

MILL ON MAIN

700 S MAIN STREET | OSHKOSH, WI



For Lease

Property Highlights

- Located Downtown along the Fox River in Oshkosh's historic Sawdust District, Mill on Main pays homage to the city's airport, waterways and history
- Three, five-story buildings, totaling 291 units (built-in clientele)
- 22,375 s.f. retail (planned), including: 4,000 s.f. two-story waterfront restaurant along East Seventh Avenue
- Phase 1 gray box space available now; opening scheduled for December 2025

Suite(s) Available

- | | |
|---------------------------------|-------------|
| • Suite #1 | 1,489 r.s.f |
| • Suite #2 | 1,535 r.s.f |
| • Suite #3 | 1,849 r.s.f |
| • Suite #4 | 1,813 r.s.f |
| • Suite #5 | 2,106 r.s.f |
| • Suite #6 (2-Story Waterfront) | 4,018 r.s.f |



T. Wall Enterprises Mgt, LLC
1818 Parmenter St, Suite 400
Middleton, WI 53562

Madison, WI 53707
twallenterprises.com



Dylan Cruz
Leasing Representative | Wisconsin
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Community & Culture

Mill on Main is located in Oshkosh's historic Sawdust District and offers easy access to downtown, waterfront parks, and local attractions such as the Oshkosh Riverfront Marriott and the annual WaterFest at Riverside Park festival—which runs parallel to the development.

Serving as a vibrant hub that draws communities from both sides of the Fox River, it provides residents with boating, kayaking, fishing, and scenic trails, making it an ideal place for modern living and a thriving community that supports local businesses.



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Creating Places Where People Interact

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THE MILL ON MAIN - BUILDING DATA				SITE AREA = 7.60 ACRES = 38 UNITS/ACRE			
BLDG #	BUILDING TYPE/USE	PHASE	STORIES	COMMERCIAL SQ FT	UNITS	COVERED PARKING	SURFACE PARKING
A1	MIXED-USE	1	5	11,575	115	110	47
A2	MIXED-USE	2	5	7,800	95	96	56
A3	MULTI-FAMILY	3	5	3,000	91	114	34
CLUBHOUSE	PRIVATE AMENITY	1	1	5,000	-	-	-
TOTAL				26,800	291	321	137

NOTE: ALL VALUES ARE INFORMED ESTIMATES AT THIS TIME, AND ROUNDED TO THE NEAREST 100 SQ FT BUILDING SIZE. UNIT COUNTS, AND PARKING COUNTS ARE SUBJECT TO CHANGE AS EACH PHASE DEVELOPS. ALL MULTI-FAMILY BUILDINGS ARE DESIGNED TO HAVE UNDERGROUND PARKING. NUMBER OF STORIES IS ABOVE GRADE AND REPRESENTS A MAXIMUM NUMBER OF STORIES. AREA TOTAL MAY SHOW MORE THAN ACTUAL AREA DUE TO THE FLEXIBILITY OF BUILDING USES AND SIZES NOT YET DEFINED.

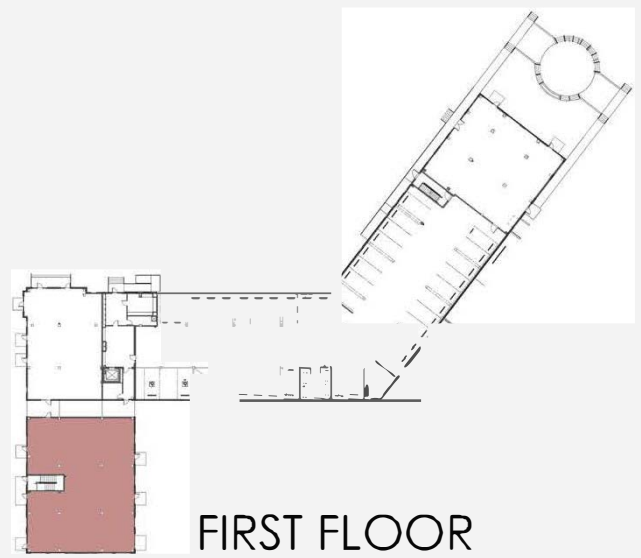
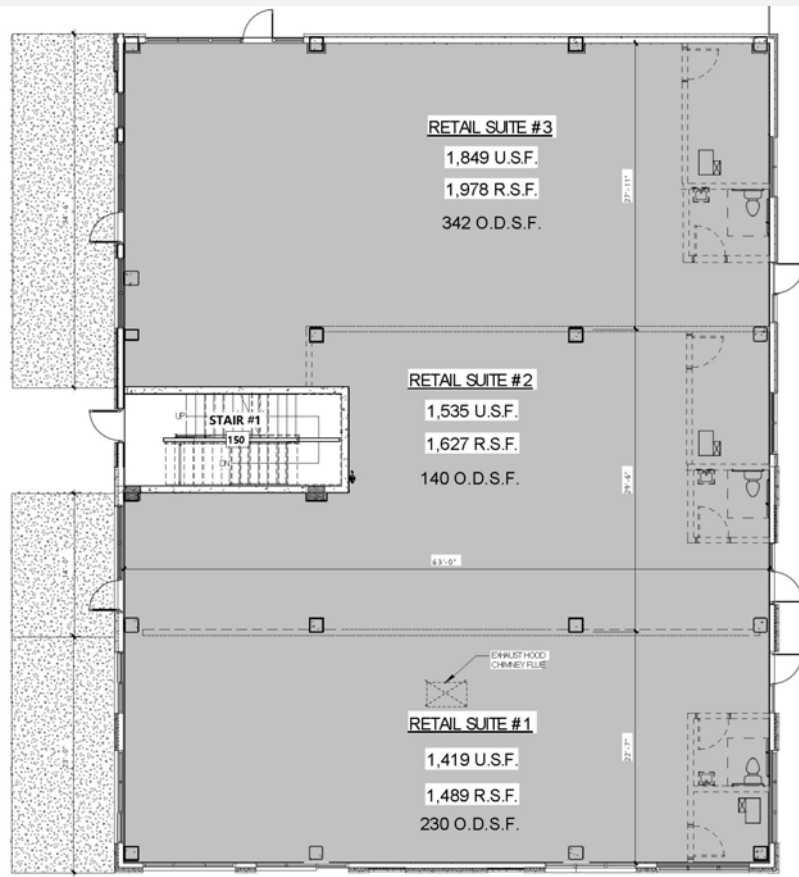
RIVERFRONT MIXED USE-PLANNED DEVELOPMENT (RMU-PD)



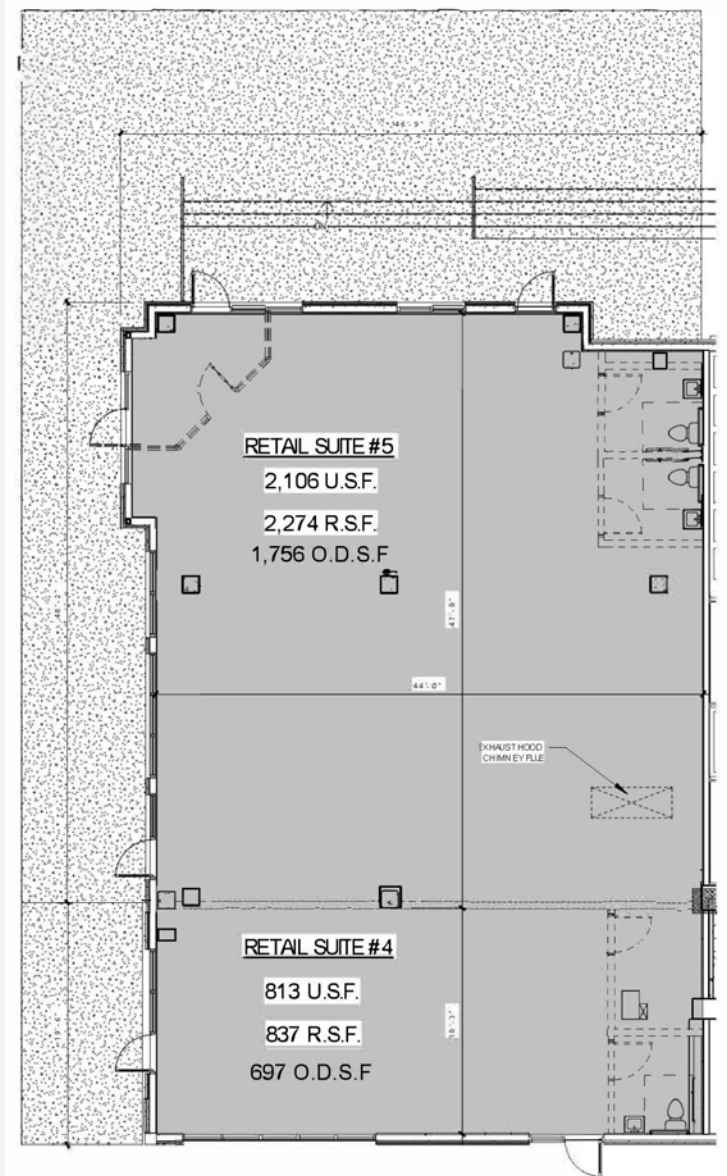
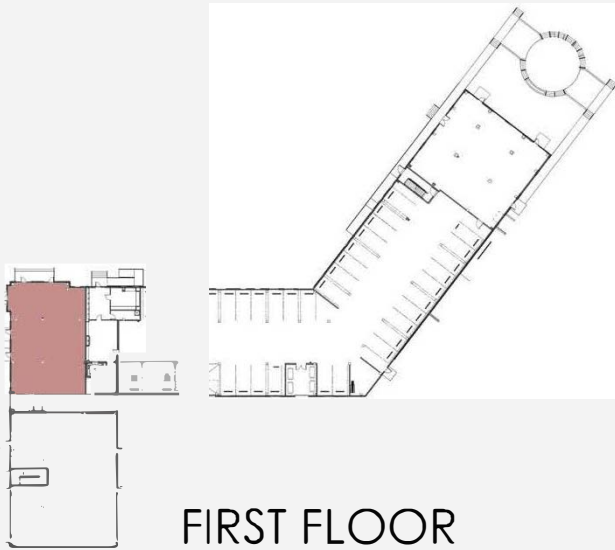
Property Overview

Suite Sizes	1,200 -12,000
Total Apt. Units	291
Parking	Surface-lot parking
Signage	Building, Blade, & Door
Zoning	PUD
Utility Provider	WPS
Internet/ Cable/ Internet Provider	Charter





*May not accurately reflect build-out

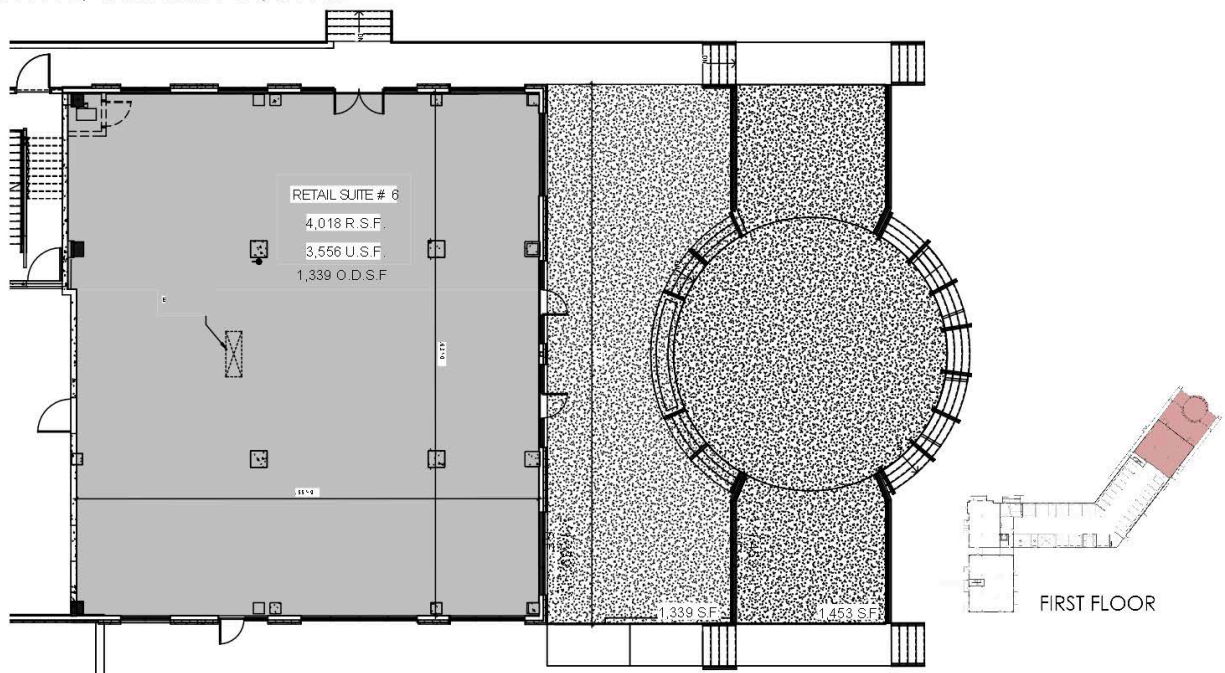




THE MILL ON MAIN PHASE 1

40 E 7TH AVE, OSHKOSH WI, 54902

NOTE: FOR MARKETING PURPOSES ONLY AND SUBJECT TO CHANGE. DIMENSIONS AND/OR PLANS MAY NOT BE 100% ACCURATE.



WATERFRONT RESTAURANT



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