

1433
WATER

AN OFFICE OASIS

OVERVIEW



PROPERTY HIGHLIGHTS

- A true 'Office Oasis' -- located along the Milwaukee River, the property boasts a modern take on the traditional downtown office
- Impeccable location in Milwaukee's Central Business District
- Class A amenities and finishes
- Unrivaled views of the river and city
- Connected to Milwaukee's six mile Riverwalk
- Close proximity to countless retail, hotels, restaurants, residential developments, and entertainment venues
- Excellent freeway access
- Multiple public transportation routes & options
- On-site food option and riverside patio
- Inside bike racks and kayak storage -- Boat slips available
- Join Bader Rutter, Lowlands Group, Riverwater Partners & SPACES



SPECIFICATIONS

Available Space

Suite 301: 1,770 RSF
 Suite 350: 7,597 RSF
 Total: 9,367 RSF

Year Built

2017

Parking

Underground parking spaces;
 Ample parking available in surface lot
 located at 1301 N Edison

Lease Rate

\$18.50/ RSF NNN

CONTACTS

John Davis

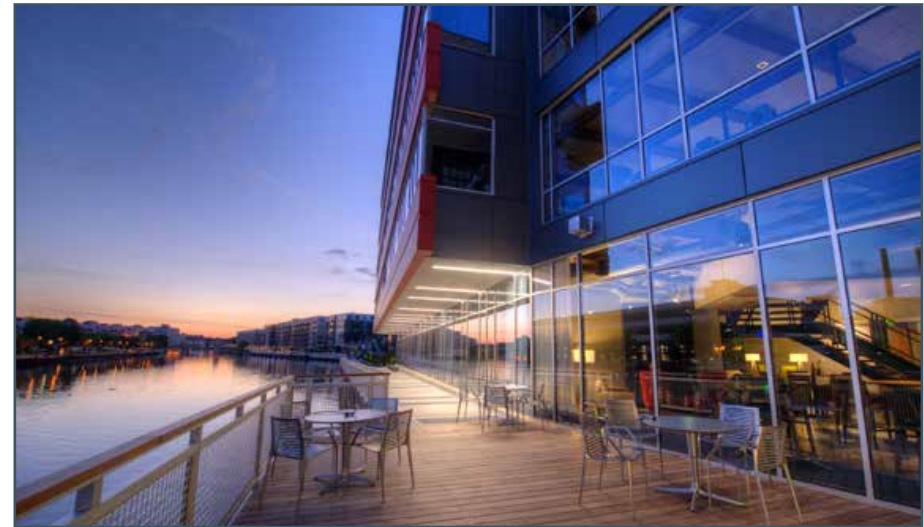
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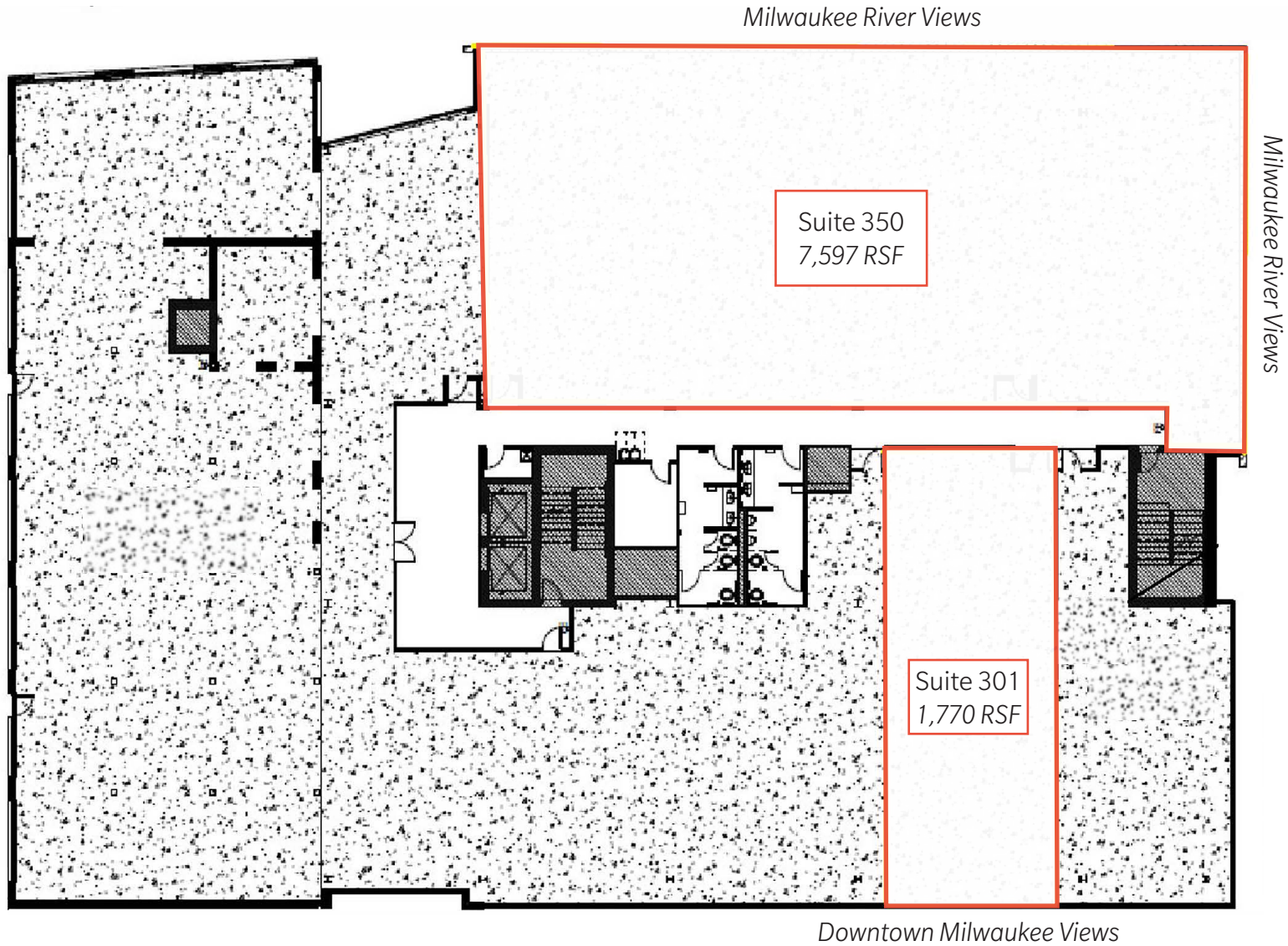
Jenna Maguire

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AVAILABLE SUITES THIRD FLOOR



EXTERIOR

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INTERIOR

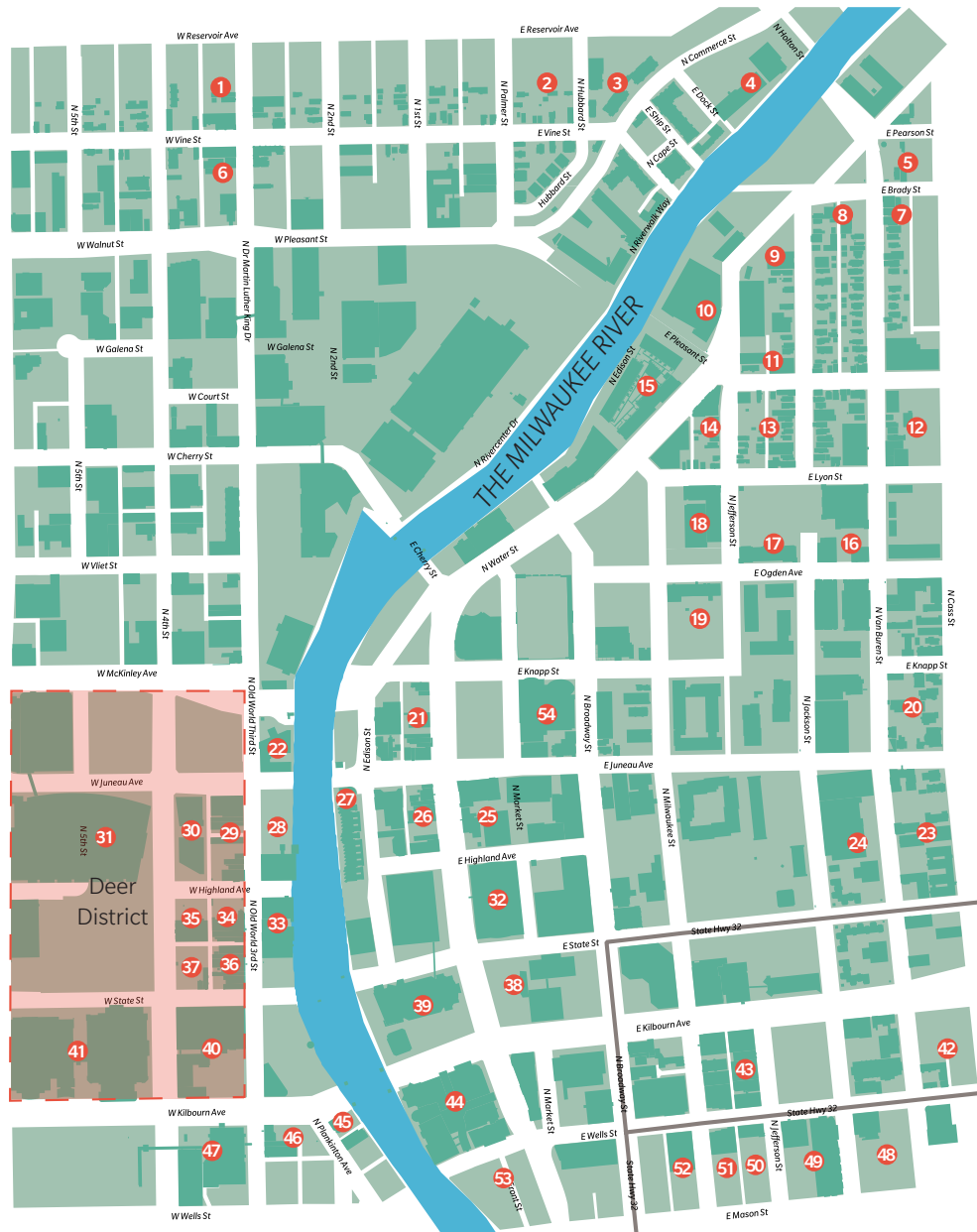
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PARKING LOCATIONS



SURROUNDING AREA



ARTS & EVENTS

- 31 Fiserv Forum
- 39 Marcus Performing Arts Center
- 41 Miller Highlife Theatre
- 41 Milwaukee Admirals
- 41 Milwaukee Wave Pro Soccer
- 29 The Beer Garden
- 44 The Pabst Theatre

HEALTH & FITNESS

- 15 Anytime Fitness
- 35 Ascent Fitness
- 54 MSOE Kern Center

HOTELS & LODGING

- 22 Aloft Milwaukee Downtown
- 47 Hyatt Regency
- 44 Saint Kate
- 23 The Plaza Hotel

RESIDENTIAL

- 48 7Seventy7 Apartments
- 7 Avenir Apartments
- 15 The North End
- 9 The Rhythm
- 4 Trostle Square Apartments

DINING & NIGHTLIFE

- 21 AJ Bombers
- 14 Alderaan Coffee
- 28 Ale Asylum Riverhouse
- 49 Belmont Tavern
- 45 Benihana
- 15 Birch and Butcher
- 29 Brick 3 Pizza
- 36 Buck Bradley's
- 42 Buckley's
- 26 Buffalo Wild Wings
- 46 Calderone Club
- 28 Cantina Milwaukee
- 29 Carson's Prime Steaks
- 5 Casablanca
- 14 Chipotle
- 43 Classy Girl Cupcakes
- 12 Coffeetails
- 53 Colour Palate
- 30 Drink Wisconsinly
- 21 Duke's On Water
- 17 Einstein Brother
- 43 Elsa's on the Park
- 50 Flannery's MKE
- 53 George Webb Restaurant
- 29 Good City Brewery
- 27 Harp Irish Pub
- 21 Ian's Pizza
- 11 Interval
- 17 Jamba Juice
- 17 Jersey Mike's
- 18 Jimmy Johns
- 34 Knight's Bar
- 4 Lakefront Brewery
- 7 Lucky Liu's
- 34 Mader's
- 40 Major Goolsby's
- 7 Mangos Café East
- 26 McGillycuddy's
- 1 Mi Casa Su Café
- 36 Milwaukee Brat House
- 35 Milwaukee Turners
- 53 Milwaukee Waterfront Deli

- 52 My Office
- 17 Noodles & Company
- 34 Oak Barrel Public House
- 36 Old German Beer Hall
- 51 Ouzo Café
- 14 Panera Bread
- 6 Pilcrow Coffee
- 49 Plum Lounge
- 37 Point Burger Express MKE
- 13 Points East Pub
- 30 Punch Bowl Social
- 25 QDOBA Mexican Eats
- 50 Red June Café
- 23 Red Rocks Saloon
- 53 Rodizio Grill
- 33 RWB Milwaukee
- 53 Safe House
- 13 Sanford Restaurant
- 21 Scooter's Pub
- 49 Shah Jee's
- 49 SportClub
- 24 Starbucks
- 38 Starbucks
- 48 Stone Creek Coffee
- 20 Subway
- 53 The Angry Taco
- 53 The Dogg Haus
- 46 The King & I Thai
- 29 The Loaded Slate
- 30 The Mecca Sports Bar and Grill
- 29 The Pub Club
- 32 The Rumpus Room
- 26 Trinity Three Irish Pubs
- 34 Trio Restaurant
- 2 Uncle Wolfies
- 26 Vagabond
- 3 View MKE
- 49 Ward's House of Prime
- 26 Water Street Brewery
- 36 Who's On Third
- 9 Wicked Urban Grill
- 12 Y-Not II
- 5 Zayna's Pizza
- 18 Zoup

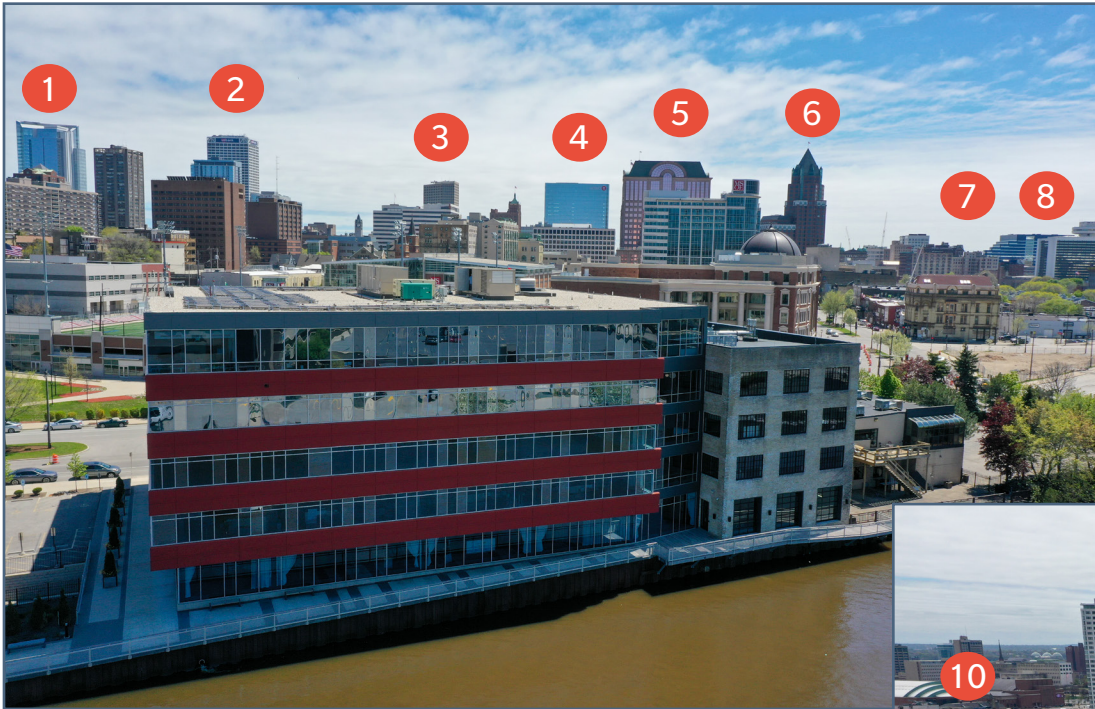
SALONS & BARBERS

- 15 Gloss Nail Salon
- 8 Polished Nail Bar

SHOPPING

- 10 Fresh Thyme Farmers Market
- 48 Maurer's Urban Market
- 24 Metro Market
- 34 Spice House
- 19 The UPS Store

SURROUNDING AREA



1. Northwestern Mutual Headquarters
2. US Bank Center
3. 411 East Wisconsin
4. BMO Tower
5. 1000 North Water
6. Milwaukee Center
7. The Avenue
8. 310 West Wisconsin

9. The Palladium (Hammes Corp.)
10. Riverfront Plaza
11. Fiserv Forum & the Deer District
12. Time Warner Cable
13. *Future* American Family Insurance HQ
14. Manpower Group World Headquarters
15. Schlitz Park



TRANSPORTATION

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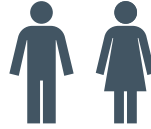
ELEVEN
LOCAL BUS
ROUTES



EIGHT
NEARBY BUBLR
BIKE STATIONS



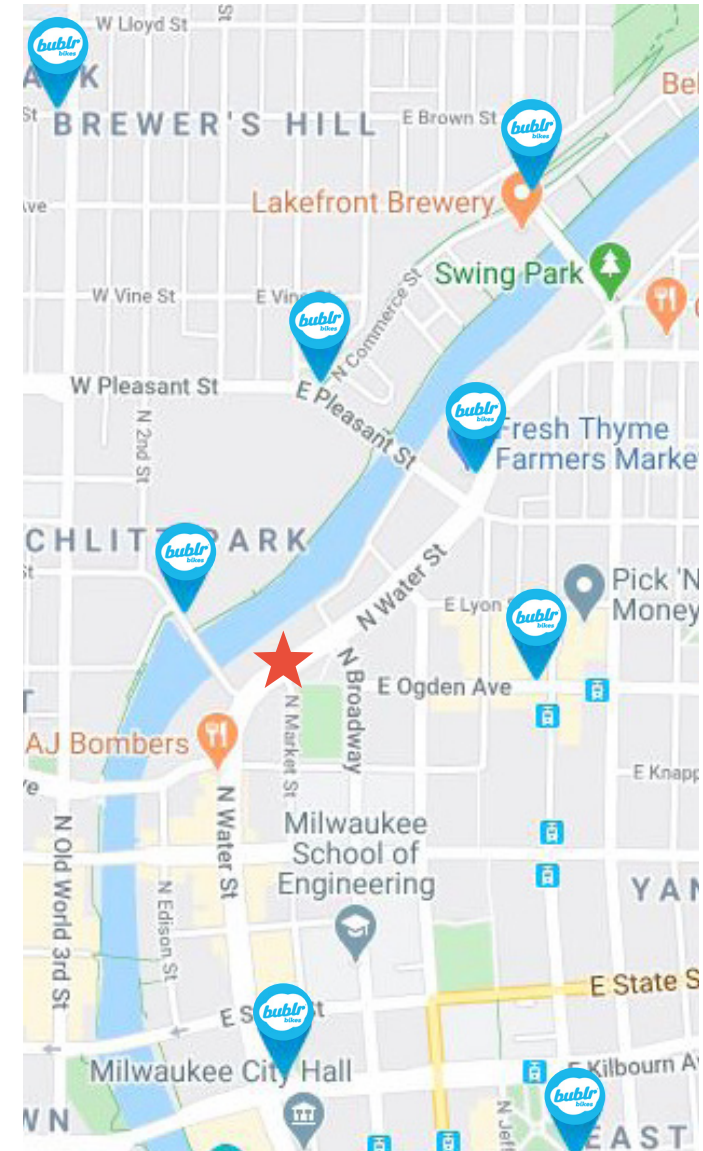
WALKING
DISTANCE TO
STREETCAR



WALKABILITY
SCORE
OF 93



THREE
MINUTES
TO FREEWAY



Wisconsin law requires all real estate licenses to give the following information about brokerage services to prospective customers.

Prior to negotiating on your behalf the Brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement.

Disclosure to Customers

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

- The duty to provide brokerage services to you fairly and honestly.
 - The duty to exercise reasonable skill and care in providing brokerage services to you.
 - The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
 - The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law.
 - The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
 - The duty to safeguard trust funds and other property held by the Firm or its Agents.
 - The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.
- Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

Confidentiality Notice to Customers

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

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

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in section 452.01(5g) of the Wisconsin Statutes (see "Definition of Adverse Facts" below).
2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

CONFIDENTIAL INFORMATION

NON-CONFIDENTIAL INFORMATION

(the following information may be disclosed to the Firm and its Agents)

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

Definition of Material Adverse Facts

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

Notice About Sex Offender Registry

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