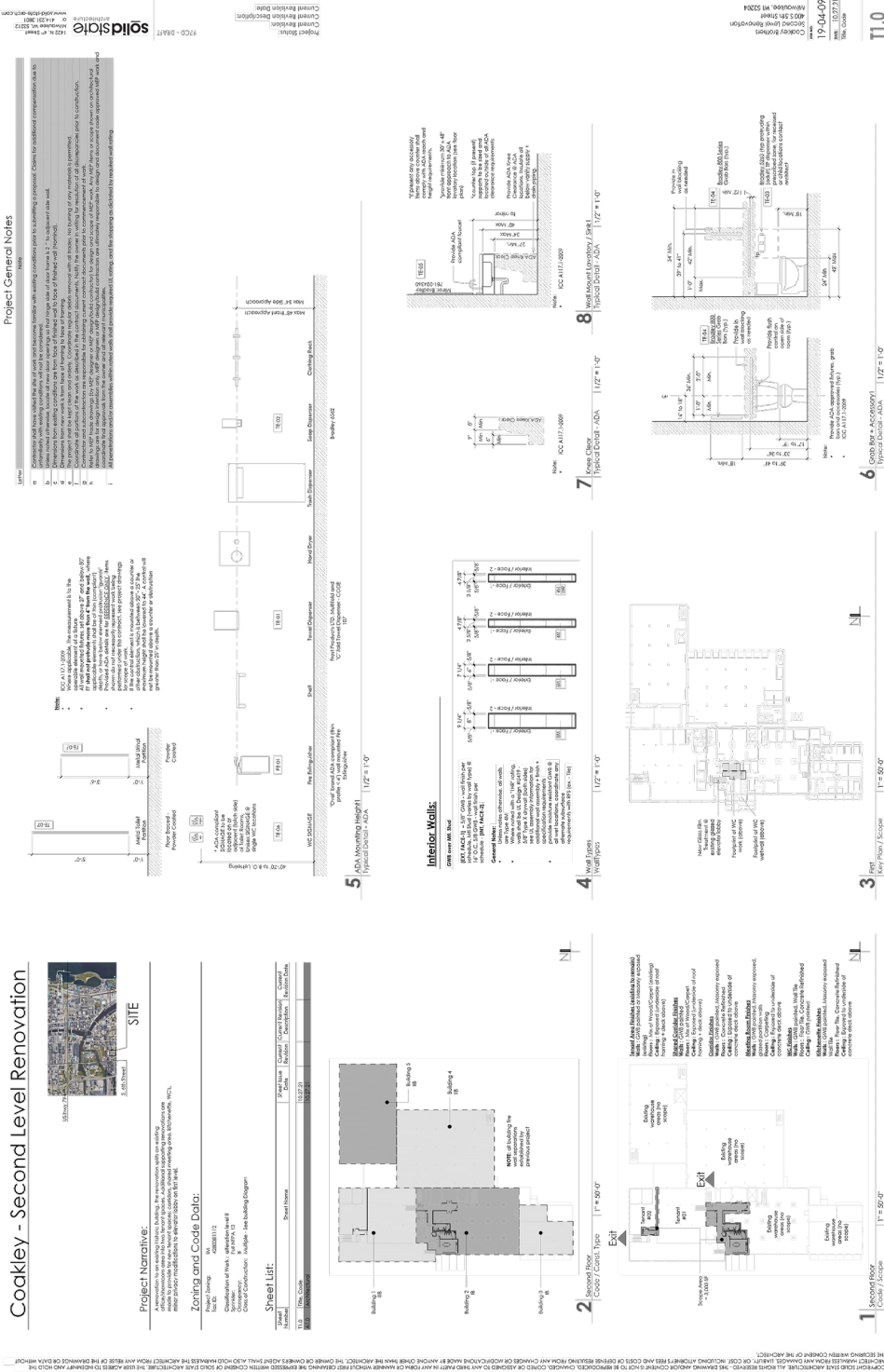


1 SECOND FLOOR FURNITURE PLAN  
A9.4 Scale 1/16" = 1'-0"



# FLOOR PLAN - NEW 2<sup>ND</sup> FLOOR IMPROVEMENTS

(Common Area Lobby, Restrooms, and Kitchenette Areas)



# FLOOR PLAN – NEW 2<sup>ND</sup> FLOOR IMPROVEMENTS - continued

(Common Area Lobby, Restrooms, and Kitchenette Areas)

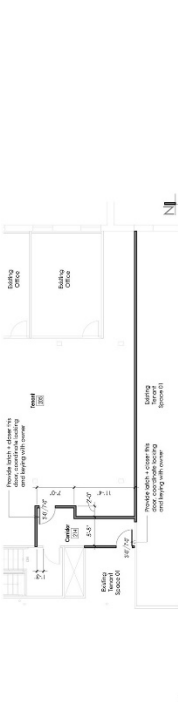
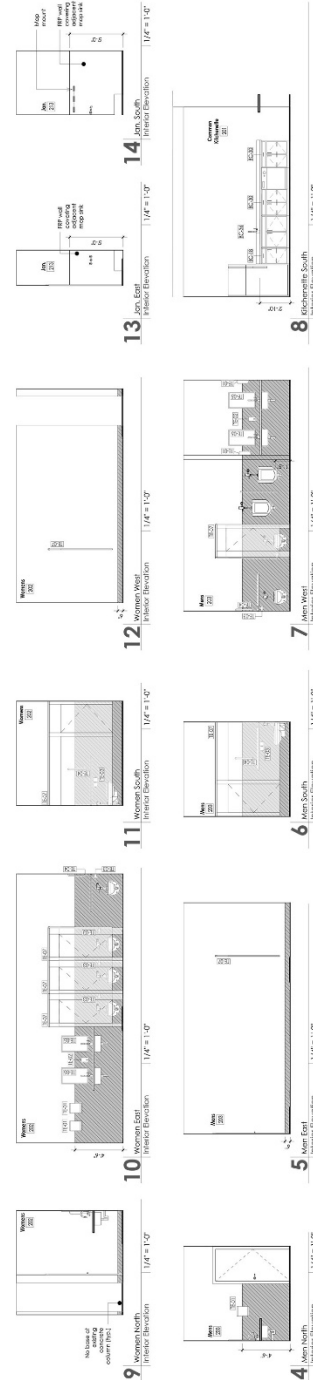
**solidstitch**  
ARCHITECTS  
1221 N. 9<sup>TH</sup> STREET  
MILWAUKEE, WI 53233  
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PROJECT: 19-04-09  
DATE: 03/27/22

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A1.0

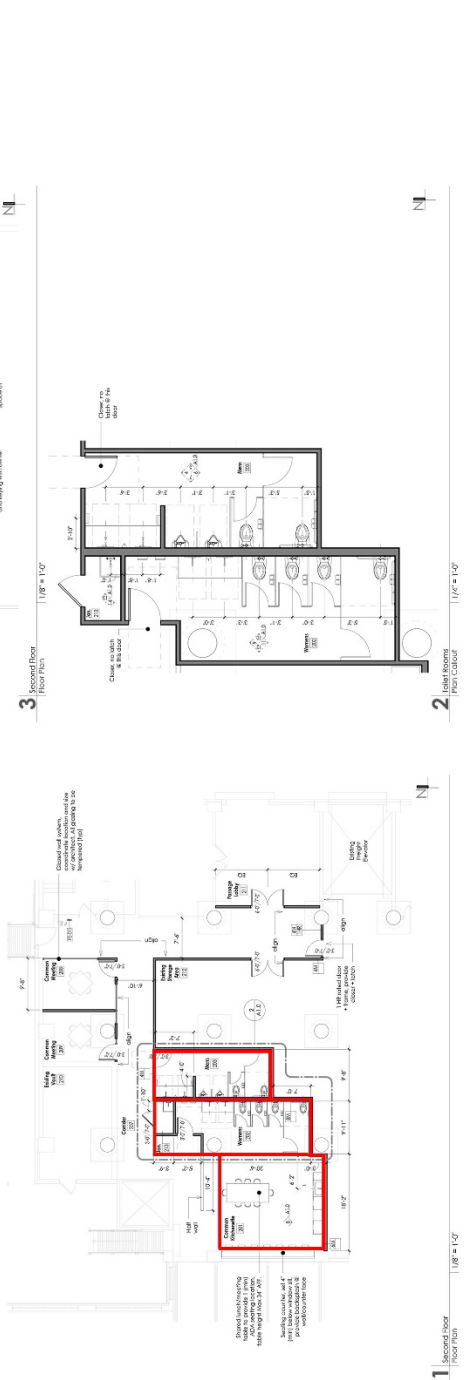


### Demolition Scope Notes

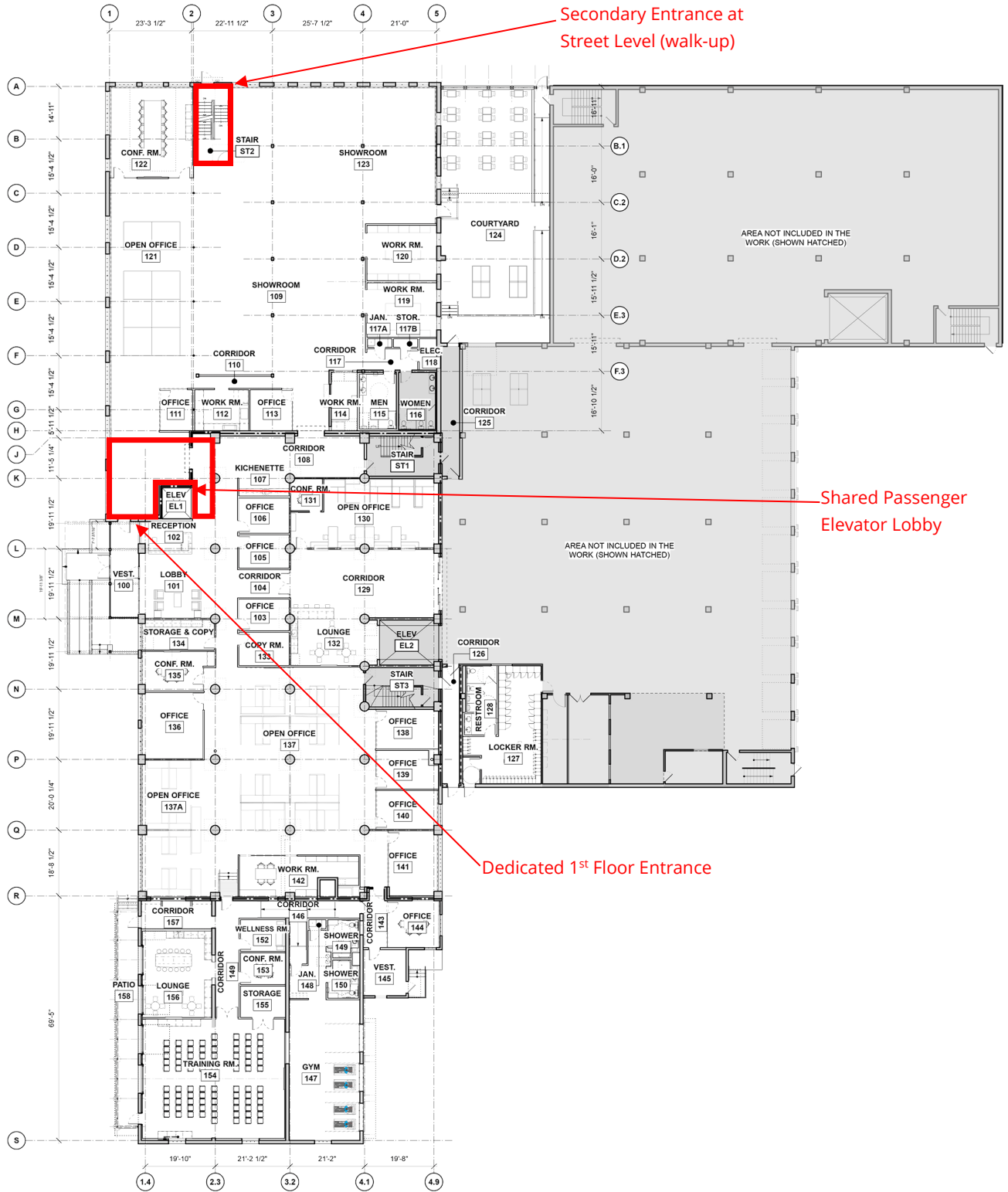
- 1. Remove all existing wall, ceiling, and floor finishes in the areas indicated by the red outline.
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- 14. Remove all existing wall, ceiling, and floor finishes in the areas indicated by the red outline.

### Demolition General Notes

- 1. All demolition work shall be in accordance with the applicable codes and standards.
- 2. All demolition work shall be completed in a safe and orderly manner.
- 3. All demolition work shall be completed in a timely manner.
- 4. All demolition work shall be completed in a cost-effective manner.
- 5. All demolition work shall be completed in a professional manner.
- 6. All demolition work shall be completed in a responsible manner.
- 7. All demolition work shall be completed in a safe manner.
- 8. All demolition work shall be completed in a clean manner.
- 9. All demolition work shall be completed in a neat manner.
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- 14. All demolition work shall be completed in a neat manner.



# 1<sup>st</sup> FLOOR DEDICATED ENTRY



1 FIRST FLOOR FURNITURE PLAN  
A9.3 Scale 1/16" = 1'-0"





# EXTERIOR BUILDING SIGNAGE POSSIBLE

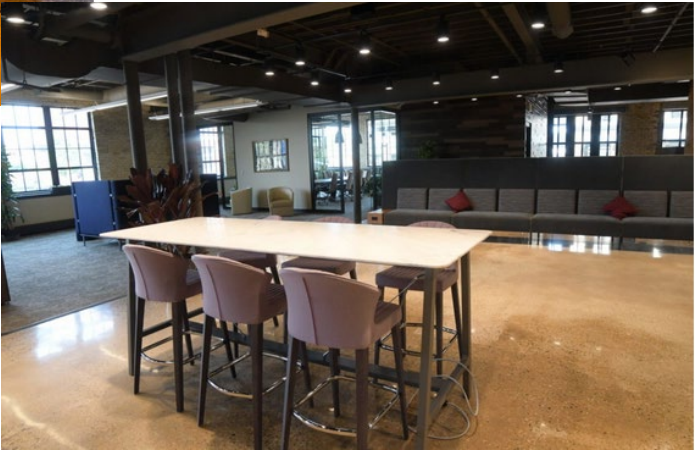


Secondary Entrance at  
Street Level (walk-up)

Imagine your company name here



# PHOTOGRAPHS – 2<sup>nd</sup> FLOOR PREMISES



# THE WATER TOWER BY BROOKLYN ARTIST TOM FRUIN

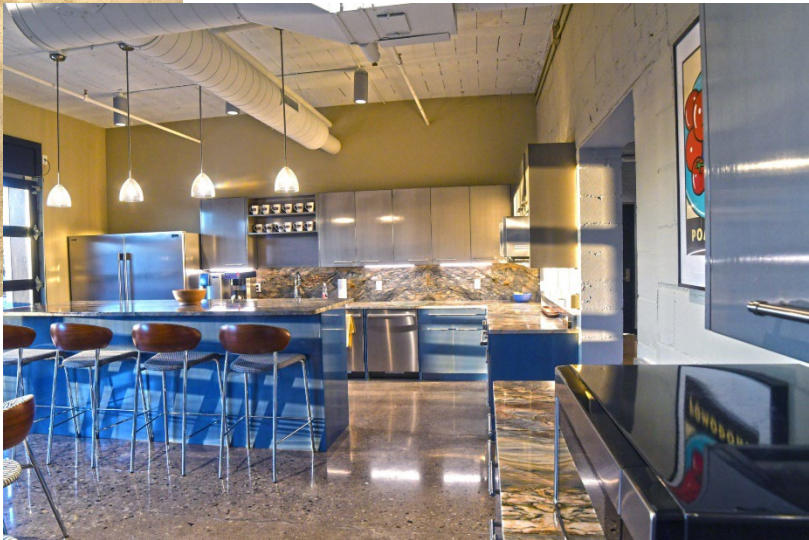
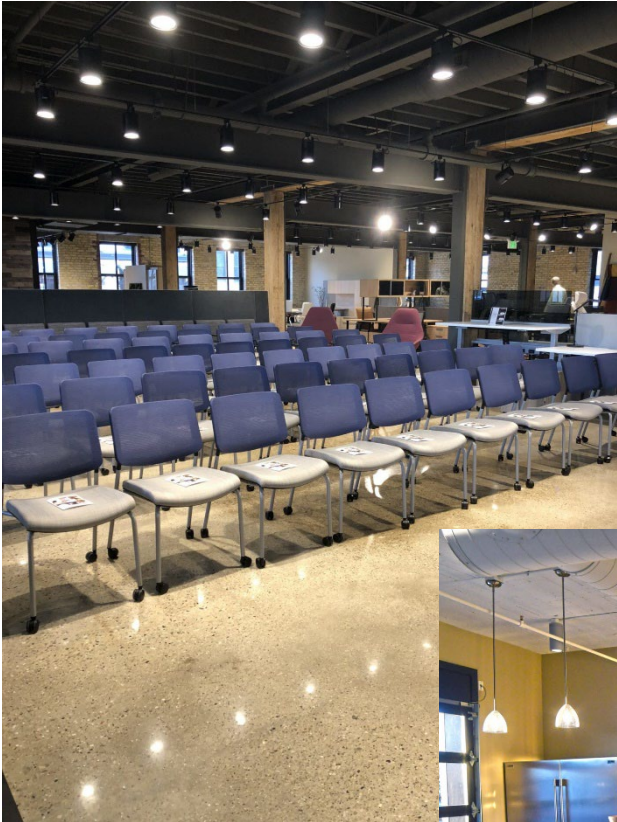
...a continuation of his ICON series installations

Watch: Water Tower Construction Video: <https://youtu.be/vMnwtnd7AWs>



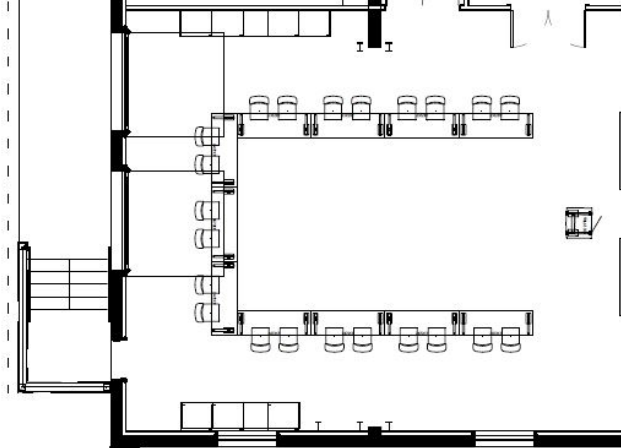
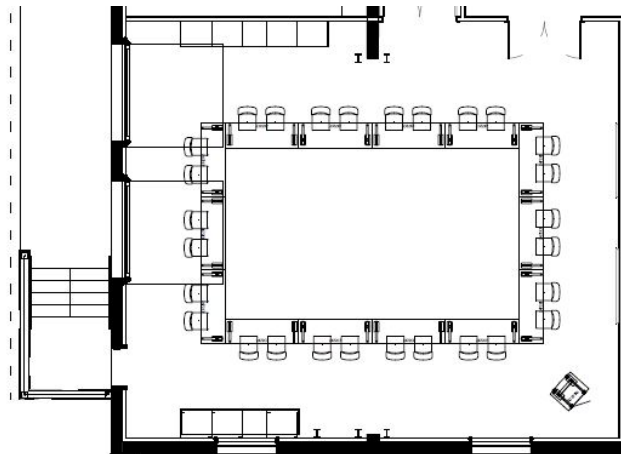
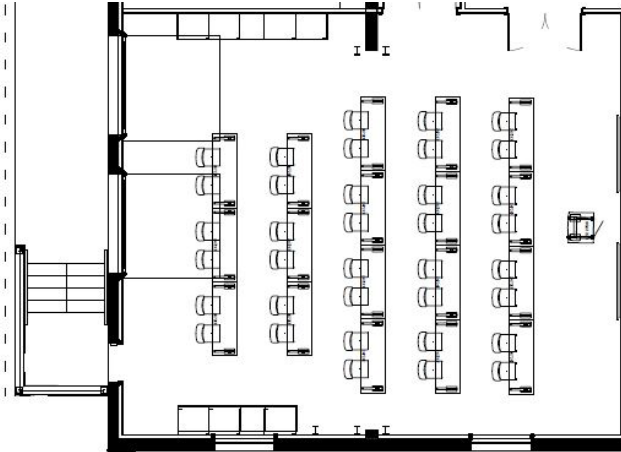
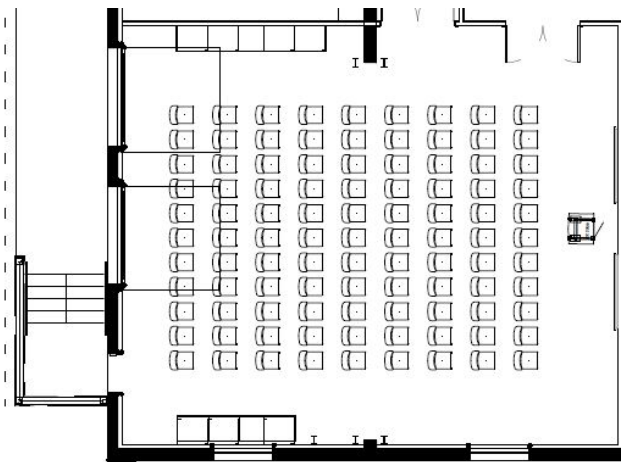
# MEETING SPACE

...Lots of it. AV Equipped & w/ Supporting Tenant Lounge & Catering Kitchenette

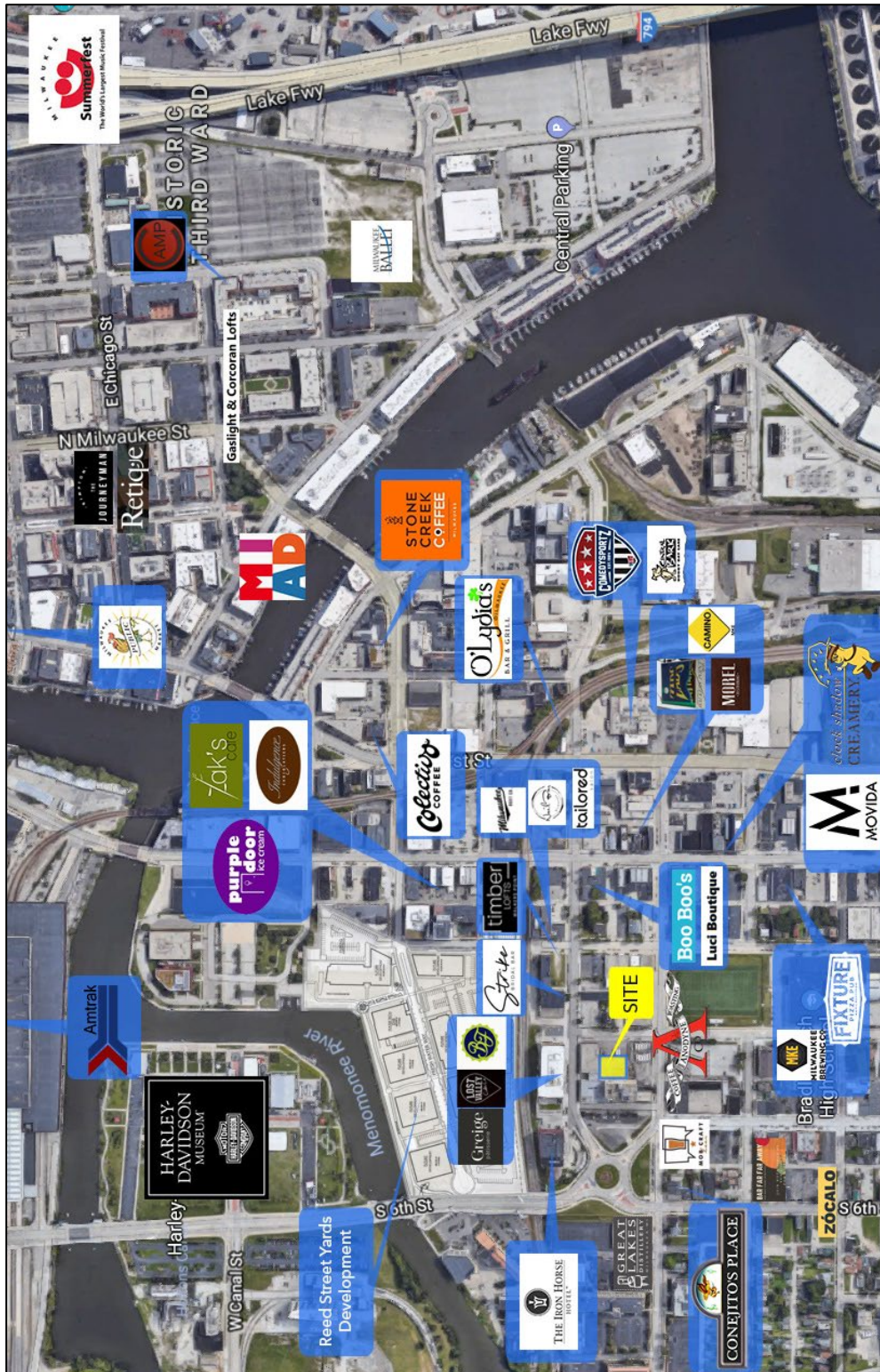


# MEETING SPACE – Configurations

(1<sup>st</sup> Floor Training/Event Room)



# MAP OF AREA ATTRACTIONS/NEW DEVELOPMENTS



# DEMOGRAPHIC PROFILE (.5 MILES)

## DEMOGRAPHIC PROFILE

400 S 5th St, Milwaukee, Wisconsin, 53204 2

Ring of 0.5 miles

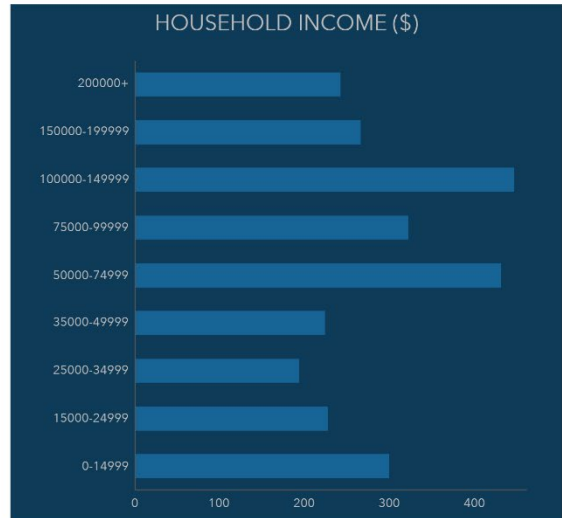
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### INCOME



### HOUSEHOLD INCOME (\$)



### KEY FACTS



### EDUCATION



### EMPLOYMENT



# DEMOGRAPHIC PROFILE (1 MILE)

## DEMOGRAPHIC PROFILE

400 S 5th St, Milwaukee, Wisconsin, 53204 2  
Ring of 1 mile

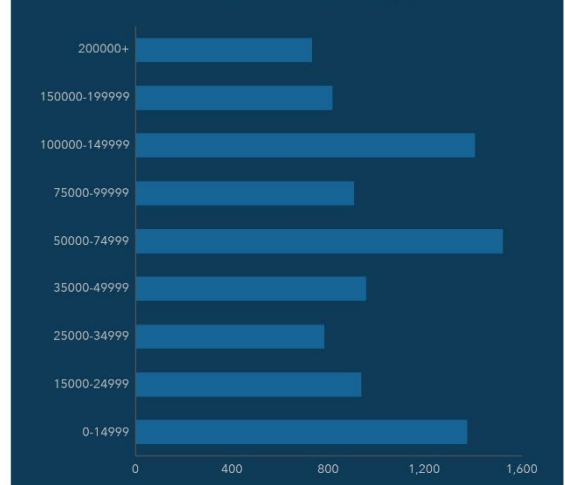
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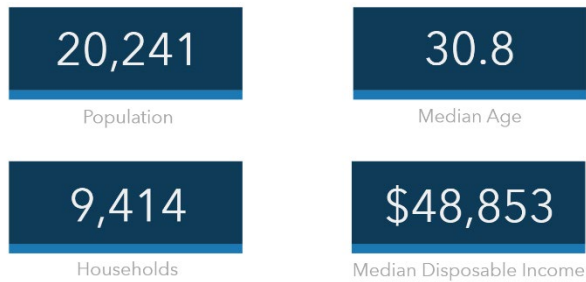
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