PREMIUM RIVERWALK SUBLEASE

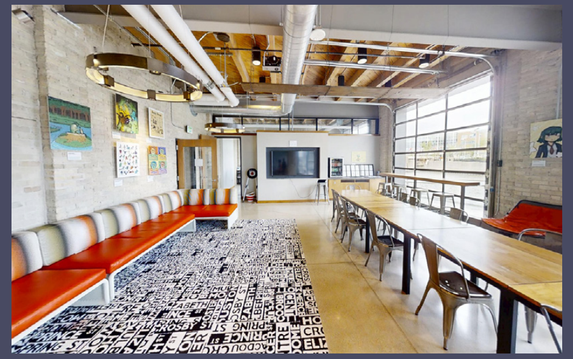
UP TO 58,447 RSF

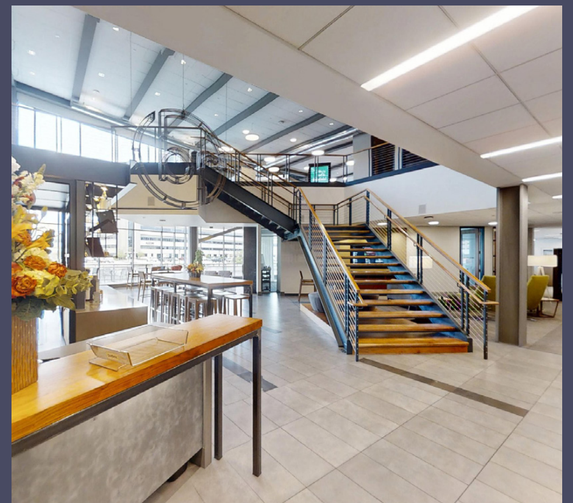
CLASS A OFFICE IN MILWAUKEE'S MOST CONNECTED LOCATION

JLL

JONES LANG LASALLE BROKERAGE, INC.,
A LICENSED REAL ESTATE BROKER.

1433 N. WATER STREET, MILWAUKEE, WI 53202





UNPARALLELED LOCATION

1433 N. Water Street is a premier Class A office building strategically positioned along Milwaukee's riverfront. This modern structure blends sustainable design with urban convenience, featuring LEED standards with geothermal systems and solar power integration. Located between the bustling Eastside and downtown Milwaukee's Central Business District, the building offers stunning river views with access to a portion of Milwaukee's 6.2-mile Riverwalk. Its distinctive architecture and prime location next to the Milwaukee Bucks' Deer District provide immediate access to restaurants, entertainment, and multiple transportation options. With thoughtful amenities including bike storage, access to a public boat slip, and a European-style plaza, 1433 N Water Street embodies the perfect balance of professional excellence and Milwaukee's vibrant lifestyle.

SUBLEASE HIGHLIGHTS & AVAILABILITY

- 5,589 - 58,447 RSF
- $16.00 PSF Net asking lease rate
- $15.83 PSF 2025 estimated Op.Ex.
- Lease expiration 4/30/37
- Exterior building signage opportunity for 58k+ RSF user
- Furniture available
- Located on the river
- Excellent access to the River Walk
- Possible boat slip access
- Parking:
  - 44 parking stalls in the attached surface lot
    - Avg. price is $135/month
  - 32 parking stalls in the underground garage
    - Avg. price is $170/month
- Possible access to first floor conference/training center, tenant lounge/café and full-service catering kitchen

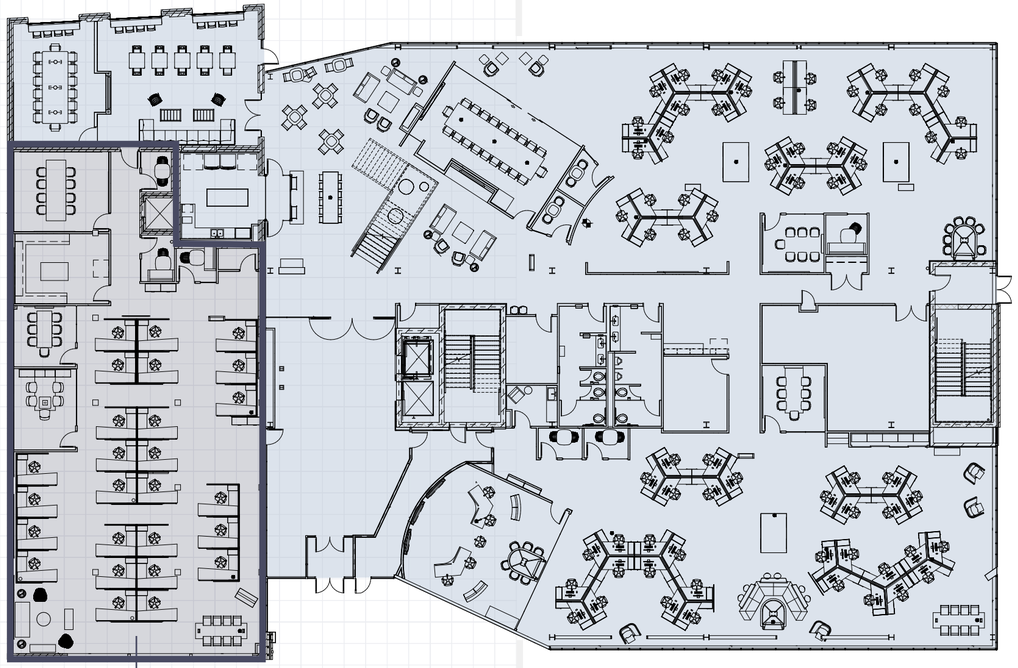
THIRD FLOOR
13,428 RSF

SECOND FLOOR
25,004 RSF

FIRST FLOOR
20,015 RSF

1433 N. WATER STREET, MILWAUKEE, WI 53202

MATTERPORT TOUR 360°



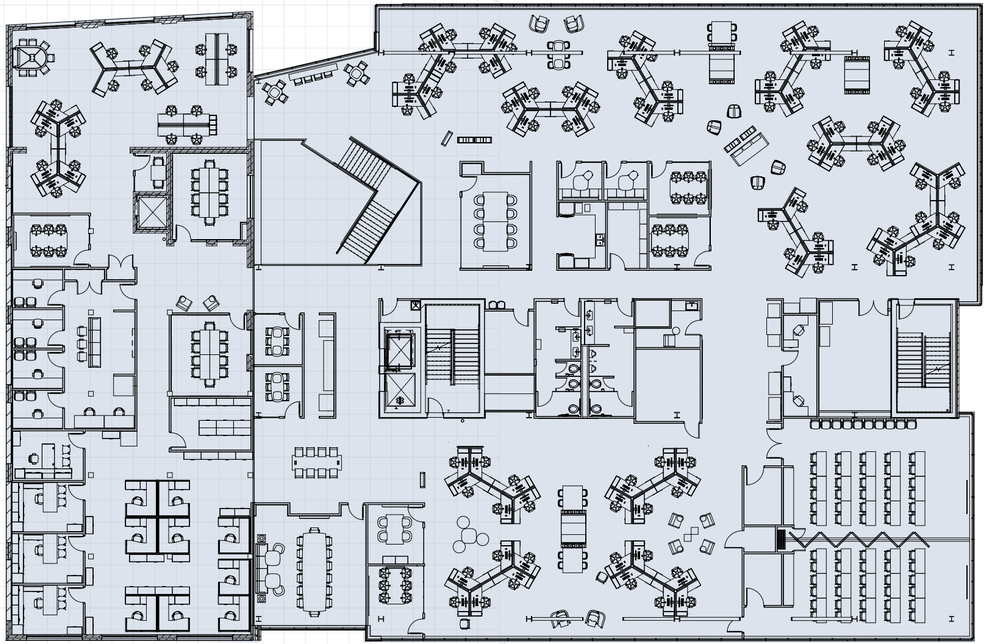
5,589 RSF

FIRST FLOOR

20,015 RSF

- 2-Story Reception
- Tenant Lounge & Waiting Area
- Kitchenette / Vending / Cafe
- Full-service Catering Kitchen
- Outdoor Patio on Riverwalk Segment
- Conference & Presentation Rooms
- Open Air/Glass Garage Doors
- Focus Rooms
- Open Work Areas
- Mothers' Room
- M&W Restrooms

MATTERPORT TOUR 360°

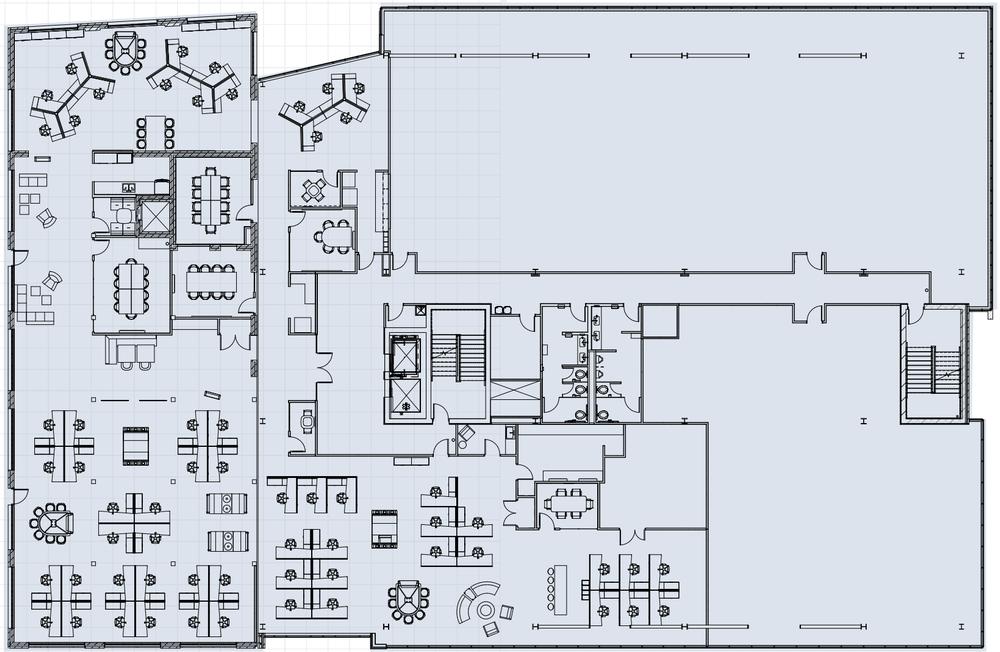


SECOND FLOOR

25,004 RSF

- Conference & Presentation Rooms
- Training Rooms
- Focus Rooms
- Kitchenette
- Open Work Areas
- Mothers' Room
- M&W Restrooms

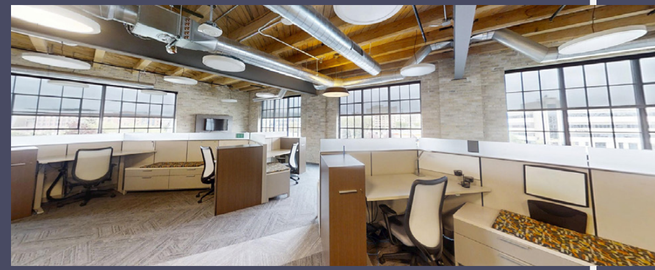
MATTERPORT TOUR 360°



THIRD FLOOR

13,428 RSF

- Rooftop Deck Opportunity
- Conference Rooms
- Focus Rooms
- Kitchenette
- Open Work Areas
- Mothers' Room



PERFECTLY POSITIONED

1433 N. Water Street

- STREETCAR ROUTES
- STREETCAR STOPS
- MILWAUKEE RIVERWALK

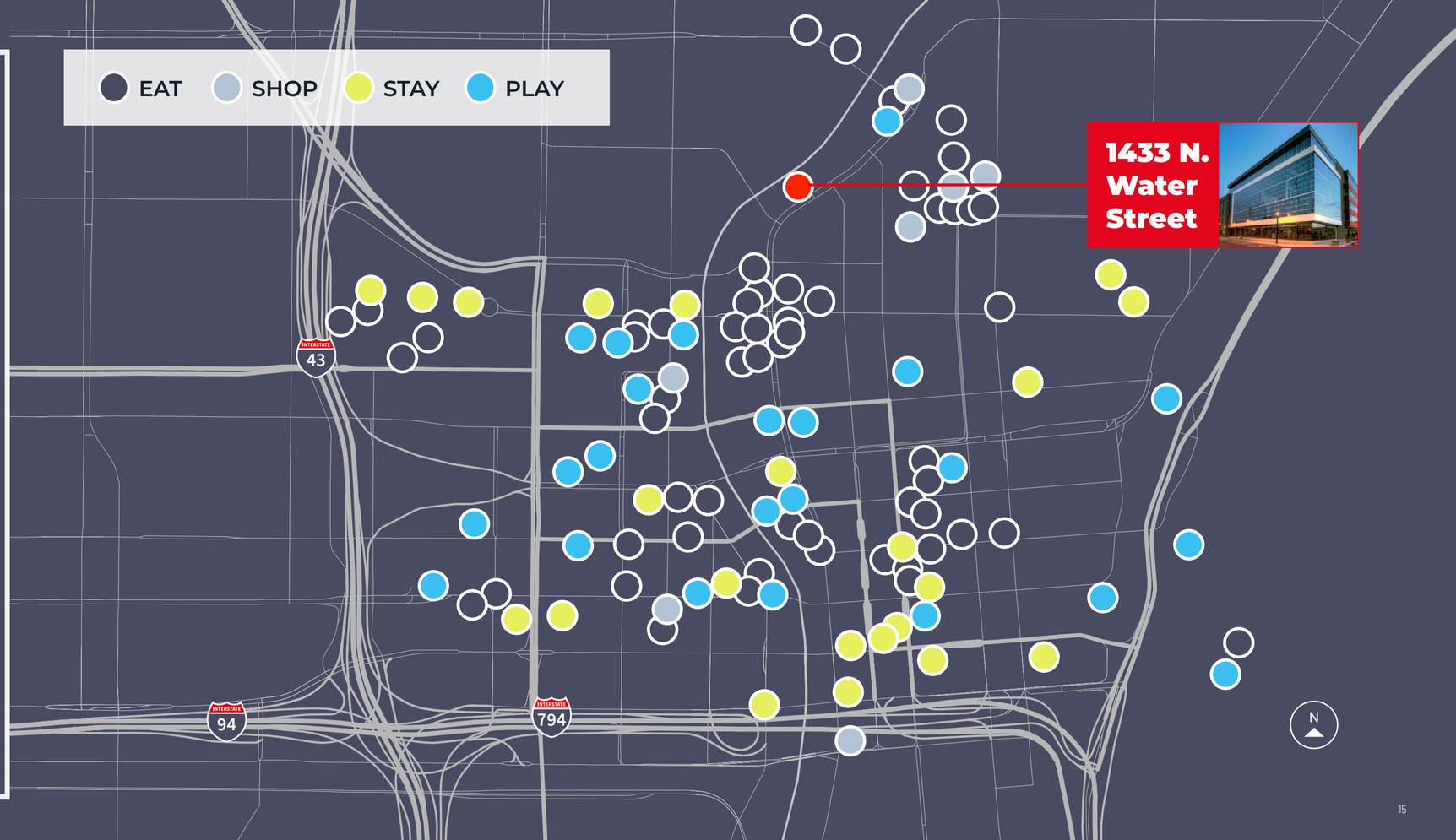
Drive Times

- Interstate 43: 3 minutes
- Interstate 794: 5 minutes
- Marquette Interchange: 5 minutes
- WI-175: 7 minutes
- Zoo Interchange: 10 minutes
- Milwaukee Mitchell International Airport: 14 minutes

WALKABLE AMENITIES

Within 10 minutes

- AJ Bombers
- Aloft
- Avli
- Brothers Bar & Grill
- Carson's Prime Steaks Chipotle Mexican Grill
- Dave's Hot Chicken
- Deer District
- Einstein Bros. Bagels
- El Tapatio
- Fiserv Forum
- Fresh Thyme Market
- Fusion Poke
- Good City Brewing
- Grace Place Coffee
- Ian's Pizza Milwaukee
- Lowcountry Milwaukee
- Mader's
- Marcus Performing Arts Center
- Milwaukee Brat House
- Panera Bread
- Peck Pavilion
- Pick 'n Save
- Points East Pub
- QDOBA Mexican Eats
- Saint Kate The Arts Hotel
- The Brewery
- The Fatty Patty-Downtown
- The Mecca Sports Bar & Grill
- The Trade
- Uncle Wolfie's Breakfast Tavern
- Vagabond
- Wisconsin Cheese Mart
- & more!



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PREMIUM RIVERWALK SUBLEASE

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