



DOWNTOWN WATERFRONT OPPORTUNITY

DIVISIBLE | NEW CONSTRUCTION | BUILD TO SUIT

\$20/SF/YR | NNNLEASE | PORT WASHINGTON, WISCONSIN

305 E WASHINGTON STREET, SUITE 2 PORT WASHINGTON, WISCONSIN 53074
PREMIER SECOND-FLOOR COMMERCIAL SPACE OVERLOOKING LAKE MICHIGAN

8,551 SF
AVAILABLE

\$20/SF/ YR
LEASE RATE

NNN
LEASETYPE

2023
BUILT

DOWNTOWN
DISTRICT

SPACE + BUILDING

- 8,551 square feet available; divisible
- Second-floor commercial suite with minimum 9-foot ceilings
- Secure elevator access, flexible open layout and build-to-suit
- Fully sprinklered new construction
- Co-tenants include Inventors Brewpub & a private event hall

LOCATION + ACCESS

- Unobstructed Lake Michigan and marina views
- In the heart of historic downtown Port Washington
- Ample nearby public parking
- Waterfront setting near dining, retail and community destinations
- MLS No. 1979424



LISTED BY SOPHIA BARRY

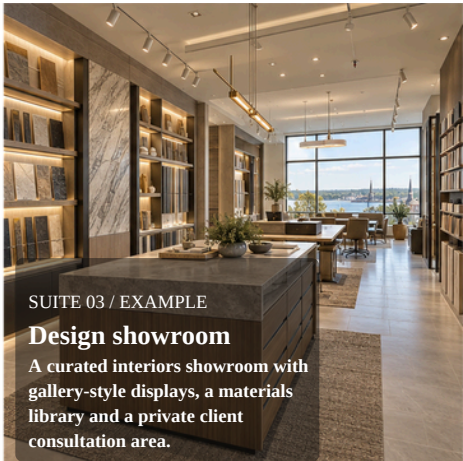
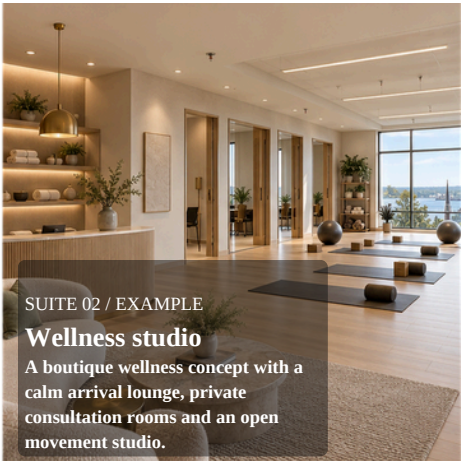
Managing Broker Managing Partner
Berkshire Hathaway Home Services Sophia Barry Realty Group

262.354.4006 CALL OR TEXT FOR MORE INFORMATION
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Available space + leasing terms

8,551 SF available | Second floor | Potential division for up to three tenants



EXAMPLES ONLY. Concepts for discussion, not approved plans or existing improvements. Suite areas, layouts, uses and build-out require confirmation and approval.

ESTIMATED OCCUPANCY COST

Base rent	\$20.00 / SF / year	\$171,020.00 / year
NNN budget estimate	\$5.50 / SF / year	\$47,030.50 / year
Base rent + NNN budget	\$25.50 / SF / year	\$218,050.50 / year

Full 8,551 SF estimate: \$18,170.88/month for base rent plus budgeted NNN. Excludes any separately charged utilities, tenant improvements and other lease charges.

NNN source: TBF Development LLC, November 8, 2025. Detailed estimate: insurance \$0.99 + CAM \$1.45 + property taxes \$2.98 = \$5.42/SF/year. The source rounds budget inputs to \$5.50/SF/year. These are estimates, not a current guaranteed charge; confirm updated figures and allocation.

LEASE TERM

36-month minimum per MLS

IMPROVEMENT ALLOWANCE

[TO BE CONFIRMED]

DELIVERY

Finish-to-suit; scope to be agreed upon

UTILITIES

Metering / tenant charges

Availability: MLS indicates immediate occupancy; confirm build-out schedule and delivery date with the listing broker.



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INTERIOR SPACE + BUILD-TO-SUIT

Flexible space for a tenant-defined layout in a downtown waterfront setting.



CURRENT INTERIOR PHOTOGRAPH



CONCEPTUAL FINISHED SPACE

Finish-to-suit delivery supports a tenant-specific plan. Final design, construction scope, costs and timing remain subject to tenant requirements and ownership approval.

BUILDING + ACCESS

- Built in 2023
- Private entrance and elevator access
- Sprinkler system and restrooms
- Natural gas, forced air and central air
- Municipal water and sewer

LOCATION + POTENTIAL USES

- Lake Michigan and marina views
- Downtown Port Washington
- Nearby public parking; allocation to confirm
- Office, retail, wellness and showroom concepts
- B-3 zoning per MLS; verify intended use

DETAILS TO FINALIZE WITH OWNERSHIP

Suite areas and demising plan; tenant improvement allowance and landlord work; updated NNN budget and reconciliation; utility metering; parking rights; delivery schedule and use approvals. Confirm ceiling clearance: MLS fields list 8'-10', while remarks indicate 9'+.

The appended floor plan is supplied for reference. Confirm the exact available premises and any proposed division with the listing broker.



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