FOR LEASE

HAYMARKET POINT
1300 NORTH 7TH STREET
MILWAUKEE, WI 53205

FOUNDERS 3
REAL ESTATE SERVICES

Property Highlights

- Located directly off Interstate 43 with excellent access to Interstates 794/94
- Minutes from the heart of downtown Milwaukee
- Walking distance from area amenities including the Deer District, Fiserv Forum, and Old World Third Street
- Expansive window lines provide abundance of natural light

Specifications

AVAILABLE SPACE	Suite 100: 2,720 RSF Suite 350: 3,359 RSF
Gross Building Area	67,500 RSF
Year Built/Renovated	1945/2007
Parking	77 surface spots
Operating Expenses	$8.05/SF (estimate)
Lease Rate	$15.00 - $18.00/SF NNN

Contact

Jenna Maguire
414.249.2312
jmaguire@founders3.com

John Davis
414.249.2303
jdavis@founders3.com

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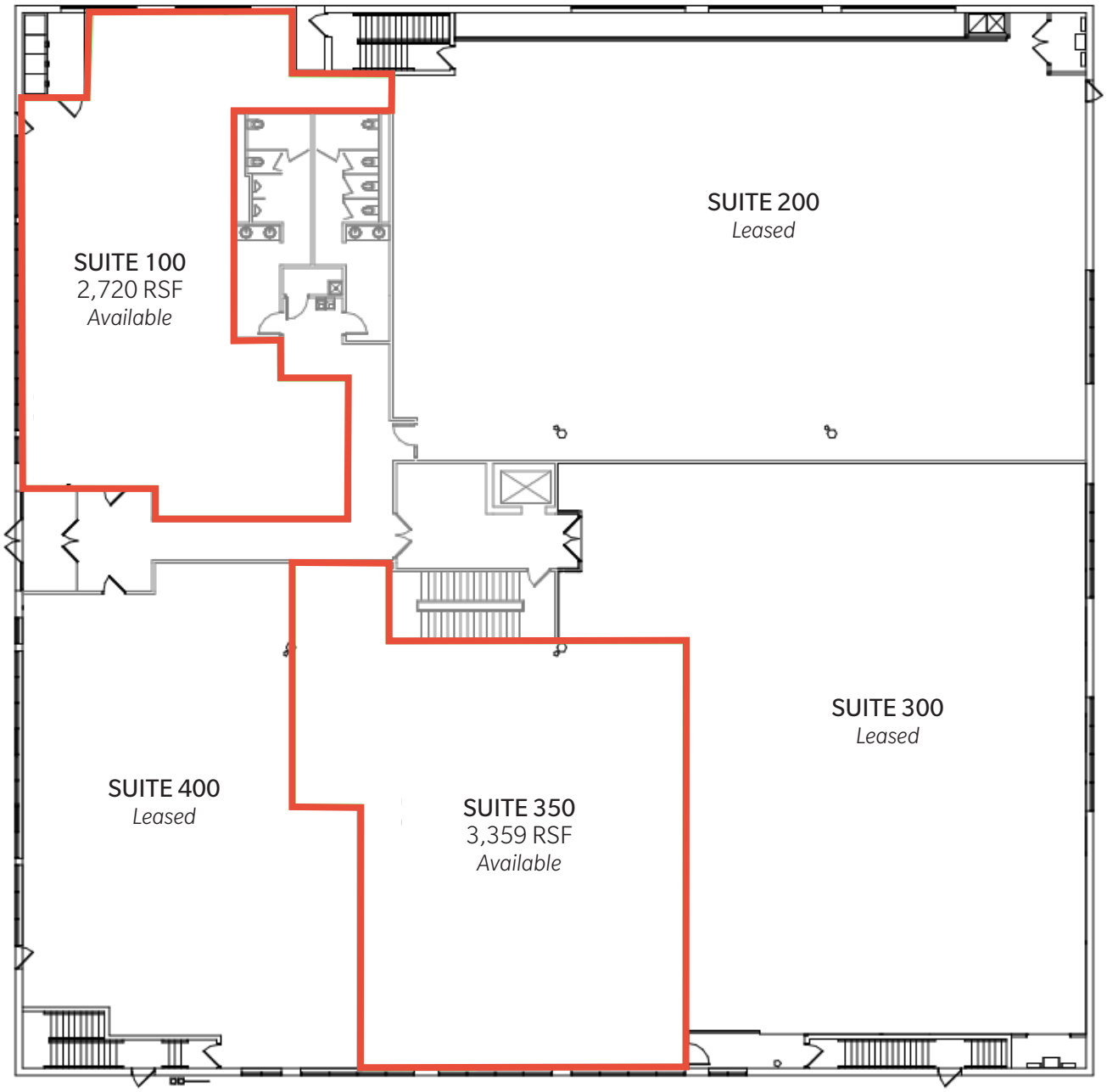
FLOOR PLAN



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PROPERTY PHOTOS

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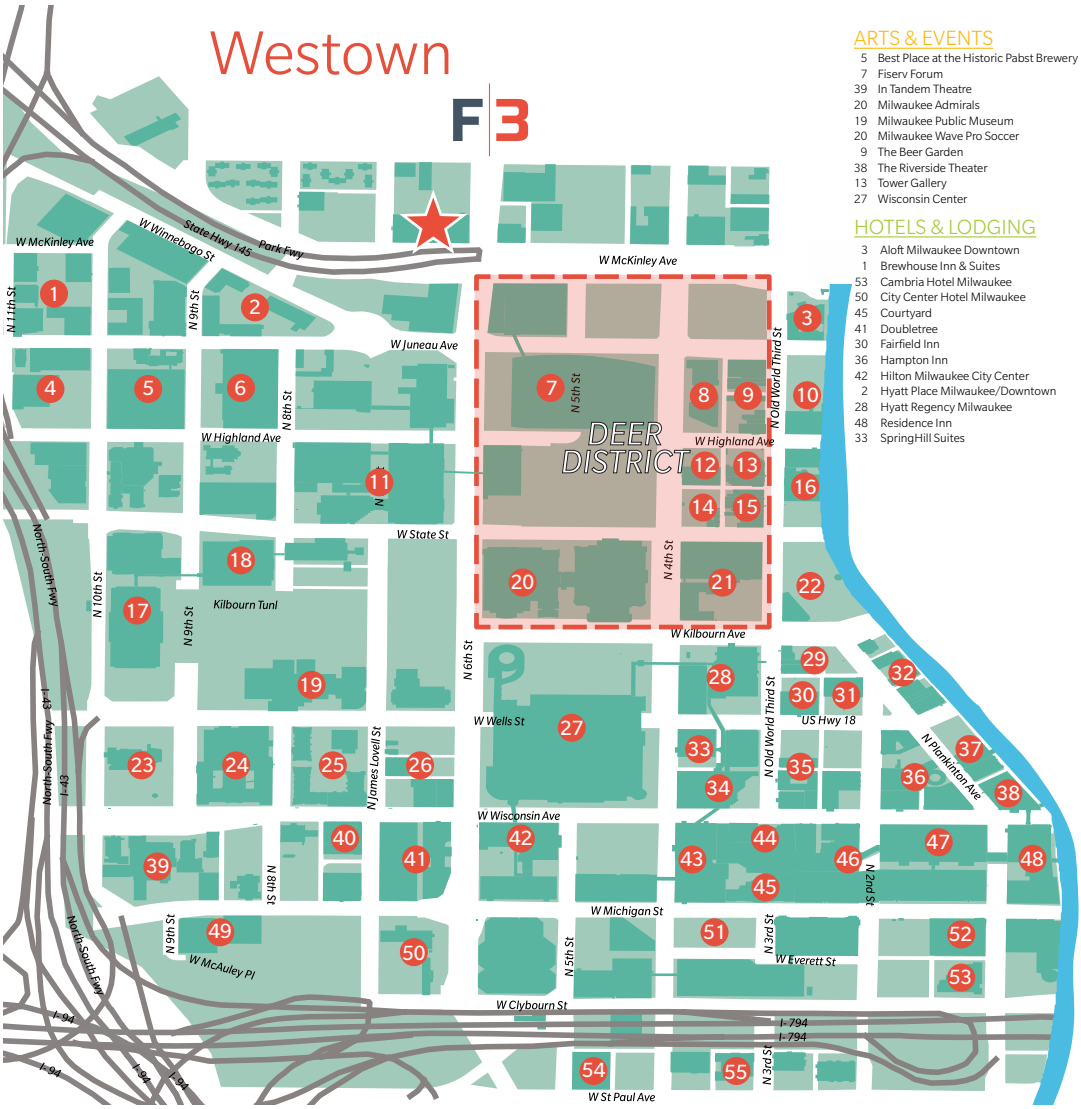
AREA AMENITIES



ARTS & EVENTS
5 Best Place at the Historic Pabst Brewery
7 Fiserv Forum
39 In Tandem Theatre
20 Milwaukee Admirals
19 Milwaukee Public Museum
20 Milwaukee Wave Pro Soccer
9 The Beer Garden
38 The Riverside Theater
13 Tower Gallery
27 Wisconsin Center

HOTELS & LODGING
3 Aloft Milwaukee Downtown
1 Brewhouse Inn & Suites
53 Cambria Hotel Milwaukee
50 City Center Hotel Milwaukee
45 Courtyard
41 Doubletree
30 Fairfield Inn
36 Hampton Inn
42 Hilton Milwaukee City Center
2 Hyatt Place Milwaukee/Downtown
28 Hyatt Regency Milwaukee
48 Residence Inn
33 SpringHill Suites

NEIGHBORHOOD SERVICES
37 American Malting Barley Associates
48 American Society for Quality (ASQ)
26 Grand Avenue Market
18 Justice Point
52 Literary Services of Wisconsin
11 MATC
44 Menomonee Valley Partners Inc
32 Milwaukee Aids Housing Corp
22 Milwaukee County Historical Society
1 Milwaukee Film
24 Milwaukee Public Library Central Library
26 Parents Plus Inc
49 Safe & Sound
34 Score Mentors of SE Wisconsin
38 SecureFutures
44 United Performing Arts Fund
44 Walgreens
41 Westown Associates Inc
41 Wisconsin Policy Forum
51 Zeidler Park/Westown Farmer's Market

SPECIALTY SHOPPING
26 Avenue Liquor Store
32 Davinci Media
41 Duncan Solutions Inc
41 Lifecalm LLC
55 Milwaukee Mattress & Furniture
13 Spice House
30 Tourist Convenience
38 Uhle Tobacco Company
16 Usinger's Famous Sausage
25 Westown Market Liquor
16 Wisconsin Cheese Mart

FITNESS & HEALTHCARE
42 9Round
32 ARCW Pharmacy
12 Ascent Fitness
31 Audiophone Hearing Aid Center
30 Quality Optical
12 Turner Hall Climbing Gym
32 Walgreens Community Pharmacy
34 Weight Watchers
31 Wisconsin Hearing Aid Center
47 YMCA of Metro Milwaukee

SALONS & BARBERS
39 Bob's Barber Shop
42 Hair Hilton
31 iLashout Beauty Co LLC
30 Perfection by Je'lamar
35 Razor Sharp Barber Shop
47 Shear Perfection
31 Victory Hairline Solutions
31 Water Street Massage & Spa

FASHION & ACCESSORIES
7 Bucks Pro Shop
37 David Liska Custom Jewelry
35 Pak's Jewelers
46 Rainbow
47 TJ Maxx

DINING & NIGHTLIFE
10 1983 Arcade Bar
10 Ale Asylum Riverhouse
41 Avenue Bar & Grill
32 Benihana
28 Bistro 333
9 Brick 3 Pizza
16 Brudd Cafe
15 Buck Bradley's
41 Build-a-Breakfast/Build-a-Burger
15 Burgerim
42 Cafe Hilton
29 Calderone Club
10 Cantina Milwaukee
34 Capital Grille
9 Carson's
11 Cuisine
33 DOC's Commerce Smokehouse
40 Domino's
8 Drink Wisconsinbly Pub
26 Dunkin'
30 George Webb Restaurant
6 Glass & Griddle
9 Good City Brewing | Downtown
6 Gouda Girls Grill
25 Gyro MKE
1 Jackson's Blue Ribbon Pub
29 King & I Thai Restaurant
13 Knight's Bar
9 Loaded Slate
13 Mader's
21 Major Goolsby's Pub & Grill
50 Michigan Grill
42 Miller Time Pub & Grill
15 Milwaukee Brat House
6 Milwaukee Brewing Company
42 Milwaukee Chophouse
38 Mo's a Place for Steaks
36 Mo's Irish Pub Milwaukee
13 Oak Barrell Public House
15 Old German Beer Hall
4 Pabst Brewery & Taphouse
32 Pier 106 Seafood Tavern
14 Point Burger Express MKE
47 Potbelly Sandwich Shop
8 Punch Bowl Social Milwaukee
37 Rock Bottom Restaurant & Brewery
16 RWB Milwaukee
29 San Giorgio Pizzeria Napoletana
9 Sandwich God
30 Shah Jee's
35 Silk Exotic Downtown
41 Starbucks
54 Stone Creek Coffee
47 Stone Creek Coffee
38 Subway
12 Tavern at Turner Hall
9 The African Hut
45 The Bistro
19 The Daily Grind
40 The High Note
8 The Mecca Sports Bar & Grill
9 The Pub Club
15 Trio Lounge
15 Ugly's
15 Who's on Third
23 Wisconsin Club

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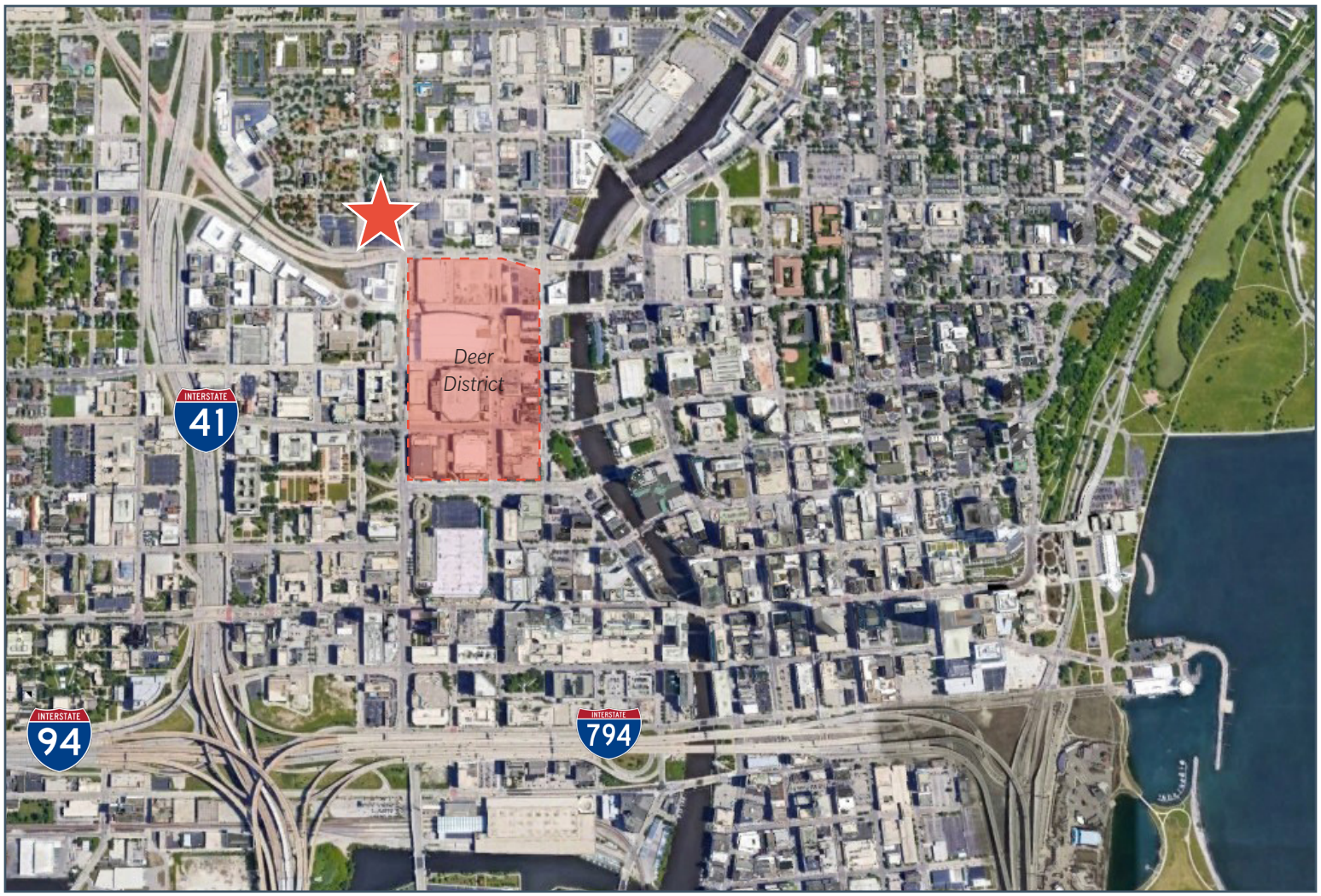
AERIAL & LOCATION



Demographics

	1 MILE	3 MILE	5 MILE
Population	30,736	228,940	467,063
AVG HH Income	$66,520	$56,202	$66,790

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STATE OF WISCONSIN BROKER DISCLOSURE

FOUNDERS 3 REAL ESTATE SERVICES

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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