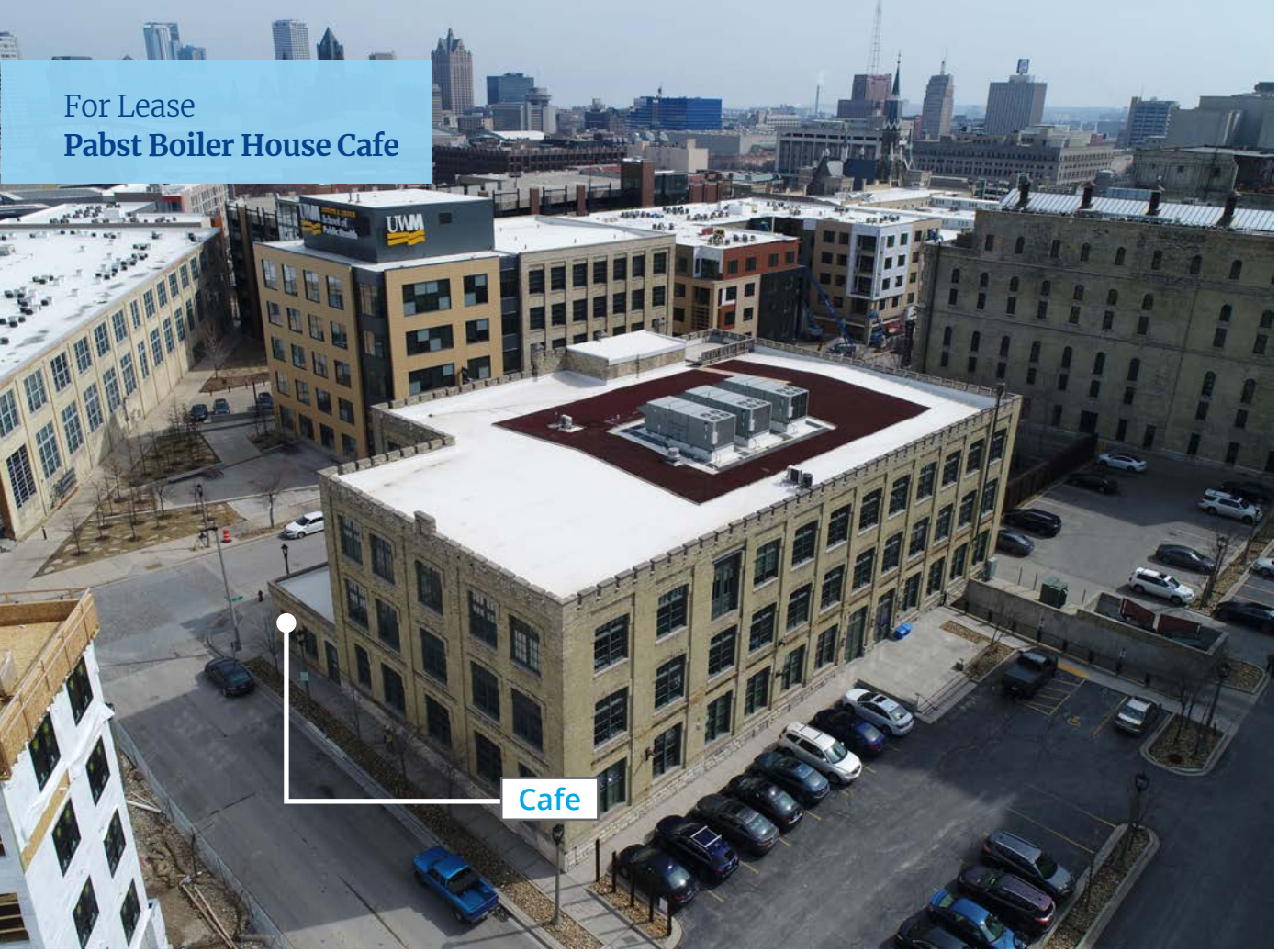


Cafe Space for Lease

Pabst Boiler House

1259 N 10th Street
Milwaukee, WI 53205

For Lease
Pabst Boiler House Cafe







Available Space
1,019 SF

Lease Rate
$17.00 PSF NNN

Building Highlights

Located in the famous Pabst Brewery Redevelopment

Fully built out cafe space

Furniture, fixtures, and equipment can all be available

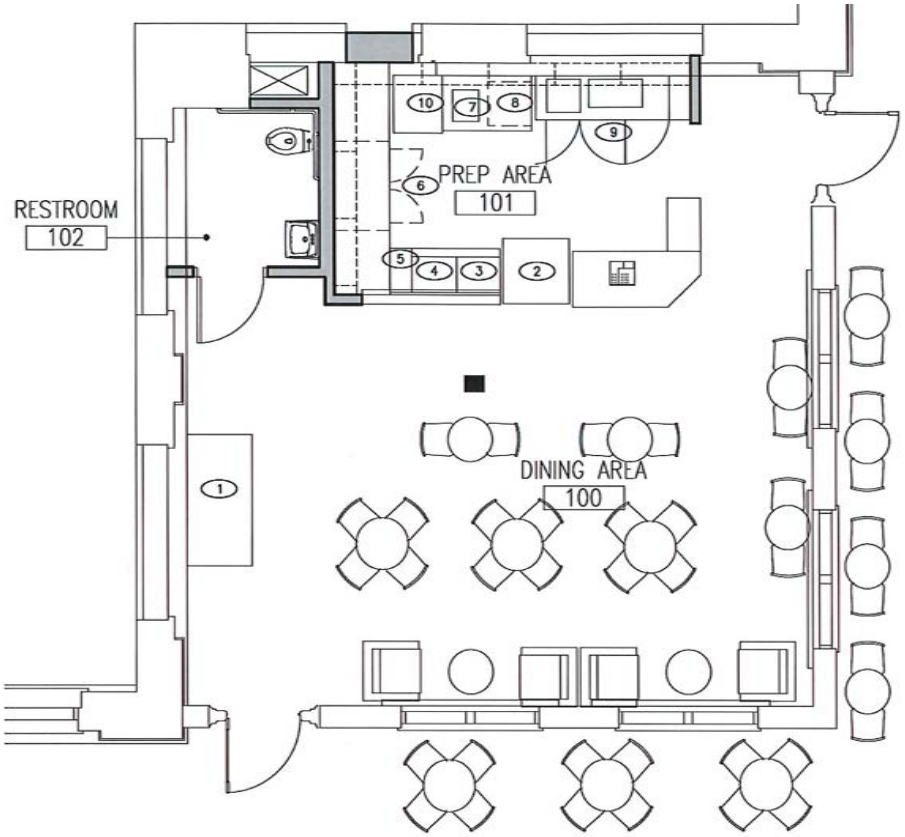
Additional parking one block away at the Interstate Parking. This state-of-the-art parking structure includes an additional 800 stalls in close proximity to the Pabst Boiler House

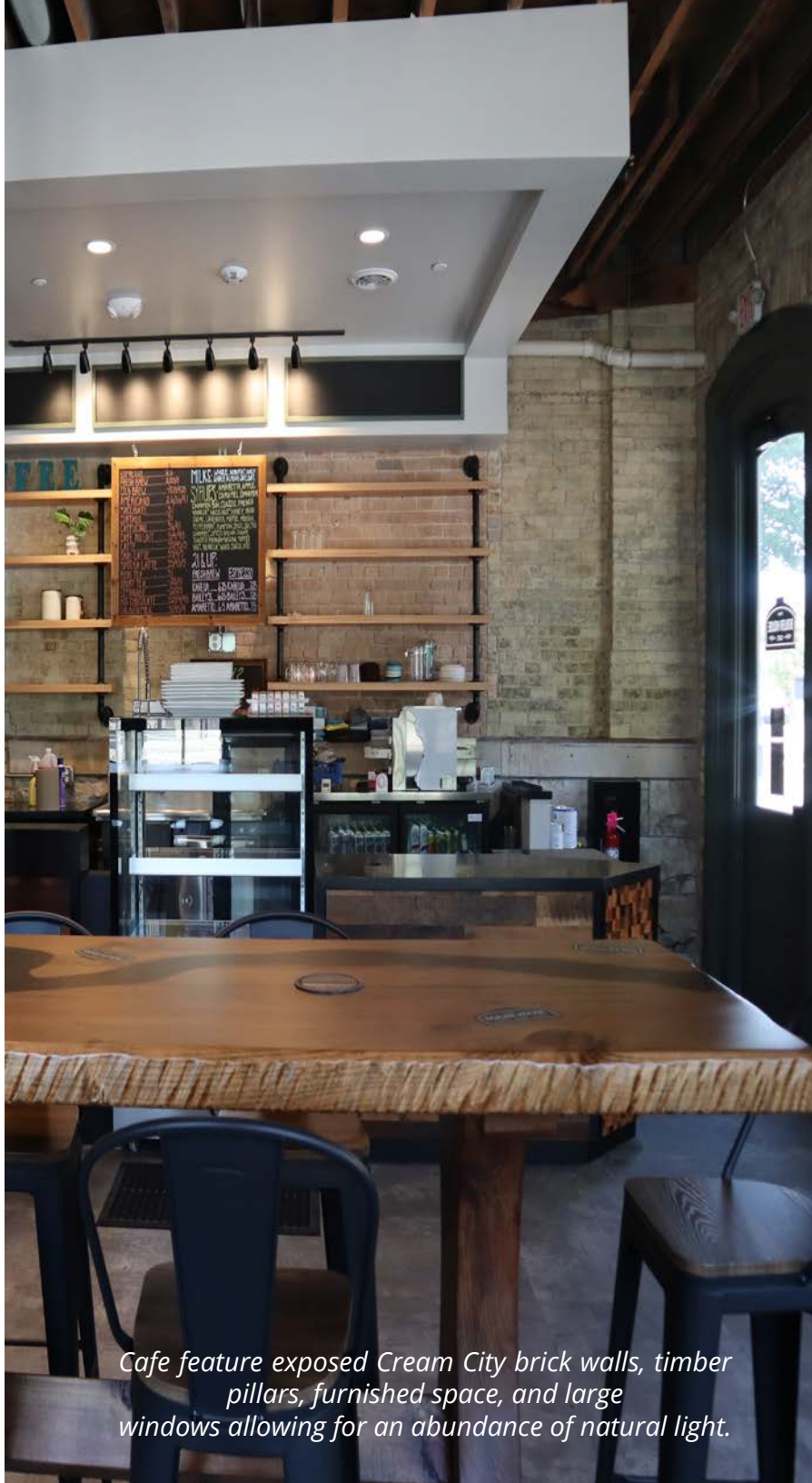
Located 1.3 miles to Downtown Milwaukee and 0.6 miles to the Fiserv Forum

Provides ample natural light and Milwaukee's famous "Cream City Brick"

For Lease
Pabst Boiler House Cafe

Floor Plan





Cafe feature exposed Cream City brick walls, timber pillars, furnished space, and large windows allowing for an abundance of natural light.

For Lease

Pabst Boiler House Cafe

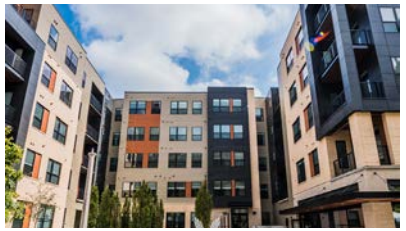


THE BREWERY DISTRICT MILWAUKEE

- Residential
- Retail
- Office



Hyatt Place Milwaukee Downtown



Vim & Vigor Apartments



Eleven25 at Pabst



Pilot Project Brewing

For Lease

Pabst Boiler House











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State of Wisconsin | Broker Disclosure

Non-Residential Customers
Wisconsin law requires all real estate licensees 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:

Broker Disclosure to Customers

You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide brokerage services to you, the broker owes 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 with a reasonable time if you request it, unless prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the confidential information to other parties.
- The duty to safeguard trust funds and other property the broker holds.
- 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. A broker or salesperson 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 statues and is for information only. It is a plan-language summary of a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

Confidentiality Notice to Customers

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential. Unless the information must be disclosed by law or you authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker 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 section 452.01 (5g) of the Wisconsin Statutes.
2. Any facts known by the broker 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 broker is aware of what specific information you consider confidential, you may list that information below. At a later time, you may also provide the broker with other information you consider to be confidential.
Confidential information: _____
Non-Confidential information: (The following information may be disclosed by Broker): _____
(Insert information you authorize the broker to disclose such as financial qualification information.)

Consent to Telephone Solicitation

I/We agree that the broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we withdraw this consent in writing.
List Home/Cell Numbers: _____

Sex Offender Registry

Notice: 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://offender.doc.state.wi.us/public/

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 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 intent to meet his or her obligations under a contract or agreement made concerning the transaction.