

FOR LEASE

UNIQUE THIRD WARD OFFICE SPACE

231 E BUFFALO STREET
MILWAUKEE, WI 53202

FOUNDERS 3
REAL ESTATE SERVICES

Property Highlights

- Loft-style brick and timber office suites located in Historic Third Ward
- Local Ownership
- Building features rooftop deck, open working spaces, dog friendly and signage opportunities Dog friendly building
- Signage opportunities
- One block from Public Market and Riverwalk
- Nearby dining, shopping, entertainment and growing residential community

Specifications

AVAILABLE SF

Suite 100: 3,445 SF
Suite 2C: 1,364 SF
Suite 503: 771 SF*
Suite 506: 2,575 SF

**Offices can be leased separately*

Gross Building Area

45,000 SF

Year Built

1897

LEASE RATE

\$20.00/SF
\$25.00/SF (Ste 100)

LEASE TYPE

Modified Gross

Contact

Patti Stevens

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414.271.1111 | www.founders3.com

Information shown herein was provided by Seller/Lessor and/or third parties and has not been verified by the broker unless otherwise indicated.

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COMMON AREAS & AMENITIES



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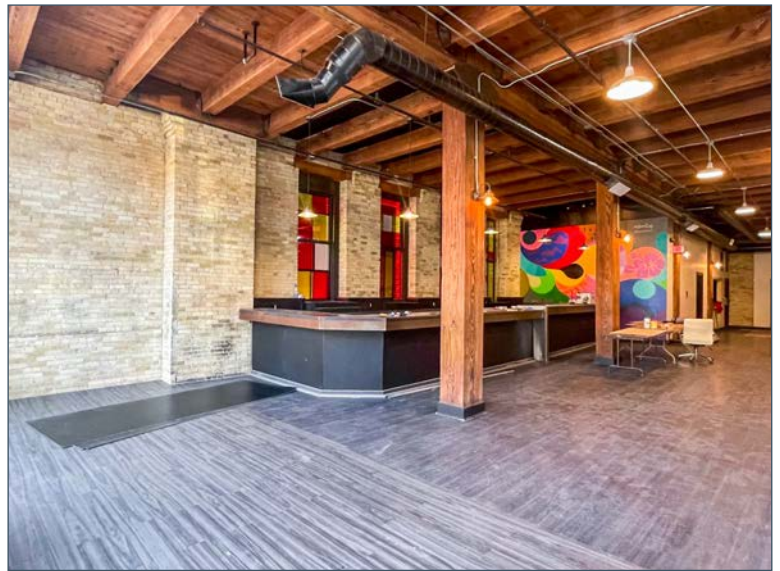
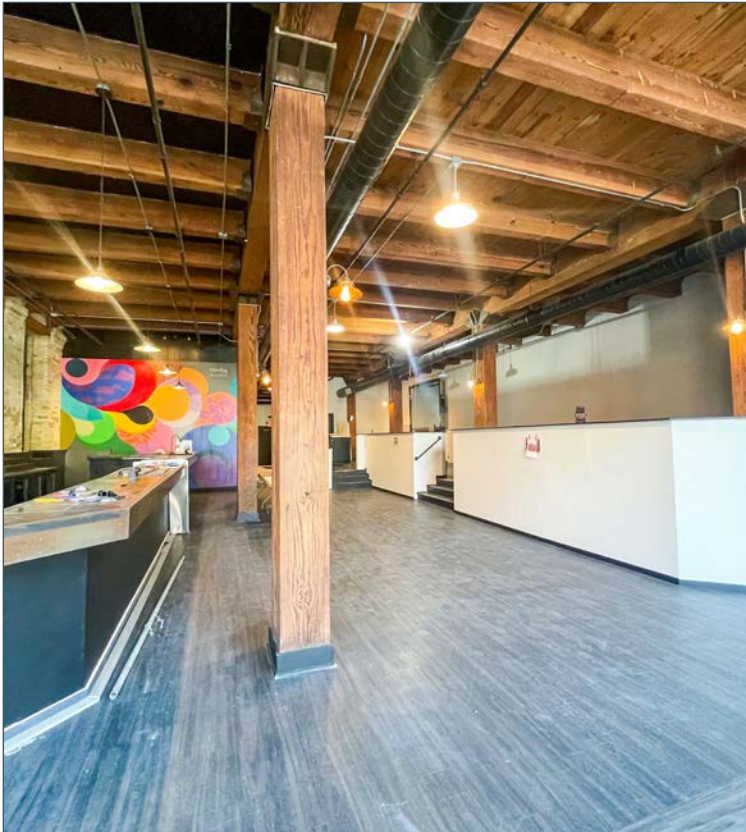
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PROPERTY PHOTOS

SUITE 100 - 3,445 SF



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PROPERTY PHOTOS

SUITE 503 - 771 SF

Office Space Available

Four (4) 9x15:	135 SF
One (1) 12x13:	156 SF
Storage:	75 SF



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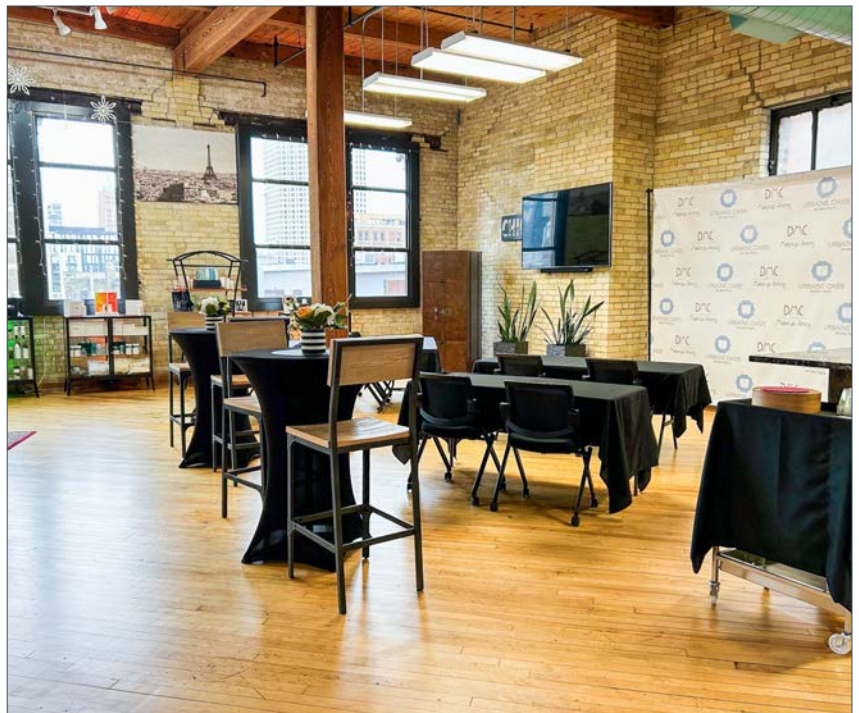
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PROPERTY PHOTOS

SUITE 506 - 2,575 SF



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THIRD WARD - RETAILERS & ATTRACTIONS

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 Royal 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

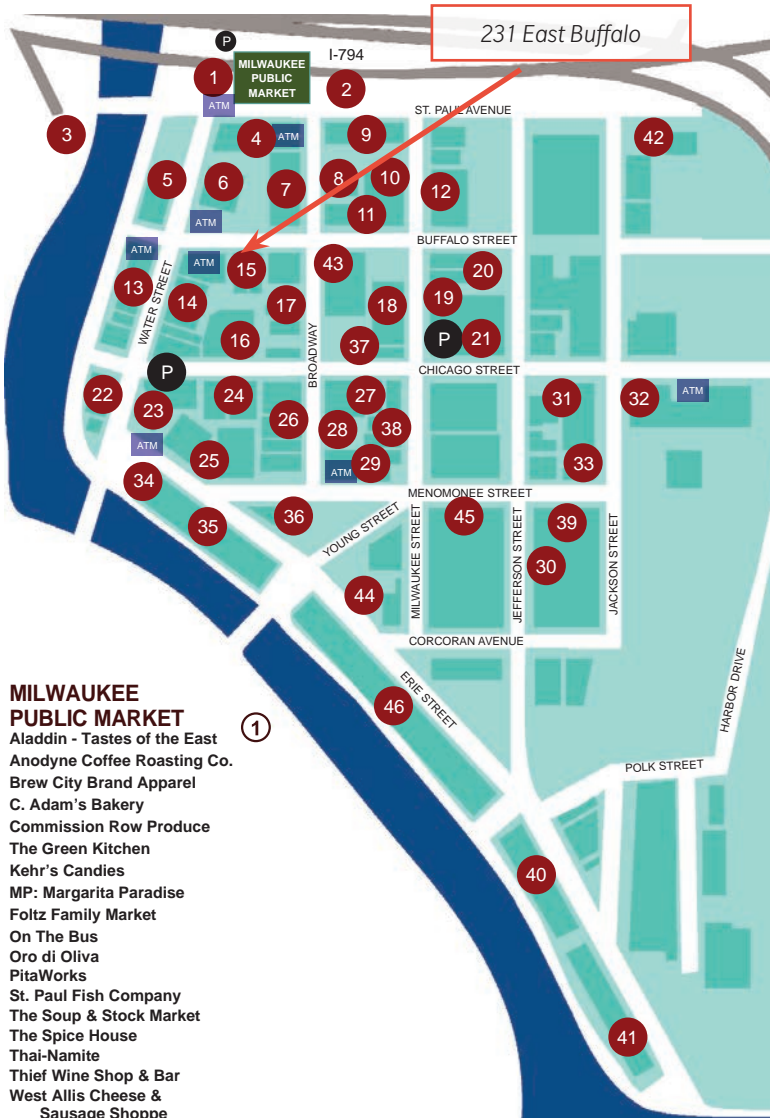
- 15 ArtWorks for Milwaukee
- 35 Brooks Stevens Gallery at MIAD
- 15 CR Davidson Art
- 11 Frank Juarez Gallery
- 35 Frederick Layton Gallery at MIAD
- 15 Gallery MKE
- 17 Lily Pad Gallery West
- 15 Marshall Building
- 15 Material Studios + Gallery
- 35 Milwaukee Institute of Art & Design
- 15 OIL, a 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



Numbers represent the block where business is located.

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AERIAL & LOCATION



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STATE OF WISCONSIN BROKER DISCLOSURE

Wisconsin law requires all real estate licensees to give the following information about brokerage services to prospective customers.

Prior to negotiating on your behalf the Brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement.

Disclosure to Customers

You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

Confidentiality Notice to Customers

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in section 452.01(5g) of the Wisconsin Statutes (see "Definition of Adverse Facts" below).
2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

CONFIDENTIAL INFORMATION

NON-CONFIDENTIAL INFORMATION

(the following information may be disclosed to the Firm and its Agents)

(Insert information you authorize to be disclosed, such as financial qualification information.)

Definition of Material Adverse Facts

A "Material Adverse Fact" is defined in Wis. Stat. 452.01(5g) as an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement.

An "Adverse Fact" is defined in Wis. Stat. 452.01(1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

Notice About Sex Offender Registry

You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov> or by telephone at 608-240-5830.