

RETAIL & OFFICE/RETAIL SPACE AVAILABLE FOR LEASE



PARK EAST ENTERPRISE LOFTS

1401-1403 NORTH DOCTOR MLK JR. DRIVE, MILWAUKEE, WI 53212



Leasing Information:

MARIANNE BURISH, MBA

Executive Vice President

D 414.270.4109

C 414.305.3070

E marianne.burish@transwestern.com

JOHN DULMES

Executive Vice President

D 414.270.4132

C 414.520.2576

E john.dulmes@transwestern.com

100 East Wisconsin Avenue, Suite 1630

Milwaukee, WI 53202

T 414.225.9700

www.transwestern.com/milwaukee

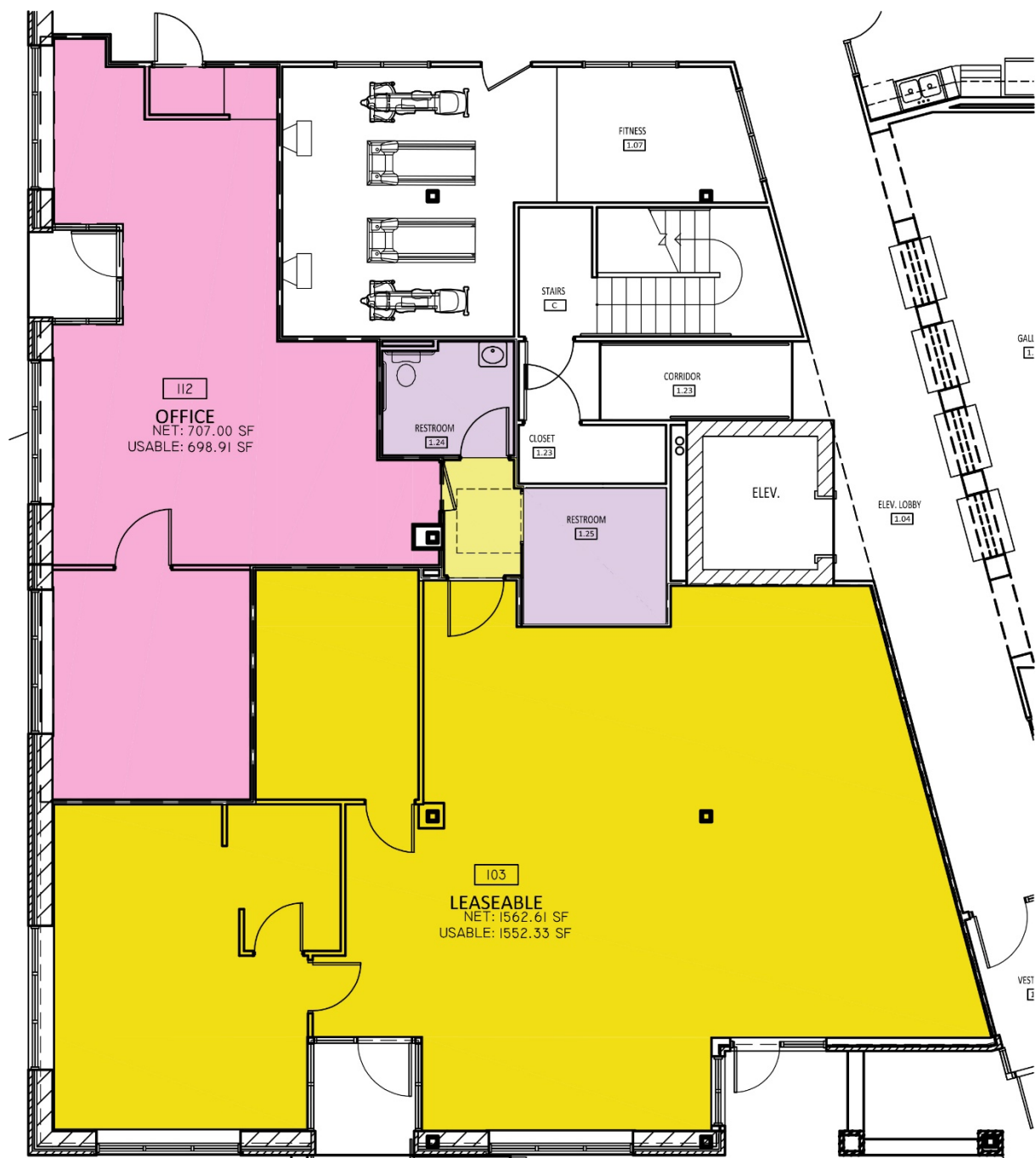
GENERAL INFORMATION

If you're looking to be close to the action of Fiserv Forum and the quickly developing Deer District, then these two small space opportunities now available at the Park East Enterprise Lofts project could be the fit you've been searching for! For retailers, a fabulous corner unit awaits your new food service, soft goods, or other boutique retail use; for small office users needing dedicated entry with easy-in/easy-out, this sun-drenched little turnkey small suite offers a large conference room/private office plus open area will make you smile—even if you don't want to! (: For those needing more space, these units are adjacent and could be combined. Call Marianne Burish or John Dulmes today to discuss your space requirement or schedule a tour.

Project Description	Park East Enterprise Lofts is a mixed-use project offering residential apartments with street level commercial retail and office space		
Available Space	RETAIL: 1401-1403 N. Dr. Martin Luther King Jr. Drive: OFFICE: 306 W. Vliet Street:	Suite 103: Suite 112:	1,562 SF <u>707 SF</u> 2,269 SF
Occupancy	Immediate to 90 days		
Turnover Condition	As-Is existing retail (formerly Urban Beets) and/or office space		
RETAIL: Net Lease Rate OFFICE: Gross Lease Rate	Suite 103 Retail: \$16.00 to \$22.00/SF Suite 112 Office: \$16.00 to \$22.00/SF		
Tenant Improvements	Negotiable for qualified credit		
Lease Term	3 Years or longer		
Dedicated Entry	YES!		
Operating Expenses & Real Estate Taxes - 2020 Budget	\$2.86/SF		
Utilities			
Electricity (AC/outlets/lights)	RETAIL: Separately metered – Payable by Tenant	OFFICE: INCLUDED	
Gas (heat/cooking gas)	RETAIL: Separately metered – Payable by Tenant	OFFICE: INCLUDED	
Water & Sewer	RETAIL & OFFICE: Included in net rent		
Exterior Signage/Identification	YES!		
Interior Clear Heights	Suite 103 Retail: High! (measurement forthcoming) Suite 112 Office: High dropped ceiling (measurement forthcoming)		
Parking	Limited on-site surface parking; monthly charge applies.		
Loading & Refuse Special Items	Front door loading only Existing FF&E available per separate negotiation with Urban Beets.		

All information is furnished from sources judged to be reliable; however, no guarantee is made as to its accuracy or completeness.

FLOOR PLAN



GORMAN
ARCHITECTURAL
GORMAN ARCHITECTURAL, LLC.
200 NORTH MAIN STREET
OREGON WISCONSIN 55575

PROJECT NO.	2005.03
DATE	2020.03.04
SCALE	1/8" = 1' - 0"
DRAWN BY	crd
CHECKED BY	jb

	SHEET NAME RETAIL SPACE AVAILABLE	
	PROJECT NAME PARK EAST ENTERPRISE LOFTS 1407 N. MARTIN LUTHER KING JR. DRIVE MILWAUKEE, WI	
	DO NOT SCALE DRAWINGS	SUPPLEMENTAL INSTRUCTIONS

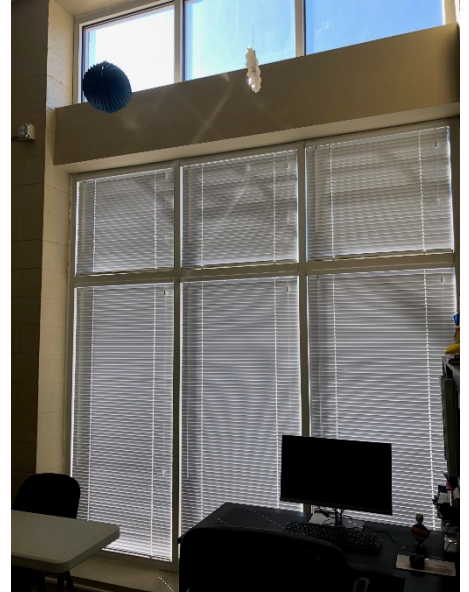
RETAIL PHOTOGRAPHS



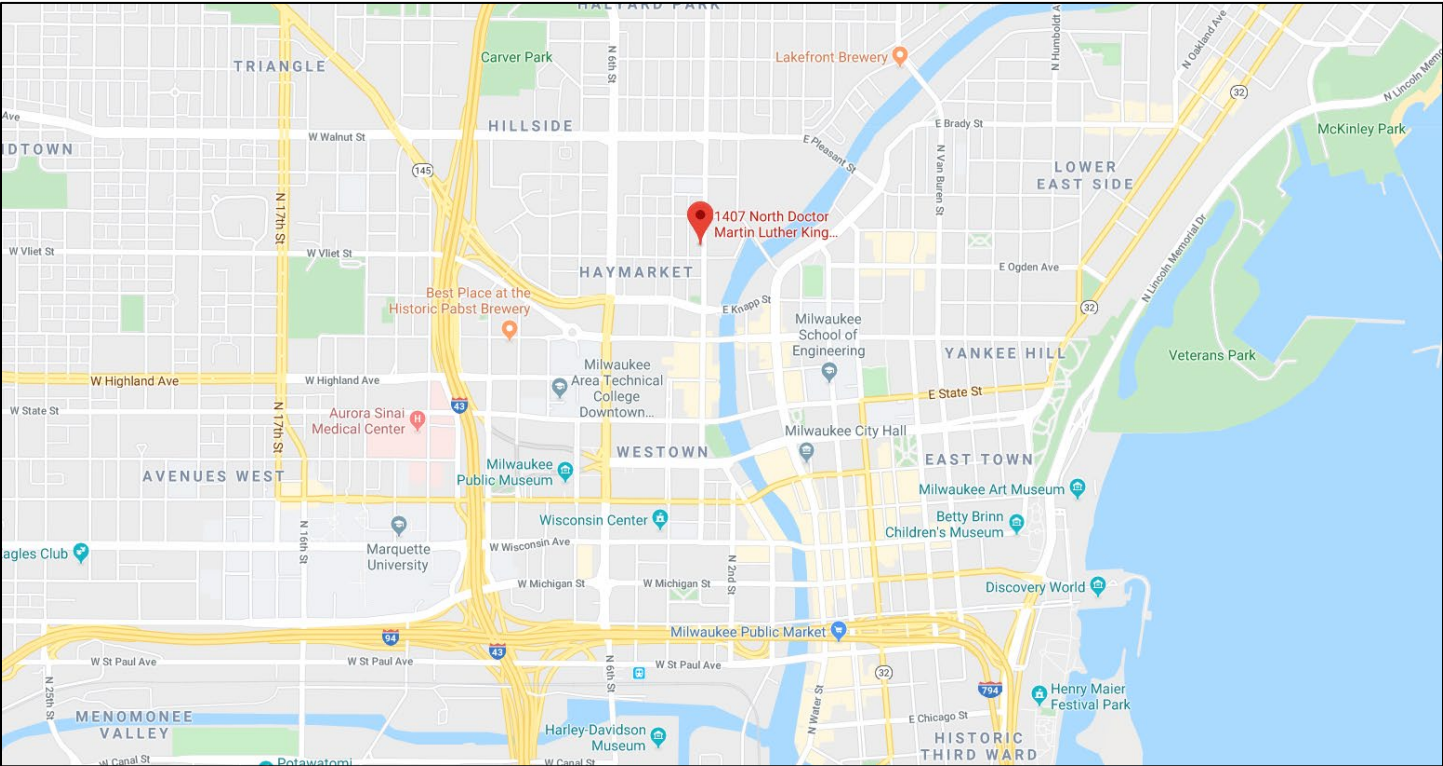
RETAIL PHOTOGRAPHS



OFFICE PHOTOGRAPHS



LOCATION MAP



1407-1441 N. DOCTOR M.L.K. JR. DRIVE
MILWAUKEE, WI

AERIAL PHOTOGRAPH



1407-1441 N. DOCTOR M.L.K. JR. DRIVE
MILWAUKEE, WI

DEMOGRAPHICS & KEY FACTS

Population

	1 Mile	3 Miles	5 Miles
2019	31,322	211,494	438,347
2024	33,444	214,012	440,542

Households

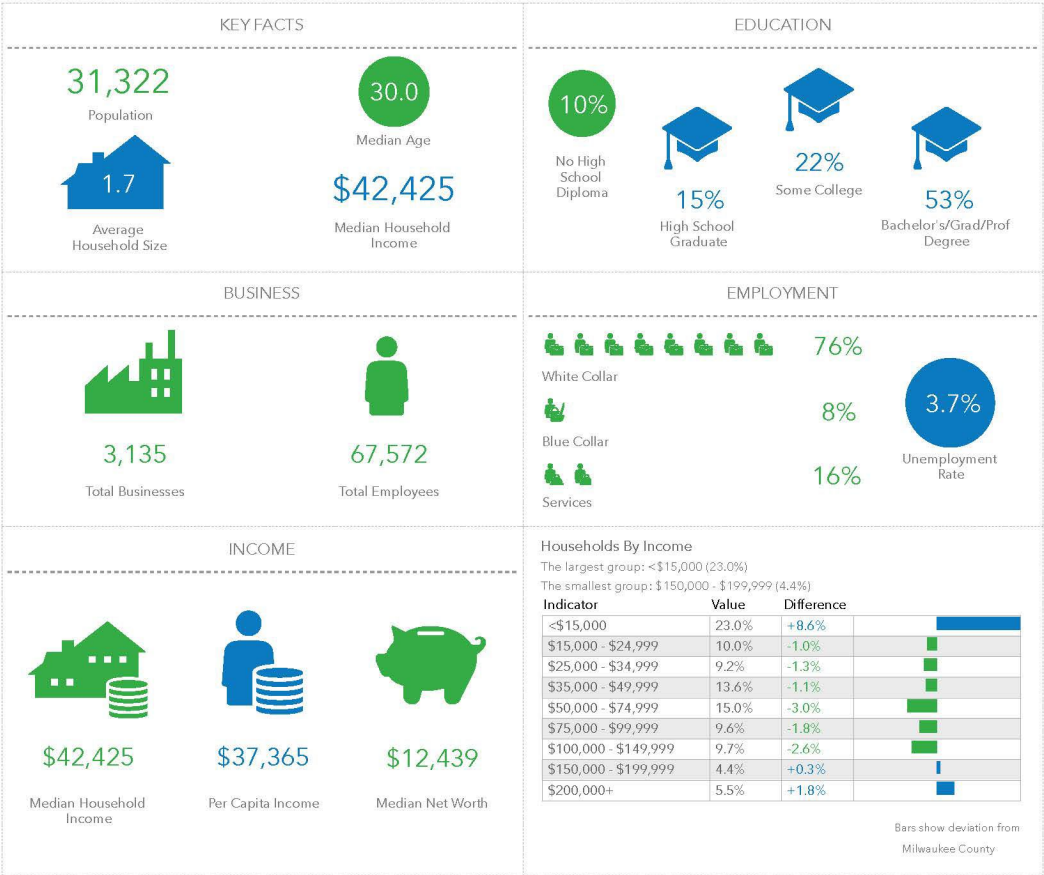
	1 Mile	3 Miles	5 Miles
2019	15,324	83,486	172,159
2024	16,473	85,017	173,383

Average Household Income

	1 Mile	3 Miles	5 Miles
2019	\$68,601	\$53,413	\$61,199
2024	\$81,412	\$62,311	\$70,669

- Data for Business in Area
- Total Businesses
- Total Employees
- Total Residential Population

	1 Mile	3 Miles	5 Miles
Total Businesses	3,135	8,234	14,088
Total Employees	67,572	153,585	234,920
Total Residential Population	31,322	211,494	438,347



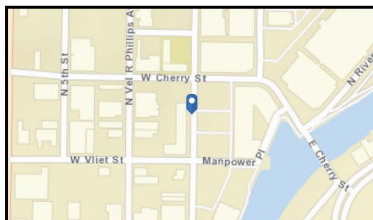
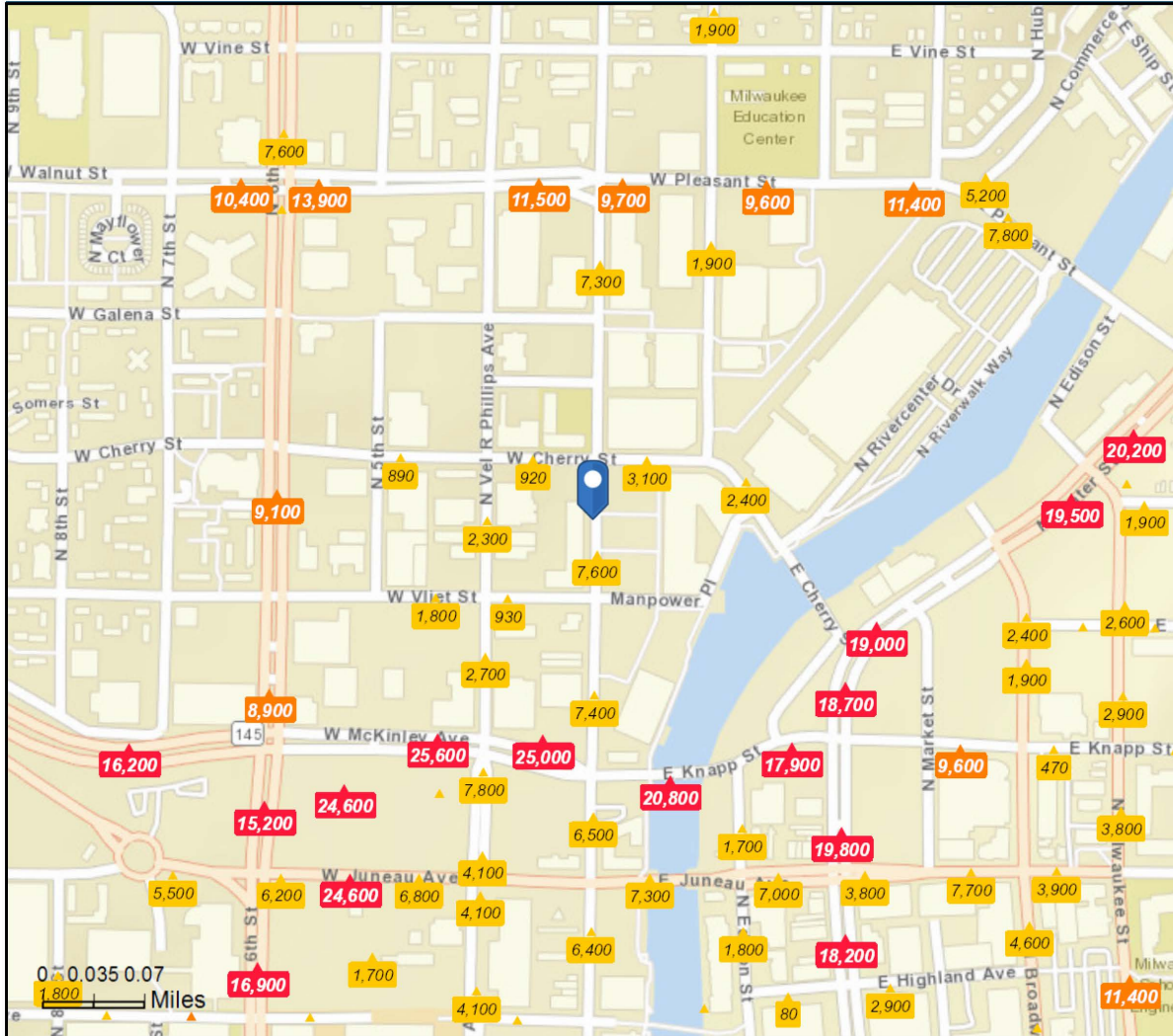
TRAFFIC MAP



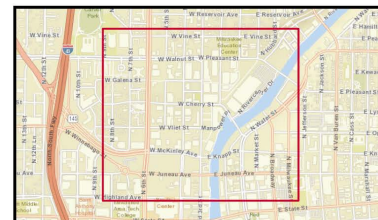
Traffic Count Map - Close Up

1407 N Dr Martin Luther King Jr Dr, Milwaukee, Wisconsin,
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 43.04923
Longitude: -87.91441



Average Daily Traffic Volume
 ▲ Up to 6,000 vehicles per day
 ▲ 6,001 - 15,000
 ▲ 15,001 - 30,000
 ▲ 30,001 - 50,000
 ▲ 50,001 - 100,000
 ▲ More than 100,000 per day



Source: ©2019 Kalibrate Technologies (Q3 2019).

January 30, 2020

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DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the
2 following disclosure statement:

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

8 (a) The duty to provide brokerage services to you fairly and honestly.

9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.

10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.

12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).

14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).

16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.

17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.

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

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

28 The following information is required to be disclosed by law:

29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).

30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection
31 report on the property or real estate that is the subject of the transaction.

32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
34 later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** _____

36 _____

37 _____

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): _____

39 _____

40 _____

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

42 **DEFINITION OF MATERIAL ADVERSE FACTS**

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

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

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

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