



# ARTISAN

# For Lease Office/Retail Space

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**The Artisan**  
**133 W Pittsburgh Avenue**  
**Milwaukee, WI 53204**

The Artisan is a unique, three-building, mixed-use redevelopment located in the heart of Walker's Point. With over 29,000 square feet of retail/office space and 38 first-in-class apartment units, The Artisan is the next great redevelopment project in Walker's Point. Commercial space was delivered October 2017.

<http://artistrymke.com/>

## FOR LEASE > OFFICE/RETAIL SPACE

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133 W Pittsburgh Avenue  
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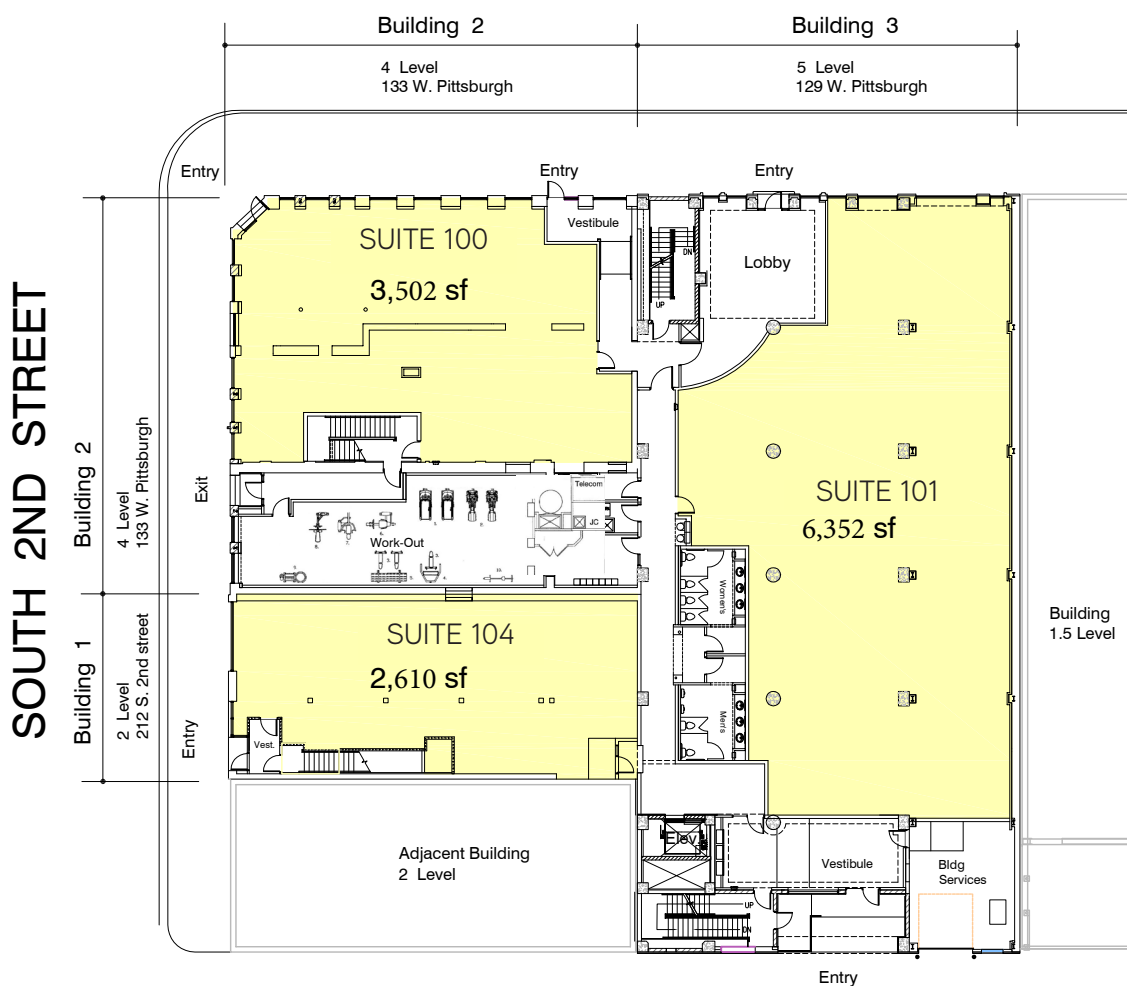
### AVAILABILITY & SUITE HIGHLIGHTS

Floor	Available Space	Lease Rate	OPEX
First	2,610 - 12,464 SF	\$15.00-\$18.00/SF NNN	Est. \$7.00-\$9.00/SF

- > Floor-to-ceiling windows throughout the first floor space
- > Direct, street-level entrances to all first floor suites
- > 14 foot finished ceilings throughout
- > Exterior signage available along 2nd Street and Pittsburgh Avenue

### 1ST FLOOR

### WEST PITTSBURGH AVE.



## FOR LEASE > OFFICE/RETAIL SPACE

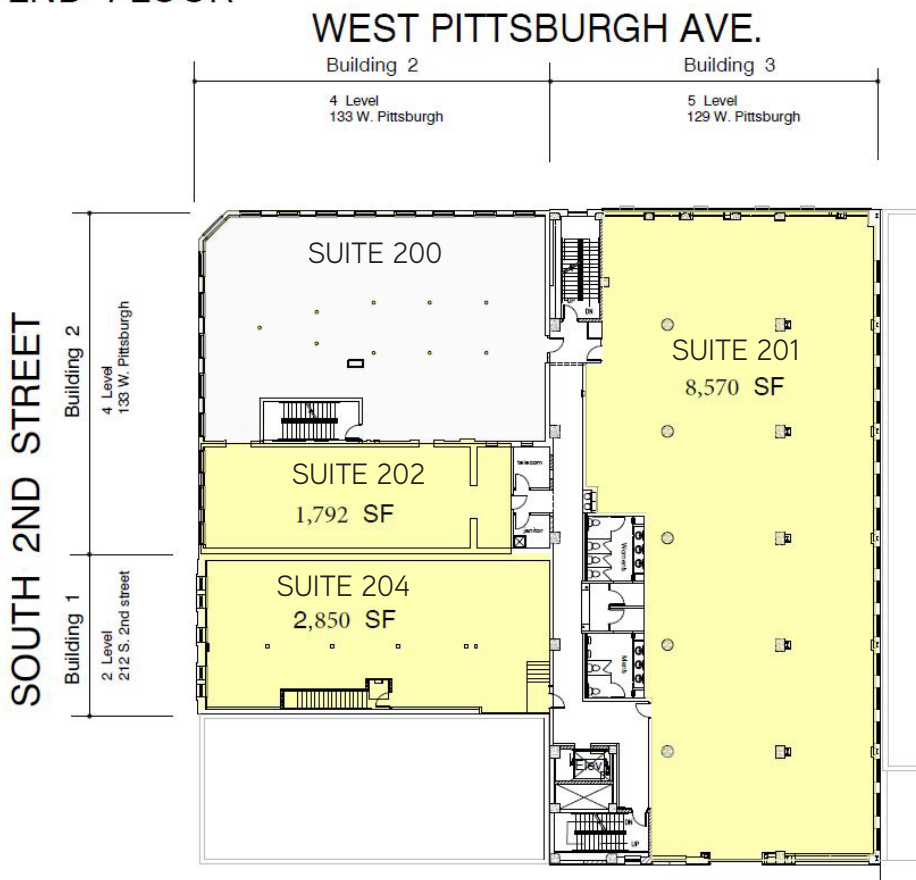
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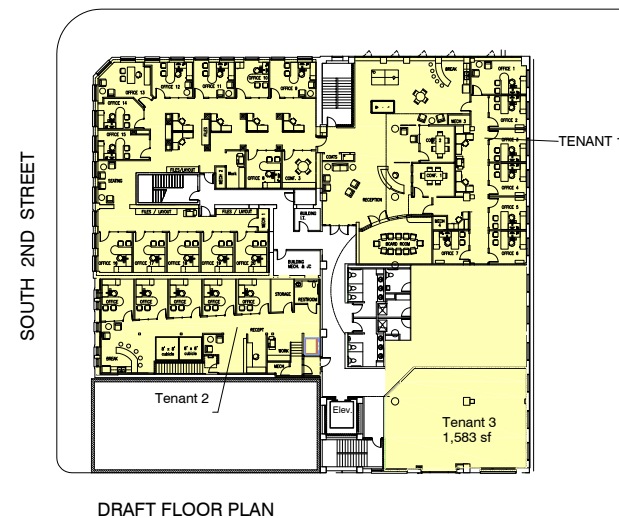
Floor	Available Space	Lease Rate	OPEX
Second	2,850 - 13,212 SF	\$15.00-\$18.00/SF NNN	Est. \$7.00-\$9.00/SF

- > Unique floor plate and layout opportunities based on the multi-building design attributes available on-site
- > Great window line offering significant natural light throughout the space
- > 14 foot ceilings and wide column width provide open concept feel throughout
- > On-site parking available
- > Access to on-site fitness center

### 2ND FLOOR



WEST PITTSBURGH AVE.

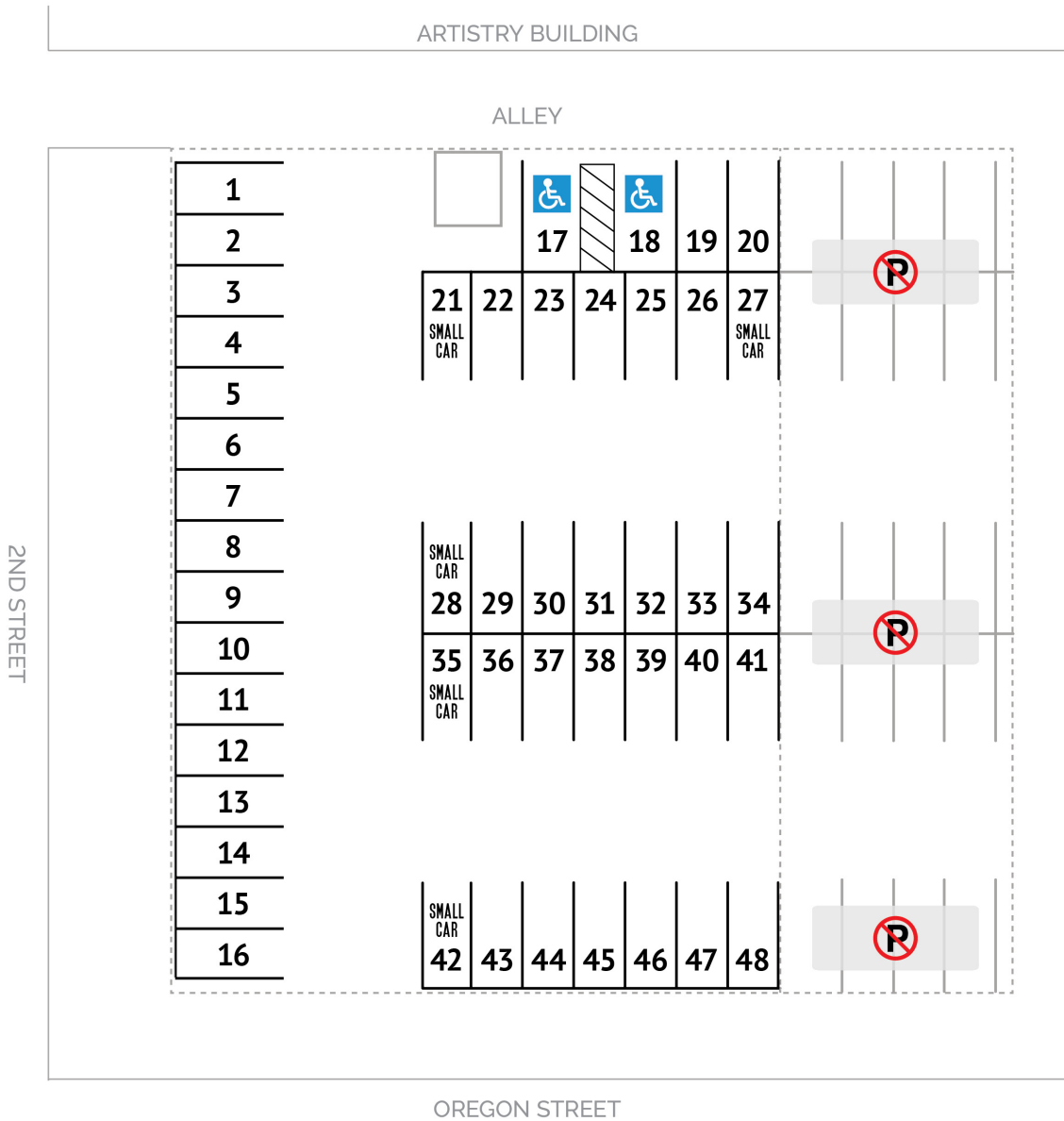


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PARKING LOT MAP

PARKING





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**\*Note: Limited surface spots are available on-site for employee parking**



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The Artisan is located in the heart of Walker's Point, within walking distance to the 3rd/5th Ward neighborhoods. This vibrant area currently is seeing a significant amount of mixed-use redevelopment, and The Artisan is its next great project. With frontage along 2nd Street and Pittsburgh Avenue, the building provides great signage opportunities for both retail and office tenants. This project also uniquely is located within walking distance to a number of different parking options (including 50 on-site parking stalls).

- › Mixed-use project with approx. 29,578 SF of office/retail space on the 1st and 2nd floors
- › Class A lobby featuring a one of a kind display of the building's history
- › 38 first-in-class apartment units located on floors 3-5 throughout the balance of the project
- › On-site surface parking available
- › Fitness center available to all tenants
- › Storage opportunities in lower level
- › On-building exterior signage available



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