

LEASE REQUIREMENTS

- Minimum five-year commitment
- Single lease for full area, but with the potential for Lessee to divide and sublease
- Lessee to pay utilities and make a quarterly CAM payment and contribution to payment in lieu of taxes of \$25,000/year
- City consent for changes in ownership/ownership structure or property use
- Interior renovations and signage subject to DPW review and approval prior to application for building permits
- Use of City-certified SBE contractors is encouraged (see website for details)

PURCHASE OPTION

- City may entertain offers to purchase for the commercial space that would be part of a two-unit condominium
- Price and condominium declaration to be negotiated after conditional acceptance by the Common Council
- Deed will contain restrictive covenants for performance obligation, property use and prohibition for tax exemption with reversion of title provision for non compliance. A Performance Deposit may also be required.
- Conveyance will be "as is, where is" by quit claim condominium deed subject to restrictive covenants

SHOWINGS

Broker Open House will be conducted on October 15, 2013 from 10:00 AM to 12:00 PM. After initial showing, contact a licensed commercial broker to view the space; Brokers to call 414-286-3237 (Bambi Birenbaum) for access.

For more information, contact Elaine Miller, Department of City Development at emille@milwaukee.gov



ADDITIONAL SPACE FEATURES

HVAC: Four, 17.5 ton roof-mounted units
Hot water: Two 65-gallon water heaters
Electrical: 277/480 provided by eight service panels
Lessee responsible for contacting for trash removal
Additional building plans available on website

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