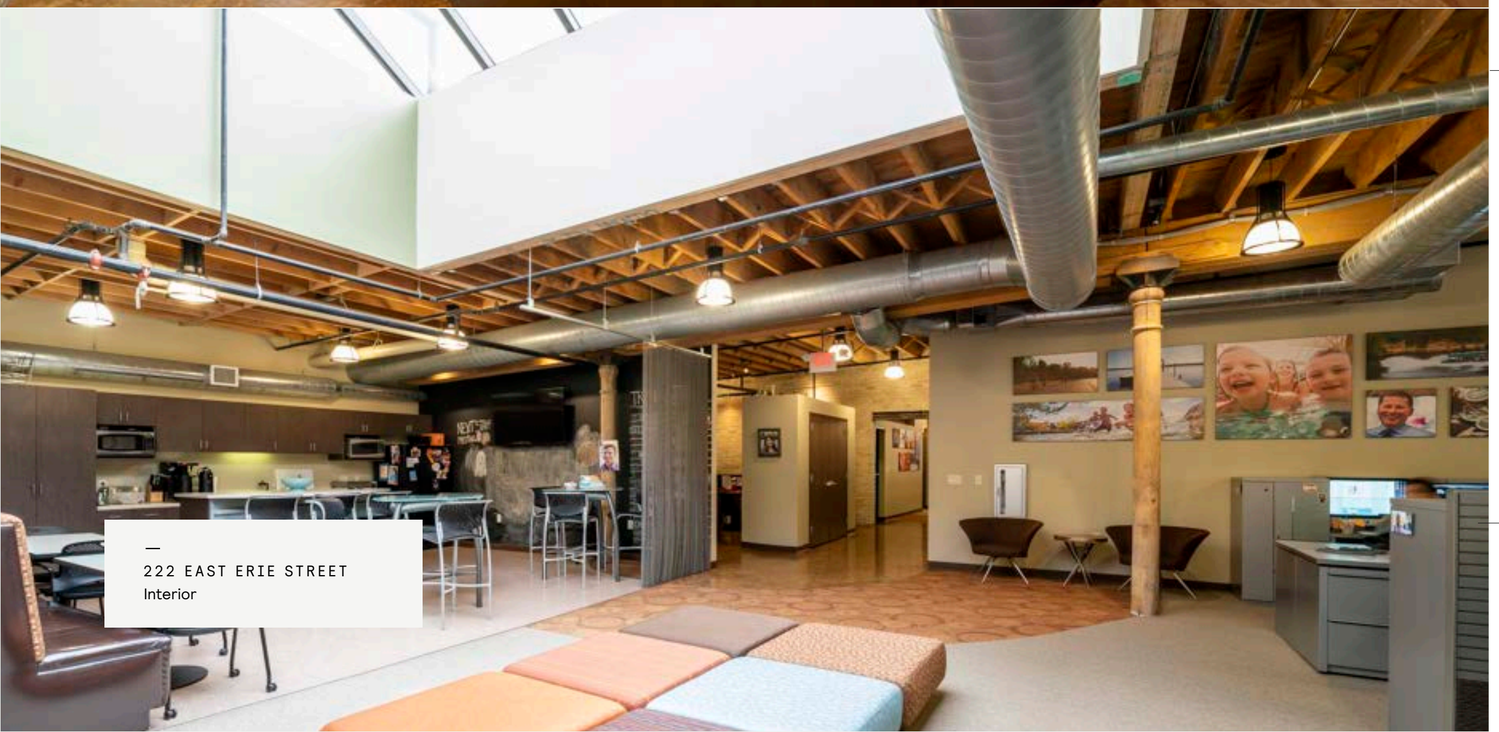
222 EAST ERIE STREET
MILWAUKEE, WISCONSIN

Historic Third Ward
Creative Office Space Available

R2 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	34,806 SF
Minimum Divisible	3,698 SF
Parking	Attached to Third Ward Parking structure
Lease Rate & Type	$17.00/SF Net
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: 7,970 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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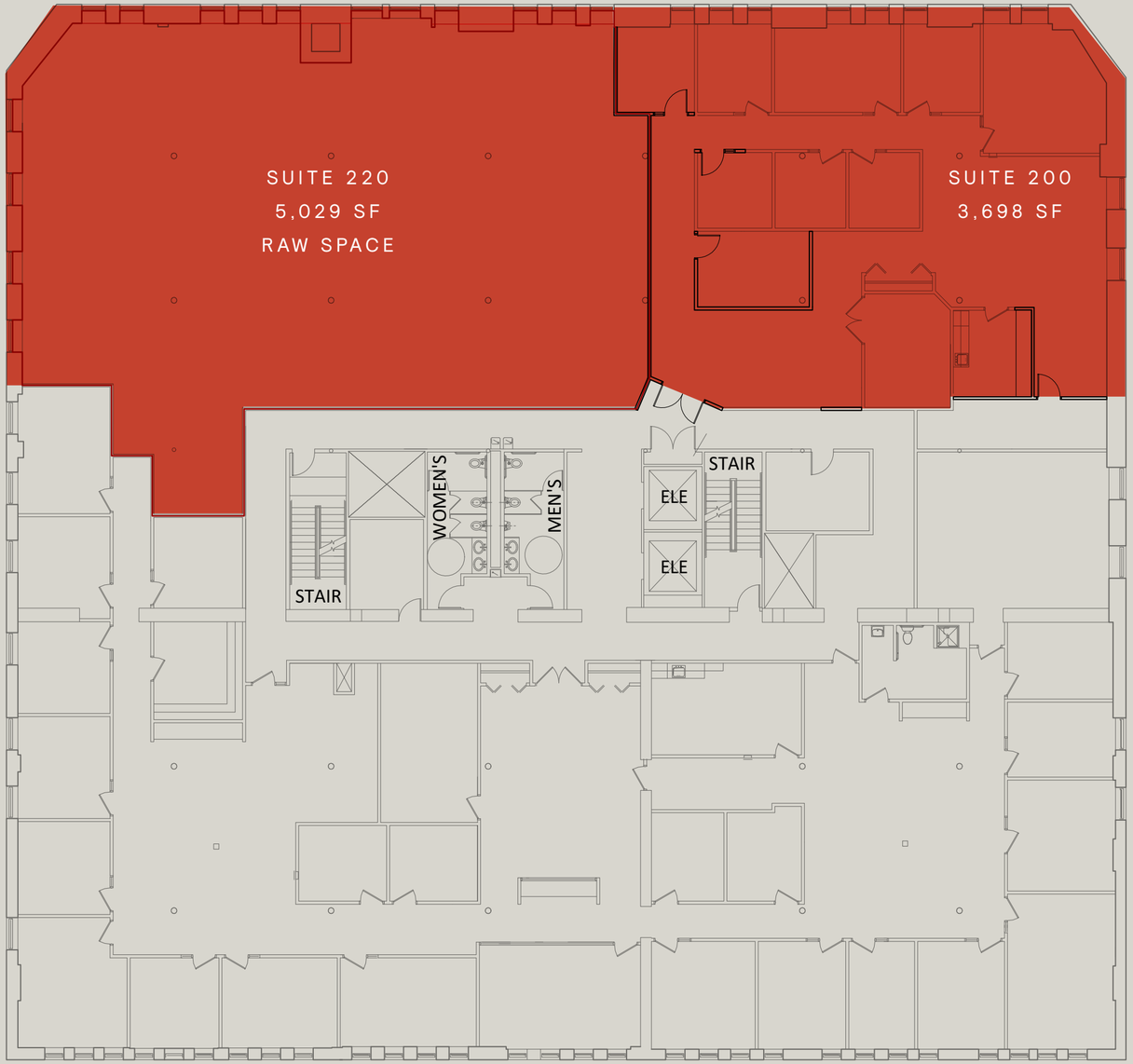
222 EAST ERIE STREET
Lobby Renovation



2nd Floor Plan

AVAILABLE SPACE 8,727 SF

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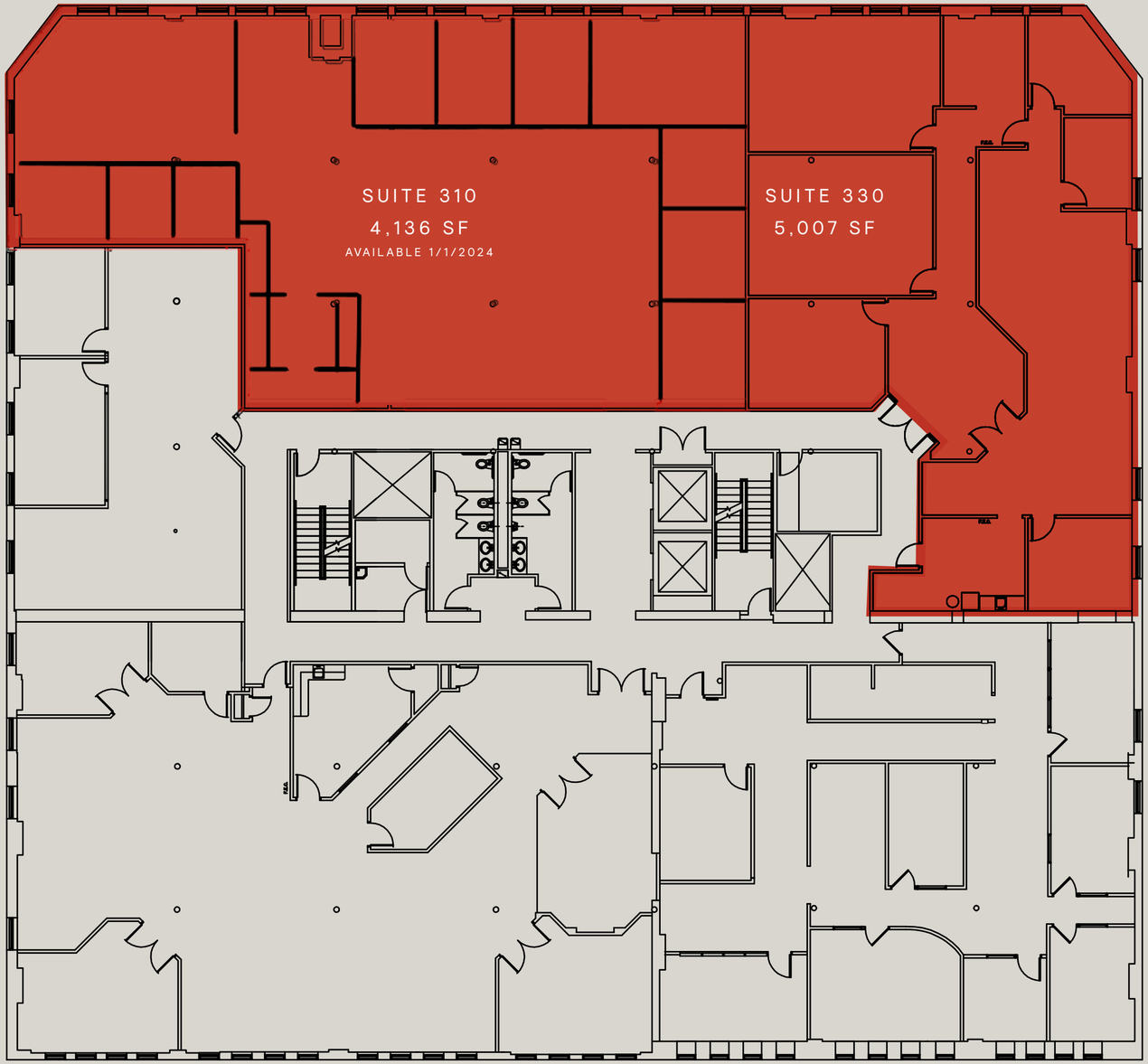

3rd Floor Plan

AVAILABLE SPACE 9,143 SF

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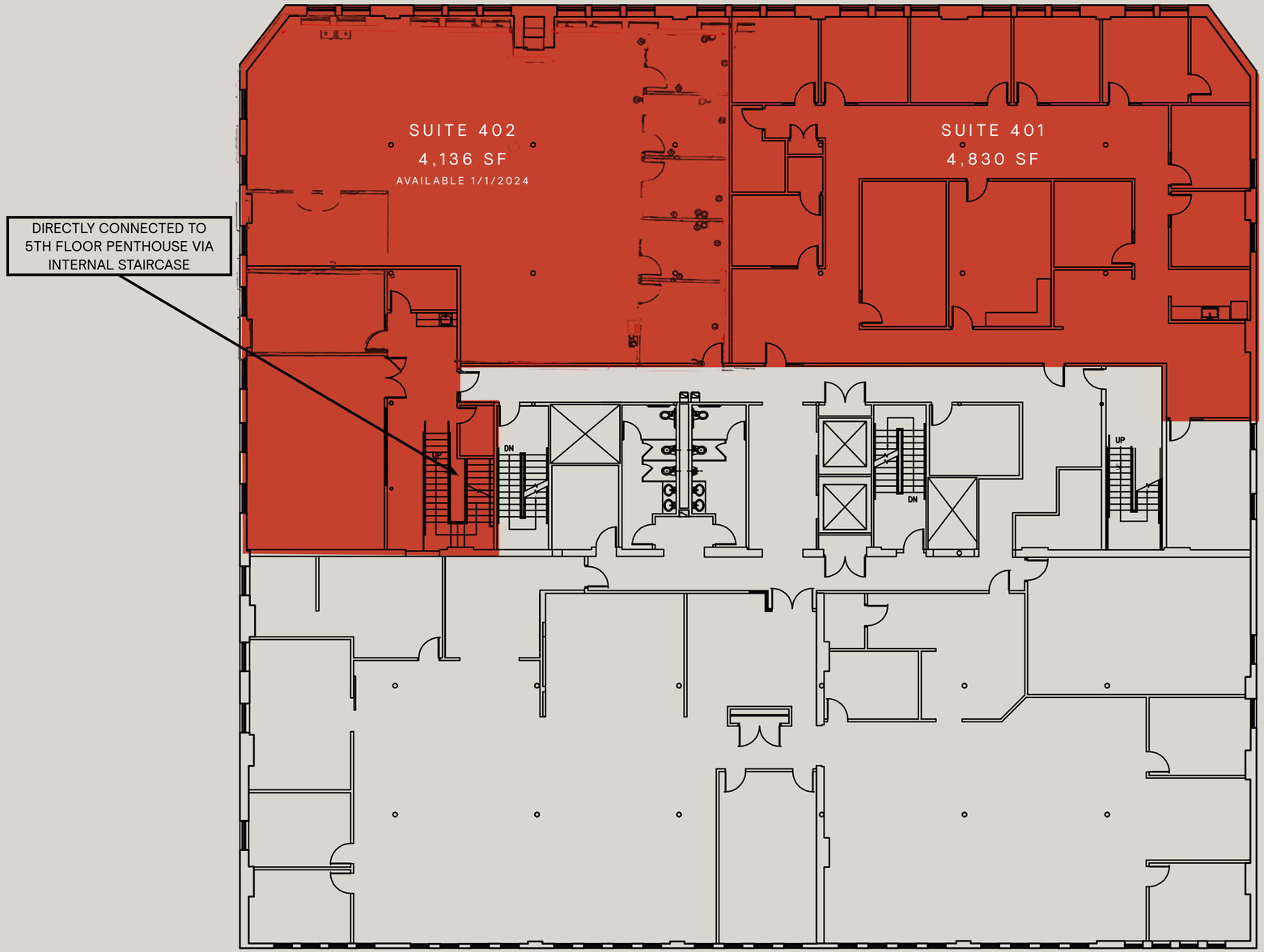

4th Floor Plan

AVAILABLE SPACE 8,966 SF

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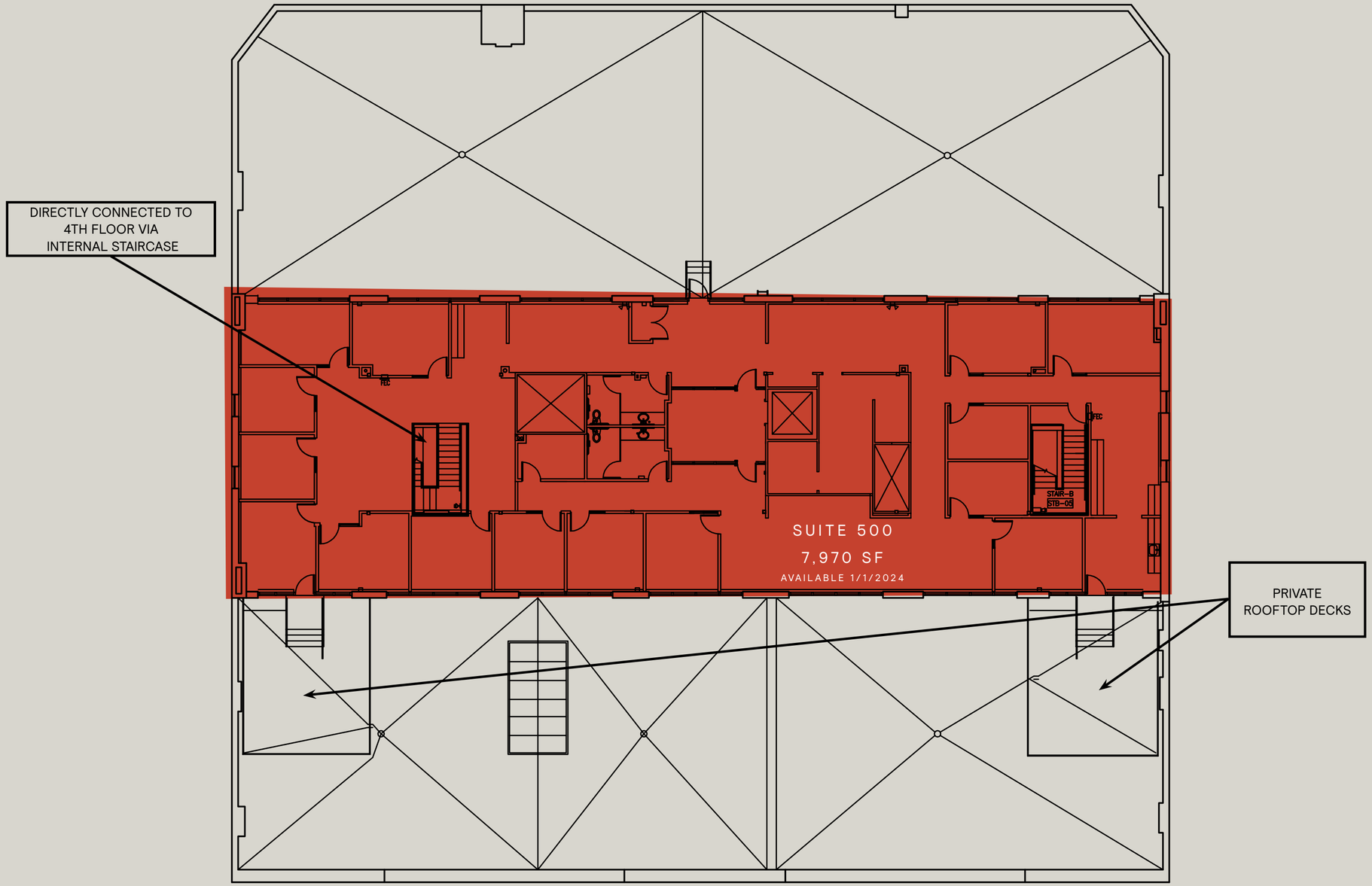

5th Floor Plan

AVAILABLE SPACE 7,970 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 Bugsy'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 M I L W O R K S
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

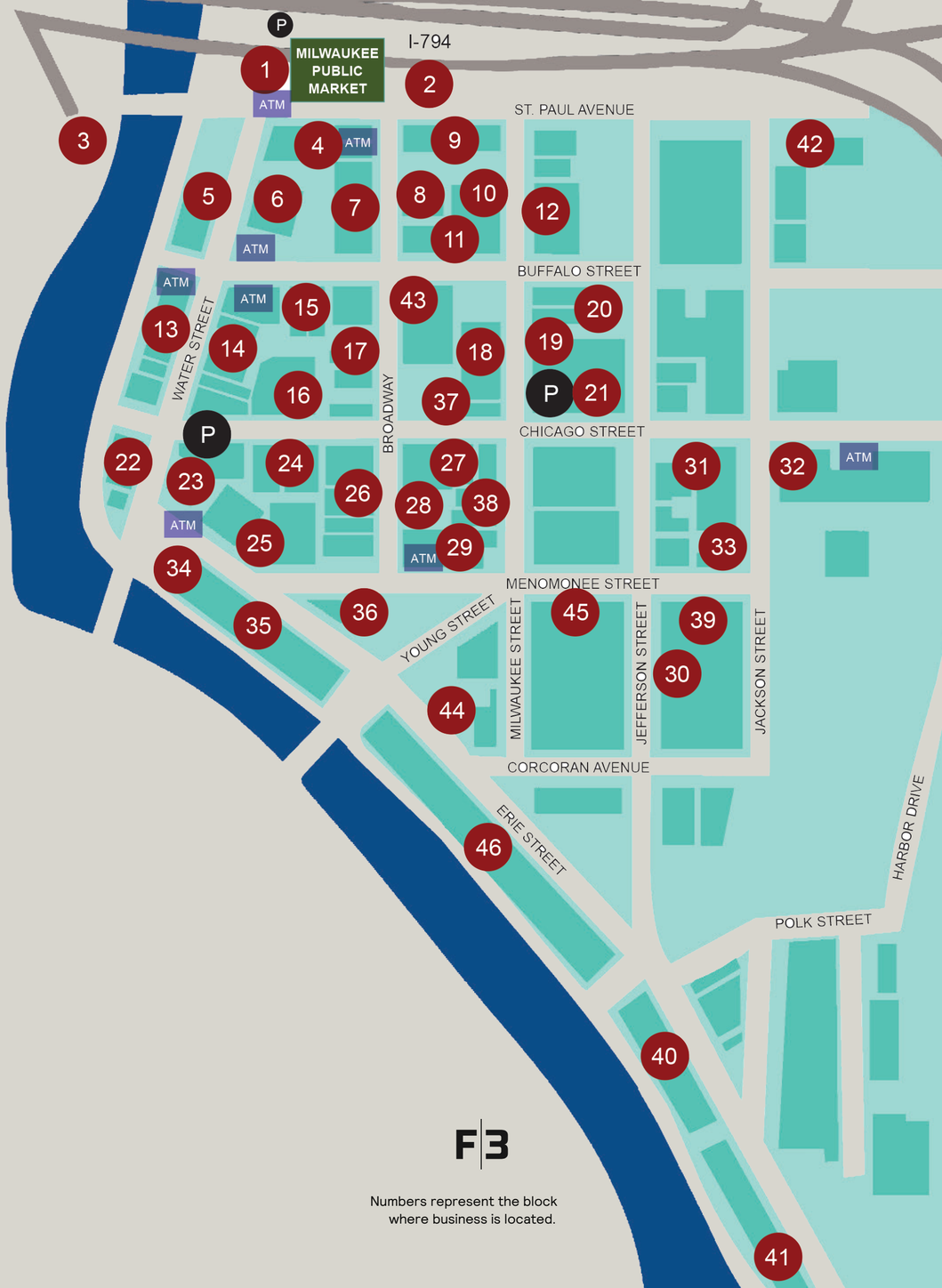
38 Aurora Health Center
13 The Barre Code
30 Best Fitness
15 Energy - Personal Fitness Studio
6 High Def Health
20 InStep PT & Running Center
27 Metro Eye
15 Passport Health
17 PT Plus
15 Resting Place Massage Therapy Center
34 Spire Fitness
18 Third Ward Dental
46 Vita Physical Therapy & Fitness
5 Wisconsin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

R2 was created to source, acquire and uncover irreplaceable real estate in emerging and in-fill urban locations. R2 owns and operates over 6 million square feet across over 40 buildings and maintains offices in Chicago, Minneapolis & Milwaukee.

R2's vertically integrated platform is led by experienced Principals in Investment, Leasing, Asset Management, Property Management, Design & Construction. R2 has a multi-year track record of successfully repositioning Creative Office buildings across the Midwest.

For additional information, visit R2.me.

R2 COMPANIES

R2

FOUNDERS 3

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