

310 WEST WISCONSIN AVENUE
MILWAUKEE, WI 53203



OFFICE SPACE AVAILABLE FOR LEASE



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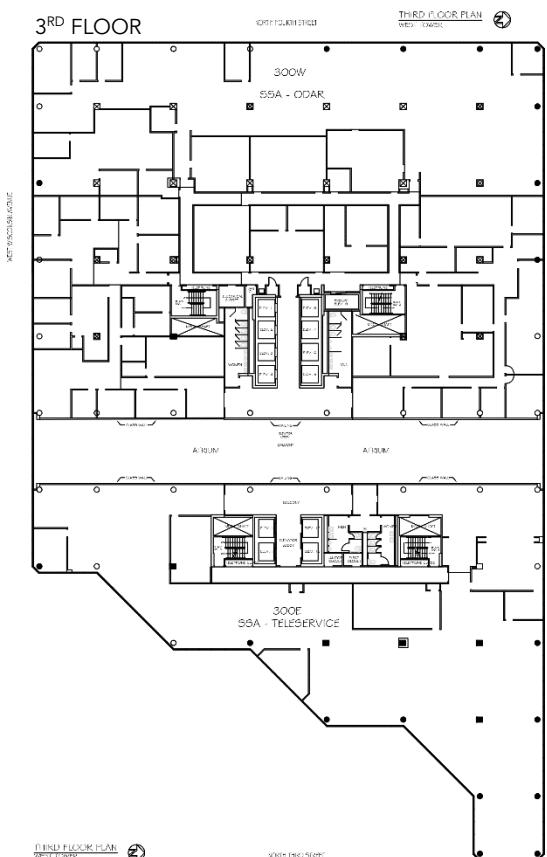
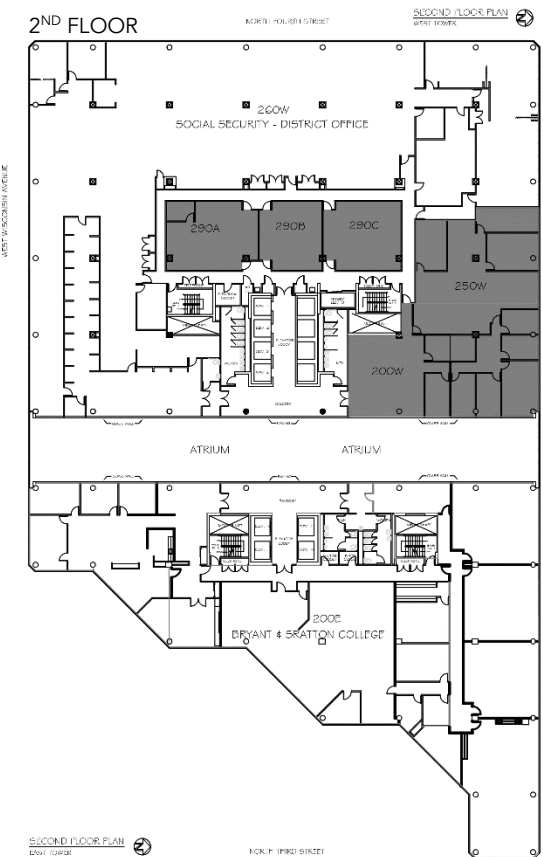
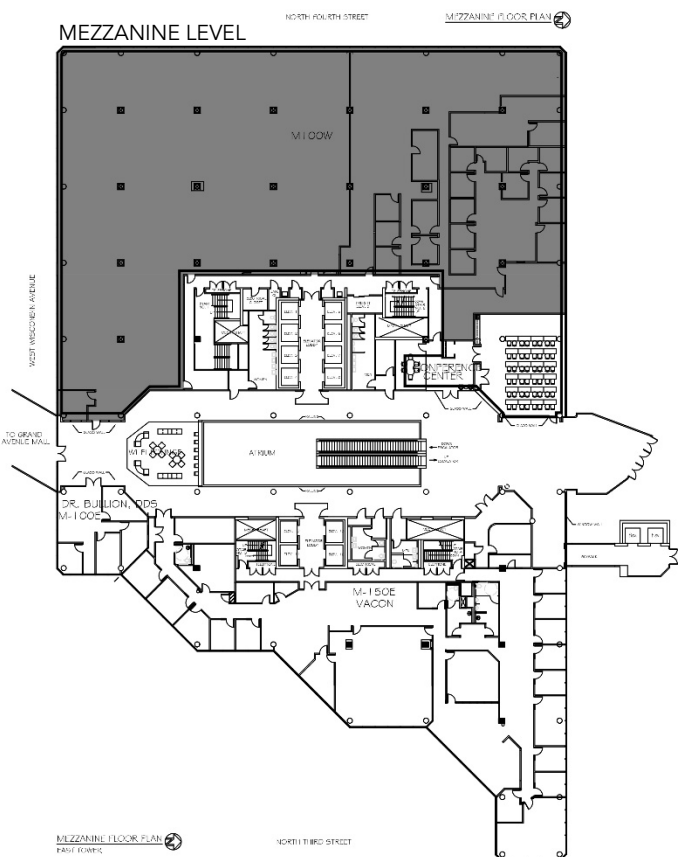
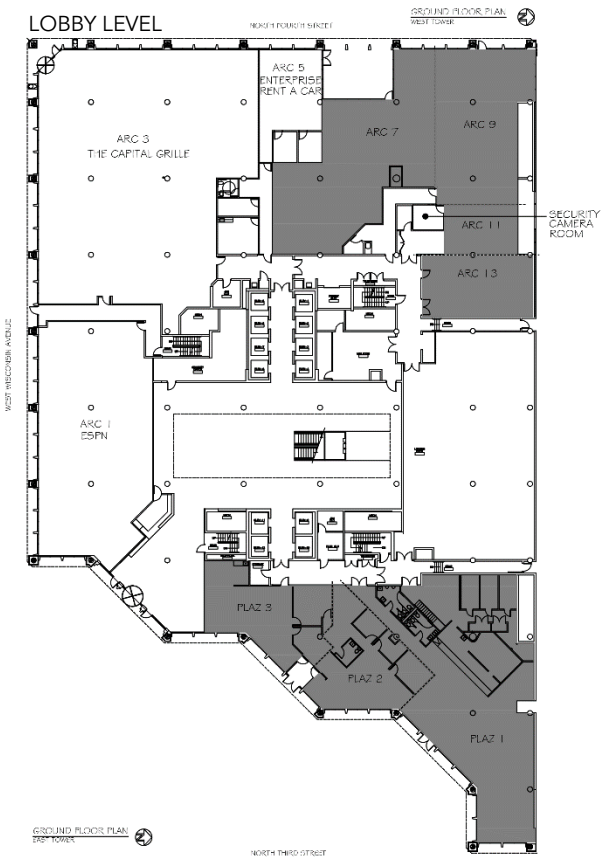
GENERAL INFORMATION

It's time to see what 310 WEST WISCONSIN can do for you! Located in the quickly redeveloping and dynamic Westtown neighborhood, 310 WEST WISCONSIN is big, bold, clean, and crisp with its post modern design and will speak clearly to those sharing its visionary spirit. If your company has been searching for an appealing and distinctive office environment that offers affordability, flexibility, coveted onsite and out-the-door amenities plus room to grow without moving again, then let's talk. Call Marianne, John, or Dan today to schedule your tour and learn how new owner = new experience at 310 West Wisconsin Avenue. *Become part of the excitement!*

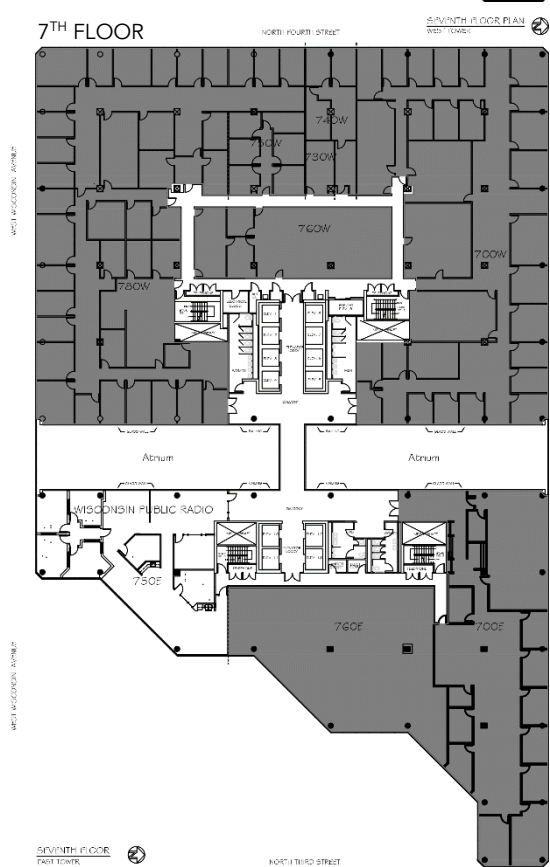
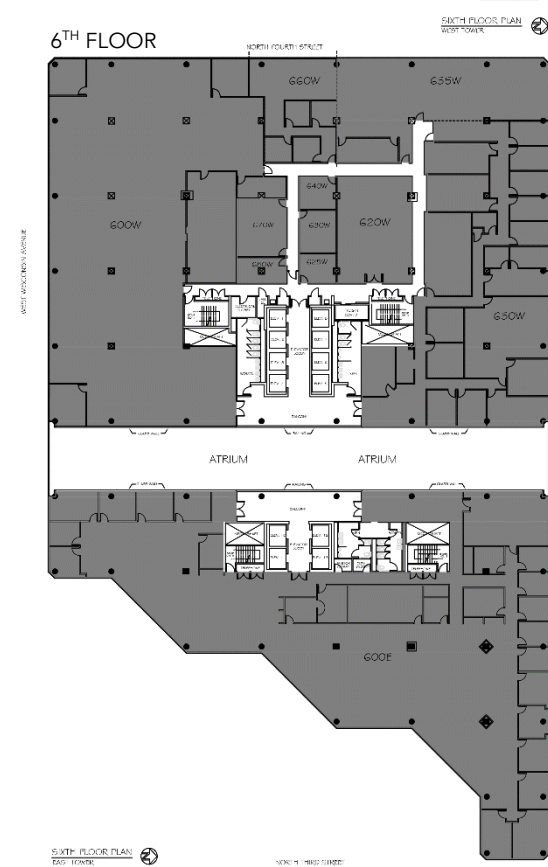
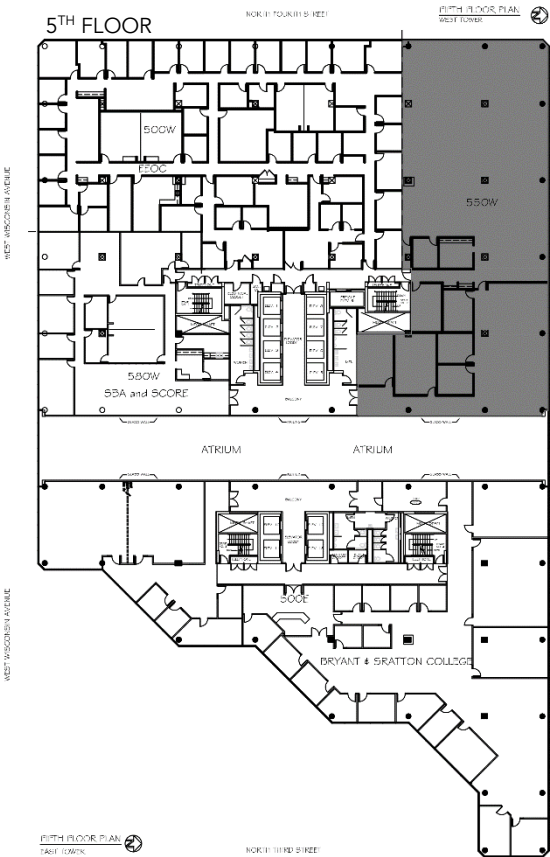
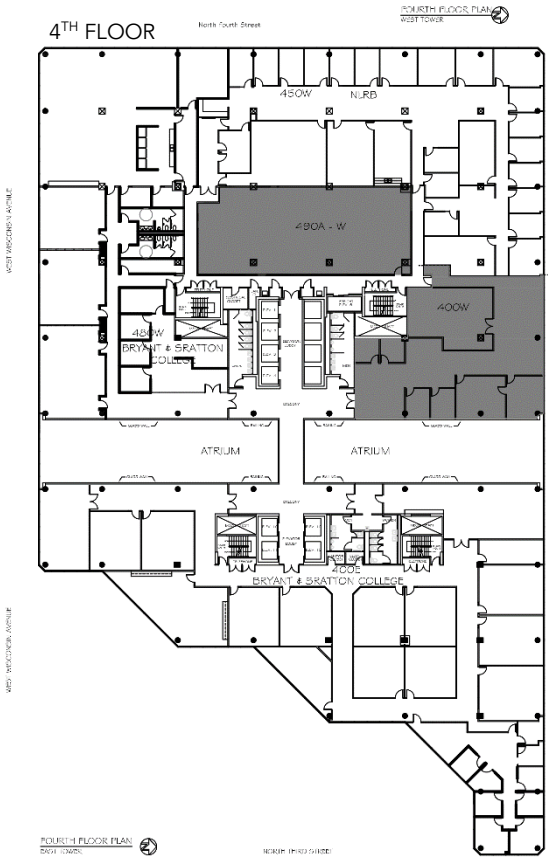
Neighborhood/Location	Westtown/Kilbourn Town
Building Size	578,104 sf
Year Built	1983; designed by the Chicago architectural firm of Perkins & Will
Floors	14
Floorplate/s (approximate)	West Tower +30,000 SF East Tower +15,000 SF Full Floor +15,000 to 45,000 SF
Available Space	348,778 rsf
Max Contiguous	+130,000 rsf. Please call to discuss availability
Lease Rate	\$17.00 to \$23.50/rsf Modified Gross
Lease Term	Negotiable
Tenant Improvements	Available to qualified credit
Broadband/Telecom Providers	Current telecom providers include AT&T, Spectrum (Time Warner), and Verizon
Walkability & Transit Scores	93 & 71 respectively—a walker's paradise! (walkscore.com)
Operating Expenses & Real Estate Taxes	Included (\$7.72/rsf Base Year Stop)
Premises Janitorial	Included
Heating & Air Conditioning	Included
Utilities	Tenant pays suite electricity for overhead lights & convenience outlets
Parking	Attached 595 stall structure parking plus ample parking availability in immediate area. Call to discuss availability; Also see attached "Area Parking Facilities".
Elevators – Passenger	12 Passenger elevators (8 servicing the west tower; 4 servicing the east tower)
Elevator – Freight	1 Freight (7000# capacity; 10'H x 10'W x 6'D)
Storage Space	Limited on-site tenant storage space is available
Loading/Staging Area	Yes; large covered canopy dock and staging area on north (alley side) of building
Property & Neighborhood Highlights	- Premier Class "A" ENERGY STAR rated Office Building (95 Score) - Full service professionally owned and operated property with on-site property management & security services - Large & small office suites available - Up to 45,000 sf (selected floors) - Out-the-door amenities everywhere! Restaurants, Hotels, Bublr Bikes; Street Car 4th street expansion route; public transportation, 3 blocks to the Amtrak/Intermodal Station - All the on-site amenities Tenant's desire! Skywalk connections to hotels, shopping & dining, Tenant Wi-Fi lounge, Enterprise Rent-A-Car, common conferencing facilities, tenant storage space, with additional amenities forthcoming including fitness center, on-site food service, vending, co-working spaces, and more. - Located in the quickly redeveloping Westtown Business Improvement District (BID) populated with lots of cool tenants and neighborhood associations including NEWaukee!

All information is furnished from sources judged to be reliable; however, no guarantee is made as to its accuracy or completeness.

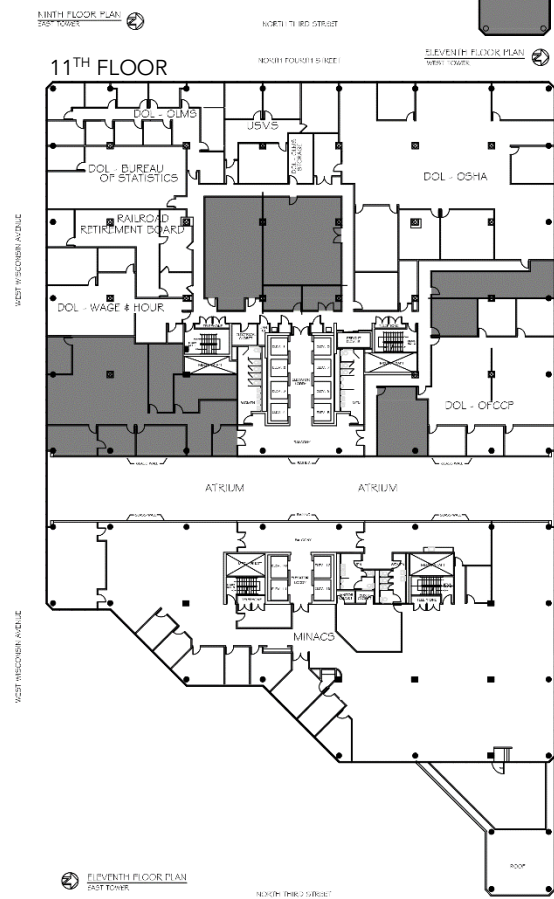
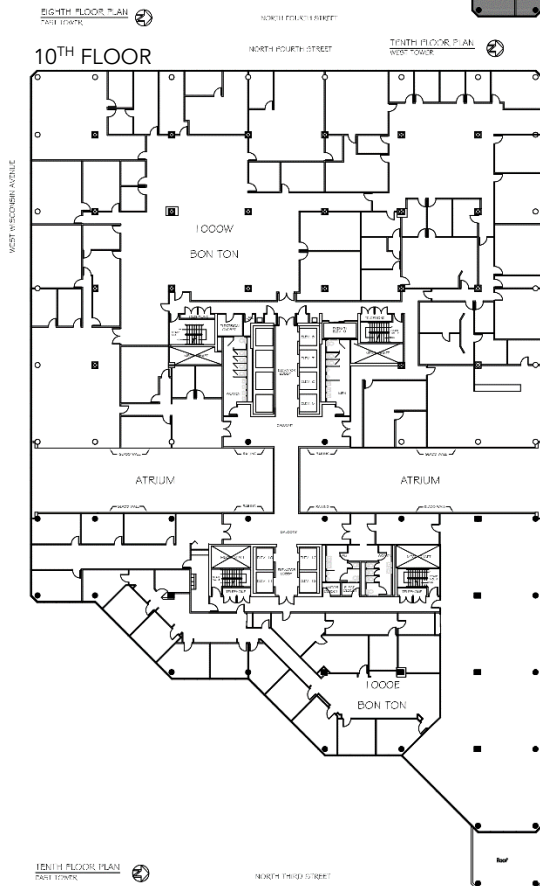
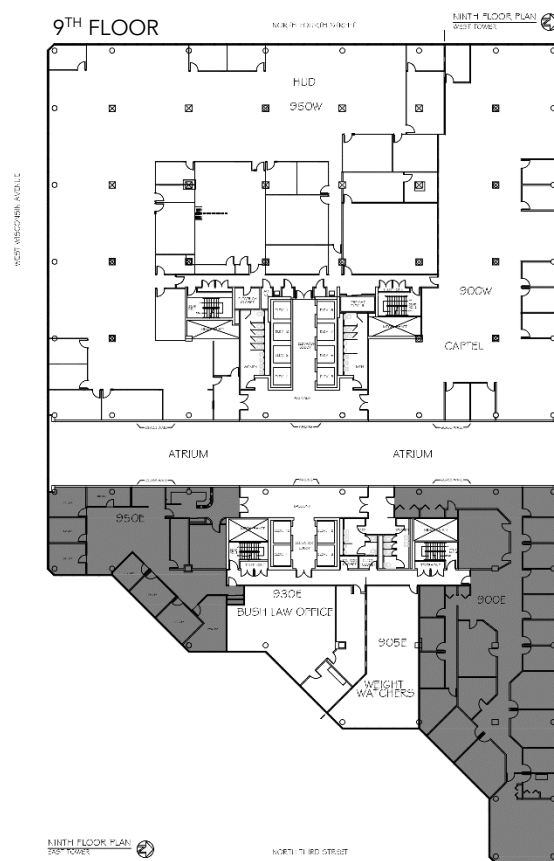
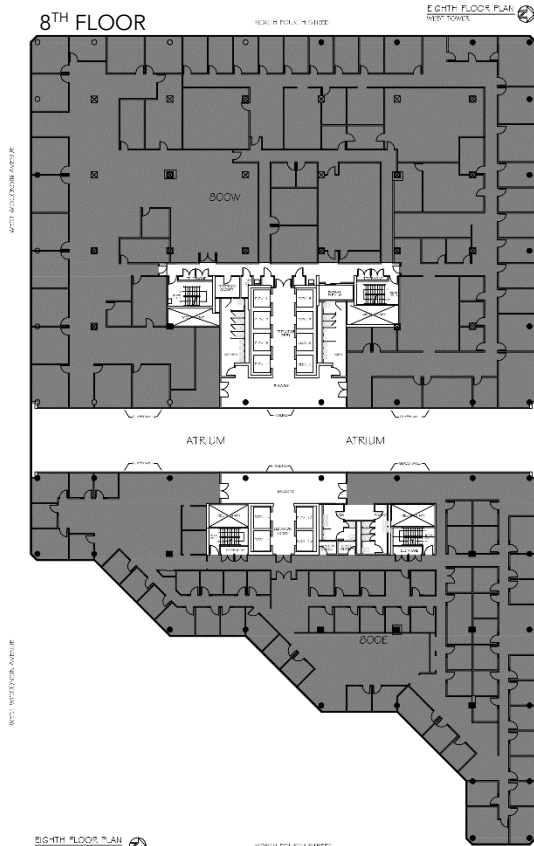
FLOOR PLANS



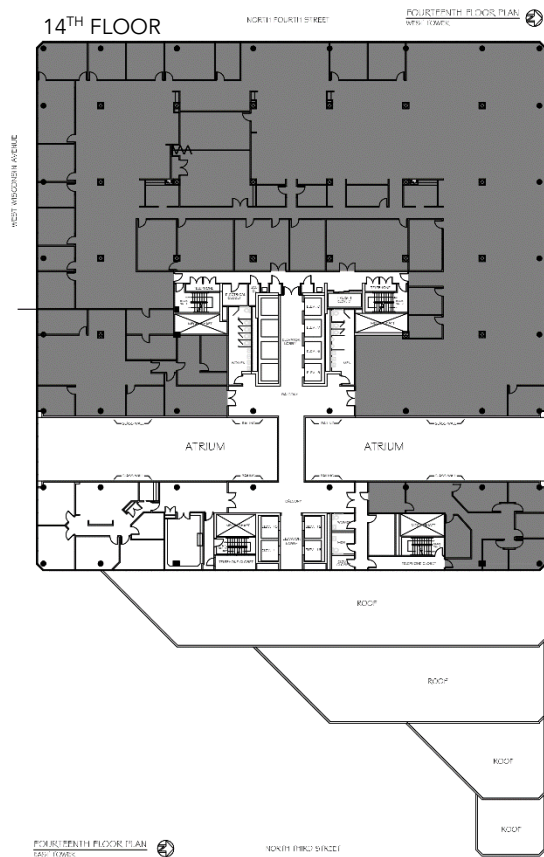
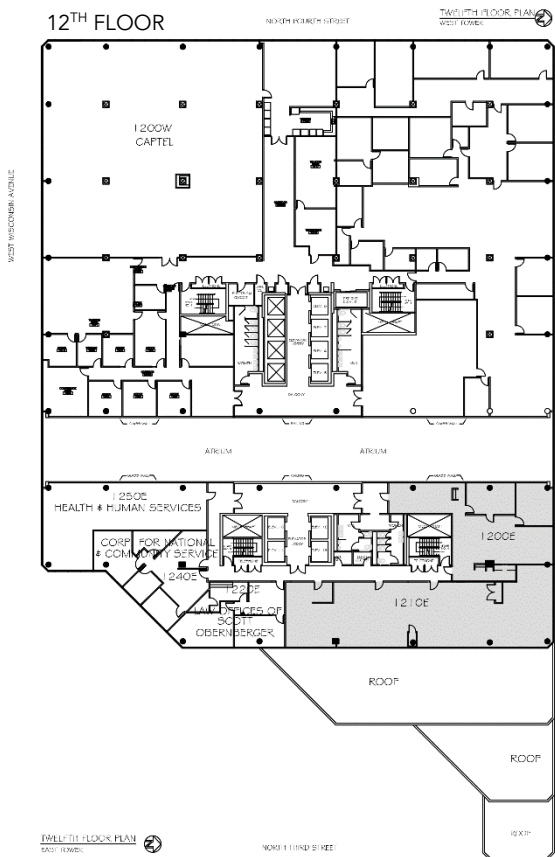
FLOOR PLANS - continued



FLOOR PLANS - continued



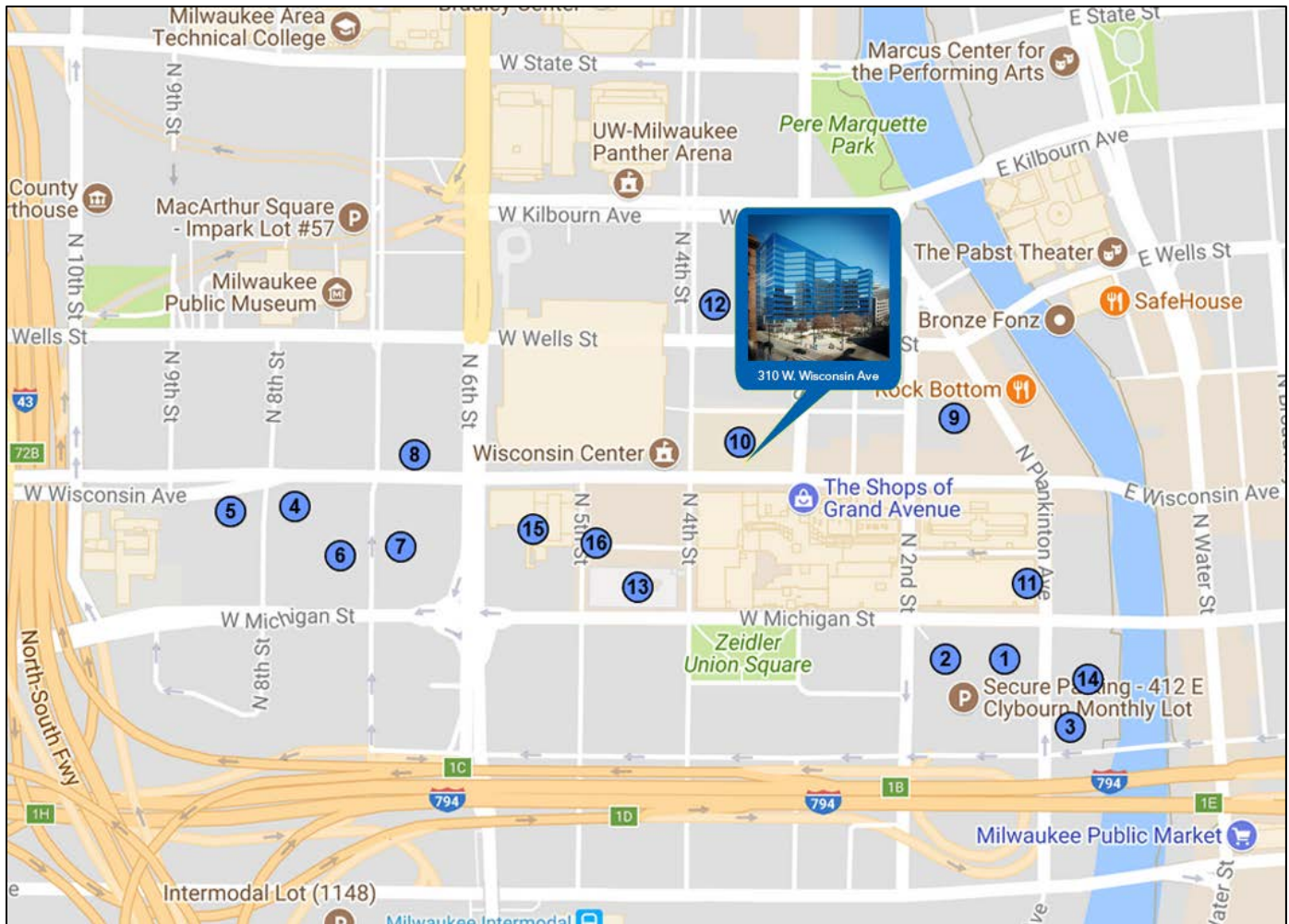
FLOOR PLANS - continued



PHOTOGRAPHS

COMING SOON

AREA PARKING FACILITIES

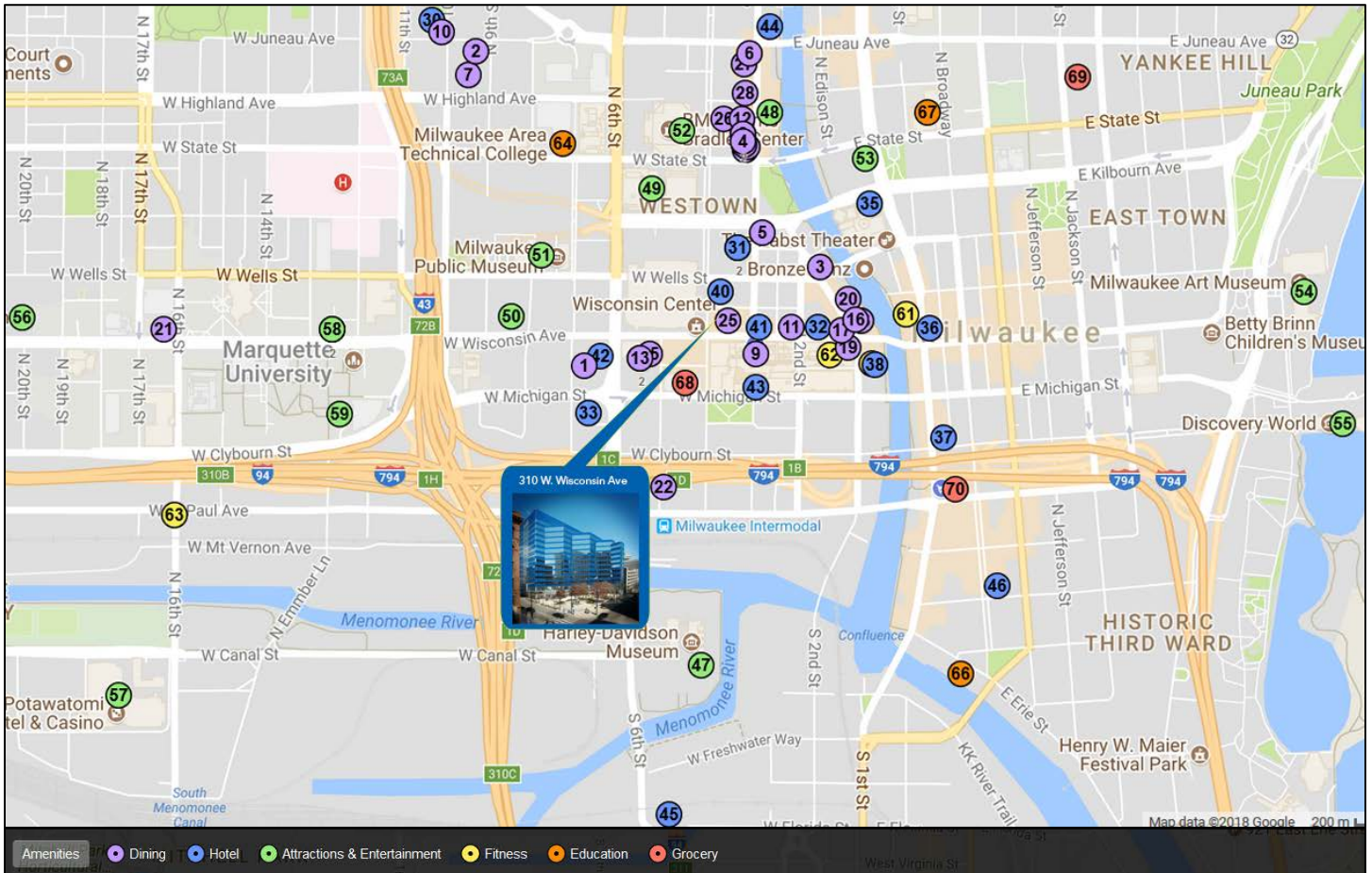


For current parking rate information at the facilities indicated below, please go to: www.parkmilwaukee.com

Location	Surface Lot/Structure	Rate
1 555 N. Plankinton Ave	Surface	Daily and Monthly
2 191 W. Michigan St	Structure	Hourly and Monthly
3 518 N. Plankinton Ave	Structure	\$5.00 Hourly
4 735 W. Wisconsin Ave	Surface	Daily and Monthly
5 801 W. Wisconsin Ave	Surface	Daily and Monthly
6 625 N. James Lovell St	Surface	Monthly
7 633 W. Wisconsin Ave	Structure	Daily and Monthly
8 628-638 W. Wisconsin Ave	Surface	Monthly
9 724 N. 2nd St	Structure	Daily and Monthly
10 310 W. Wisconsin Ave	Structure	Hourly and Monthly
11 615 N. Plankinton Ave	Structure	Hourly and Monthly
12 330 W. Wells St	Structure	Hourly and Monthly
13 615 N. 4th St	Structure	Hourly and Monthly
14 105 N. Michigan	Structure	Monthly
15 509 W. Wisconsin Ave	Structure	Hourly and Monthly
16 630 N. 5th St	Surface	Daily and Monthly

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NEIGHBORHOOD AMENITIES & ATTRACTIONS



DINING

- 1 Build-A-Breakfast/Burger
- 2 Best Place at Pabst Brewery
- 3 Brunch
- 4 Buck Bradley's
- 5 Calderone Club
- 6 Carson's Steakhouse Milwaukee
- 7 Eleven25 World Cuisine Food Court
- 8 Evolution Gastro Pong
- 9 Grand Avenue Food Court
- 10 Jackson's Blue Ribbon at Brewhouse Inn
- 11 Kiku Sushi
- 12 Mader's
- 13 Miller Time Pub & Grill
- 14 Milwaukee Brat House
- 15 Milwaukee Chop House
- 16 Mo's A Place for Steaks
- 17 Mo's Irish Pub
- 18 Old German Beer Hall
- 19 Potbelly Sandwich Shop
- 20 Rock Bottom Brewery
- 21 Starbucks
- 22 Stone Creek Coffee
- 23 Subway
- 24 The Brass Alley
- 25 The Capital Grille
- 26 Turner Hall
- 27 The Loaded Slate
- 28 The Pub Club
- 29 Who's on Third

HOTELS

- 30 Brewhouse Inne & Suites
- 31 Hyatt Regency
- 32 Hampton Inn & Suites
- 33 Ramada
- 34 Hyatt Place
- 35 InterContinental Milwaukee
- 36 Drury Hotels
- 37 Homewood Suites
- 38 Residence Inn
- 39 Hilton City Center
- 40 Springhill Suites
- 41 Fairfield Inn & Suites
- 42 DoubleTree
- 43 Courtyard Marriott
- 44 aLoft
- 45 The Iron Horse Hotel
- 46 Kimpton Journeyman Hotel

ATTRACTIONS & ENTERTAINMENT

- 47 Harley Davidson Museum
- 48 Edelweiss Cruises & Boat Tours
- 49 Milwaukee Admirals
- 50 Milwaukee Public Library
- 51 Milwaukee Public Museum
- 52 Milwaukee Bucks
- 53 Marcus Center for the Performing Arts
- 54 Milwaukee Art Museum
- 55 Discovery World
- 56 The Pabst Mansion
- 57 Potawatomi Hotel & Casino
- 58 St. Joan of Arc Chapel at Marquette
- 59 Haggerty Museum of Art at Marquette

FITNESS

- 60 Planet Fitness
- 61 Gold's Gym
- 62 YMCA
- 63 Brew City Crossfit

EDUCATION

- 64 MATC
- 65 Marquette University
- 66 MIAD
- 67 MSOE

GROCERY

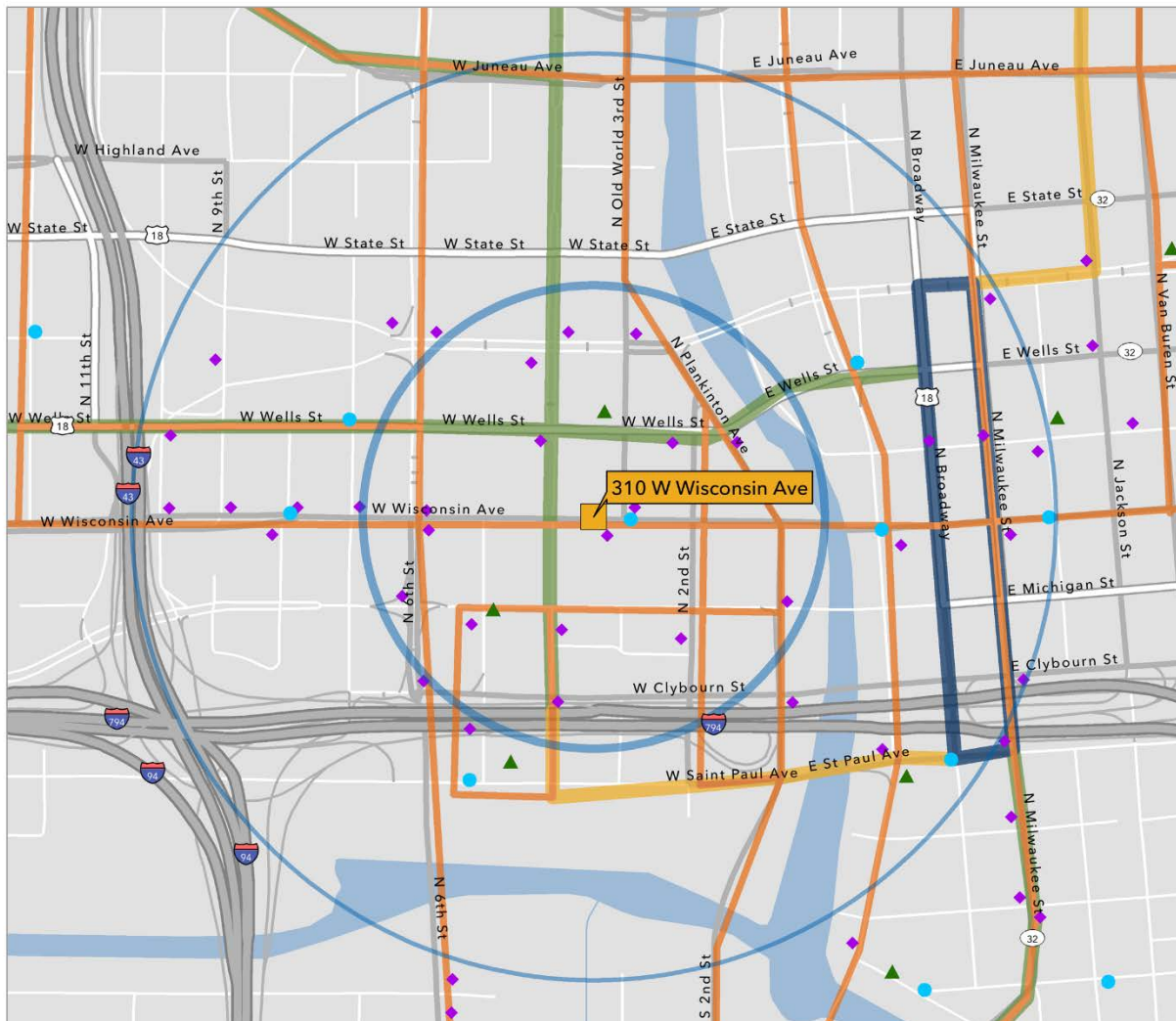
- 68 Westown Farmers Market
- 69 Metro Market
- 70 Nehrings Family Market

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NEW WESTOWN DEVELOPMENT

- **Commercial Development activity – Just keeps coming....**
 - \$1B Milwaukee Bucks arena district
 - \$80M MSO/Grand Theatre redevelopment
 - Grand Avenue Mall (mixed use office/retail/residential)
 - Matthews building office renovation
 - Wisconsin Center convention center expansion
 - 4th & Wisconsin parcel redevelopment
 - Marquette University continued Westtown acquisitions
- **New Residential Development – A place to live for everyone & every budget**
 - The Posner building
 - The Buckler
 - 700 (W. Michigan) Lofts
 - The Germania and Century Building conversions
 - The Moderne & Boston Lofts (condos)
 - 735 W Wisconsin (in progress)
 - 633 W Wisconsin (pending).
- **New Hotel Re/Development - All the flags are flying!**
 - The Aloft
 - Marriott Fairfield
 - Marriot Residence Inn
 - Springhill Suites by Marriott
 - Doubletree by Hilton renovation
 - Hilton Milwaukee City Center renovation (formerly Marc Plaza)
 - Brewhouse Inn & Suites
 - Hyatt Regency & more!

TRANSIT OPTIONS



310 W WISCONSIN AVE

AREA TRANSIT OPTIONS

MILWAUKEE, WI

310 W Wisconsin Ave

1/4 MI Radius
1/2 MI Radius

Alternative Transit

- ▲ Zipcar - Car Share
- Bublr Bikes - Bikeshare
- ◆ Bus Stops

Mass Transit

- Bus
- Streetcar - Lakefront Line
- Streetcar - Phase 1 Extension
- Streetcar - Future Extension

0 0.05 0.1 0.2
Miles

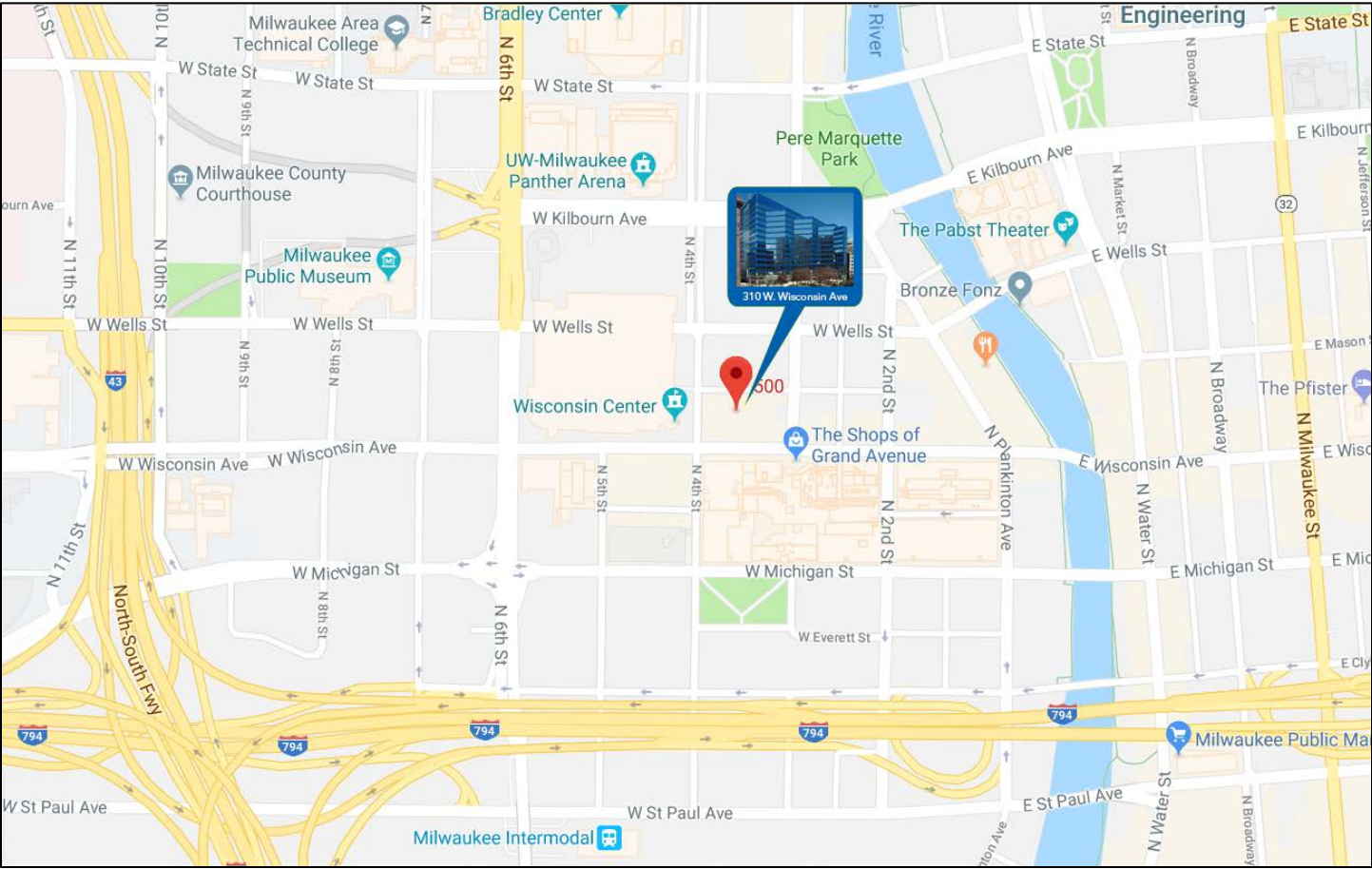


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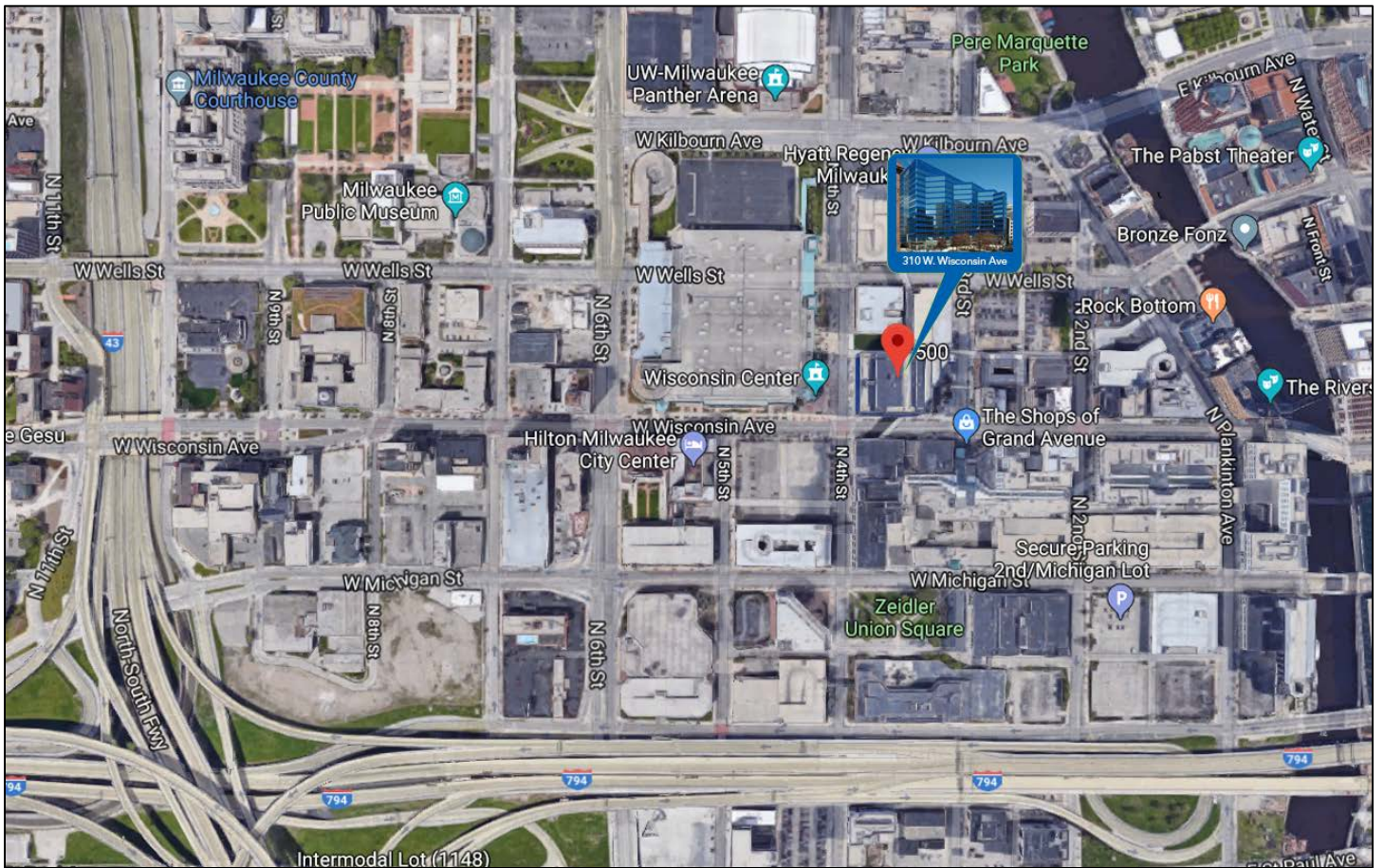
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LOCATION MAP



AERIAL MAP



DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the
2 following disclosure statement:

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the
7 customer, the following duties:

8 (a) The duty to provide brokerage services to you fairly and honestly.

9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.

10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.

12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).

14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).

16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.

17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the
27 Firm is no longer providing brokerage services to you.

28 The following information is required to be disclosed by law:

29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).

30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection
31 report on the property or real estate that is the subject of the transaction.

32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
34 later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** _____

36 _____

37 _____

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): _____

39 _____

40 _____

41 _____ (Insert information you authorize to be disclosed, such as financial qualification information.)

42 **DEFINITION OF MATERIAL ADVERSE FACTS**

43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.
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