



789 N WATER ST
MILWAUKEE, WI

.....
PRIME DOWNTON OFFICE SPACE

PROPERTY OVERVIEW

AVAILABLE SPACE

Suite 100
1,709 RSF

Suite 120
1,471 RSF

Suite 130
3,486 RSF

2nd Floor
15,240 RSF

Suite 430
2,668 RSF

Suite 450
2,013 RSF

Suite 480
1,692 RSF

Suite 490
1,625 RSF

FEATURES

- Renovated lobby and common areas completed in 2022
- Located in the heart of downtown Milwaukee
- Full floor availability with options for full redesign
- On-site fitness center, conference room, and tenant kitchenette
- Indoor parking available -\$165/month
.5/1,000 parking ratio (Additional options on pg 10)

SPECIFICATIONS

Gross Building Area	67,660 RSF
Max Contiguous	15,240 RSF
Year Built	1999
Lease Rate & Type	\$16.00 - \$18.00/SF Net
2023 Est. OPEX & Taxes	\$6.75/SF

For more information, contact:

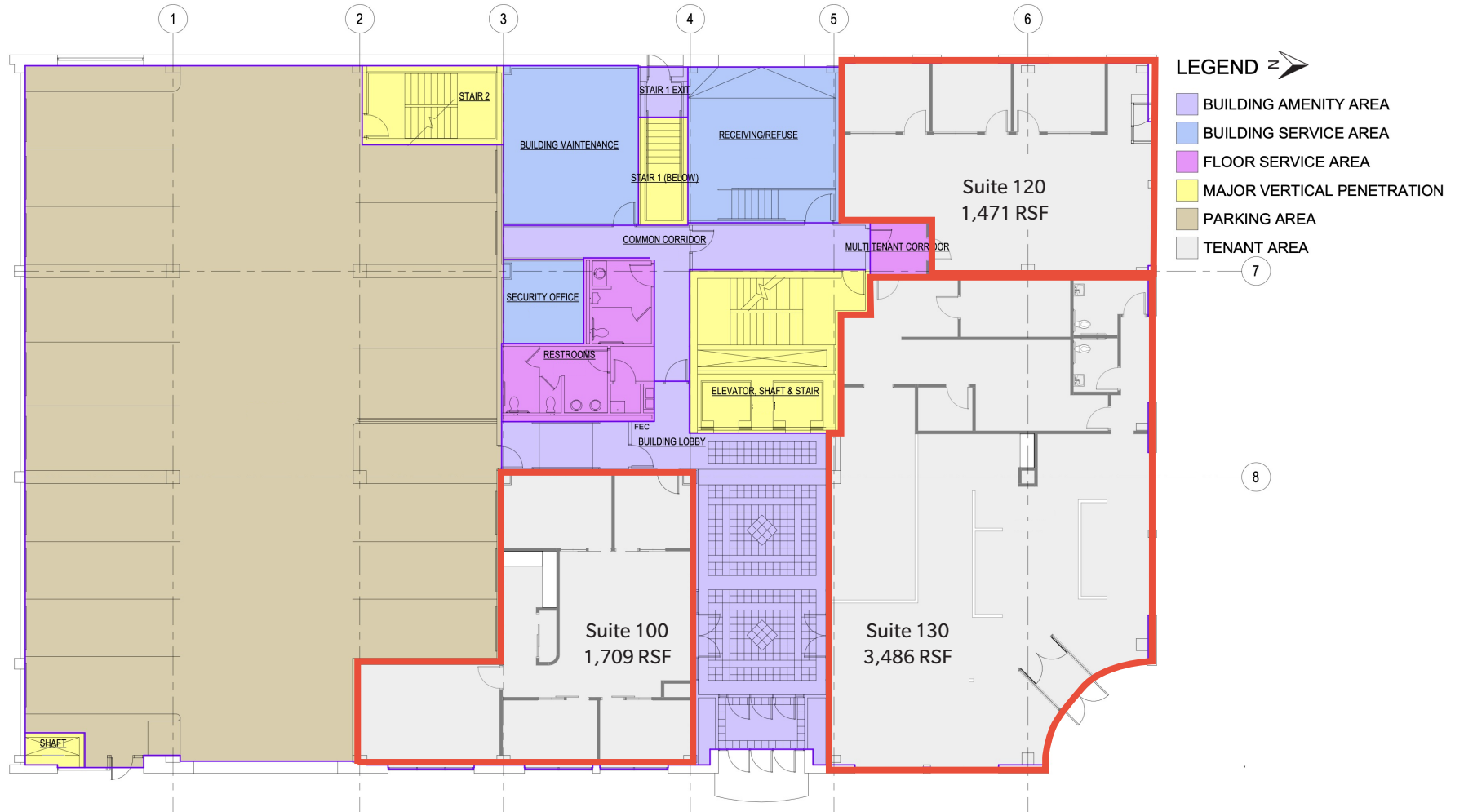
John Davis
414.249.2303
jdavis@founders3.com



FLOOR PLAN

1ST FLOOR

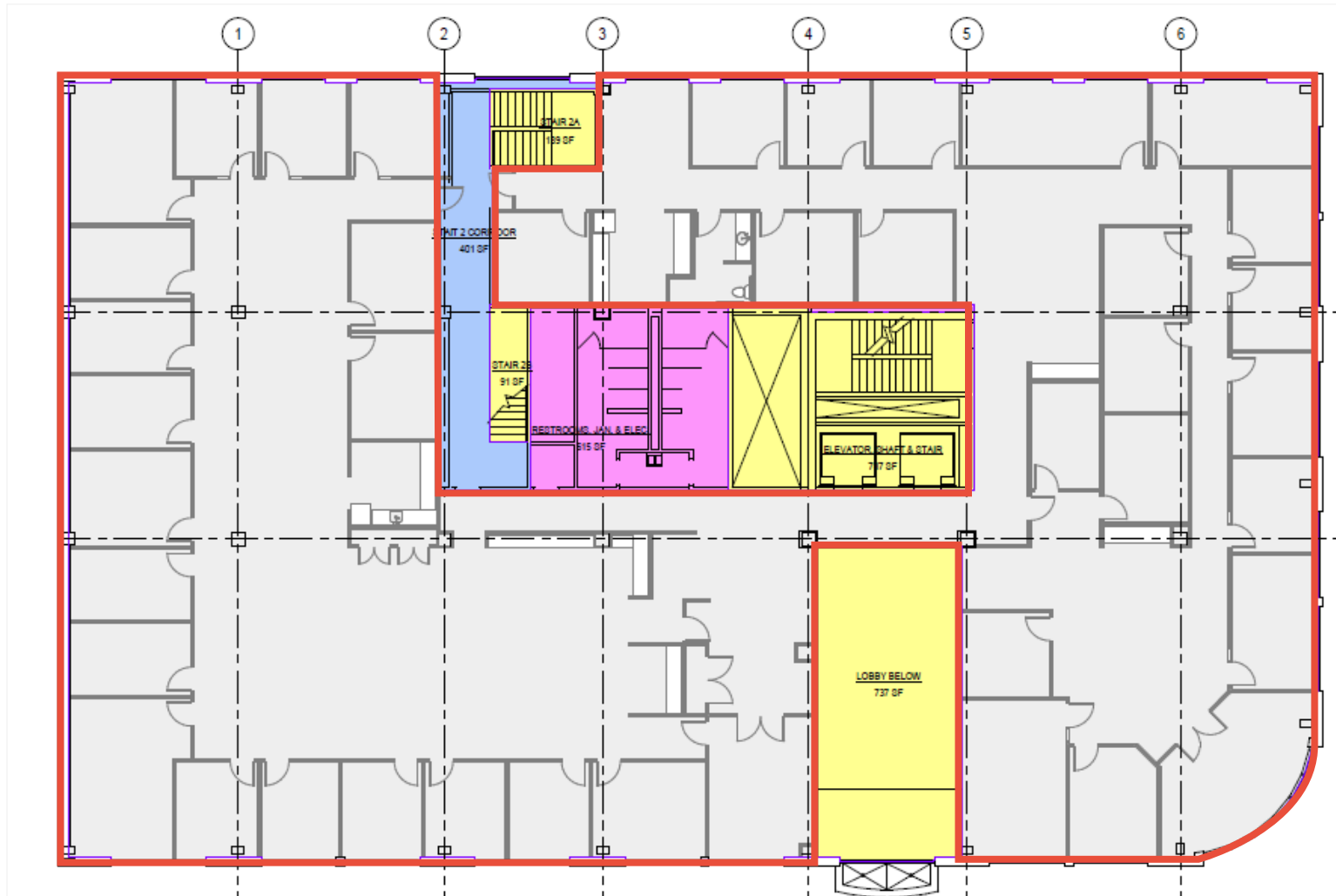
4,947 SF CONTIGUOUS



FLOOR PLAN

2ND FLOOR

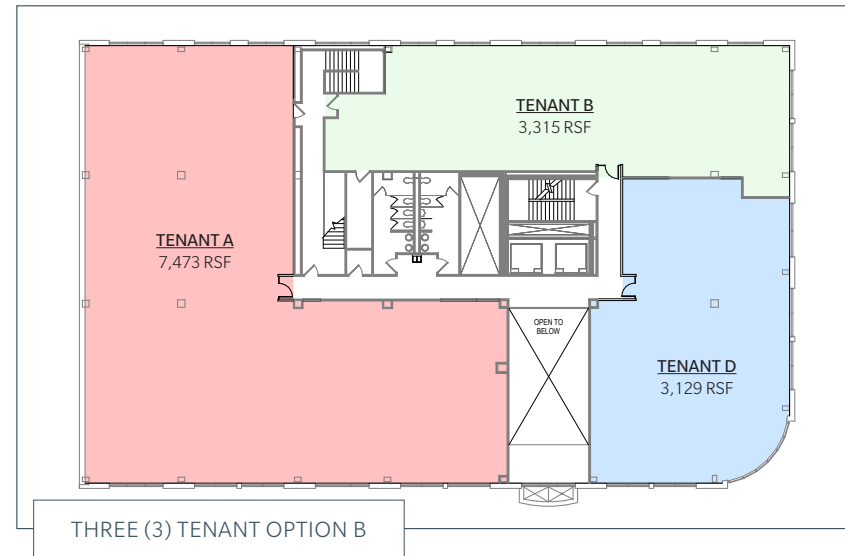
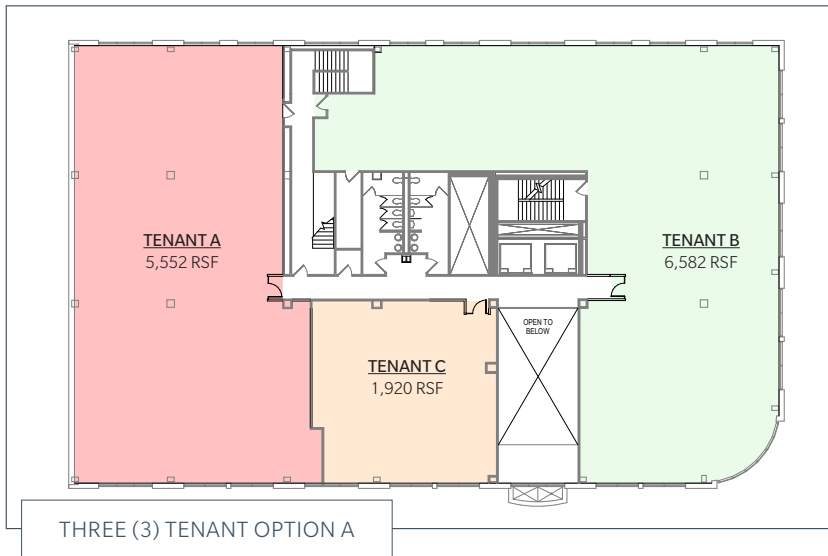
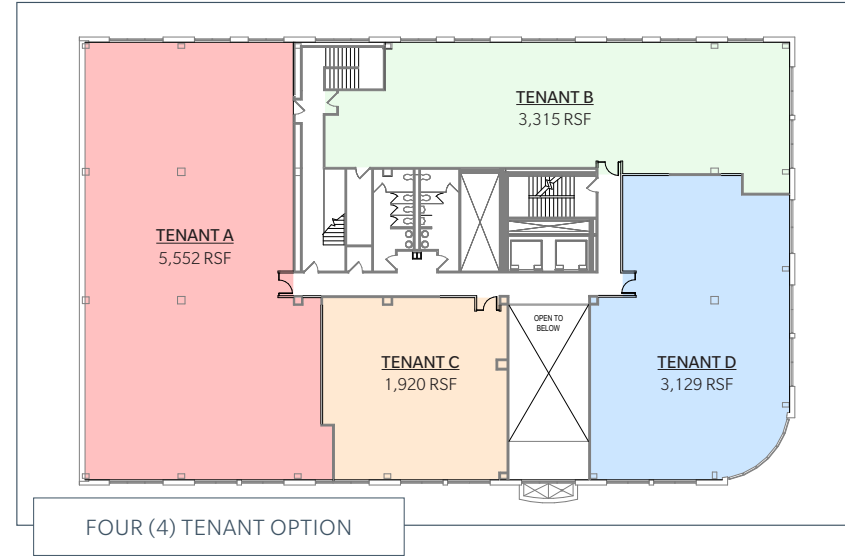
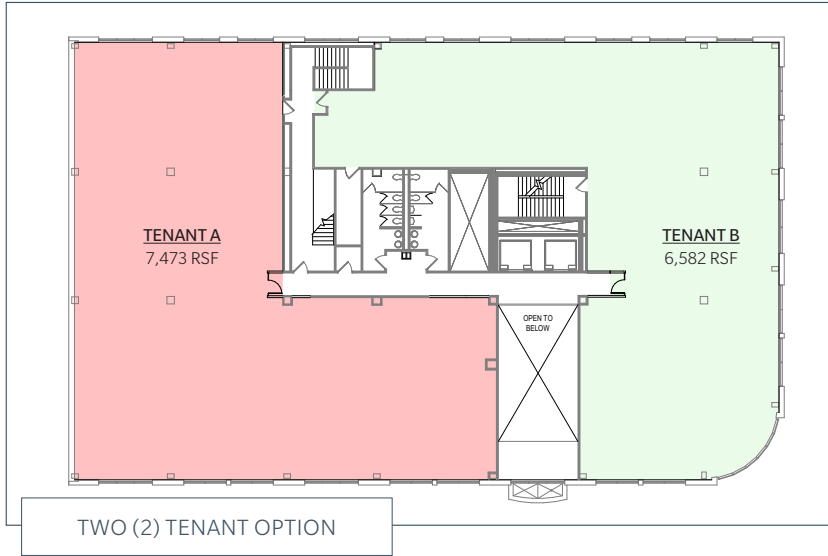
15,240 RSF



FLOOR PLAN

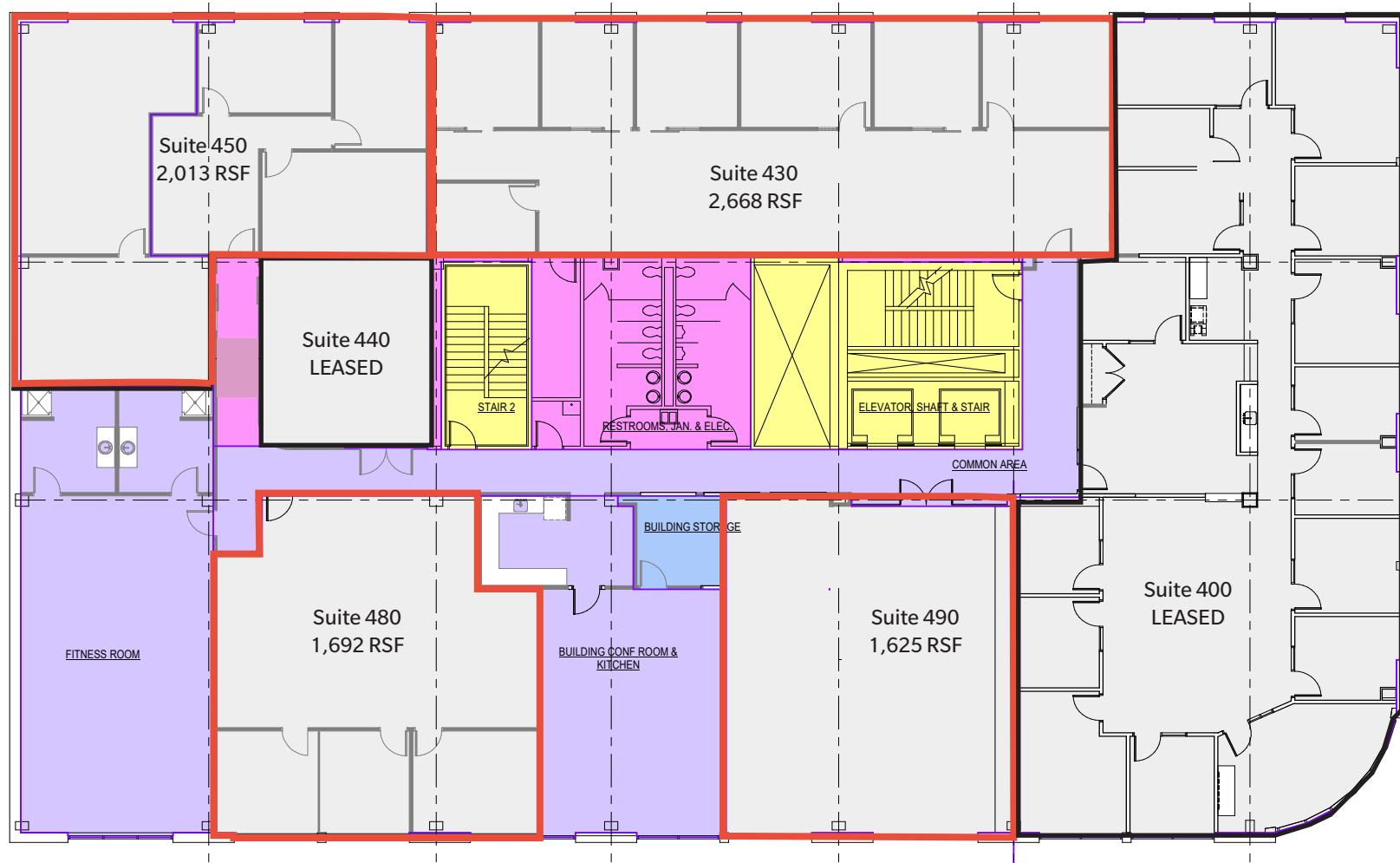
2ND FLOOR

MULTIPLE TENANT FLOOR PLAN OPTIONS



FLOOR PLAN

4TH FLOOR



PROPERTY PHOTOS

1ST FLOOR



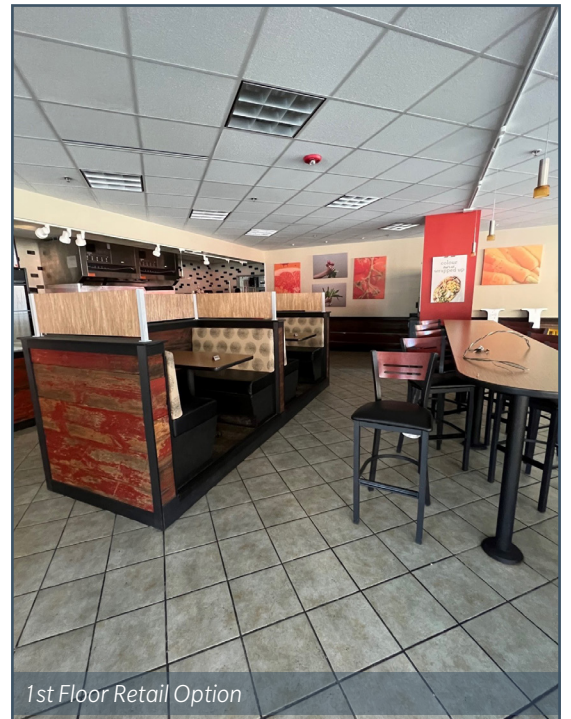
1st Floor Lobby



1st Floor Retail Option



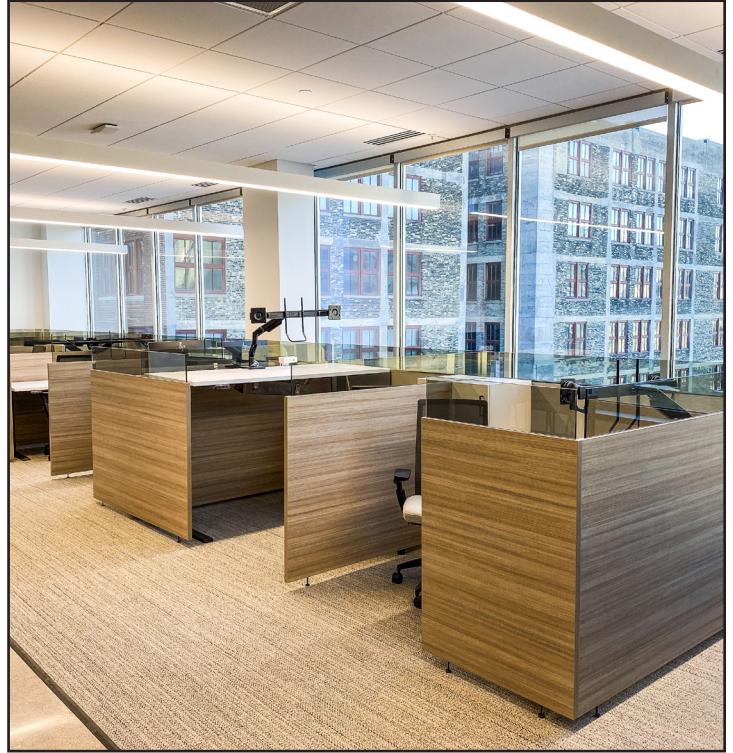
1st Floor Retail Option



1st Floor Retail Option

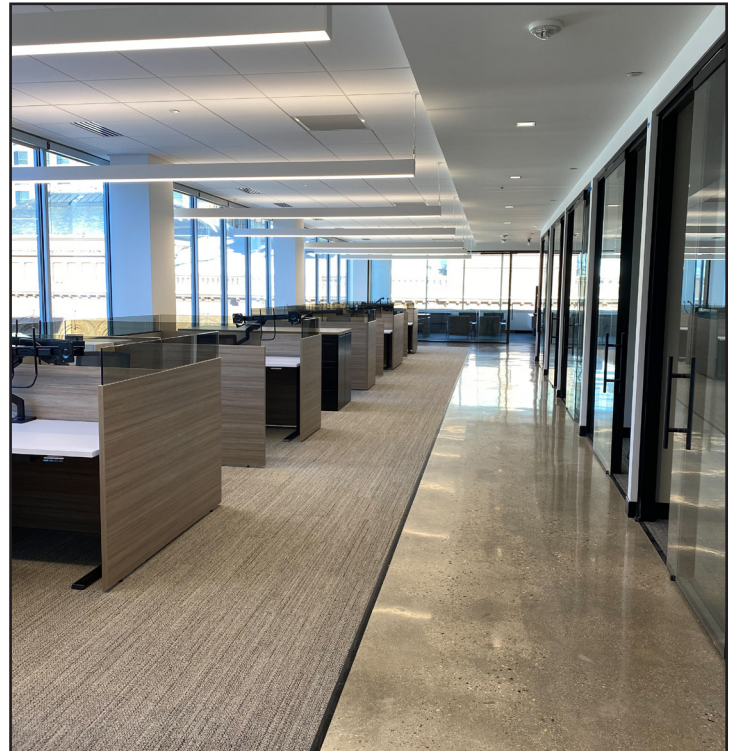
PROPERTY PHOTOS

RECENT TENANT BUILDOUT

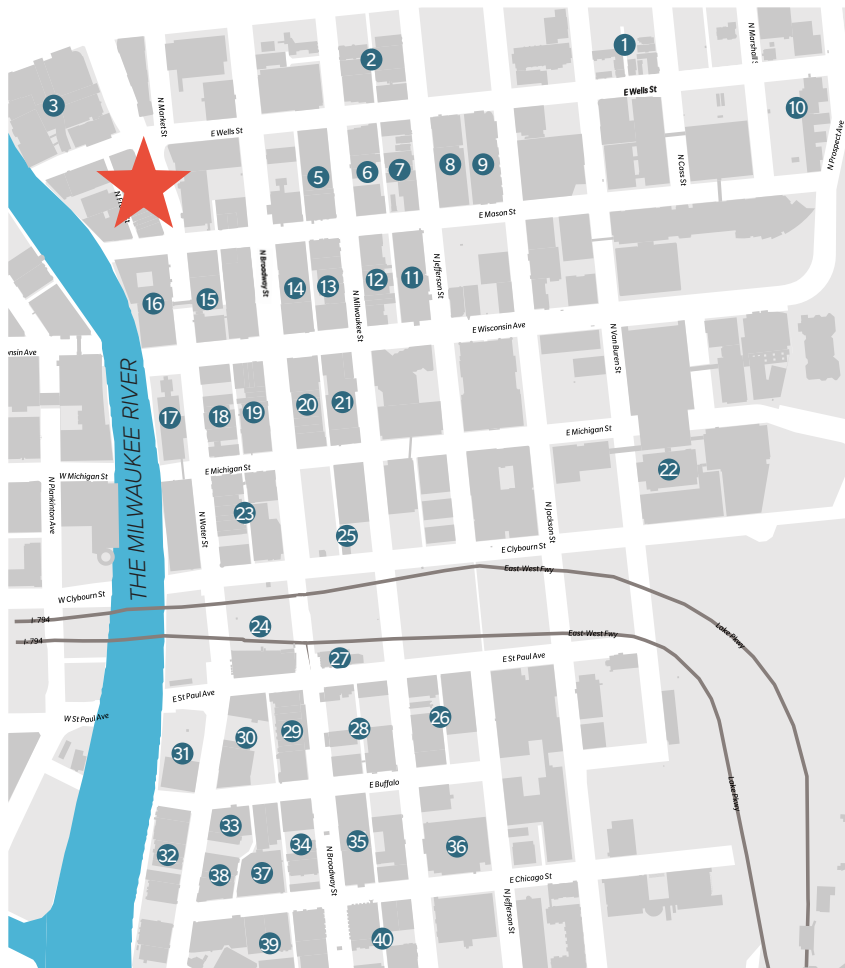


PROPERTY PHOTOS

RECENT TENANT BUILDOUT



DOWNTOWN RETAILERS & ATTRACTIONS



ARTS & EVENTS

- 34 Lily Pad Gallery West
- 23 The Grain Exchange - A Bartolotta Catering & Events Venue
- 3 The Pabst Theater

HEALTH & FITNESS

- 32 Barre Code
- 26 Club Pilates
- 16 Golds Gym
- 26 Orange Theory Fitness
- 28 Solidcore

HOTELS & LODGING

- 15 Drury Plaza Hotel Milwaukee
- 19 Hilton Garden Inn Milwaukee
- 23 Homewood Suites by Hilton
- 12 Hotel Metro
- 35 Kimpton Journeyman
- 21 Milwaukee Marriot
- 11 The Pfister
- 22 The Westin

DINING & NIGHTLIFE

- 20 Alem Ethiopian Village
- 30 Aloha Poke
- 9 Artisan Ramen
- 10 Bacchus - A Bartolotta Restaurant
- 8 Belmont Tavern
- 11 Blu
- 32 Blue Bat
- 12 Brunch
- 1 Buckley's Restaurant & Bar
- 11 Café at the Pfister
- 28 Café Benelux
- 12 Carnivore
- 25 Central Standard Distillery
- 14 City Net Jazz Café
- 2 Classy Girl Cupcakes
- 30 Colectivo Coffee
- 4 Colour Palate - MKE
- 12 Cubanitas
- 21 East Town Kitchen and Bar
- 2 Elsa's On the Park
- 7 Flannery's
- 15 Freshii
- 23 Fore Milwaukee
- 17 Grassroots Salad Company
- 26 Holey Moley Doughnuts & Coffee
- 4 Jimmy Johns
- 33 Jing's
- 36 Kanpai Izakaya
- 13 Lucid Light Lounge
- 32 Lucky Ginger
- 11 Mason Street Grill
- 32 Milwaukee Ale House
- 4 Milwaukee Water Front Deli
- 24 Milwaukee Public Market
- 5 My Office
- 34 Onesto
- 6 Ouzo Café
- 33 Press
- 29 Red Elephant

- 4 Rodizio Grill Milwaukee
- 30 Shake Shack
- 26 Smoke Shack
- 8 Sport Club
- 19 Social Tavern
- 21 Starbucks
- 22 Stella Van Buren
- 39 Sweet Diner
- 23 Swinging Door Exchange
- 7 Taylor's
- 35 The Outsider
- 29 The Wicked Hop
- 12 Third Coast Provisions
- 35 Tre Rivali
- 23 Tupelo Honey
- 28 Wahlburgers
- 9 Ward's House of Prime
- 13 Zarletti

SALONS & BARBERS

- 4 Di Carlo Salon and Barbershop
- 37 Dry Bar
- 1 East Town Spa
- 27 Groom for Men
- 13 Milwaukee Street Barber Shop
- 28 Neroli Salon and Spa
- 23 Nula Nail Salon
- 23 Ricco's Swinging Door Barber
- 5 Salon Cass
- 32 Sevva
- 9 The Collective
- 11 Well Spa + Salon

SHOPPING

- 32 A Trio Jewelry
- 11 Allen Edmonds
- 39 Allison Beike Designs
- 29 Anthropologie
- 39 Broadway Paper
- 32 Cream City Restoration
- 20 Downtown Books
- 10 Edie Boutique
- 15 Edible Arrangements
- 14 FedEx
- 6 Frieschskys
- 33 Harley's Co. HH Clothing
- 39 Inspired
- 7 Kessler's Diamonds
- 29 Lela
- 30 Lululemon
- 40 Metro Eye
- 34 Mod Gen
- 28 Moda 3
- 34 NL Suits
- 20 Power's Jewelry
- 37 Restoration Hardware Outlet
- 34 Shoo
- 39 SoHo Boutique
- 24 Milwaukee Public Market
- 5 Urban Milwaukee - The Store
- 30 West Elm
- 32 Arch Apothecary
- 31 The Home Market
- 29 Warby Parker



Parking Options

LOT

Covered Lots

	DISTANCE	COST
BMO Tower	2 min walk	\$195/month
720 N. Water Lot #62	2 min walk	\$160/month
MAC garage 777 N. Milwaukee	4 min walk	\$155/month
762 N. Jackson Street	7 min walk	\$145/month
1000 N. Water Lot #60*	5 min walk	\$7 (before 9am) or \$14/day
*No monthly parking options		

Surface Lots

332 W. State Street	3min walk	\$125/month
500 N. Broadway	8 min walk	\$155/month
1214 N. Water	10 min walk	\$66.29/month

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.





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Contact for more information:

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