



ONE CATALANO SQUARE

100 YOUNG STREET | MILWAUKEE, WISCONSIN



 **IRGENS**[®]
866.443.0701 | irgens.com

ONE CATALANO SQUARE is a two-story, contemporary, Class A office building in the historic Third Ward. With its large, flexible floorplates, mix of historic and modern design and 61+ surface parking stalls at your front door, One Catalano Square provides a unique and desirable office/retail location with unmatched convenience and accessibility.

LOCATION HIGHLIGHTS

SURROUNDINGS

Located across the street from Catalano Square Park, the building offers unparalleled views of the downtown Milwaukee skyline and the surrounding Third Ward neighborhood. The project is within walking distance of numerous dining options, the Milwaukee Public Market, prominent national retailers and the lakefront festival grounds.

ACCESS

Convenient proximity and access to the freeway system in addition to its desirable location along future planned extension of the Milwaukee Hop streetcar route

DRIVABLE AMENITIES

- › 15 minutes to Gen. Mitchell International Airport
- › 14 minutes to Bayshore
- › 6 minutes to Miller Park

BUILDING HIGHLIGHTS

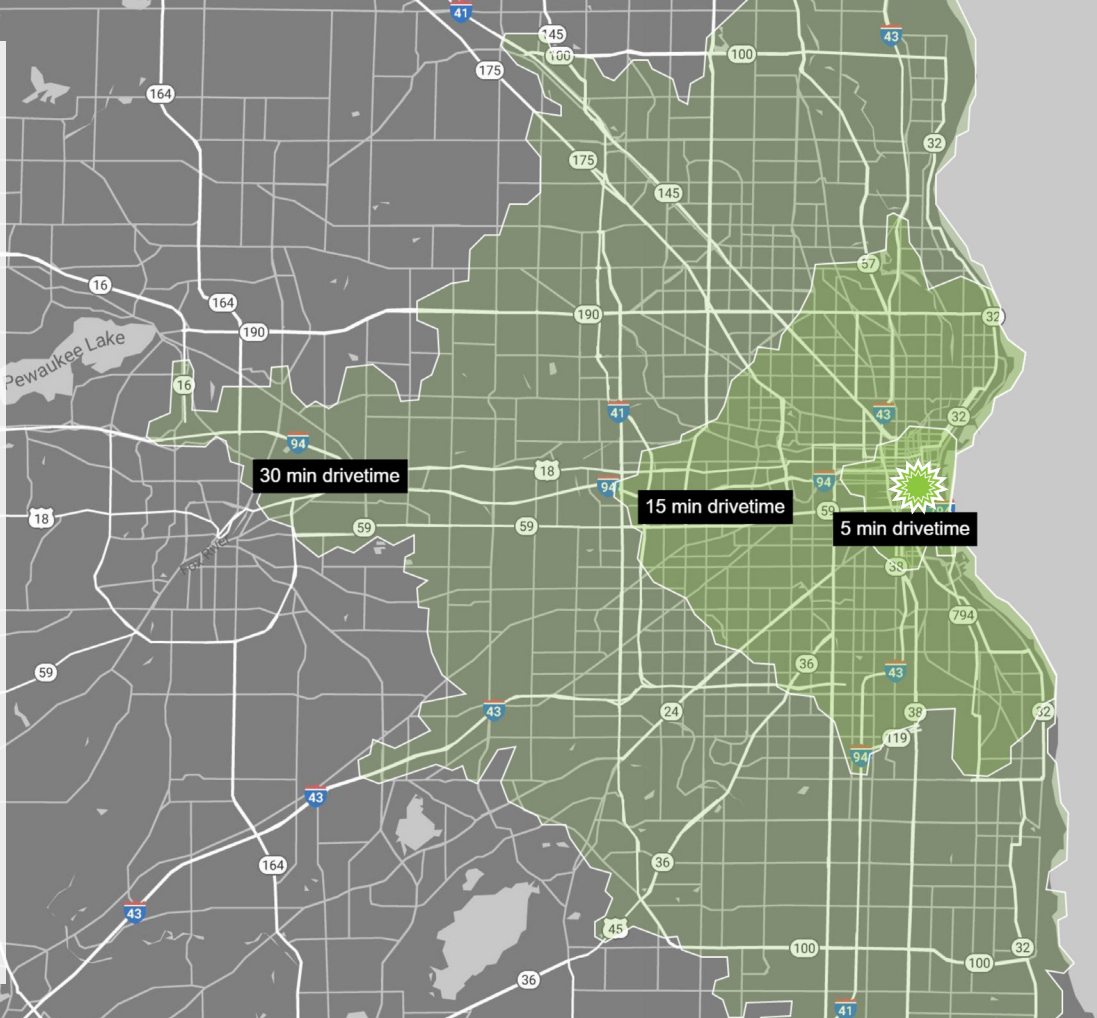
- › Large, flexible floor plates
- › Floor-to-ceiling glass on second floor
- › 61+ surface parking stalls
- › State-of-the-art mechanicals, electrical and telecommunication
- › Flexible signage opportunities
- › Abundance of natural light
- › Professional, pro-active property management team

ONE CATALANO SQUARE | HIGHLIGHTS



WALKABLE AMENITIES

- Dan Dan
- Dart Salon & Spa
- Glorioso's
- Milwaukee Institute of Art & Design
- Bavette la Boucherie
- Broadway Theatre Center
- Screaming Tuna
- Stack'd Burger Bar
- Broken Bat Brewing Co.
- Merriment Social
- NorthSouth Club
- Black Sheep MKE
- Full of Beans Cafe
- Kanpai Izakaya
- Camp Bar Third Ward
- Wonderstate Coffee - Milwaukee
- Onesto
- Shake Shack
- Starbucks
- Cafe Benelux
- Smoke Shack
- Kimpton Journeyman
- Colectivo
- Milwaukee Public Market
- Henry Maier Festival Park



ONE CATALANO SQUARE | BY THE NUMBERS



MILWAUKEE
POPULATION 2020

592,002



AVG. HOUSEHOLD EARNING

\$42,087



MEDIAN AGE
MALE FEMALE

30.4 32.4



5-MIN DRIVE

4,834

TOTAL BUSINESSES
15-MIN 30-MIN

20,515

44,293



5-MIN DRIVE

87,721

TOTAL EMPLOYEES
15-MIN 30-MIN

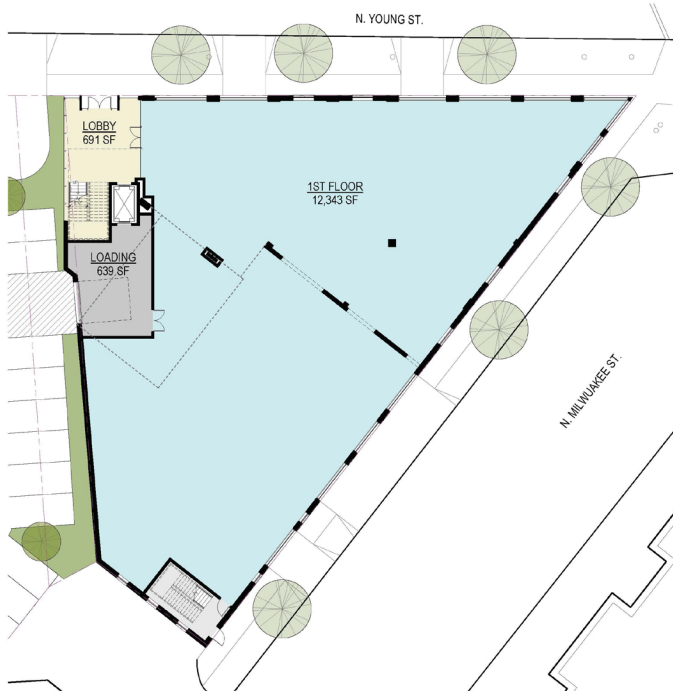
278,715

607,458

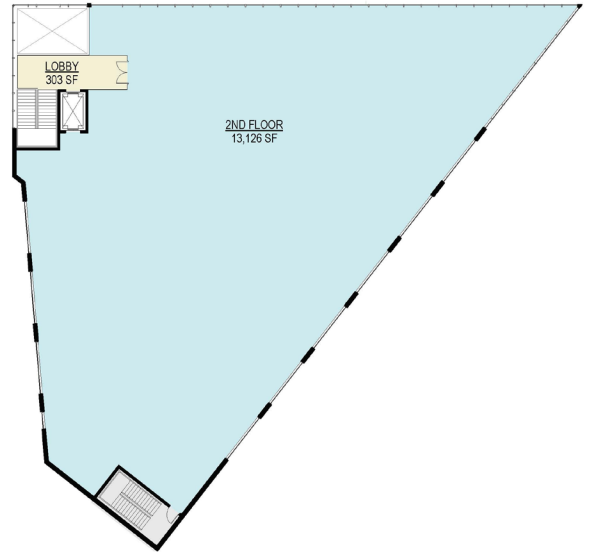
ONE CATALANO SQUARE | AVAILABLE SPACE

SINGLE TENANT OPTION

GROUND FLOOR



SECOND FLOOR

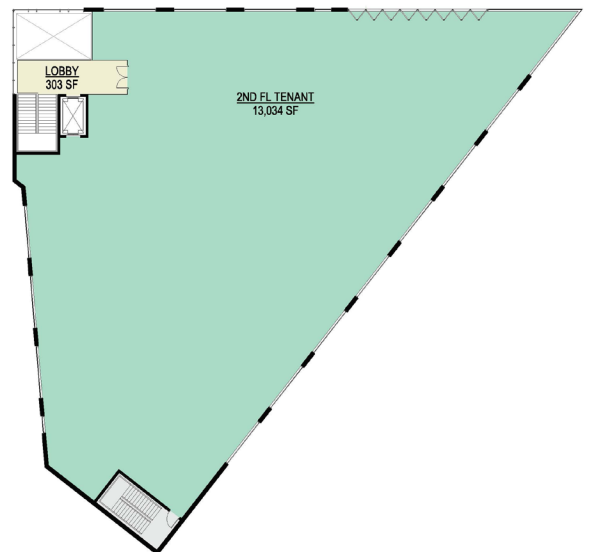


MULTI-TENANT OPTION

GROUND FLOOR



SECOND FLOOR





ONE CATALANO SQUARE | CONTACT



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BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

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

2 **BROKER DISCLOSURE TO CUSTOMERS**

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

- 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 within 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.

22 **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.

35 **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.)*

40 **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:** _____

44 **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 877-234-0085.*

47 **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 occupancy 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.

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