



CITYCENTER
AT SEVEN THIRTY FIVE

731 N. WATER STREET
MILWAUKEE, WI 53202

**FIVE STORY
DOWNTOWN
GYM OPPORTUNITY**



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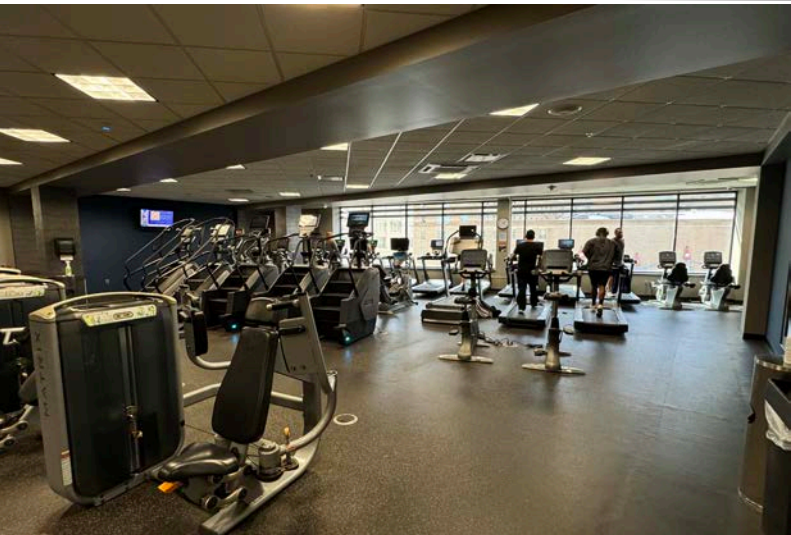
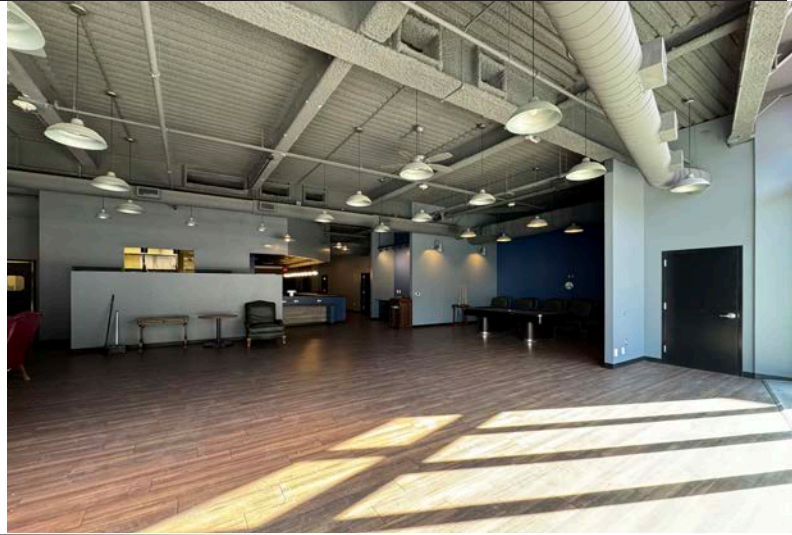


HUNTER
REAL ESTATE

FIVE FLOORS OF GYM SPACE

59,041 SF (DIVISIBLE)

RENTAL RATE: NEGOTIABLE



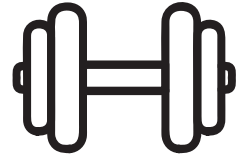
AMENITIES



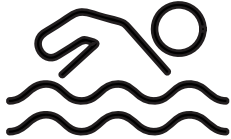
**FIVE (5) FLOORS
OF GYM SPACE**



**BASKETBALL
COURT**



**GROUP FITNESS
SPACE**



**SWIMMING
POOL**



**CONVENIENT
DOWNTOWN LOCATION**



**LOCATED ALONG THE
MILWAUKEE RIVER**



**2,482 NEW APARTMENTS
BEING DELIVERED IN THE
IMMEDIATE AREA**



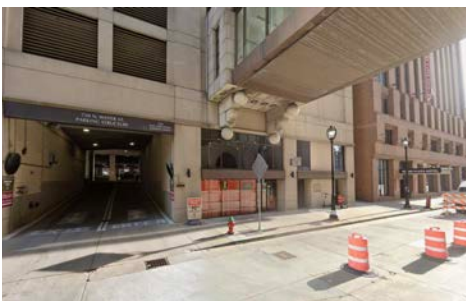
**FUTURE 1ST FLOOR
RESTAURANT SPACE
OPPORTUNITY**



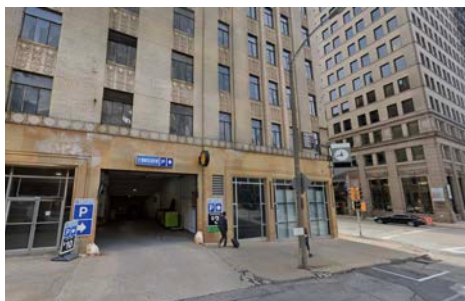
**735 N. WATER OFFICE
TENANTS HAVE DIRECT
ACCESS TO GYM**

PARKING

PARKING IS AVAILABLE AT TWO NEARBY, CONVENIENT LOCATIONS. ONSITE VALET SPACE IS ALSO AVAILABLE.



720 NORTH WATER GARAGE
AVAILABLE WEEKDAYS
AFTER 4 PM ONLY

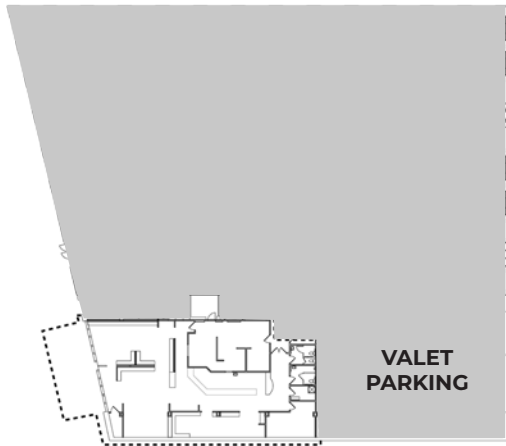


209 EAST MASON GARAGE
AVAILABLE DURING ALL
GYM HOURS



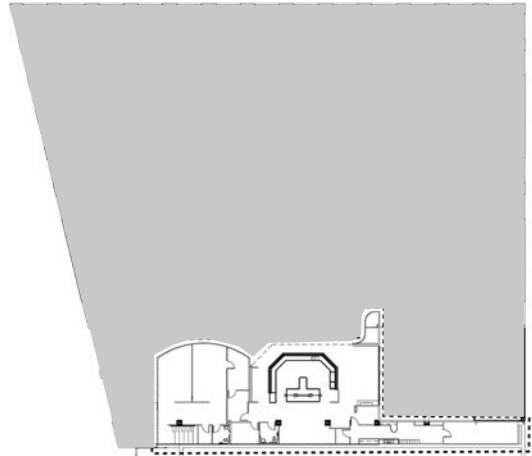
VALET PARKING
AVAILABLE AT 731 N WATER

FLOOR PLANS | UP TO 59,041 RSF (DIVISIBLE)

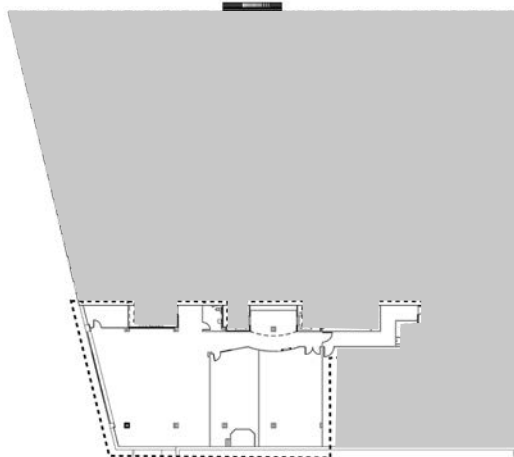


SUITE 100
5,925 SF

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*SUITES
COMBINE
FOR
11,024 RSF*

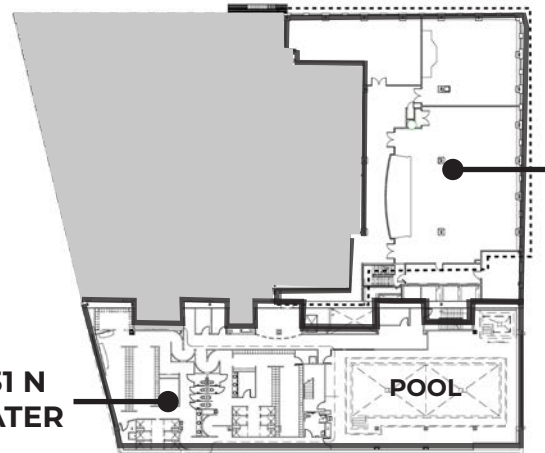


SUITE M100
5,099 SF

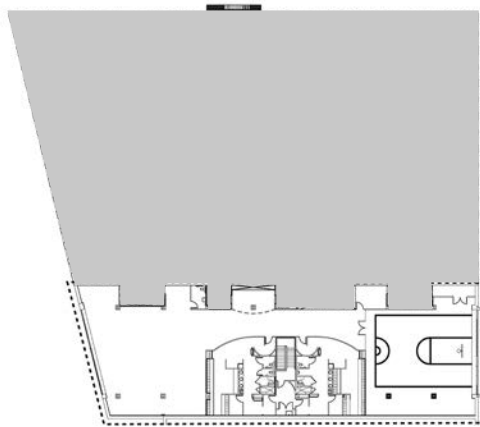


SUITE 200
6,497 SF

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*SUITES
COMBINE
FOR
17,399 RSF -
26,278 RSF*

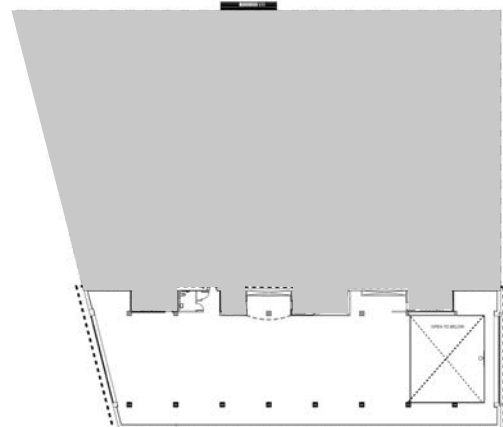


SUITE 300
10,902 SF (731 N WATER) &
8,879 SF (735 N WATER)



SUITE 400
10,837 SF

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•-----•
*SUITES
COMBINE
FOR
21,739 RSF*



SUITE 500
10,902 SF

CURRENT & FUTURE APARTMENTS



ROWE MKE
1845 N. Water St
222 Apartments

ELEVATION 1659
1659 N. Jackson St
76 Apartments

1333 N. MILWAUKEE ST
197 Apartments

ASCENT
700 E. Kilbourn
259 Apartments

7SEVENTY7
777 N. Van Buren St
324 Apartments

100 EAST
100 E. Wisconsin Ave
373 Apartments

COUTURE
909 E. Michigan St
322 Apartments

EVONI
615 E. Corcoran Ave
261 Apartments

CITYCENTER
AT SEVEN THIRTY FIVE

740 NORTH
740 N. Plankinton Ave
127 Apartments

333 WATER
333 N. Water St
333 Apartments

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STATE OF WISCONSIN | DISCLOSURE TO 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:

- (a) The duty to provide brokerage services to you fairly and honestly.
- (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- (c) 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.
- (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law. (See Definition of Material Adverse Facts below).
- (e) 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.
- (f) The duty to safeguard trust funds and proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals. other property held by the Firm or its Agents.
- (g) 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.

- The following information is required to be disclosed by law:
 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see "Definition of Material 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 that 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. 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 by the Firm and its Agents): _____

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

THIS IS A DISCLOSURE AND DOES NOT CREATE A CONTRACT. THIS DISCLOSURE IS TO BE PROVIDED BY AN AGENT ASSOCIATED WITH A LISTING FIRM OR WITH A SUBAGENT FIRM PROVIDING BROKERAGE SERVICES TO A BUYER OR TENANT.

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.