

**MILWAUKEE COUNTY WAR MEMORIAL CENTER**  
**750 North Lincoln Memorial Drive**  
**Milwaukee, WI 53202**  
**(414) 273-5533**

**OFFICE RENTAL INFORMATION**

Term: 1 (one) year lease, renewable annually.

Available Spaces: Suite 304, approximately 232 square feet, 10'4" x 22'6"  
Suite 306, approximately 600 square feet, 26'8" x 22'6"

These office suites are located on the South side of the building overlooking Lake Michigan and the Milwaukee Art Museum. There is an interior door connecting the suites so the suites can be rented together to provide a larger space. The door will be removed and a wall put in if the suites are rented separately.

Rent: Suite 304: Veteran Organization \$3,786.00 annually, \$315.50 per month.  
Non-profit Organization \$5,340.00 annually, \$445.00 per month.  
For-profit Organization \$5,808.00 annually, \$484.00 per month.

Suite 306: Veteran Organization \$9,798.00 annually, \$816.50 per month.  
Non-profit Organization \$13,800.00 annually, \$1,150.00 per month.  
For-profit Organization \$15,000.00 annually, \$1,250.00 per month.

In the event the lease is renewed, renewals would be adjusted upward annually based on the percent of increase in the widely used cost-of-living indexes as published by the United States Labor Department with a minimum increase of 1% and a maximum increase of 3% per annum for veteran organizations and a minimum increase of 3% and a maximum increase of 5% per annum for non-profit and for-profit organizations.

Condition: Premises as is and to be returned to the same condition upon termination of lease.

Use: The use of the leased premises will be solely for office and meeting space in connection with Tenant's business.

Utilities: Heating and air conditioning, electricity, water, and DirecTV access are included in the rental fee. Telephone, DirecTV receiver, and special wiring and the cost thereof are the responsibility of the tenant.

Trash Removal: Ordinary trash removal will be included, but any unusual, large amounts of trash will be subject to an extra charge.

Insurance: Tenant will maintain their own insurance against public liability, vandalism, fire, wind, storm and other damage, with the Milwaukee County War Memorial Center named as an additional insured. Tenant must annually supply a Certificate of Insurance to the Milwaukee County War Memorial Center for its file.

Parking: Parking for staff and visitors will be on a first-come, first-served basis, at all times subject to availability. Tenant may purchase parking cards for staff at a rate of \$100.00 per month plus tax per staff member in 2017.

Contact: Laurie Kildegaard, 414-273-5533 or [lkildegaard@warmemorialcenter.org](mailto:lkildegaard@warmemorialcenter.org)