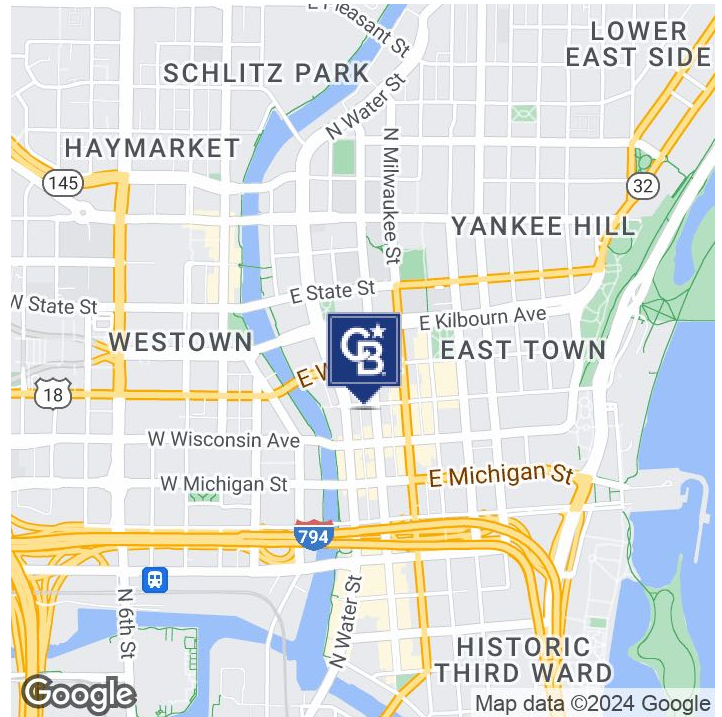


FOR LEASE

THE SENTINEL BUILDING

225 E Mason St Milwaukee, WI 53202



OFFERING SUMMARY

Lease Rate:	\$15.00 - 24.00 SF MG
Building Size:	30,848 SF
Available SF:	25,463 SF
Suite Size:	733 - 3,231 SF
Lot Size:	3,924 SF
APN:	3920683000
Year Built:	1892
Zoning:	C9F(B)

PROPERTY OVERVIEW

Historic building in an excellent location with layouts to suit almost any user. A main level with excellent visibility, a wide open 2nd floor with high exposed ceilings, and divisible office suites from the 3rd floor to the 10th. Ownership is willing to work with prospective tenants on build out.

PROPERTY HIGHLIGHTS

- Excellent Location
- Ground Floor Retail Opportunity
- Motivated Ownership

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FOR LEASE

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FOR LEASE

THE SENTINEL BUILDING

225 E Mason St Milwaukee, WI 53202

LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	733 - 3,231 SF	Lease Rate:	\$15.00 - \$24.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 100	Available	2,420 SF	Modified Gross	\$24.00 SF/yr
Suite 200	Available	2,340 SF	Modified Gross	\$15.00 SF/yr
Suite 300	Available	2,574 SF	Modified Gross	\$15.00 SF/yr
Suite 400	Available	1,676 SF	Modified Gross	\$15.00 SF/yr
Suite 401	Available	990 SF	Modified Gross	\$15.00 SF/yr
Suite 500	Available	1,869 SF	Modified Gross	\$15.00 SF/yr
Suite 501	Available	733 SF	Modified Gross	\$15.00 SF/yr
Suite 600	Available	2,672 SF	Modified Gross	\$15.00 SF/yr
Suite 700	Available	2,595 SF	Modified Gross	\$15.00 SF/yr
Suite 800	Available	1,630 SF	Modified Gross	\$15.00 SF/yr
Suite 900	Available	2,733 SF	Modified Gross	\$15.00 SF/yr
Suite 1000	Available	3,231 SF	Modified Gross	\$15.00 SF/yr

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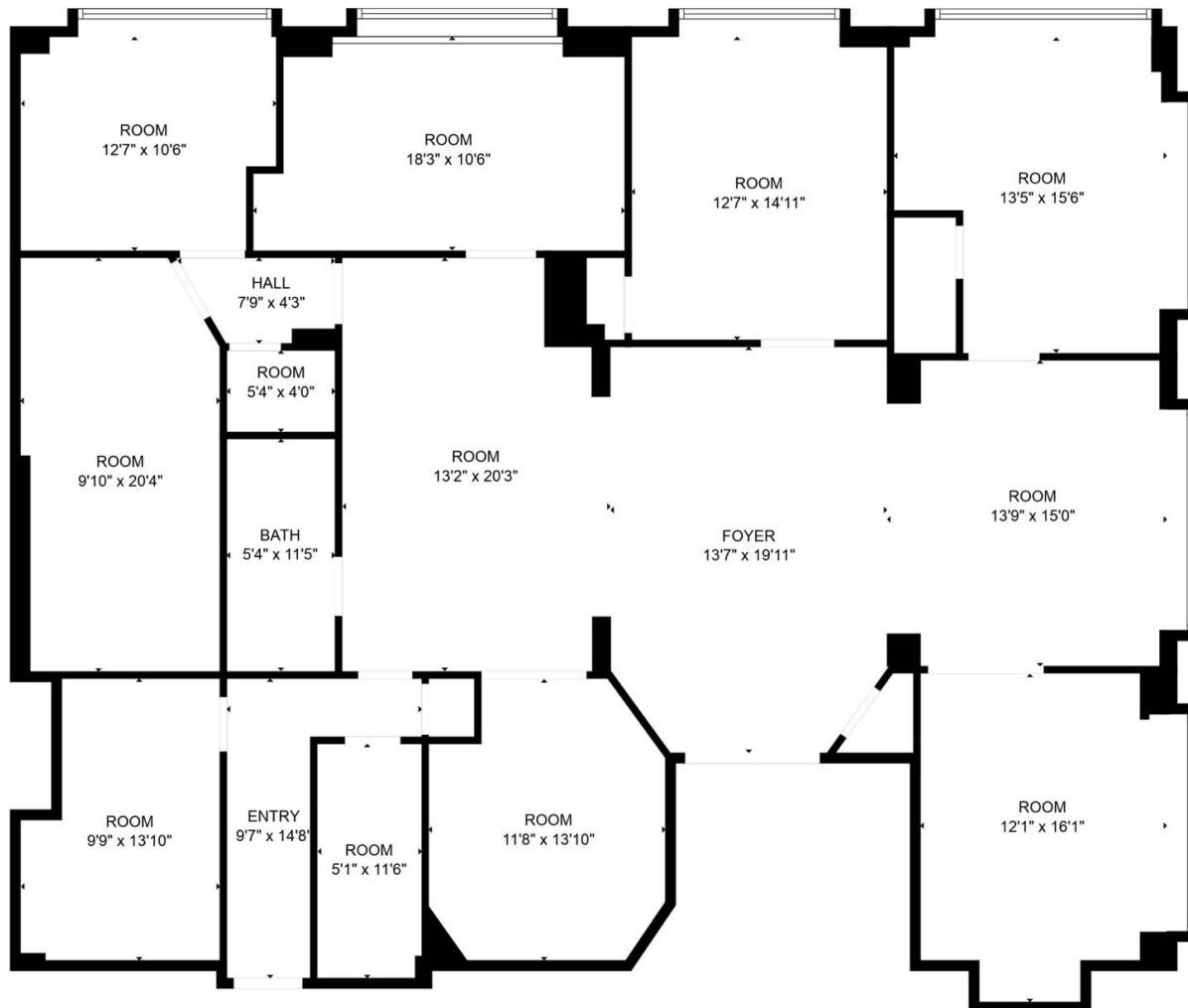


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SUITE 100

THE SENTINEL BUILDING

225 E Mason St Milwaukee, WI 53202



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 100	Available	2,420 SF	Modified Gross	\$24.00 SF/yr	First floor retail space

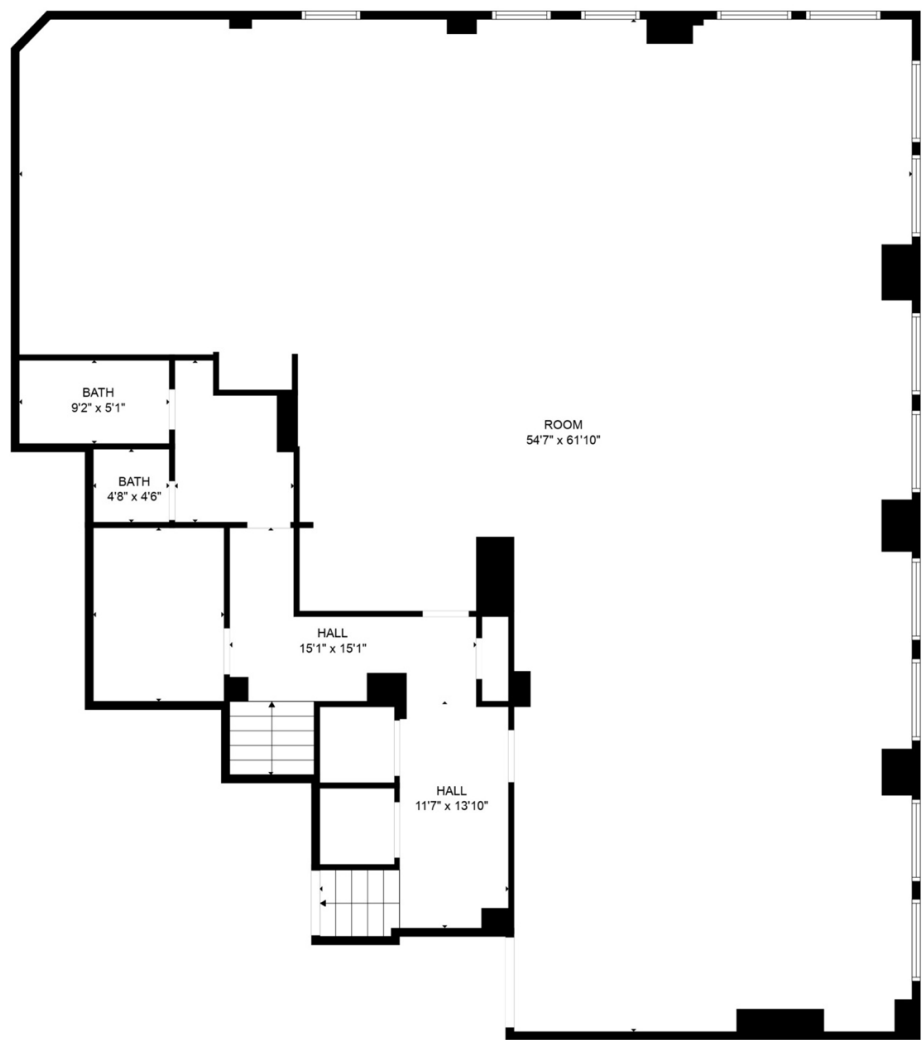
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SUITE 200

THE SENTINEL BUILDING
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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 200	Available	2,340 SF	Modified Gross	\$15.00 SF/yr

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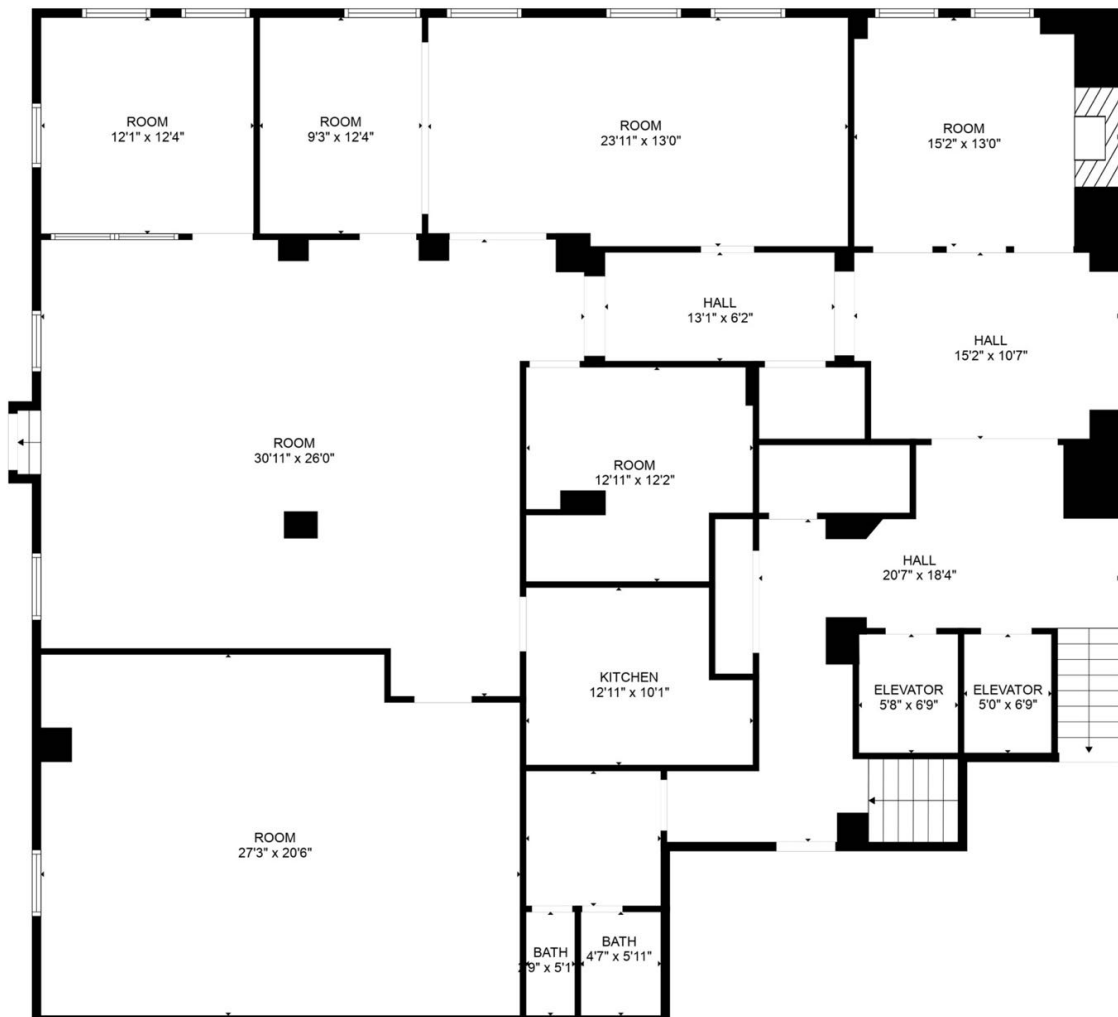


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SUITE 300

THE SENTINEL BUILDING

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 300	Available	2,574 SF	Modified Gross	\$15.00 SF/yr

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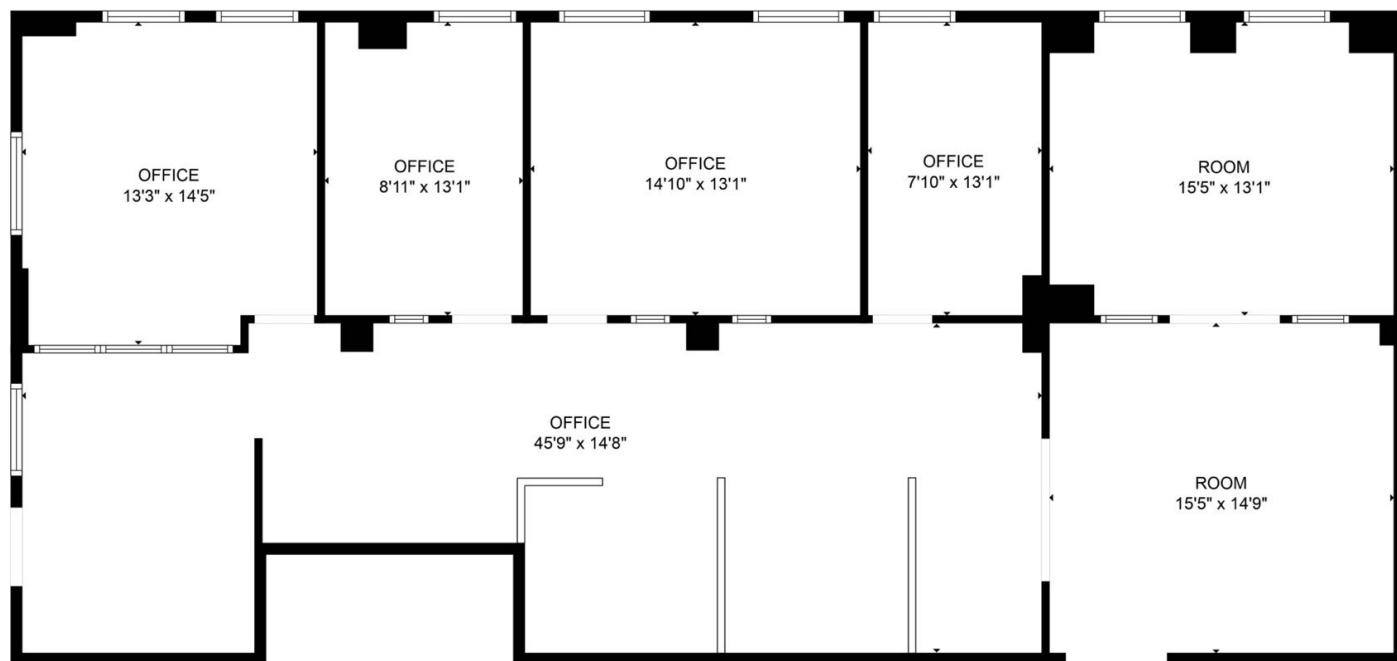


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SUITE 400

THE SENTINEL BUILDING

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 400	Available	1,676 SF	Modified Gross	\$15.00 SF/yr

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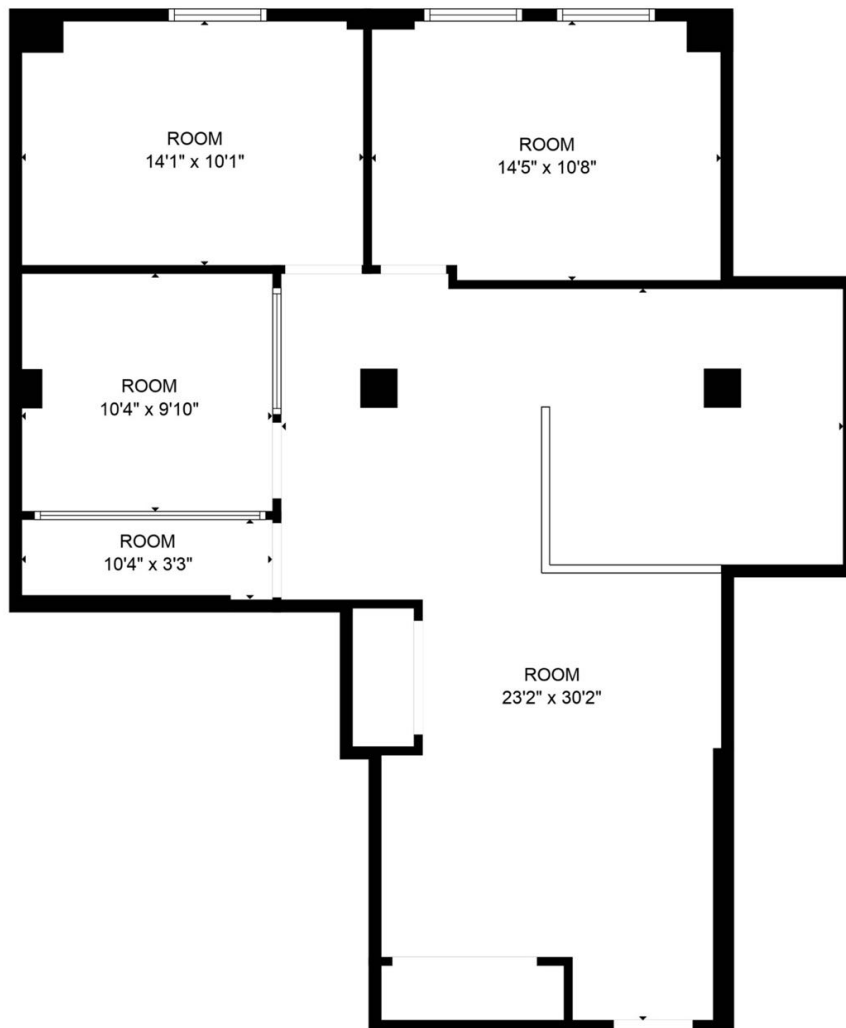


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SUITE 401

THE SENTINEL BUILDING

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 401	Available	990 SF	Modified Gross	\$15.00 SF/yr

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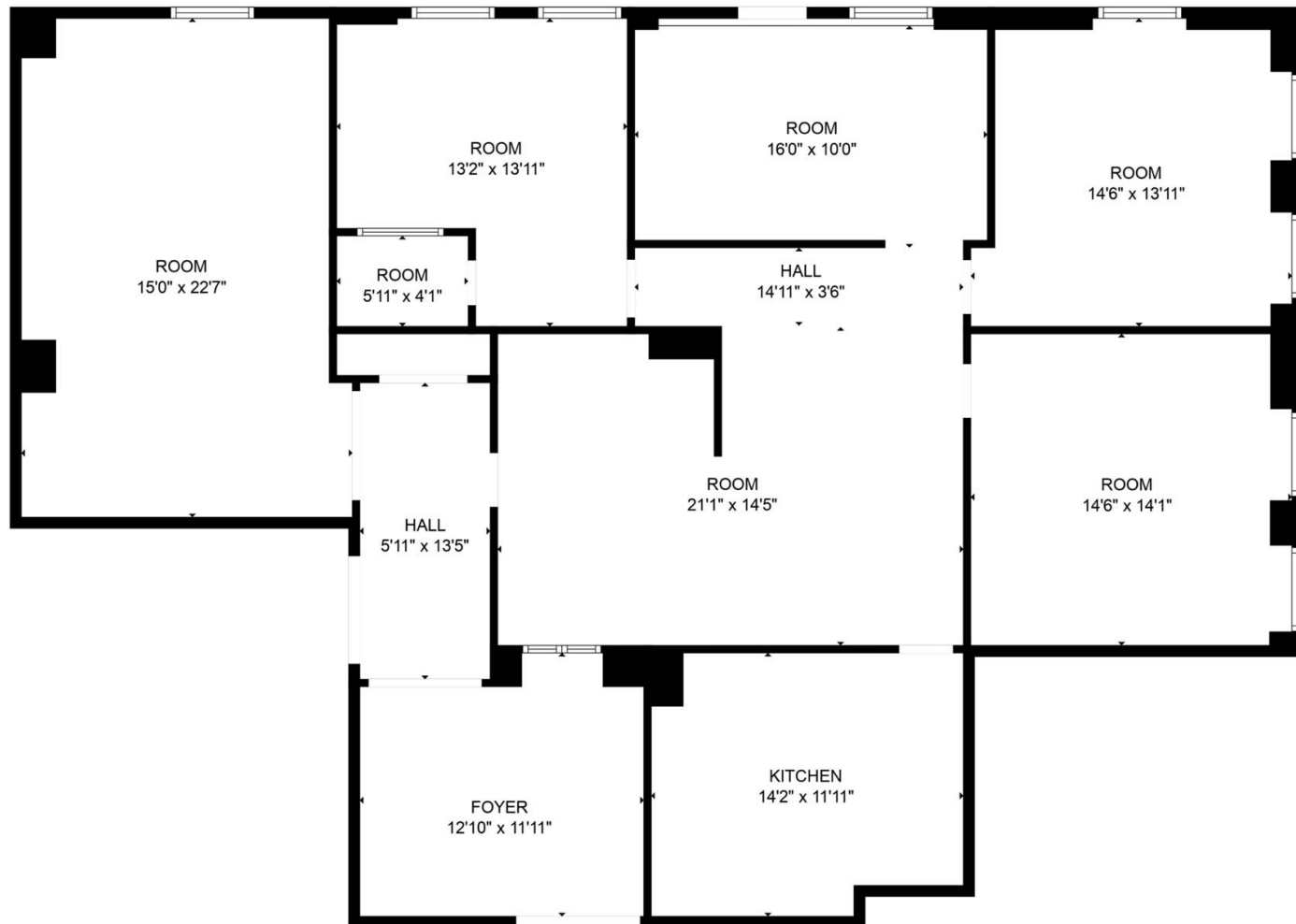


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SUITE 500

THE SENTINEL BUILDING

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 500	Available	1,869 SF	Modified Gross	\$15.00 SF/yr

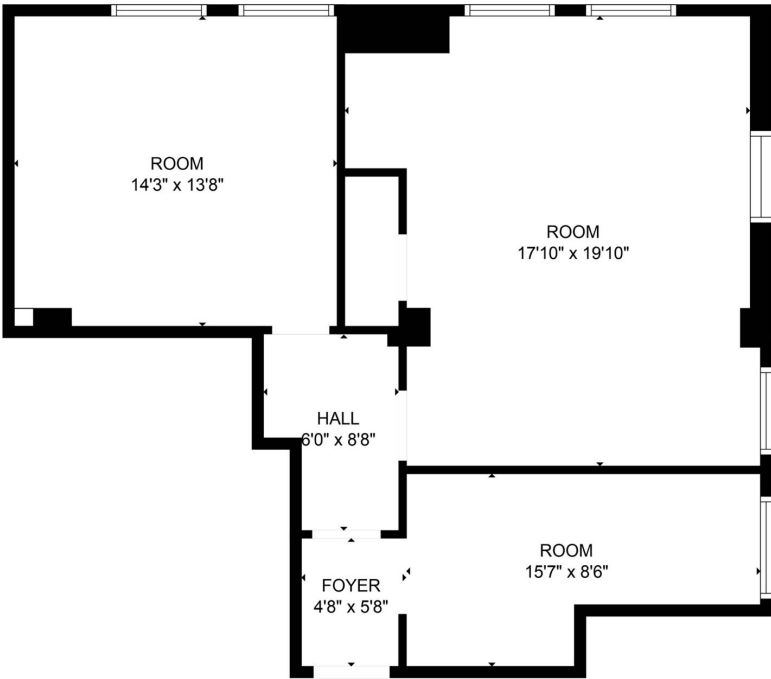
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SUITE 501

THE SENTINEL BUILDING
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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 501	Available	733 SF	Modified Gross	\$15.00 SF/yr

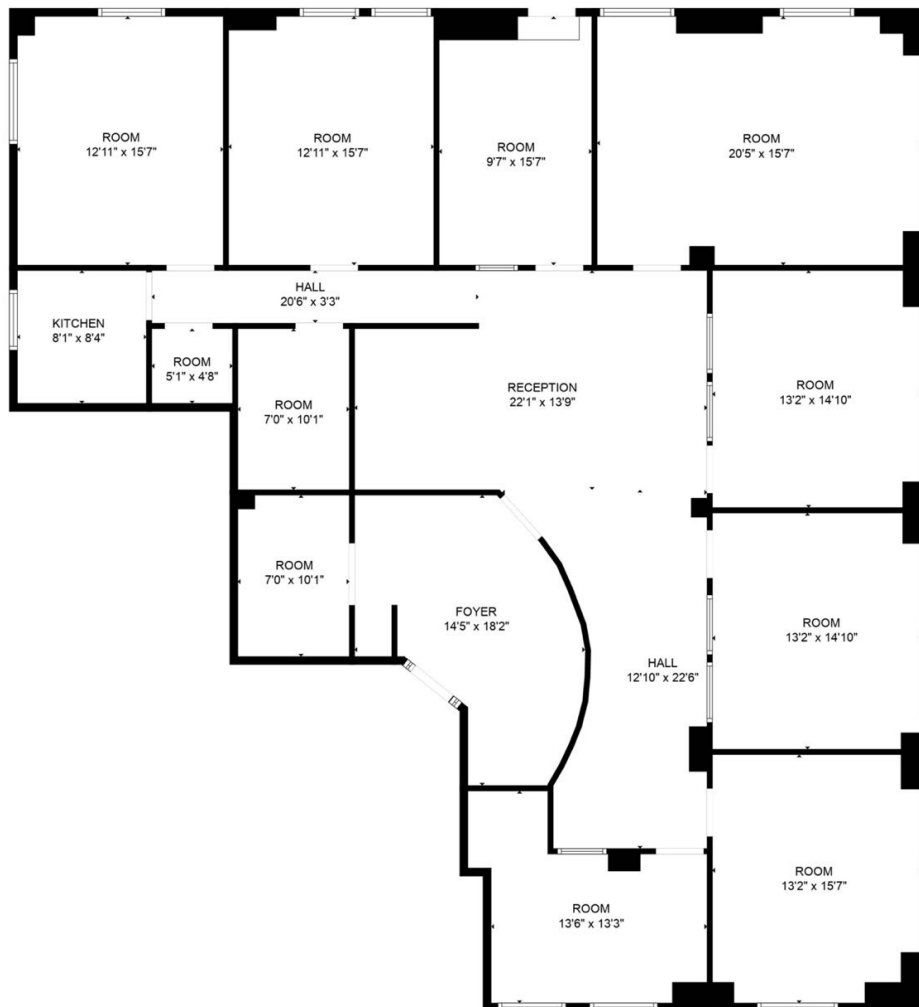
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SUITE 600

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 600	Available	2,672 SF	Modified Gross	\$15.00 SF/yr

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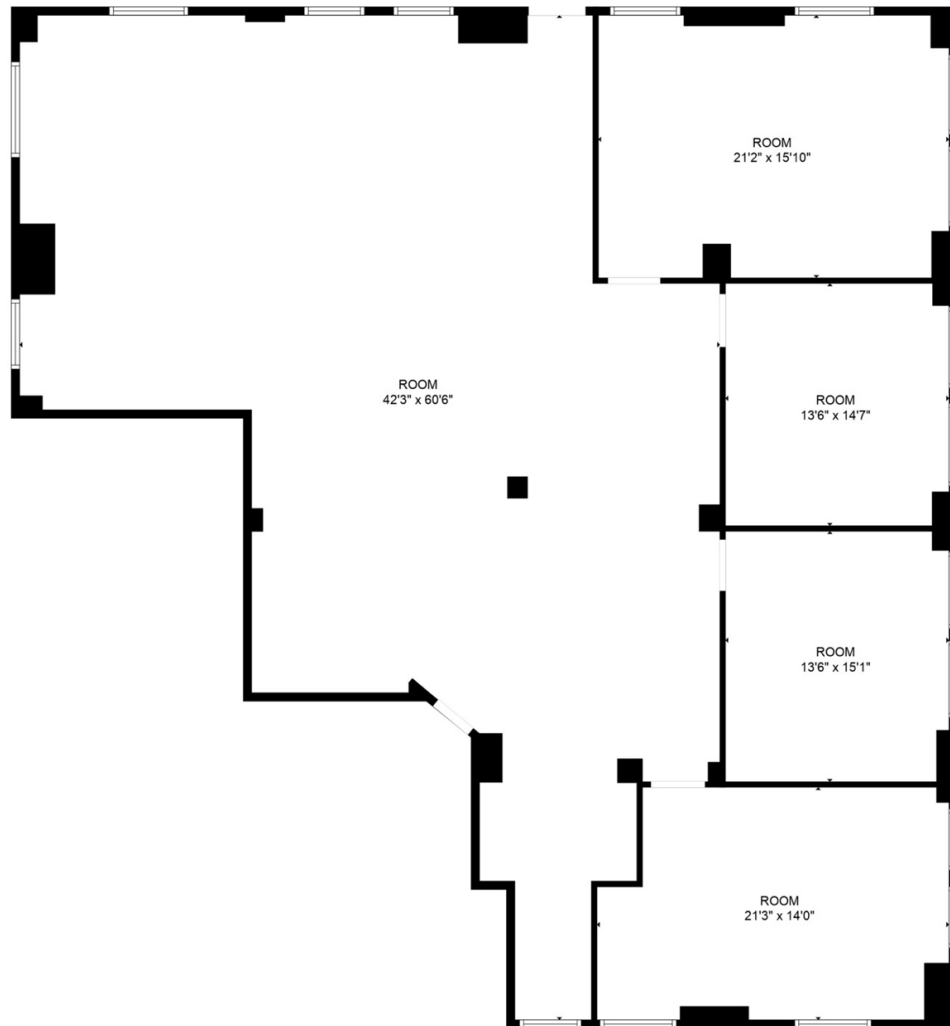


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SUITE 700

THE SENTINEL BUILDING

225 E Mason St Milwaukee, WI 53202



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 700	Available	2,595 SF	Modified Gross	\$15.00 SF/yr

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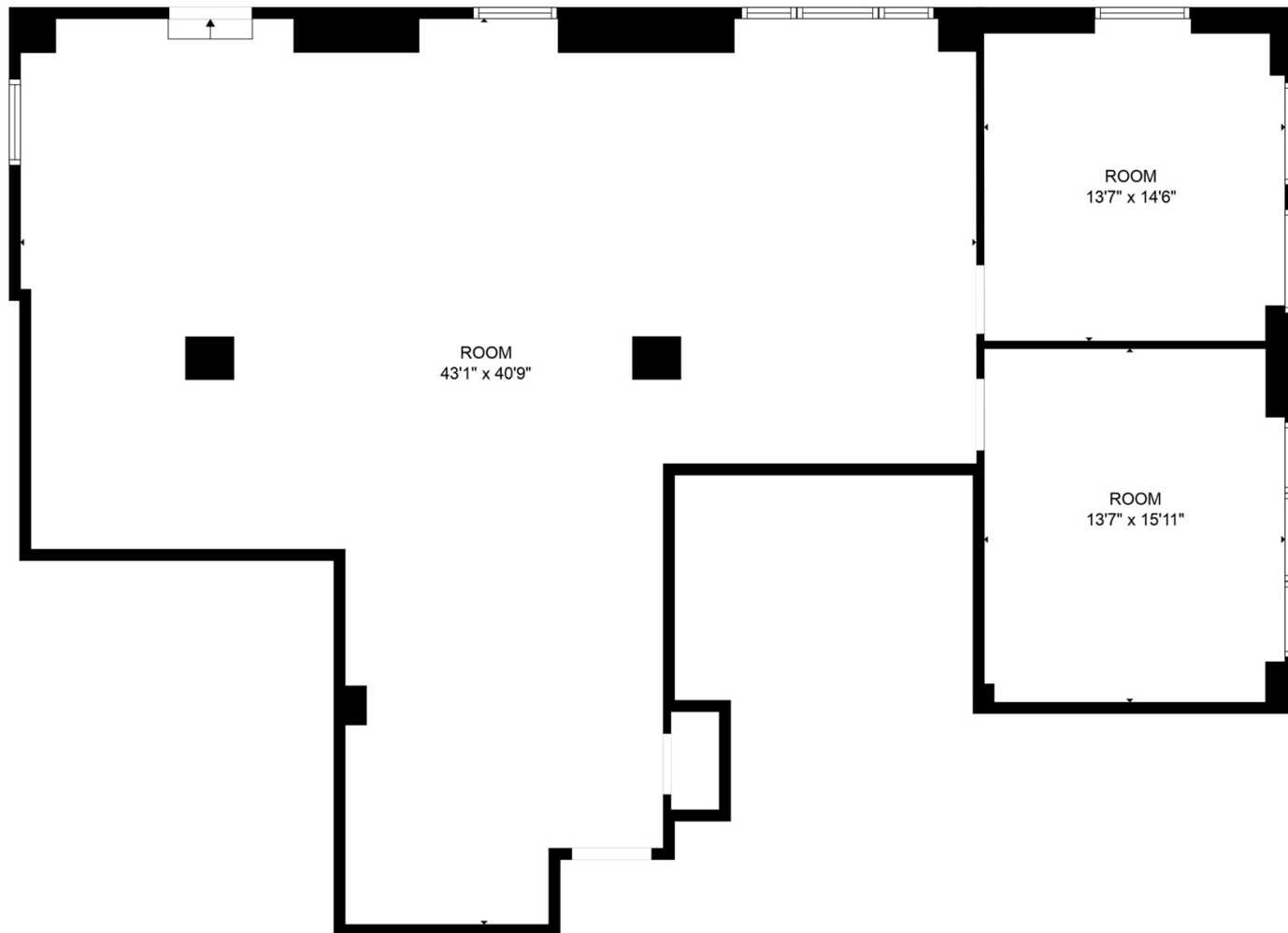


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SUITE 800

THE SENTINEL BUILDING

225 E Mason St Milwaukee, WI 53202



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 800	Available	1,630 SF	Modified Gross	\$15.00 SF/yr

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SUITE 900

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 900	Available	2,733 SF	Modified Gross	\$15.00 SF/yr

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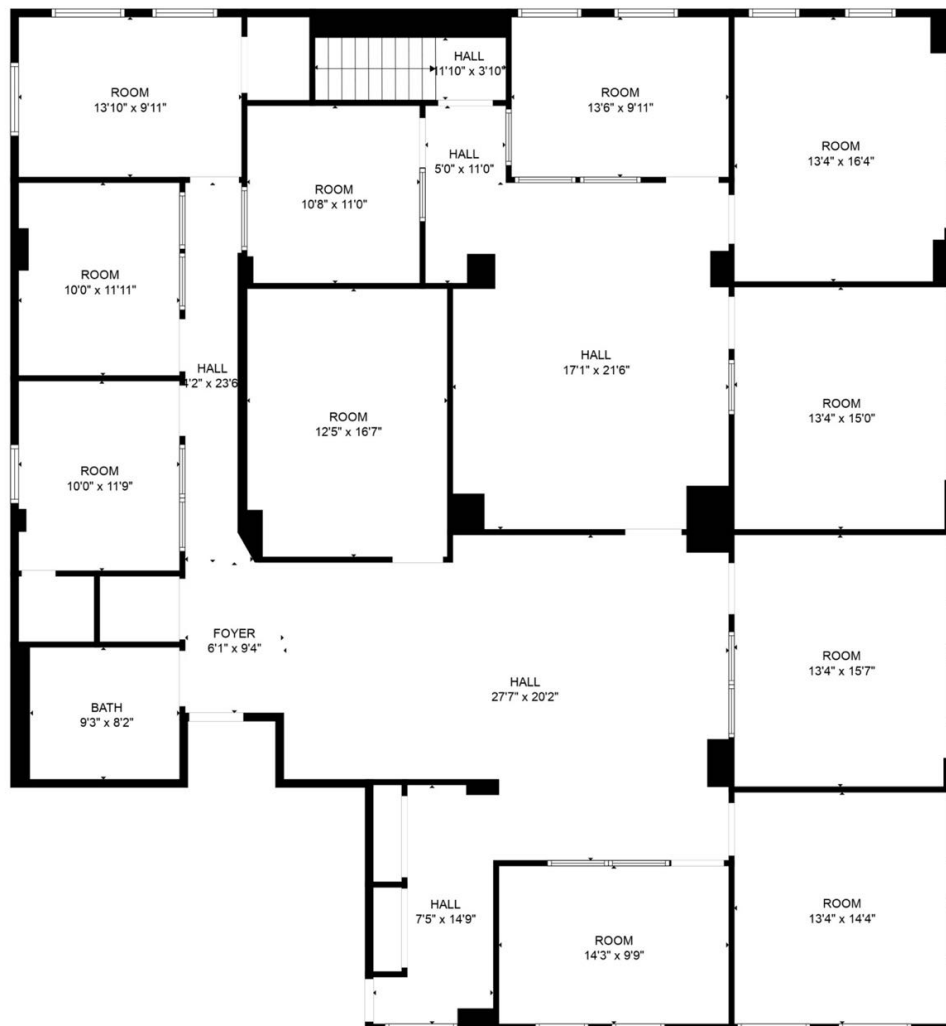


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SUITE 1000

THE SENTINEL BUILDING

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 1000	Available	3,231 SF	Modified Gross	\$15.00 SF/yr

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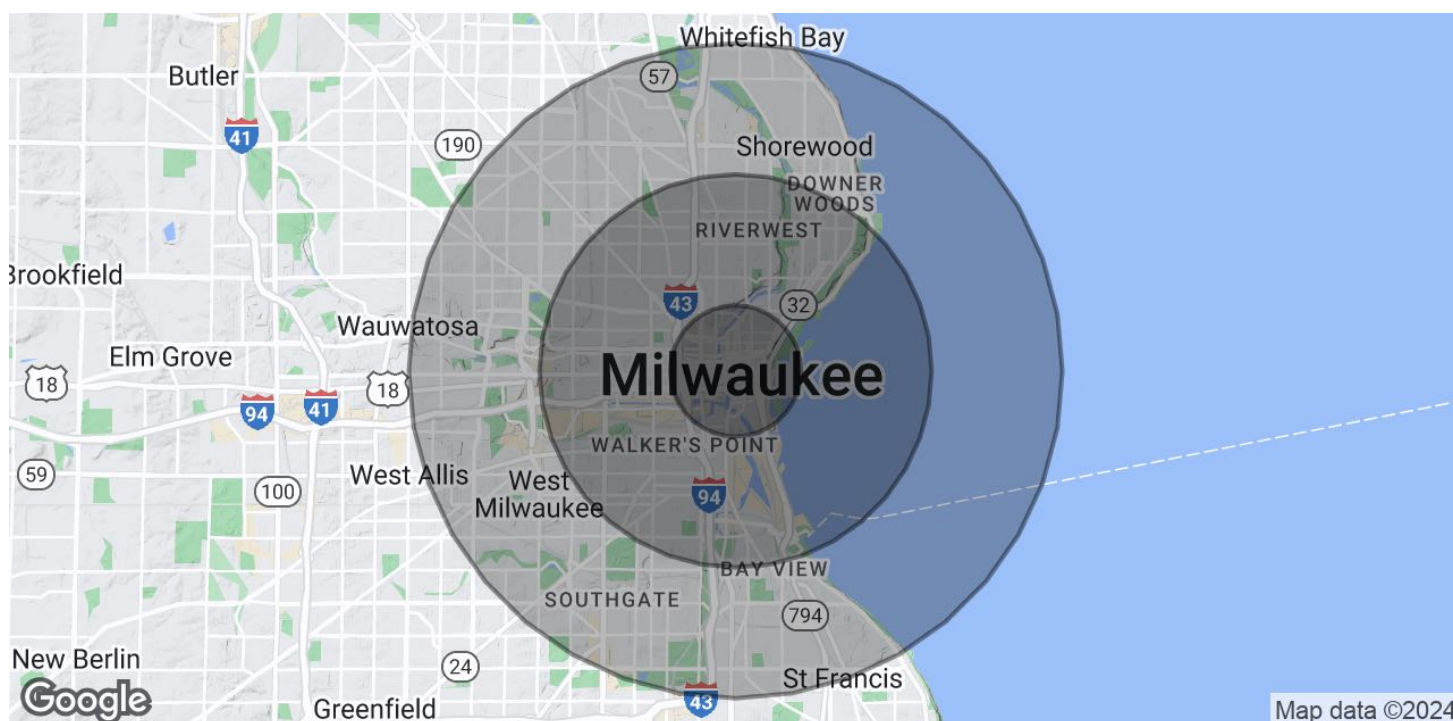


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DEMOGRAPHICS

THE SENTINEL BUILDING

225 E Mason St Milwaukee, WI 53202



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	23,880	190,547	425,778
Average Age	32.4	30.3	32.9
Average Age (Male)	31.2	29.4	31.8
Average Age (Female)	33.2	30.6	33.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	14,447	90,388	191,839
# of Persons per HH	1.7	2.1	2.2
Average HH Income	\$75,567	\$48,742	\$57,494
Average House Value	\$266,384	\$144,421	\$150,071

* Demographic data derived from 2020 ACS - US Census

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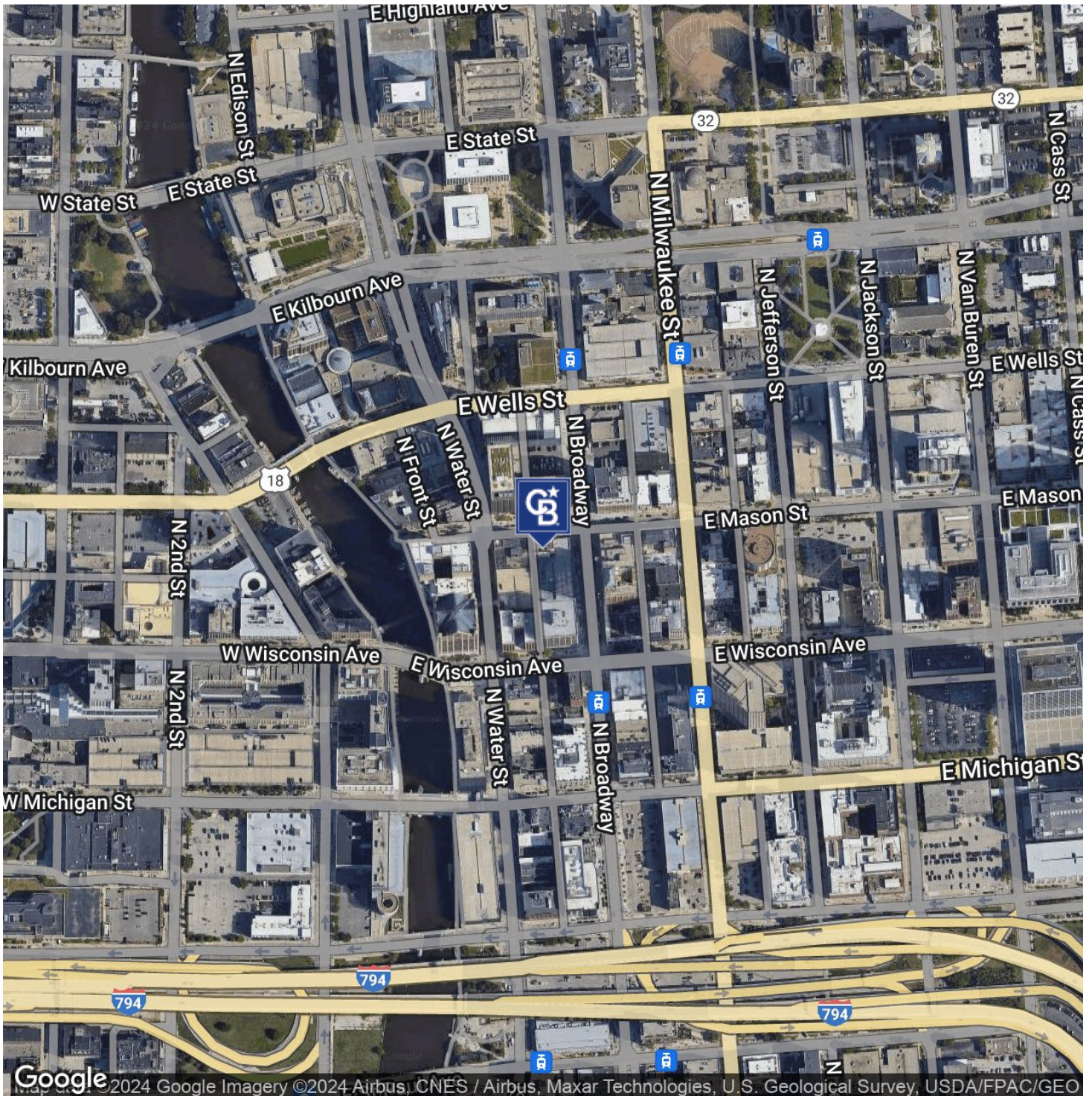


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LOCATION

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