

FOR LEASE

2460, 2440 & 2422 West Clybourn St, Milwaukee, WI

Redevelopment



2460

2440

2422

West Clybourn Street

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Property Summary

The Clybourn Redevelopment is located in the heart of Milwaukee's Near West Side. This redevelopment is an opportunity to be a part of a neighborhood of neighborhoods, where the assets are plentiful and distinct. High-performing schools, hardworking business & healthcare institutions, generous non-profits, amazing restaurants and unique entertainment opportunities are here and available in the Near West Side.

GENERAL PROPERTY INFORMATION

- Building Size: 48,895 SF
- Floors: 2 Floors
- Year Renovated: 2016
- Parking: 36 Exterior Secured Stalls
53 Indoor Secured Stalls
- Amenities: Easy on/off I-94

AVAILABLE SPACE

- 1st Floor: 19,410 SF & 4,185 SF
- 2nd Floor: 6,860 SF

PROPERTY HIGHLIGHTS

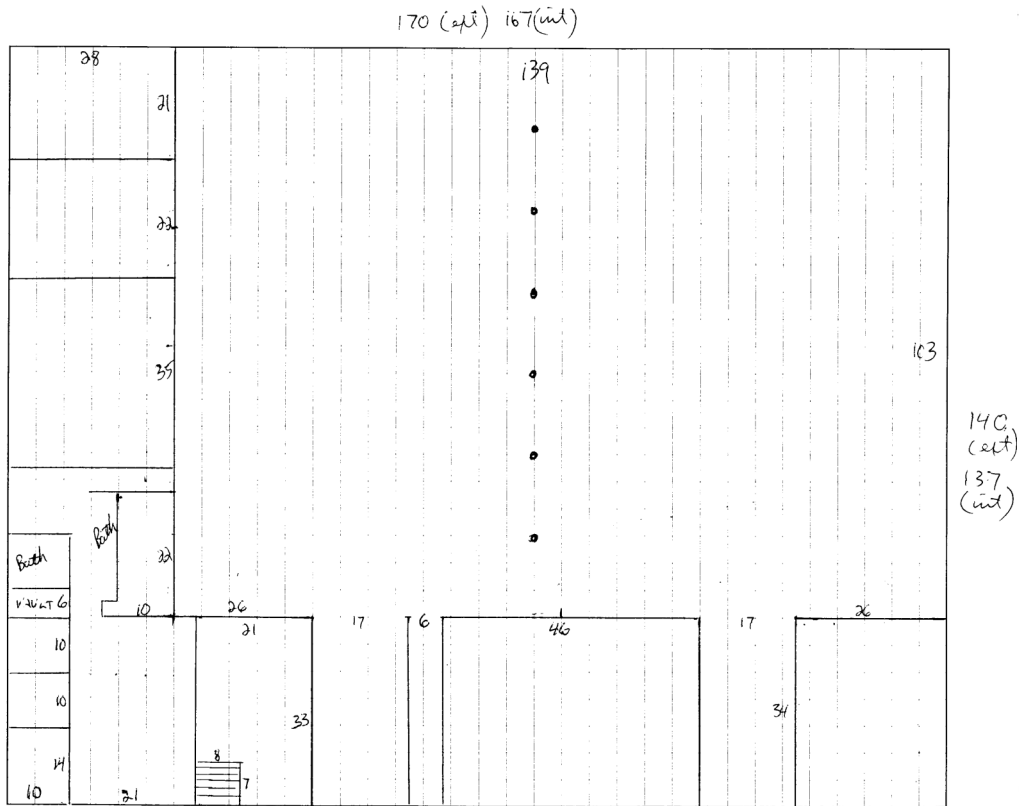
- Office space at affordable rates
- Close proximity to CBD

LEASE RATE

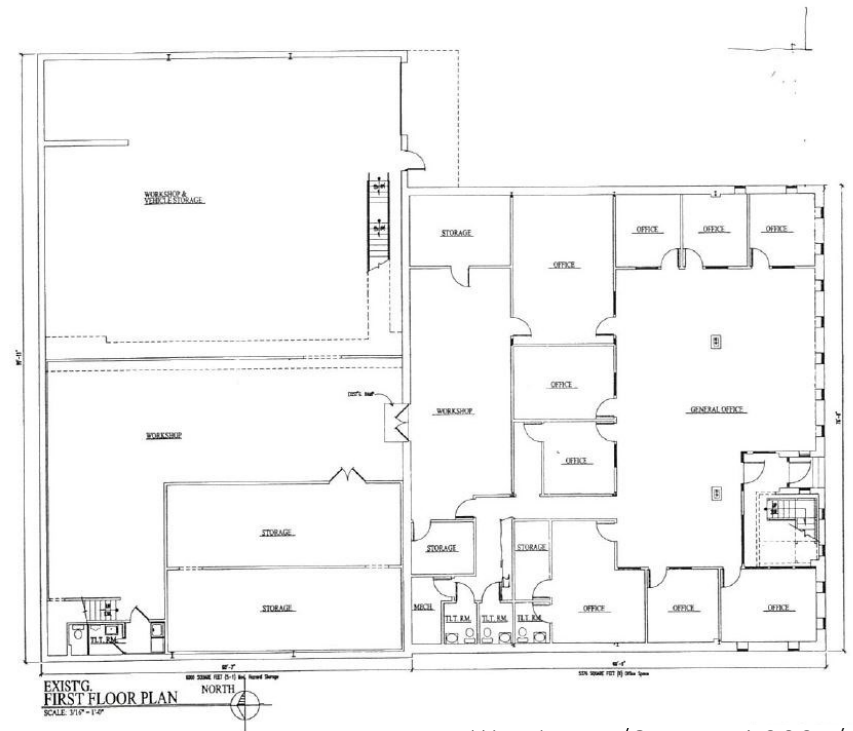
- \$14.00-16.00/SF Gross



As-Is Floor Plans:



2440 W Clybourn- First Floor



Warehouse/Garage: 6,000+/- SF
Office: 5,390+/- SF

2460 W Clybourn- First Floor

As-Is Property Photos:



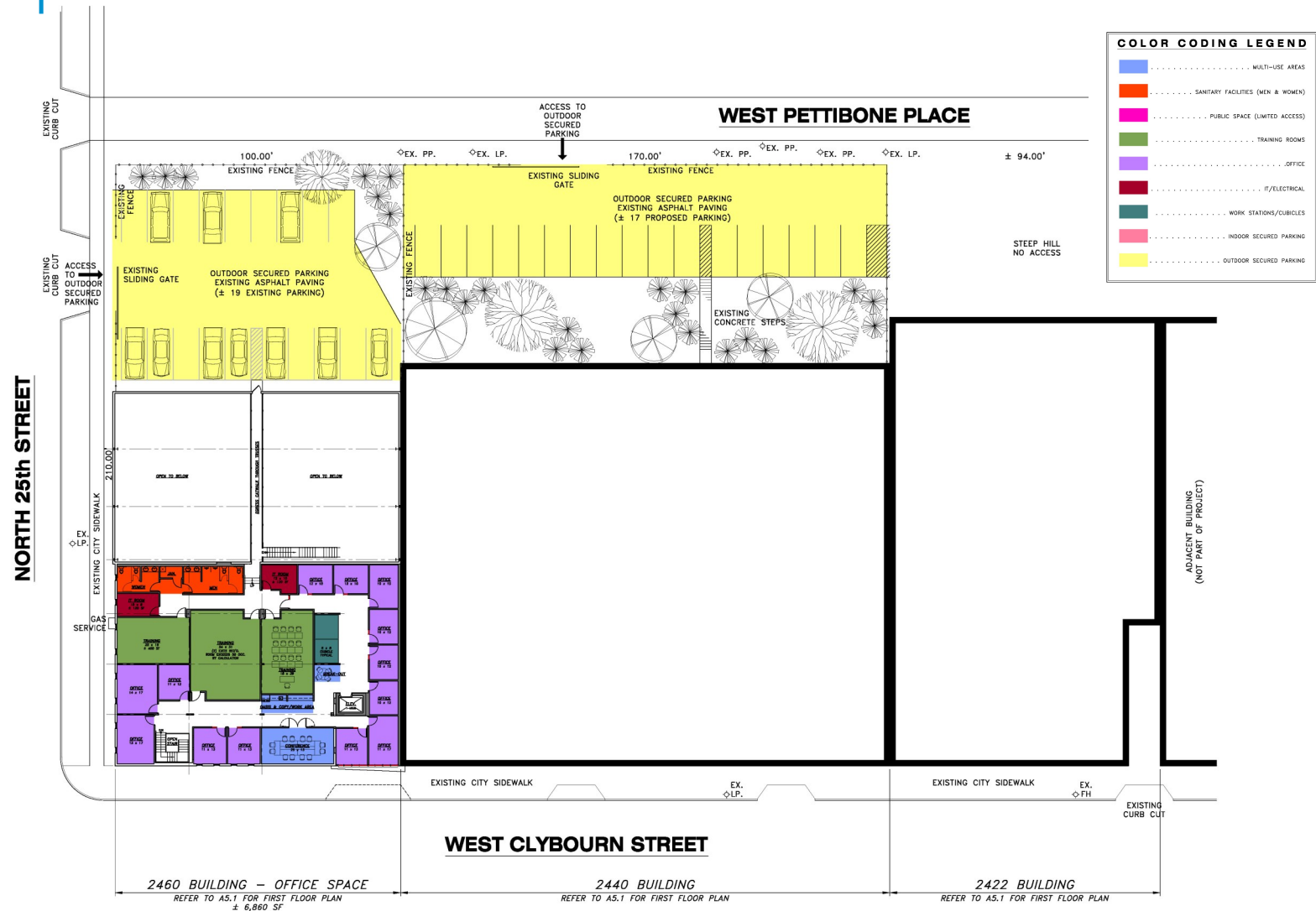
Conceptual Site Plan



Conceptual Floor Plans: 1st Floor

COLOR CODING LEGEND	
	 MULTI-USE AREAS
	 SANITARY FACILITIES (MEN & WOMEN)
	 PUBLIC SPACE (LIMITED ACCESS)
	 TRAINING ROOMS
	 OFFICE
	 IT/ELECTRICAL
	 WORK STATIONS/CUBICLES
	 INDOOR SECURED PARKING
	 OUTDOOR SECURED PARKING

Conceptual Floor Plans: 2nd Floor



PROPOSED SECOND FLOOR PLAN -- INCLUDING EXISTING SITE CONDITIONS

SCALE: 1" = 20'-0"

BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

BROKER DISCLOSURE TO CUSTOMERS

2 You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker
3 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide
4 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the
5 following duties:

- 6
 - 7 ■ The duty to provide brokerage services to you fairly and honestly.
 - 8 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.
 - 9 ■ The duty to provide you with accurate information about market conditions with a reasonable time if you request it, unless
10 disclosure of the information is prohibited by law.
 - 11 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is
12 prohibited by law (**See Lines 47-55**).
 - 13 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the
14 confidential information of other parties (**See Lines 22-39**).
 - 15 ■ The duty to safeguard trust funds and other property the broker holds.
 - 16 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and
17 disadvantages of the proposals.

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

CONFIDENTIALITY NOTICE TO CUSTOMERS

23 **BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION**
24 **OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,**
25 **UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR**
26 **INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER**
27 **PROVIDING BROKERAGE SERVICES TO YOU.**

28 THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

- 29 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (**SEE LINES 47-55**).
- 30 2. ANY FACTS KNOWN BY THE BROKER 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 BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST
33 THAT INFORMATION BELOW (**SEE LINES 35-36**). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER
34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

CONFIDENTIAL INFORMATION:

36 _____
37 **NON-CONFIDENTIAL INFORMATION** (The following information may be disclosed by Broker):

38 _____
39 (INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)

CONSENT TO TELEPHONE SOLICITATION

41 I/we agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may
42 call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we
43 withdraw this consent in writing. **List Home/Cell Numbers:** _____

SEX OFFENDER REGISTRY

45 *Notice:* You may obtain information about the sex offender registry and persons registered with the registry by contacting the
46 Wisconsin Department of Corrections on the Internet at <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.

DEFINITION OF MATERIAL ADVERSE FACTS

48 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
49 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect
50 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision
51 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
52 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce
53 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
54 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
55 agreement made concerning the transaction.