

FOR LEASE

WALKER'S POINT FLEX BUILDING

117-121 W PITTSBURGH AVENUE
MILWAUKEE, WI 53204

FOUNDERS **3**
REAL ESTATE SERVICES

Property Highlights

- Unique Walker's Point's opportunity
- Three interconnected buildings with varying heights and windows lines
- Ideal for office, flex or industrial users
- Open floor plan with cream city brick and exposed beams/timbers
- Building signage opportunities
- Surface parking available at market rates as well as ample customer street parking
- High vehicular and foot traffic visibility
- Full basement for storage

Specifications

AVAILABLE	20,894 SF
Parking	On & Off Street
Loading	Two (2) Docks & Two (2) Overhead Doors
Elevator	Yes, service elevator
Lease Rate	Negotiable based on use

Contact

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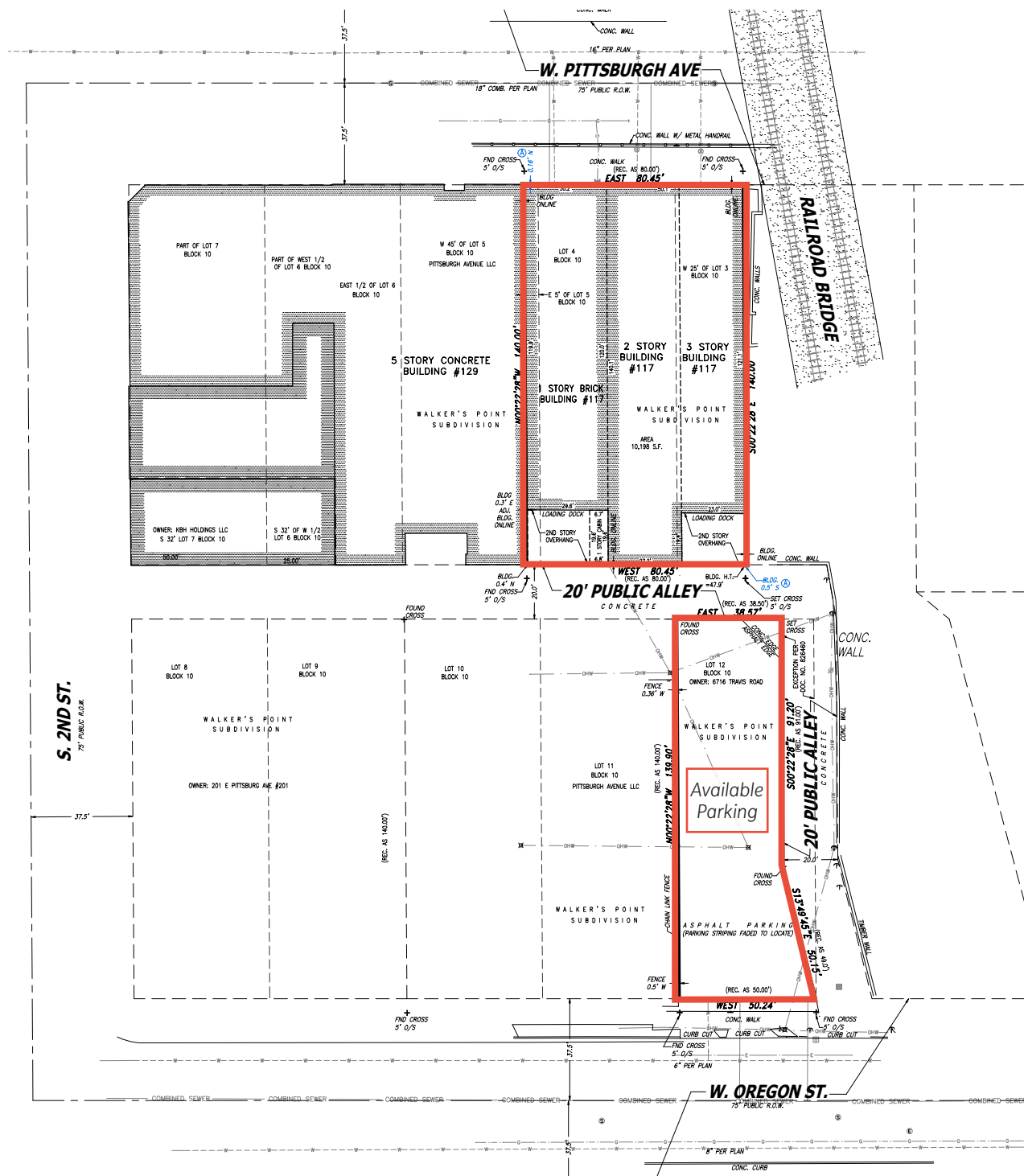


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Information shown herein was provided by Seller/Lessor and/or third parties and has not been verified by the broker unless otherwise indicated.

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SURVEY



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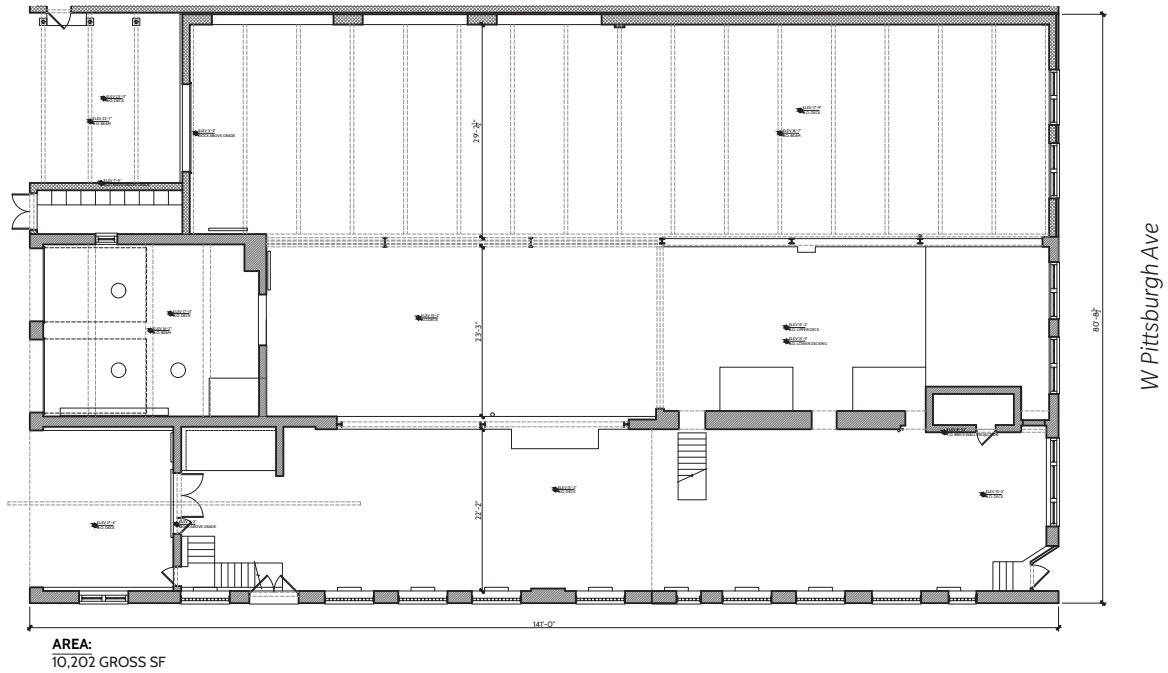
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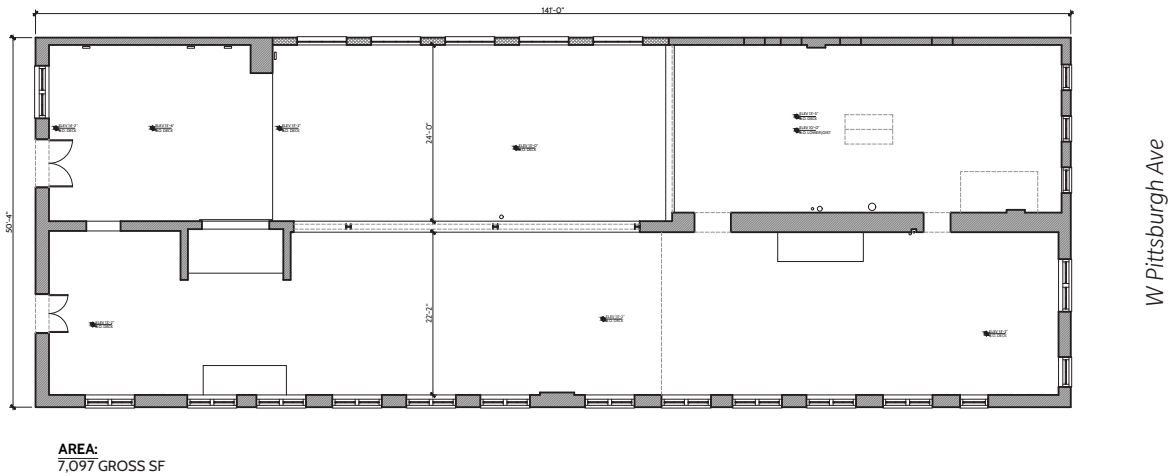
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FLOOR PLANS

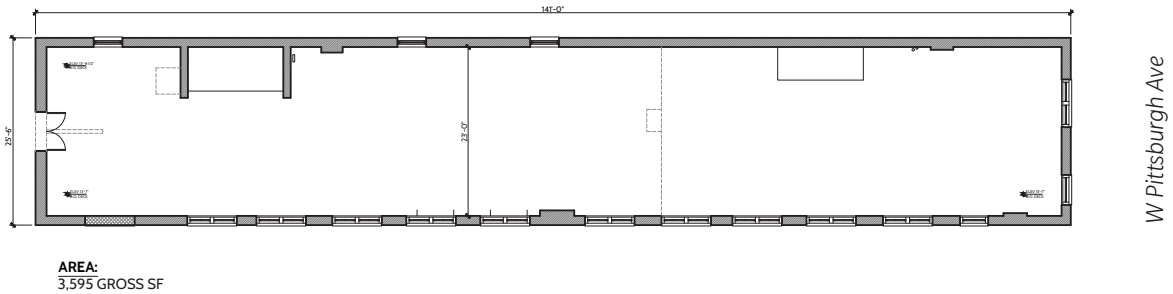
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



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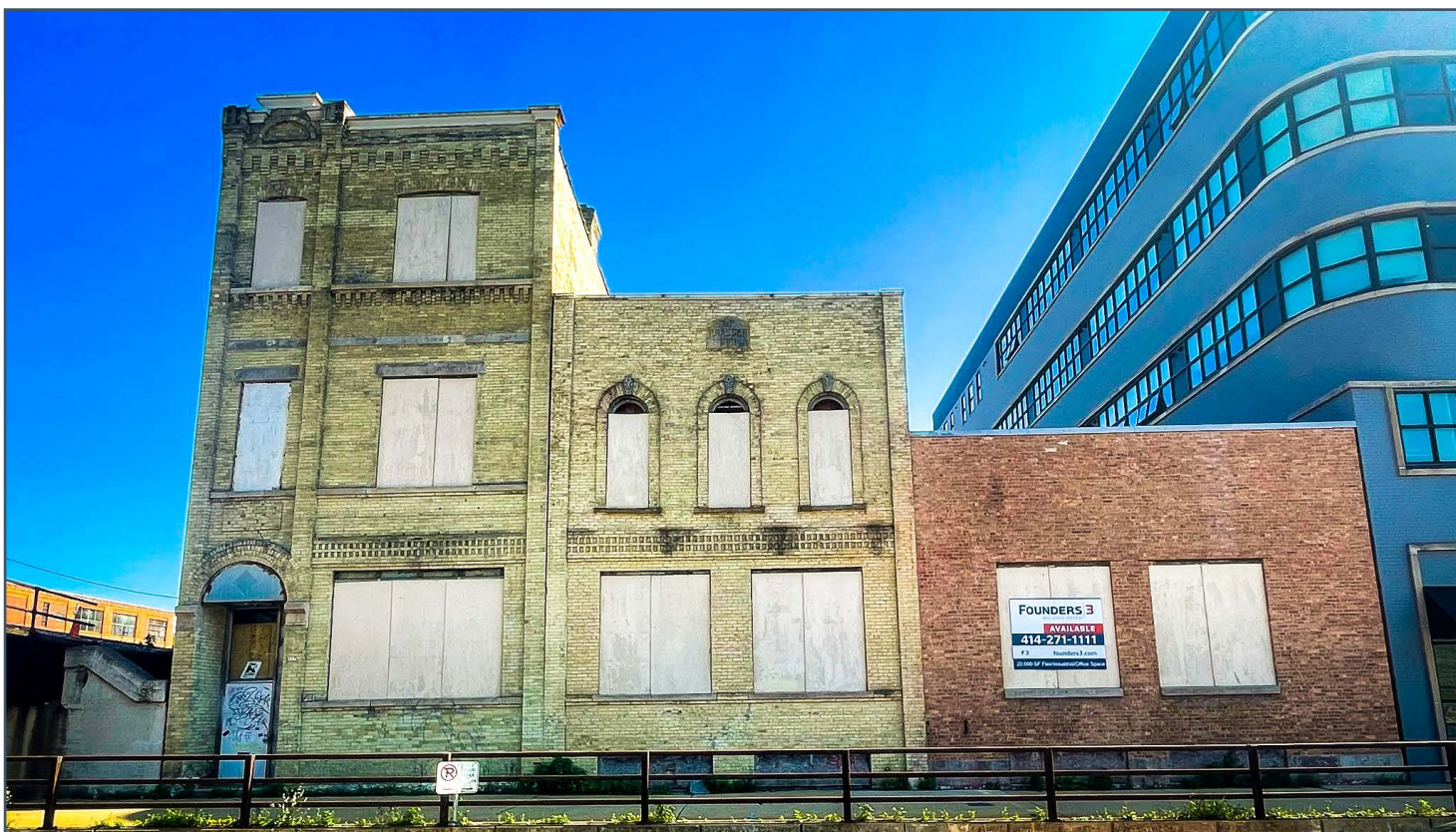
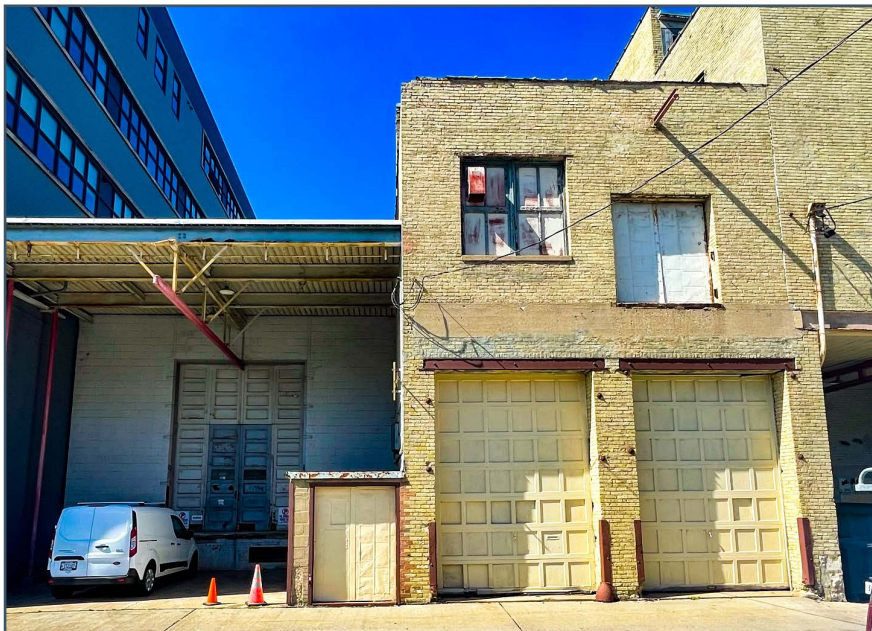
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EXTERIOR PHOTOS



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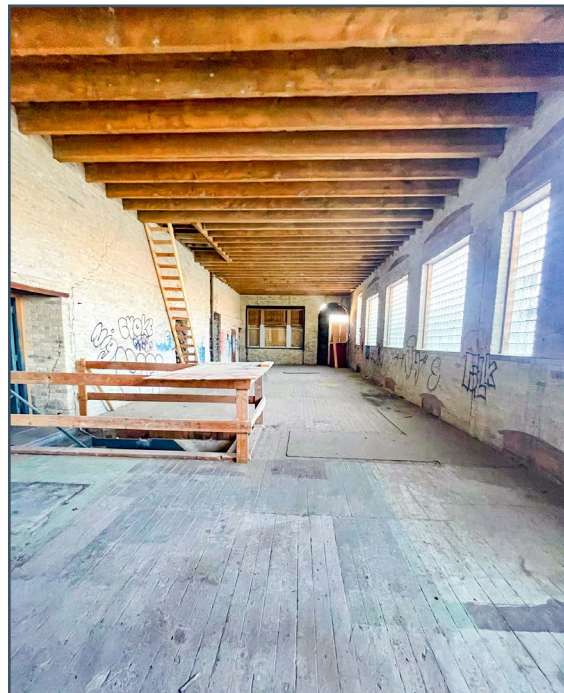
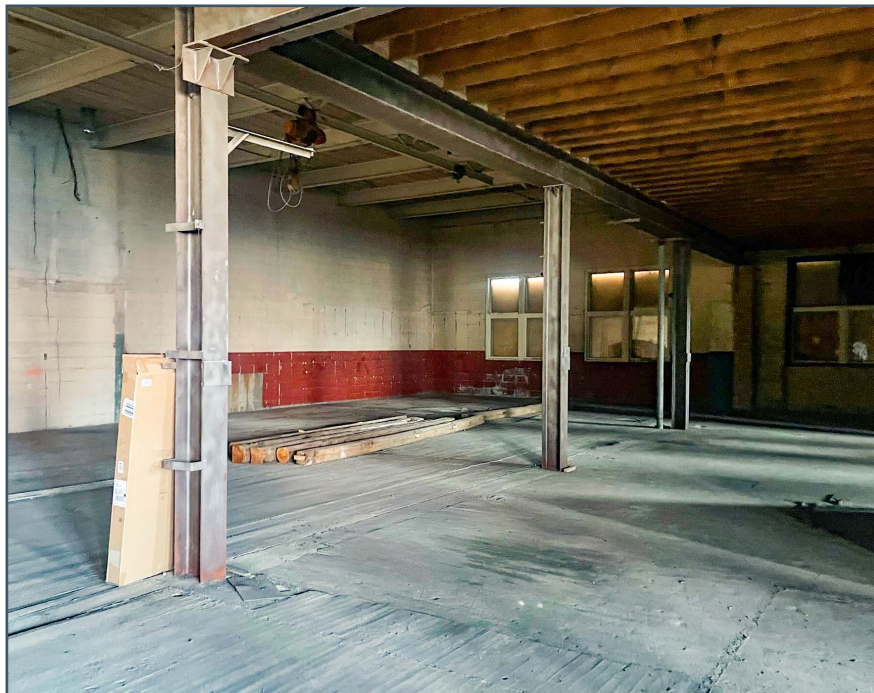
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INTERIOR PHOTOS



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REAL ESTATE SERVICES

SURROUNDING NEIGHBORHOOD

DINING & NIGHTLIFE

- 22 Andys Coffee
- 12 Ash at The Iron Horse
- 9 Black Sheep Restaurant
- 28 Bodiegon at Hotel Madrid
- 18 Boo Boo's Sandwiches
- 42 Botanas
- 52 Boone & Crockett
- 59 Braise
- 53 Cafe El Sol
- 31 Cafe India
- 19 Camino
- 27 Camacho's Bar
- 30 Central Standard Craft Distillery
- 22 Chef's Table
- 26 Chivas
- 31 Chubby's Cheesecake
- 38 Chilito Lindo
- 5 Collectivo Coffee - Foundry
- 20 Conjero's Place
- 43 Crazy Water
- 39 Dix
- 60 Dori's Diner
- 39 Fat Daddy's
- 66 Fiesta Cafe
- 43 Fluid
- 29 Fuel Cafe
- 4 Full of Beans Cafe
- 58 George's Pub
- 11 Great Lakes Distillery
- 31 Greige Patisserie
- 13 Goyo Palace
- 37 Hamburger Mary's
- 67 Harbor Room
- 31 Jimmy John's
- 29 Juiced!
- 3 Just Arts Saloon
- 36 Jynx Nightclub
- 33 Knux
- 34 La Casa De Alberto
- 45 La Menenda
- 13 Laughing Taco
- 30 Lost Valley Cider Co
- 39 McDonald's
- 48 Meraki
- 7 Meritment Social
- 52 Milwaukee Pedal Tavern
- 21 Motorcraft Beer
- 64 Momo Mee
- 19 Morir
- 1 Motor Bar & Restaurant
- 23 Movida
- 6 My Yo My
- 40 National Cafe
- 7 NorthSouth Club
- 15 O'Lydia's
- 3 Purple Door Ice Cream
- 2 Screaming Tuna
- 19 Shakers
- 40 Snack Boys
- 29 Sniffers
- 37 Speaker's Walker's Point
- 5 Stack'd Burger Bar
- 44 Stary's Tavern

DINING & NIGHTLIFE

- 7 Stone Creek Coffee
- 57 Subway
- 52 Taco Moto
- 41 The Local Club Anything
- 38 Tin Window
- 55 Urban Harvest
- 44 Walker's Pint
- 68 Woody's
- 19 Zad's
- 28 Zocalo Food Park

FASHION & ACCESSORIES

- 5 East Town Women's Resale Shop
- 49 Purple Velvet Vintage
- 6 Rustic Retreats
- 47 The Departure
- 14 Tom James Company
- 10 White Dress Milwaukee

FITNESS & HEALTHCARE

- 59 Aurora Advanced Healthcare
- 11 Aurora Health Care
- 13 Brew Fitness
- 50 Colmotion Fitness
- 2 Elite Wellness Studio
- 2 Pilates Movement
- 49 Pura Vida Ju-Jitsu, BJJ & MMA
- 4 RS Fitness Collective
- 47 ZenZen Yoga Arts

GALLERIES

- 42 Grove Gallery
- 37 Hawthorn Contemporary
- 35 Plaster Gallery
- 4 R & R Art Galleries
- 47 The Alive Wilks
- 36 The Suburban Walker's Point
- 37 Var Gallery & Studios
- 37 Var West Gallery

NEIGHBORHOOD SERVICES

- 63 Cermak Fresh Market
- 51 Greenfield Cell & Tobacco
- 65 Harbor View Plaza
- 54 La Tropicana Food
- 19 Milwaukee Fire Dept Station 3
- 33 United Community Center
- 32 V. Marchese
- 41 WPCA Youth Education Group

PERFORMING ARTS & EVENT VENUES

- 16 Next Act Theatre
- 39 Sabbatic
- 44 South Second
- 52 The Cooperative
- 51 The Ivy House
- 4 The Seaboth
- 41 Walker's Point Center for the Arts
- 35 Walker's Point Music Hall

SALONS

- 4 Avenue M Salon & Spa
- 55 Color Lust Hair Studio
- 63 iLustria Salon & Academy
- 64 Ly Ly Nails
- 10 Puro's Hair Studio
- 14 Tailored Salon
- 38 Van Star Salon Walker's Point

SPECIALTY SHOPPING

- 24 800-cro Read
- 3 ARCHI-Antiques
- 27 Alt's
- 60 Antique Center - Walker's Point
- 36 Brew City Salvage
- 60 Clinton Street Annex Antiques
- 23 Clock Shadow Creamery
- 60 Dime a Dance
- 41 Farm Girl Antiques
- 4 Flowers for Dreams
- 28 FORM Fine Goods
- 1 Harley-Davidson Motor Group
- 24 Habitat for Humanity ReStore
- 40 M.A.C. Costume Store
- 17 Milwaukee Kayak Co
- 25 National Salt & Supply
- 64 Olson Salt
- 64 Sprint Store
- 50 Wantable.com



Numbers represent the block where the merchant is located



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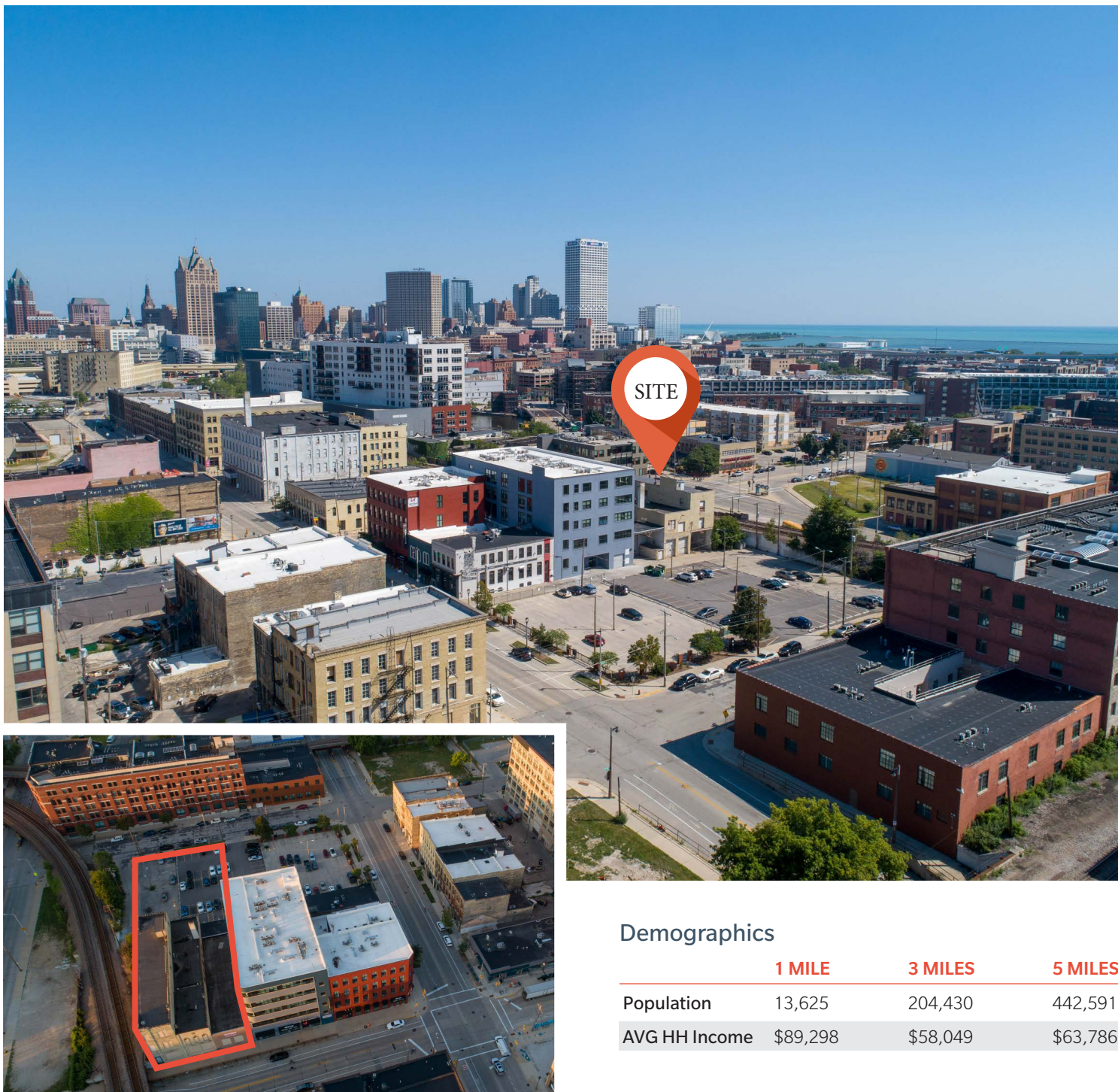
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AERIAL & LOCATION



Demographics

	1 MILE	3 MILES	5 MILES
Population	13,625	204,430	442,591
AVG HH Income	\$89,298	\$58,049	\$63,786



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STATE OF WISCONSIN BROKER DISCLOSURE

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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.