

# THE MAYER (BOOT&SHOE) BUILDING

342 NORTH WATER STREET, HISTORIC THIRD WARD  
MILWAUKEE, WI



## OFFICE SPACE AVAILABLE FOR LEASE



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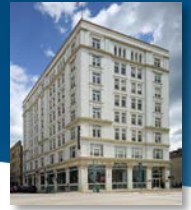
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## GENERAL INFORMATION

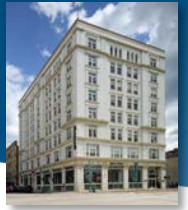
Modern lines and finishes define the recently redesigned mixed use Mayer Building. Located at the gateway to the Historic Third Ward at the corner of Water & St. Paul Streets (across from the Milwaukee Public Market), The Mayer Building offers outstanding office space within one of the Historic Third Ward's only true mixed use buildings. Offering a sleek new building lobby, elevators, redesigned corridor configuration, upgraded contemporary finishes throughout, and new lower-level parking, 342 N. Water Street now offers office tenants a new kind of loft-style environment that's fresh, crisp, and decidedly modern in fit and feel—perfect for you; perfect for your company, and because we now offer cool and groovy apartment units on the 2<sup>nd</sup> through 5<sup>th</sup> floors. The Mayer is perfect if you want to really downsize your commute by working AND living in the building! For office space, call today for a tour of this new "classic contemporary" building! NOTE: Siegel-Gallagher only handles leasing of the commercial space leases. For residential leasing information please call the contact person shown on the building director located in the lobby.

Total Building Size	Approximately 105,000 gsf
Floor Plate Size	±12,500 rsf
Available Office Space	Floor 7 – 12,500 RSF (divisible; call Broker) Floor 8 - See Floorplan
Modified Gross Lease Rate (MGR)	\$21.50 - \$24.50/rsf
Tenant Improvements	Available; negotiable depending on lease term and credit qualification.
Real Estate Taxes & Operating Expenses	Base Year RET & Opex included in MGR lease rate preceding.
Utilities	Tenant pays for separate metered electricity for lights, outlets, and VAV boxes.
Parking	Limited underground and surface parking is available at monthly daytime (business hours) park rates of \$150 and \$100/month, respectively. Parking is allocated at an overall parking ratio of .45/1000 rsf.
Sustainable Design	342 N. Water Street utilizes sustainable ("green building") design elements
Amenities	<b><i>Unparalleled on-site and out-the-door amenities including:</i></b> <ul style="list-style-type: none"><li>* West Elm home furnishings store on entire first floor/lobby level</li><li>* Regus shared office service on 6<sup>th</sup> floor</li><li>* On-site Zip car pick-up/drop-off</li><li>* Limited underground and surface parking</li><li>* Mens and womens shower/locker facilities</li><li>* Milwaukee Public Market across the street</li><li>* 2 blocks from the Amtrak/Greyhound Intermodal Terminal</li><li>* Located on the Street Car route</li></ul>

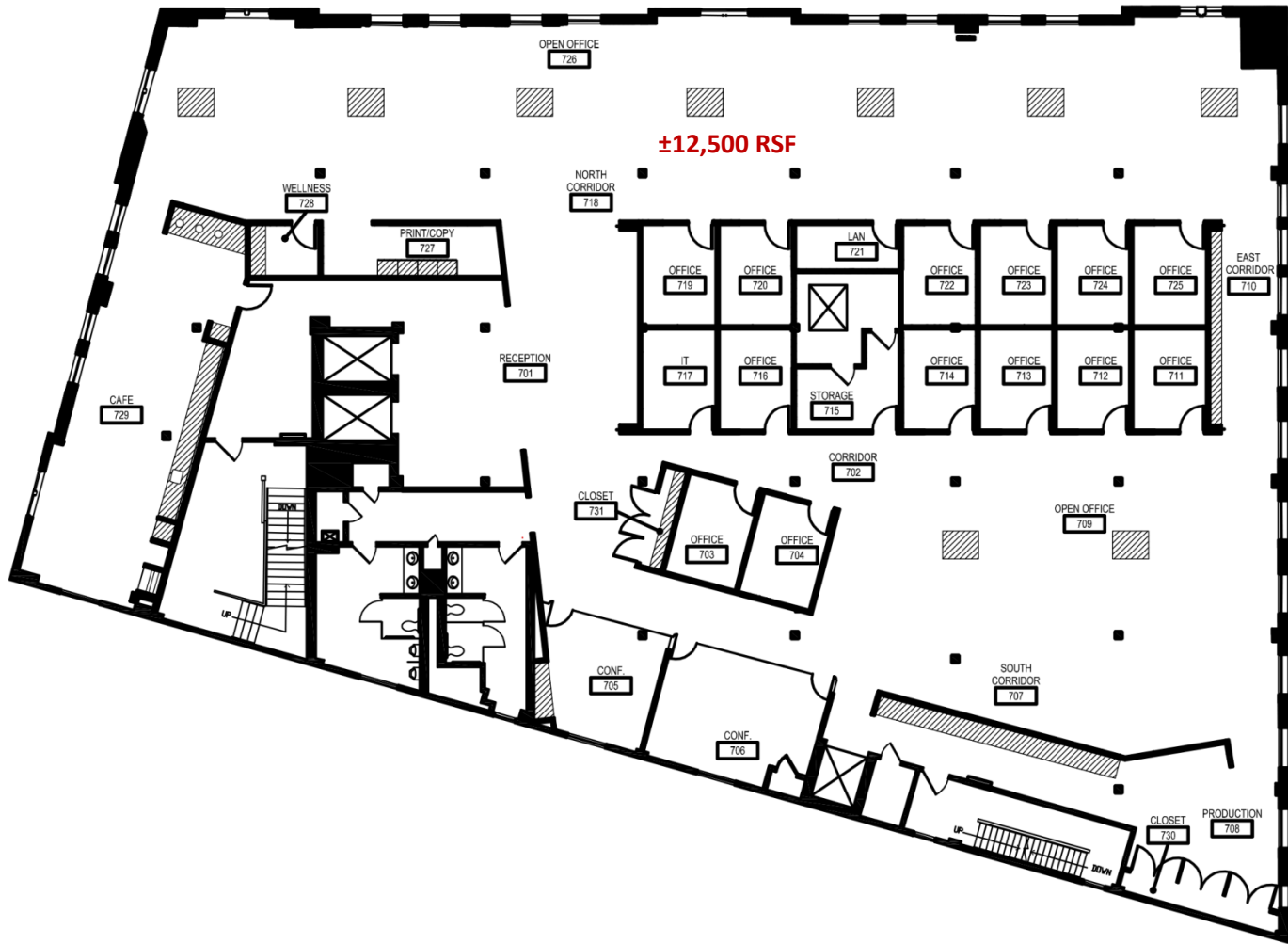
All information is furnished from sources judged to be reliable; however, no guarantee is made as to its accuracy or completeness.

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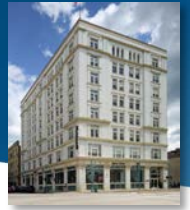


## 7<sup>th</sup> FLOOR – SINGLE TENANT FLOOR PLAN (DIVISIBLE)

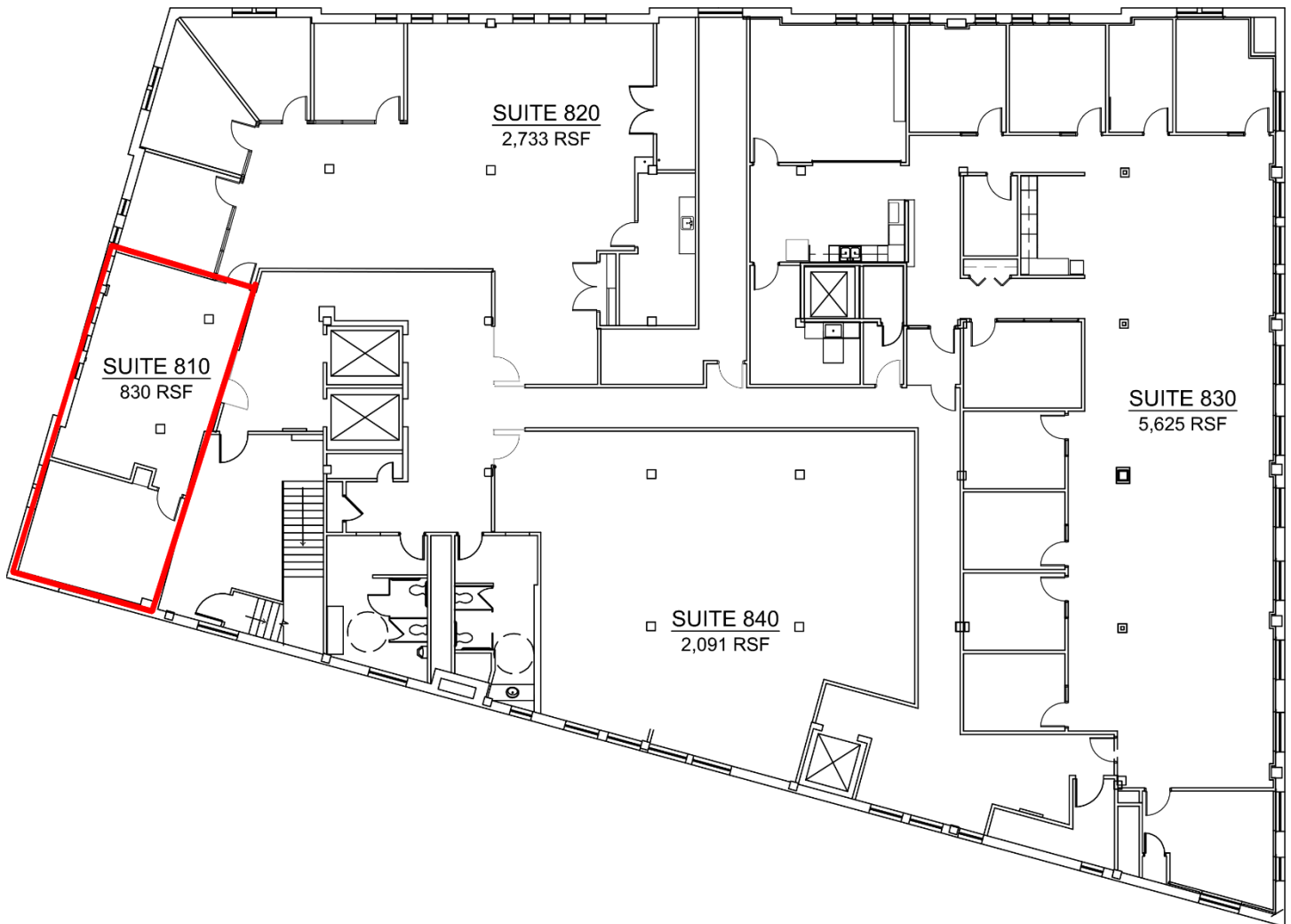


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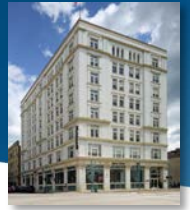


## 8<sup>TH</sup> FLOOR – MULTI-TENANT FLOOR PLAN



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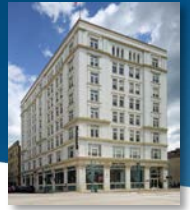


## 7<sup>th</sup> FLOOR PHOTOGRAPHS

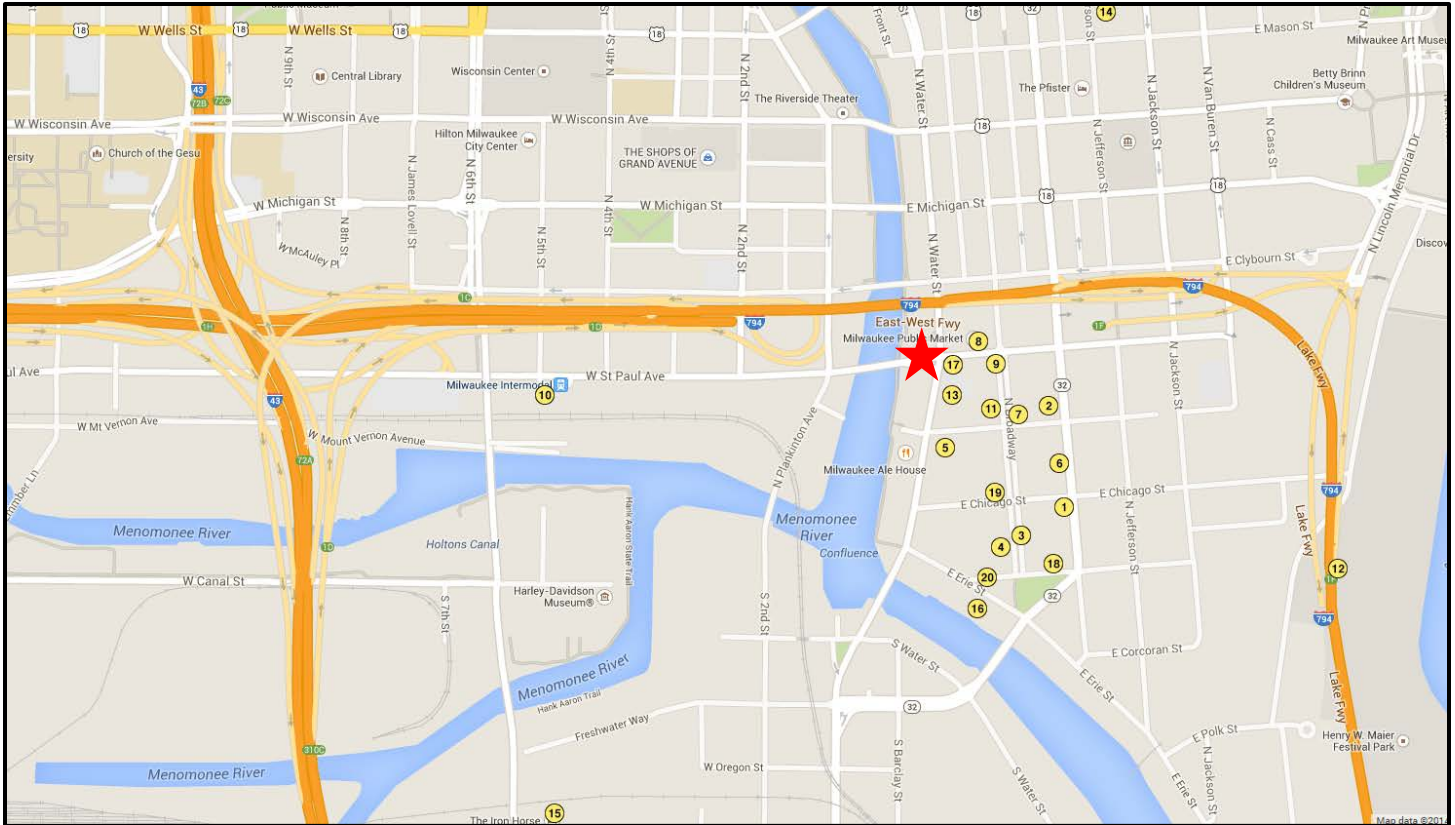


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## LOCATION MAP AND AREA ATTRACTIONS



1. Bella Café/Coffee
2. Art Institute of Wisconsin
3. Pendleton
4. Design Within Reach
5. Clear Water Outdoors
6. Catalano Place Shoppes
7. The Hudson Business Lounge
8. The Milwaukee Public Market (MPM)
9. Benelux/Wicked Hop Restaurant/Colectivo
10. Amtrak Intermodal Station
11. Anthropologie
12. Henry Maier Festival Grounds (Summerfest)
13. Starbucks
14. Milwaukee Street Parking Structure
15. Iron Horse Hotel & Restaurant
16. Milwaukee Institute of Art & Design
17. West Elm
18. Club Charlies & Bauette Custom Butcher
19. Kimpton Hotel (Expected Spring 2016 opening)
20. Blick Art & Supply

**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.