

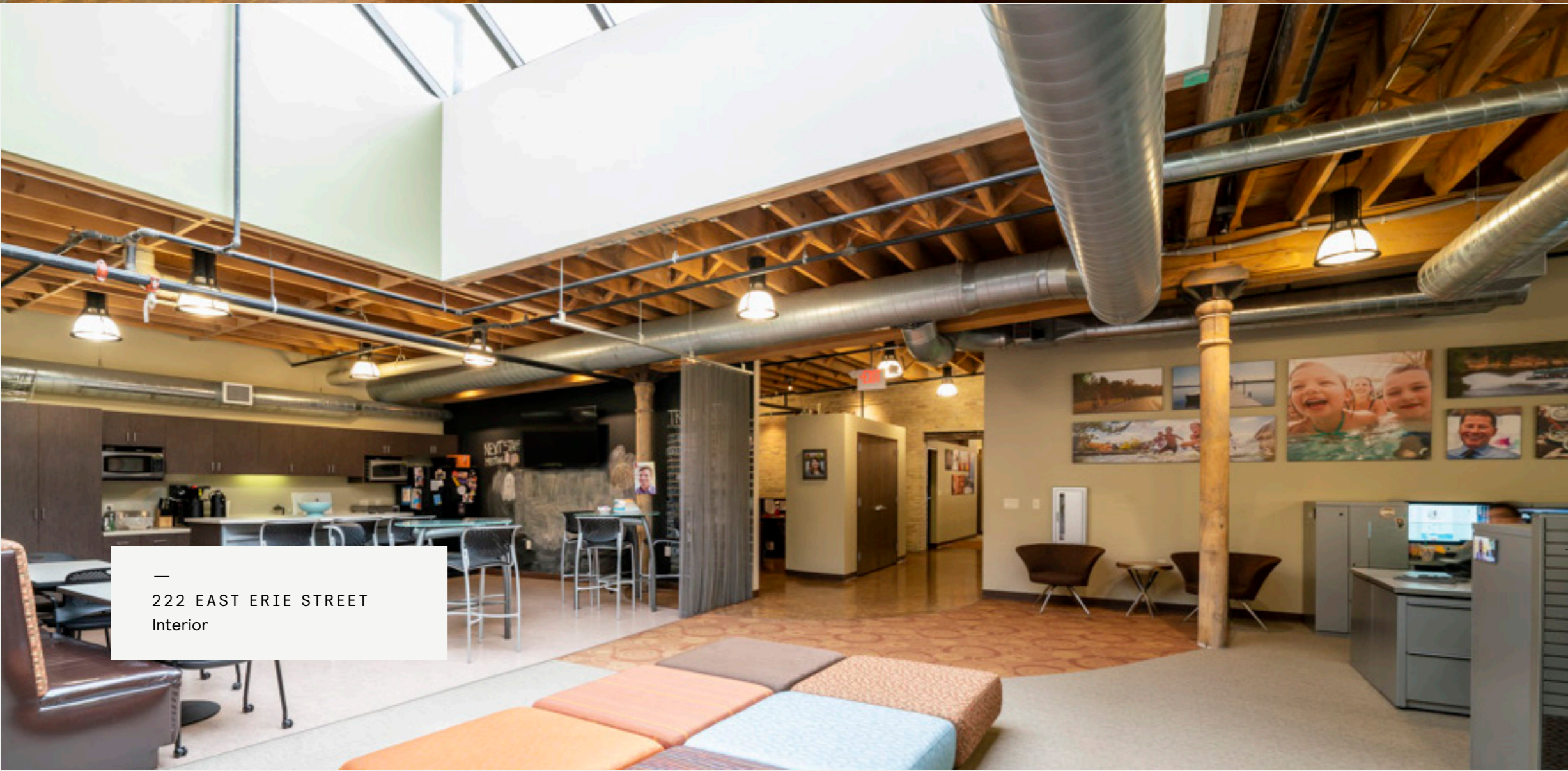
222 EAST ERIE STREET  
MILWAUKEE, WISCONSIN

# Historic Third Ward Creative Office Space Available

R  
2  
COMPANIES

FOUNDERS 3





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222 EAST ERIE STREET  
Interior

## 222 Erie

222 EAST ERIE STREET  
MILWAUKEE, WISCONSIN

### SPECIFICATIONS

Gross Building Area	85,000 SF
Max Contiguous	33,297 SF
Minimum Divisible	3,698 SF
Parking	Attached to Third Ward Parking structure
Lease Rate & Type	\$15.00/SF Net (2nd - 4th Floor) \$17.00/SF Net (5th Floor)
Operating Expenses	Est. \$9.88/SF

AVAILABLE SPACE	2nd Floor: 8,727 SF
	3rd Floor: 9,143 SF
	4th Floor: 8,966 SF
	5th Floor: 6,461 SF

### PROPERTY HIGHLIGHTS

- Building suites feature Cream City brick and exposed timber
- Two-floor, 17,000 SF penthouse suite available with private rooftop deck & internal staircase with capability to increase up to a four-floor interconnected suite for a total of 35,000 SF
- Prominent signage opportunities
- New ownership since 2020 that has completed extensive renovations within the building
- Nearby restaurants, shopping, entertainment and growing residential community including the Riverwalk, Public Market, and Festival grounds
- On-site restaurant and fitness tenants
- Move-in ready suites available
- Basement storage

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—  
222 EAST ERIE STREET  
Lobby Renovation

BIKE ROOM →

222 ERIE

BUILDING DIRECTORY  
R  
2  
COMPANIES  
ATTOLLES  
LAW, S.C.  
WALKER & FORGE  
Thornton  
Tomasetti  
TWIN DISC

# 2nd Floor Plan

AVAILABLE SPACE 8,727 SF

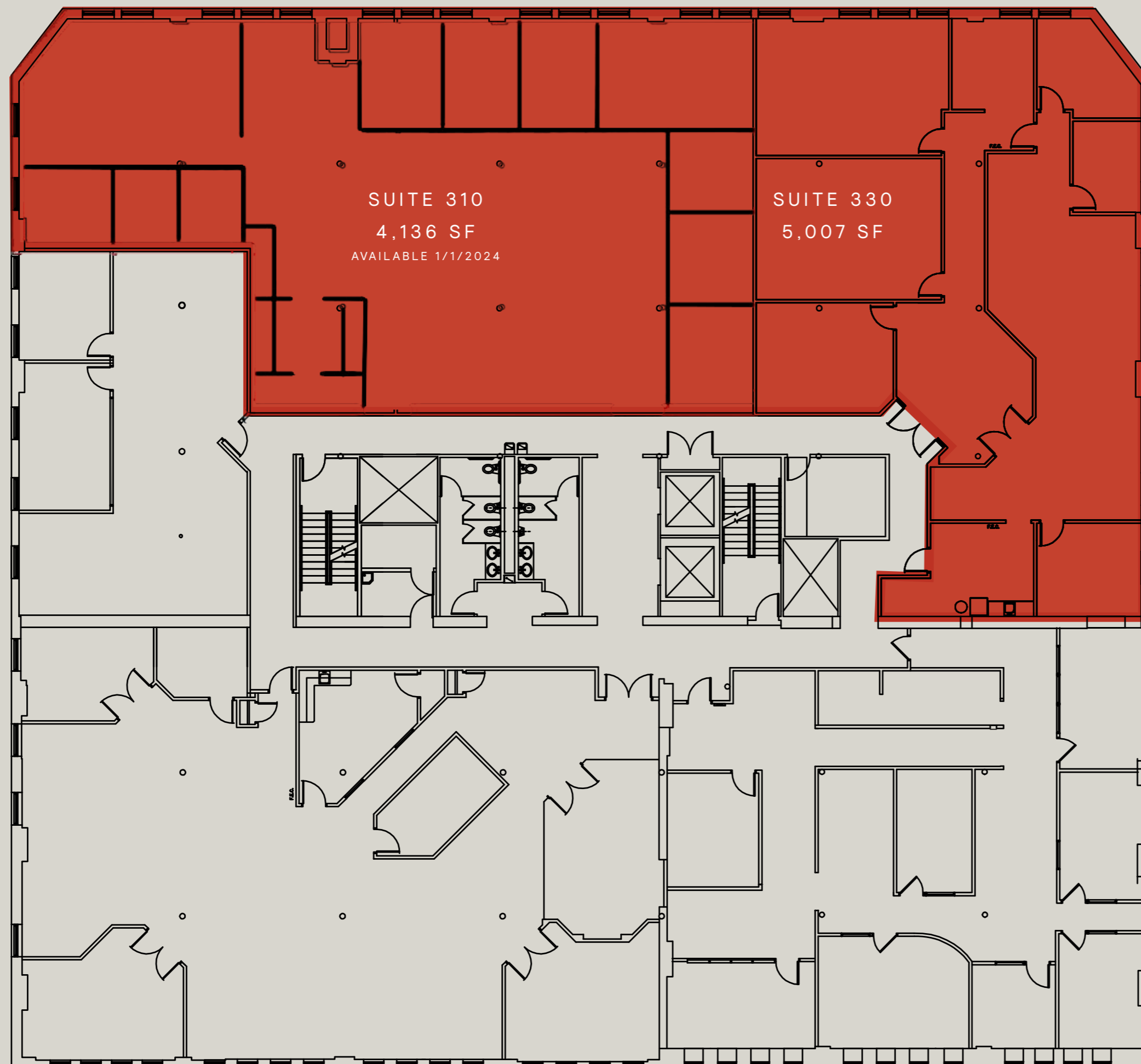


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# 3rd Floor Plan

AVAILABLE SPACE 9,143 SF

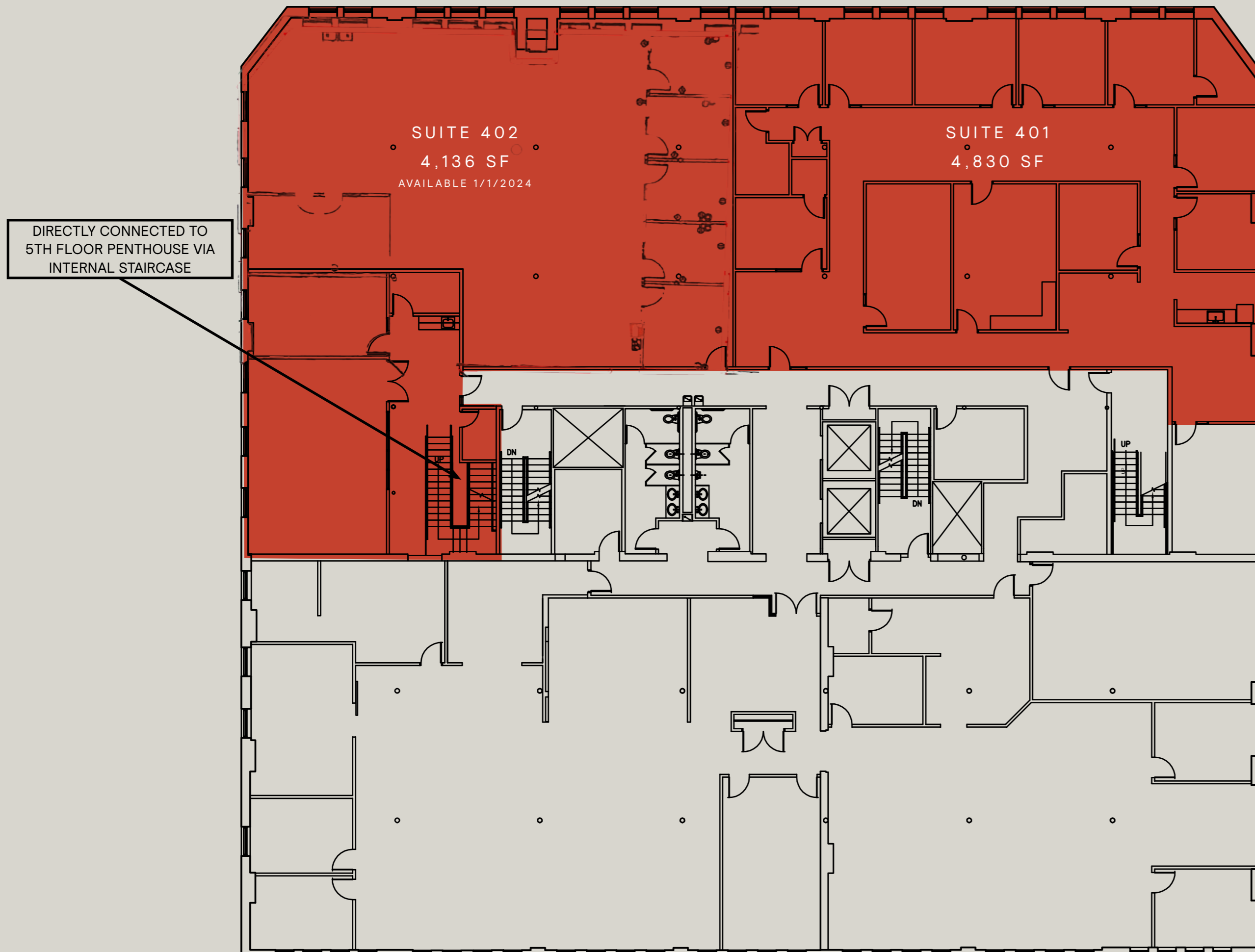


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# 4th Floor Plan

AVAILABLE SPACE 8,966 SF

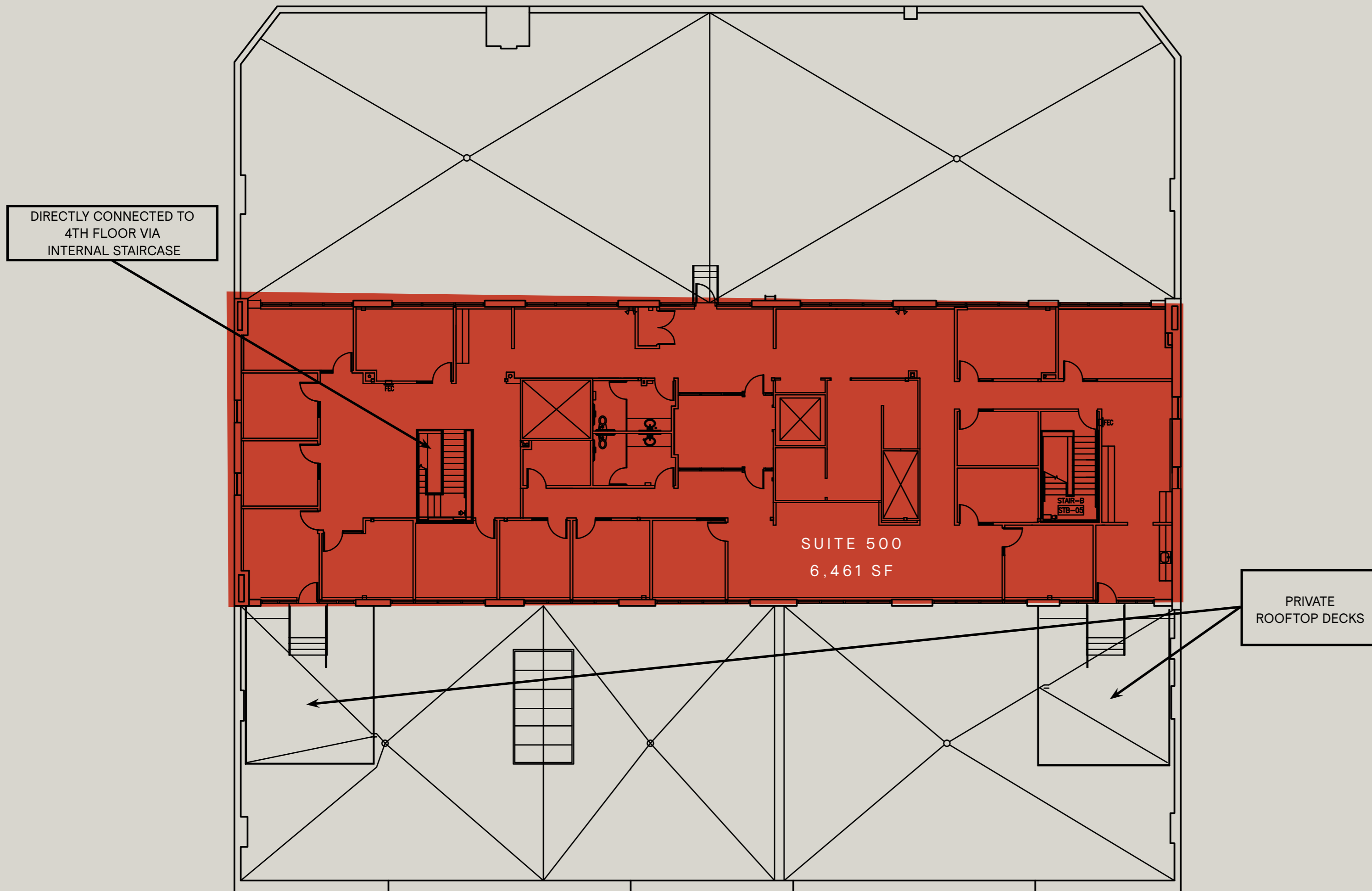


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# 5th Floor Plan

AVAILABLE SPACE 6,461 SF



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# Third Ward

## RESTAURANTS & RETAIL

### DINING & NIGHTLIFE

- 46 Batches
- 29 Bavette La Boucherie
- 27 Bella Caffé
- 13 Blue Bat Kitchen & Tequilaria
- 15 Broken Bat Brewery
- 14 Buggy's
- 8 Café Benelux
- 32 Café La Scala
- 39 Camp Bar
- 29 Club Charlies
- 4 Colectivo Coffee
- 44 DanDan/EsterEv
- 12 FreshFin Poké
- 14 Gouda's Italian Deli
- 12 Holey Moley
- 15 Jing's Chinese Restaurant
- 21 Kanpai
- 25 Kickapoo Coffee
- 13 Milwaukee Ale House
- 36 Mom N' Pop Corn
- 17 Onesto
- 37 The Outsider
- 7 Red Elephant Chocolate
- 15 Site 1A
- 28 Skylight Bar & Bistro
- 12 Smoke Shack
- 28 Splash Studio
- 34 Surg on the Water
- 17 Swig
- 37 Tre Rivali
- 34 Vino Third Ward
- 7 The Wicked Hop

### NEIGHBORHOOD SERVICES

- 11 Bent Tree Church
- 5 Black Swan MKE
- 19 Brew City Promotions
- 41 Carefree Boat Club of Wisconsin
- 23 Circle K Pantry
- 40 Corley Real Estate
- 25 DigiCOPY
- 11 Hudson Business + Lounge
- 37 Kimpton Journeyman
- 26 MKE Production Rental
- 3 Pritzlaff Lofts
- 6 PyraMax Bank
- 3 Welcome Mart BP

### HOME FURNISHINGS

- 13 Cream City Restoration
- 26 Elements East
- 5 The Home Market
- 24 Inspired
- 15 Luminosity Inc.
- 22 Orley Shabahang
- 16 Restoration Hardware Outlet

### SPECIALTY SHOPPING

- 25 Blick Art Materials
- 26 Broadway Paper
- 20 LOCALmke
- 33 Milwaukee Home & Friends
- 17 MOD GEN
- 14 Enfield of Milwaukee
- 20 SB Framing Gallery

### PERFORMING ARTS & ENTERTAINMENT

- 28 Broadway Theatre Center
- 42 Fred Astaire Dance Studio
- 28 Milwaukee Chamber Theatre
- 28 Renaissance Theaterworks
- 15 Save Milwaukee
- 28 Skylight Music Theatre

### FASHION & ACCESSORIES

- 15 3rd Ward Jewelry
- 13 A Trio Jewelry
- 26 Access Boutique
- 43 Edie Boutique
- 7 Lela
- 33 Lizzibeth
- 6 lululemon
- 26 Mainstream Boutique
- 36 MILWORKS
- 11 MODA3
- 17 NL Suits
- 28 Pendleton
- 28 Retique
- 17 (shoo)
- 28 Sneex
- 12 St. James Place Boutique
- 7 SoHo Boutique by Stephanie Horne
- 7 Warby Parker

### GALLERIES

- 15 ArtWorks for Milwaukee
- 35 Brooks Stevens Gallery at MIAD
- 15 CR Davidson Art
- 15 Frank Juarez Gallery
- 35 Frederick Layton Gallery at MIAD
- 15 Gallery MKE
- 17 Lily Pad Gallery West
- 15 Marshall Building
- 15 Material Studios + Gallery
- 35 Milwaukee Institute of Art & Design
- 15 OIL, a city gallery
- 15 Portrait Society Gallery
- 15 Tom Queoff Sculpture Studio
- 18 Tory Folliard Gallery
- 15 Wabi Sabi Gallery

### FITNESS & HEALTHCARE

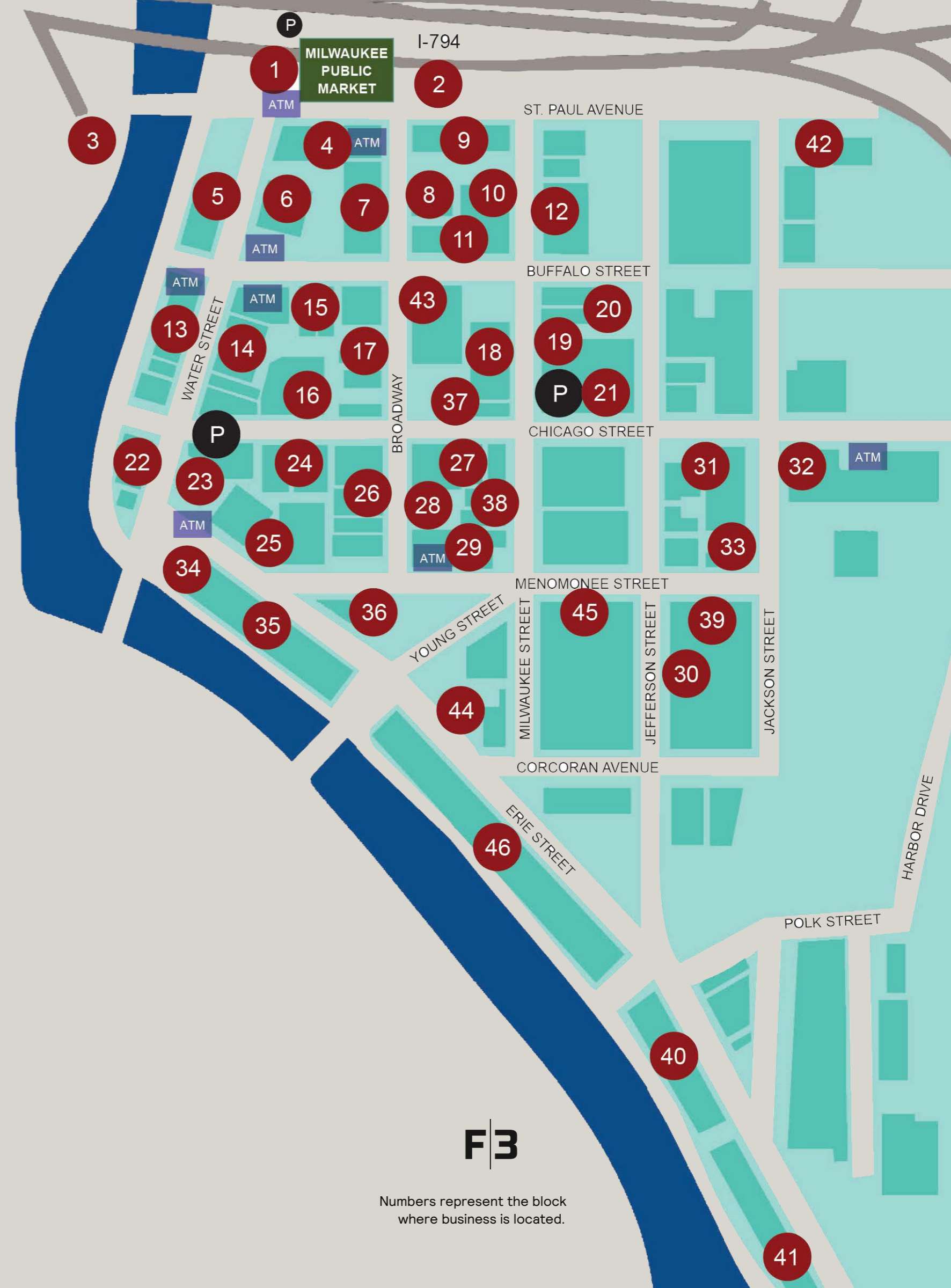
- 38 Aurora Health Center
- 13 The Barre Code
- 30 Best Fitness
- 15 Energy - Personal Fitness Studio
- 6 High Def Health
- 20 InStep PT & Running Center
- 27 Metro Eye
- 15 Passport Health
- 17 PT Plus
- 15 Resting Place Massage Therapy Center
- 34 Spire Fitness
- 18 Third Ward Dental
- 46 Vita Physical Therapy & Fitness
- 5 Wisconsin Vision, LTD
- 15 Yama Yoga

### SALONS

- 13 AESTHETICS 360° Face & Body Center
- 45 Archambeaus' Salon
- 36 Attitude Nail Salon
- 15 Drybar Milwaukee
- 2 Groom for Men
- 9 The Institute of Beauty & Wellness
- 9 Neroli Salon & Spa
- 31 Salon Amroze
- 13 SEVA Salon & Nail Boutique
- 12 St. James Place Salon

### MILWAUKEE PUBLIC MARKET

- Aladdin - Tastes of the East
- Anodyne Coffee Roasting Co.
- Brew City Brand Apparel
- C. Adam's Bakery
- Commission Row Produce
- The Green Kitchen
- Kehr's Candies
- MP: Margarita Paradise
- Foltz Family Market
- On The Bus
- Oro di Oliva
- PitaWorks
- St. Paul Fish Company
- The Soup & Stock Market
- The Spice House
- Thai-Namite
- Thief Wine Shop & Bar
- West Allis Cheese & Sausage Shoppe



Numbers represent the block where business is located.







## Location



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# In Relentless Pursuit of Opportunity.

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