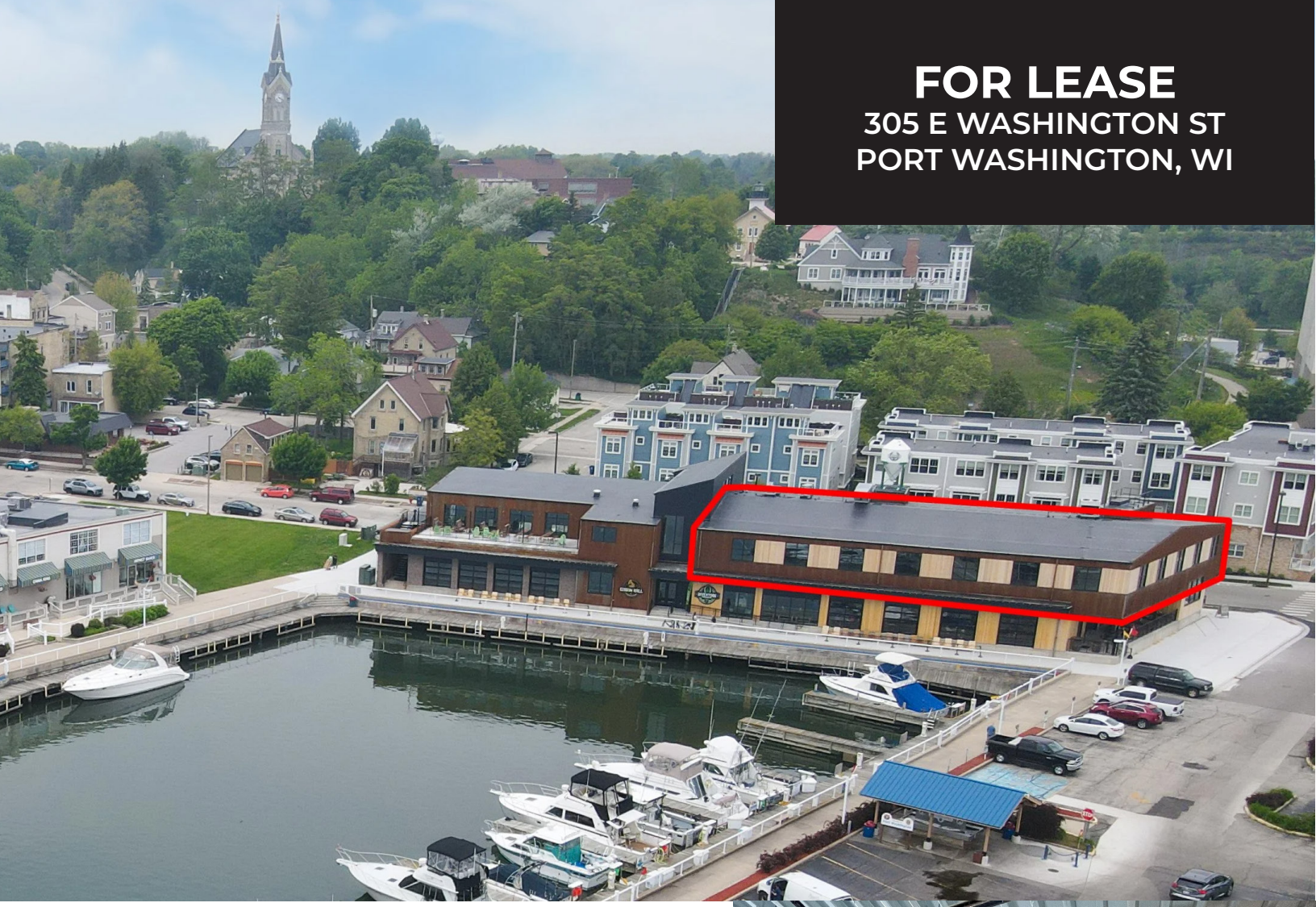
FOR LEASE

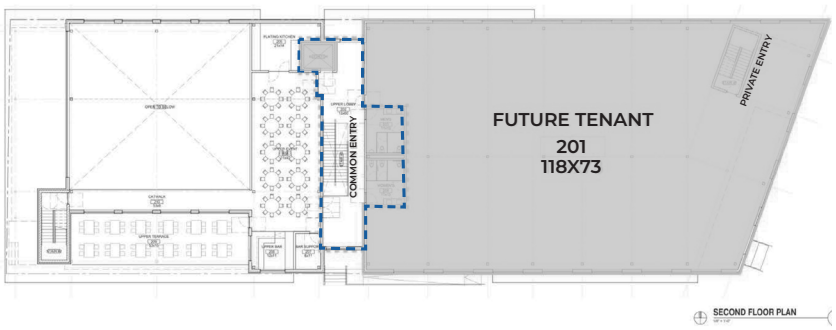
305 E WASHINGTON ST
PORT WASHINGTON, WI



SECOND FLOOR LAKEFRONT RETAIL/OFFICE SPACE

8,551 SF (DIVISIBLE)

$20.00/SF NNN
NNN CHARGES ESTIMATED AT $4.43/SF



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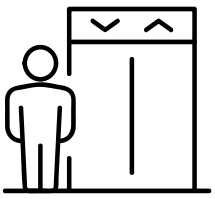
PROPERTY DETAILS

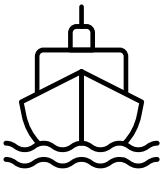
- Prime location along Lakefront and Marina in Port Washington
- Building Size: ± 25,309 SF
- Year Built: 2024
- Zoning: B-2
- Available Space: 8,551 SF (Divisible)
- Zoning: Downtown District
- Parking: 7 acres of public parking adjacent to the building
- 9 ft+ exposed ceilings, with heights from ~8 ft 2 in at beams to 12 ft 10 in at the highest point
- Co-Tenants: Edison Hall Event Venue and Inventors Brewpub
- Lease rate: $20.00/SF NNN
- 2025 NNN charges estimated at $4.43/SF

AMENITIES

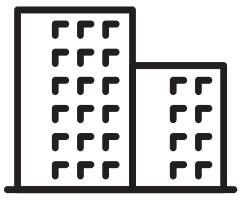
PRIVATE ENTRY



SECURE ELEVATOR ACCESS FOR TENANTS

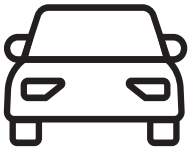


SPACE OVERLOOKS THE MARINA & LAKE MICHIGAN



ATTACHED EVENT VENUE (EDISON HALL) WITH 350 PERSON CAPACITY

NEAR RESTAURANTS, SHOPPING & RETAIL



AMPLE PUBLIC PARKING SURROUNDING SITE

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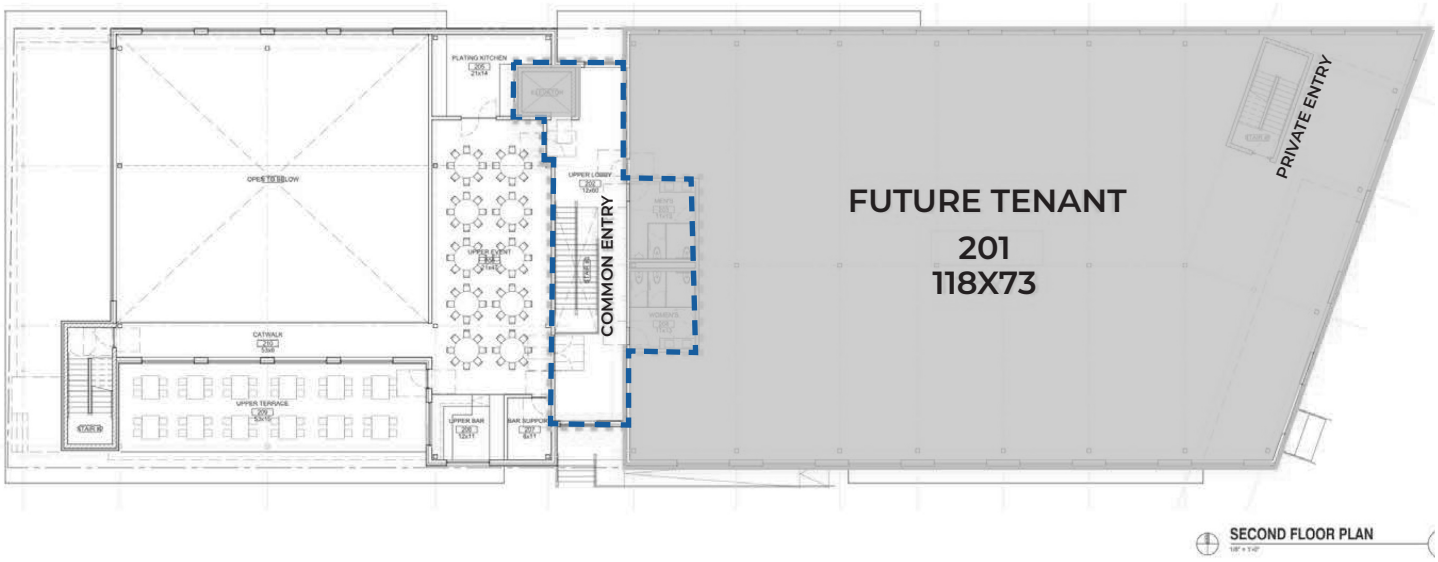
FLOOR PLAN

SECOND FLOOR

AVAILABLE SPACE: 8,551 SF (DIVISIBLE)



Private tenant space is highlighted above. Dashed line indicates common area hallway, which includes bathrooms and is used to access both the mezzanine to the west and office space to the east.

Elevator shown in northwest corner of common area is secure and primarily for office tenant use. Tenant also has private stair entrance in the northeast corner. Exposed ceiling is 8’2” at lowest beam along on N and S walls and 12’10” at the highest beam running E/W through the center of the unit.

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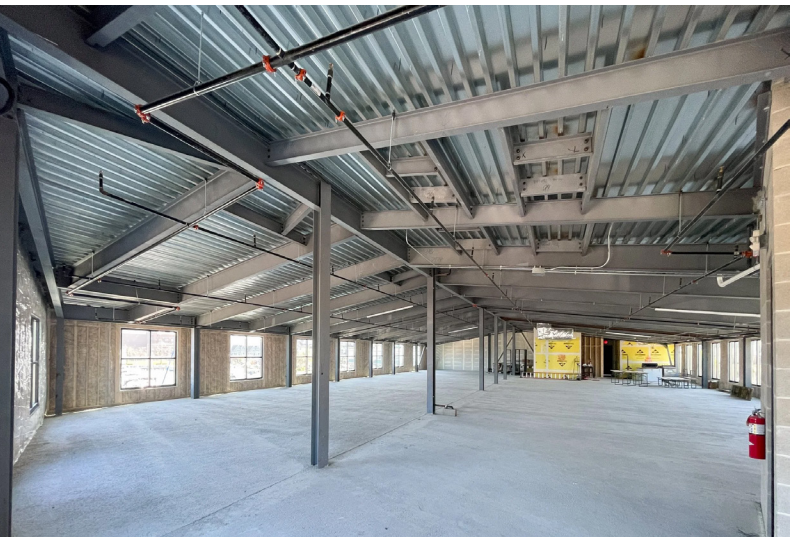
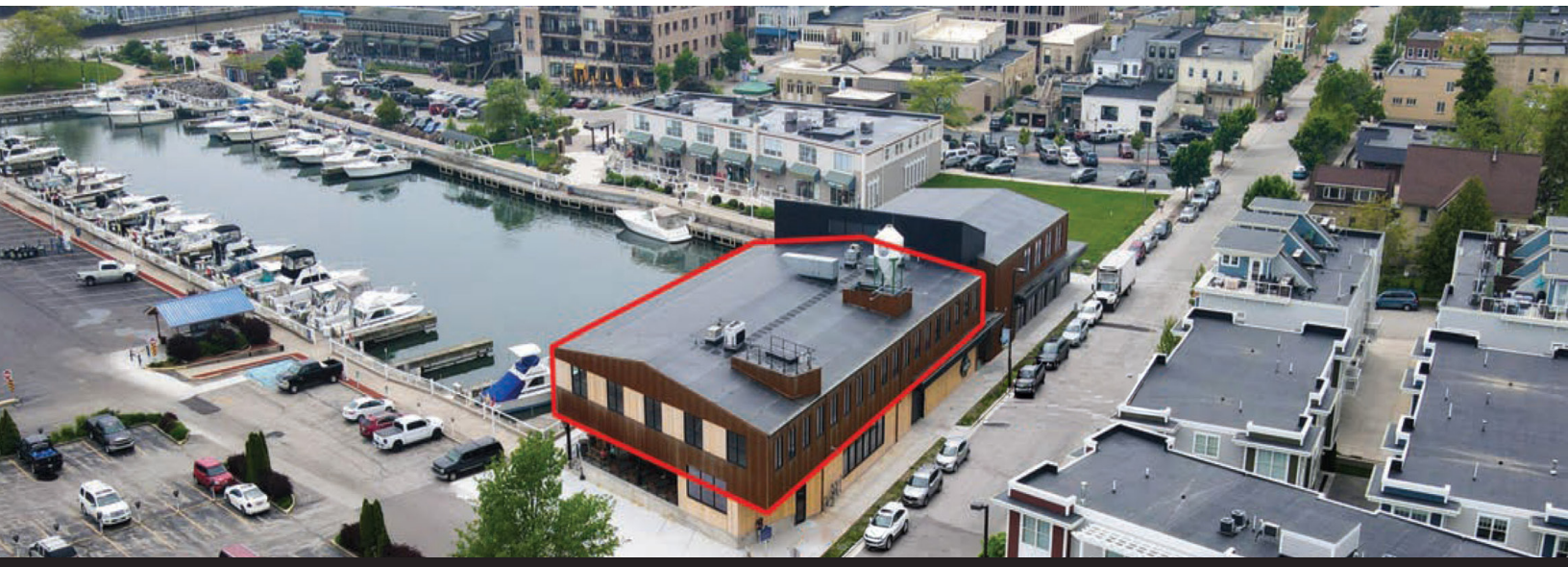
PROPERTY PHOTOS





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DEMOGRAPHICS	
Population	
- Port Washington	~11,700
- Ozaukee County	~93,460
- West Bend	~31,727
- Sheboygan	~49,931
Median Household Income (3 mile radius)	$76,074

TRAFFIC COUNTS	
Street	**Visitors Per Day**
Grand Avenue/Highway 32	8,900
N Franklin Street	7,500

DRIVE TIMES	
Area	**Drive Time**
Milwaukee	30 minutes
Sheboygan	38 minutes
Madison	1 hour, 43 minutes

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STATE OF WISCONSIN | DISCLOSURE TO 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:

- (a) The duty to provide brokerage services to you fairly and honestly.
- (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- (c) 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.
- (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law. (See Definition of Material Adverse Facts below).
- (e) 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.
- (f) The duty to safeguard trust funds and proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals. other property held by the Firm or its Agents.
- (g) 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.

- The following information is required to be disclosed by law:
  1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see “Definition of Material 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 that 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. 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 my be disclosed by the Firm and its Agents):* _____
_____
(Insert information you authorize to be disclosed, such as financial qualification information.)

THIS IS A DISCLOSURE AND DOES NOT CREATE A CONTRACT. THIS DISCLOSURE IS TO BE PROVIDED BY AN AGENT ASSOCIATED WITH A LISTING FIRM OR WITH A SUBAGENT FIRM PROVIDING BROKERAGE SERVICES TO A BUYER OR TENANT.

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.