

OFFICE SPACE AVAILABLE FOR LEASE



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GENERAL INFORMATION

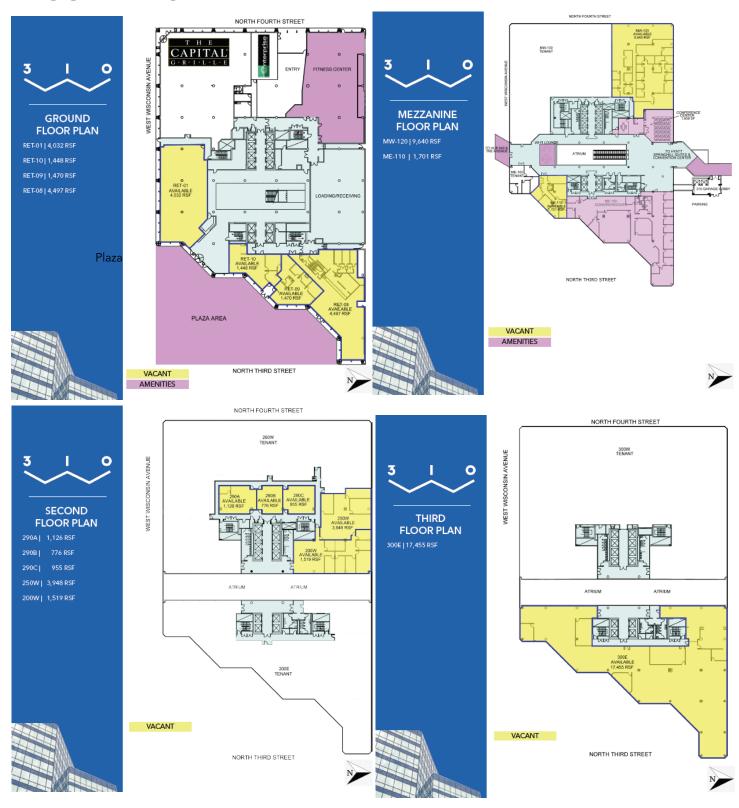
Ready for a change? Want a Class A experience at Class B price point? If so, then 310 W. Wisconsin Avenue—310W—is a must-see. Located in the quickly redeveloping and dynamic Westown neighborhood, 310W is big, bold, clean, and crisp. With striking post modern design it will speak clearly to those sharing its visionary spirit. If your company has been searching for an appealing and distinctive office environment that offers affordability, flexibility, modern onsite tenant amenities with the appeal and convenience of fantastic out-the-door amenities, then call Marianne or John today to schedule your tour and learn how new ownership committed to transformative change is creating a whole new experience at 310W. *Momentum is building! Become part of it.*

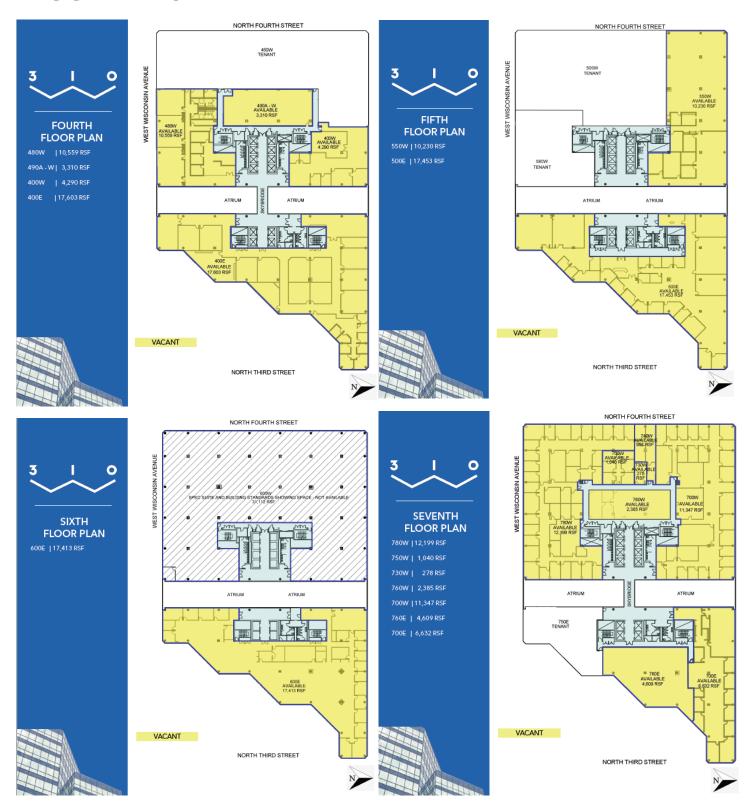
| Neighborhood/Location | Westown/Kilbourn Town | | | |
|--|---|--|--|--|
| Building Name | 310W (310 West Wisconsin Avenue) | | | |
| Building Website | https://the310w.com/ | | | |
| Building Size | 614,314 sf | | | |
| Year Built | 1983; designed by the Chicago architectural firm of Perkins & Will | | | |
| Floors | 14 | | | |
| Floorplate/s (approximate) | West Tower +31,400 SF East Tower +17,500 SF (varies) Full Floor +15,000 to 45,000 SF | | | |
| Available Space | ± 384,000 sf | | | |
| Max Contiguous | \pm 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 (\$9.36/rsf Base Year) | | | |
| Premises Janitorial | Included | | | |
| Heating & Air Conditioning | Included | | | |
| Jtilities | 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 Elevator – Freight | 12 Passenger elevators (8 servicing the west tower; 4 servicing the east tower) 1 Freight (7000# capacity; 10'H x 10'W x 6'D) | | | |
| Loading/Staging Area | Yes; large covered canopy dock and staging area on north (alley side) of building | | | |
| | Premier Class "A" ENERGY STAR rated Office Building (95 Score); pending GRESB | | | |

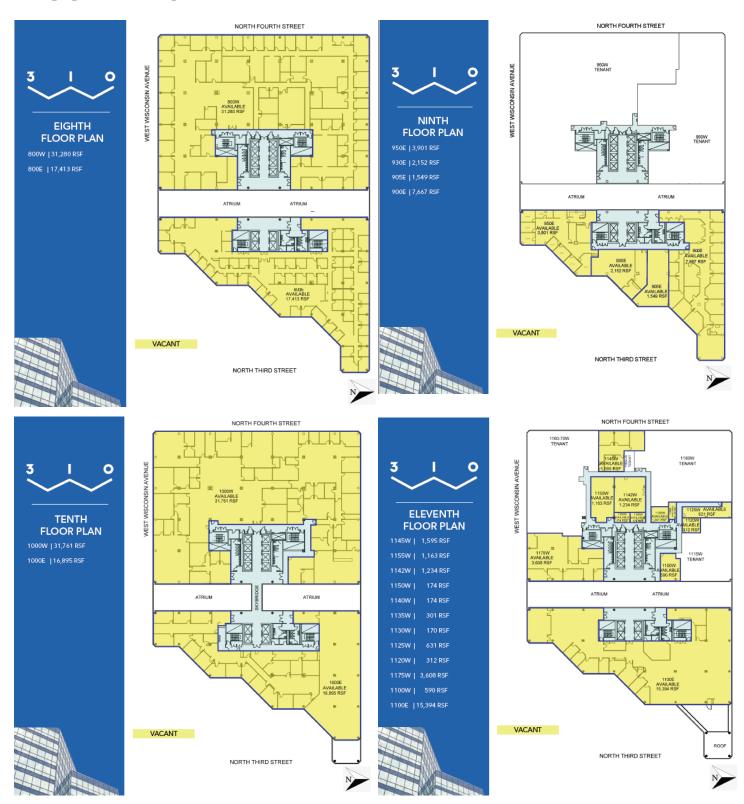
Property & Neighborhood Highlights

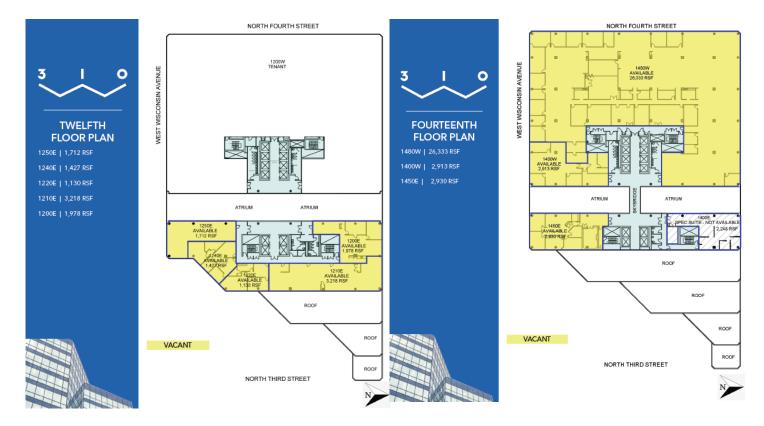
- Premier Class "A" ENERGY STAR rated Office Building (95 Score); pending GRESB designation (green building/sustainability grade)
- Full service professionally owned and operated property with on-site property management & security services
- Large & small office suites available
- Outdoor place-making plaza urban oasis & sculpture garden
- Unparalled building façade and plaza monument signage possibilities for anchor and junior anchor size tenancies
- Out-the-door attractions & amenities everywhere! 3 blocks to Fiserv forum and Punch Bowl Social, the HOP Street Car (2020); Amtrak/Intermodal station, public transportation, Wisconsin District Conventional Center, new Milwaukee Symphony Orchestra (MSO) hall, the Hilton Hotel, Marquette University, the NEWaukee Night Market (at the 310W plaza), Zeidler Union Park farmer's markets, and others.
- Desired in-building amenities tenants want--Skywalk connections to hotels, restaurants, Wisconsin Center convention center, and the Grand Avenue food hall; Wi-Fi lounge, common conference facilities, fitness center, coworking, café, vending, massage, golf simulator, storage space, Bublr Bikes, Enterprise rent-a-car, and more.

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









PHOTOGRAPHS

















PHOTOGRAPHS











ELEVATOR LOBBIES & GARAGE VESTIBULE

NEWLY DESIGNED ELEVATOR LOBBIES



WOOD CLADDING & COVE LIGHTING



VESTIBULE EXTERIOR VIEW





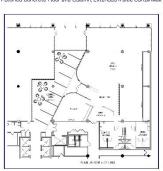
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BUILDING AMENITIES

FITNESS CENTER



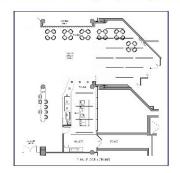
Amariux "Linea" Linear Downlights, Wood Slat Screen and Walls (Cedar or Hickory), Polished Concrete Floor and Column, Extended Inside Curtainwall



CAFÉ



Kuzeo "Dorothy" Pendant Lighting, Wood Stat Cellings, Linear Downlights in Wood Stats, Monolithic Stone Counter with "Colden Calaxy" Marble, Wall Mural by Claudia Chaseling





BUILDING AMENITIES





OFFICES

COMMUNITY & GAME SPACE

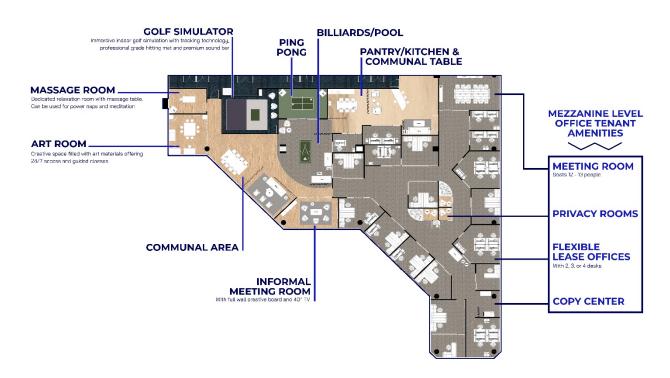


LOUNGE AREA



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BUILDING AMENITIES





ARTWORK AT 310W

CONTEMPORARY ART EXHIBITONS IN NON-TRADITONAL SPACES

We are committed to enriching the experience of 310W with the Art-in-Buildings program through Time Equities Inc. The program takes the innovative approach of bringing contemporary art from emerging and mid-career artists to non-traditional exhibition spaces in the interest of expanding the audience for art, promoting the artists, and creating a more interesting environment for our tenants and their clients and guests.

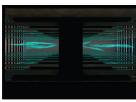
STEFAN SOUS

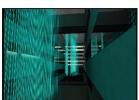
RACHEL MICA WEISS

CLAUDIA CHASELING

Düsselsorf-based artist Stefan Sous has been chosen to further develop site-specific sculptural works for the large atrium at 310W.

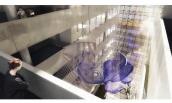
His diverse ocuvre ranges from light, laser, steel, video, and exploded soulptures. Much of his artwork explores spatial and tectoric ideas and concepts that blur the boundary between art and architecture.





Brooklyn-based artist Rachel Mica Weiss has been chosen to further develop site-specific sculptural works for the large atrium at 310W.

Her sculptural practice incorporates stone, cast forms and wood constructions, as well as textile languages to generate works embedded with gravity and tension.





Berlin-based artist Claudia Chaseling has been been commissioned to paint a large mural on the Mezzenine floor at 310W.

She specializes in painting large conveses, concrete objects, walls and floors. Claudia has exhibited her works in over fifty solo and group exhibitions all over the world.







RESTROOMS

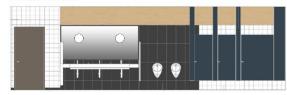
NEWLY RENOVATED RESTROOMS



WOMEN'S ROOMS



MEN'S ROOMS



TECHNOLOGY FEATURES

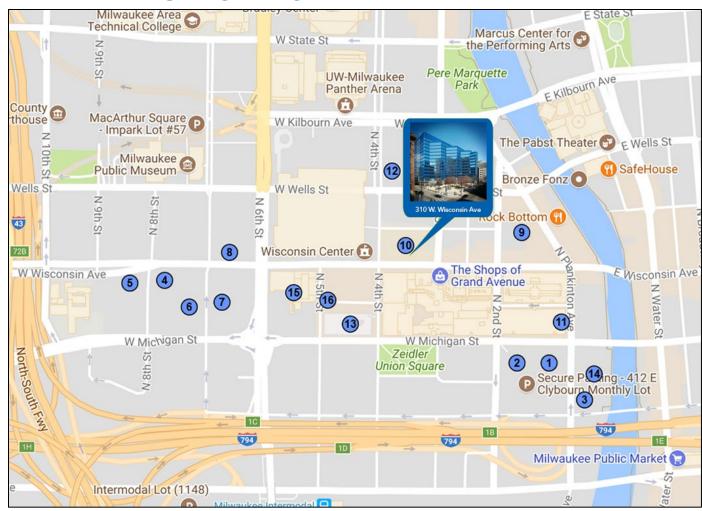
- Commercial Flushometer High-Efficiency Toilets
- EcoPower High-Efficiency Toilet Flush Valve
- Toto Axiom EcoPower Faucets
- Toto Sensor-Operated Scap Dispensers
- Dyson Airblade V Hand Dryer

DESIGN FEATURES

- DuPant Designer White Corian Trough Sink/Counter
- Corian Deep Inkwell Counter and Backsplash
- Anchorage Colorbody Dark Grey Porcelain
- Wood Veneer Oak Finishes



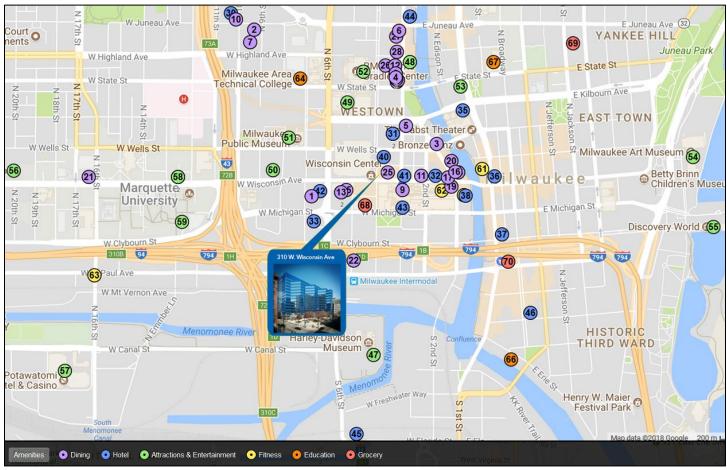
AREA PARKING FACILITIES



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. 5 th St | Surface | Daily and Monthly |

NEIGHBORHOOD AMENITIES & ATTRACTIONS



DINING

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

HOTELS

- 30 Brewhouse Inne & Suites
- Hyatt Regency 31
- 32 Hampton Inn & Suites
- 33 Ramada
- 34 Hyatt Place
- 35 InterContinental Milwaukee
- Drury Hotels 36
- 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
- Edelweiss Cruises & Boat Tours 48
- Milwaukee Admirals 49
- Milwaukee Public Library 50
- 51 Milwaukee Public Museum
- 52 Milwaukee Bucks
- Marcus Center for the Performing Arts 53
- 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

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

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

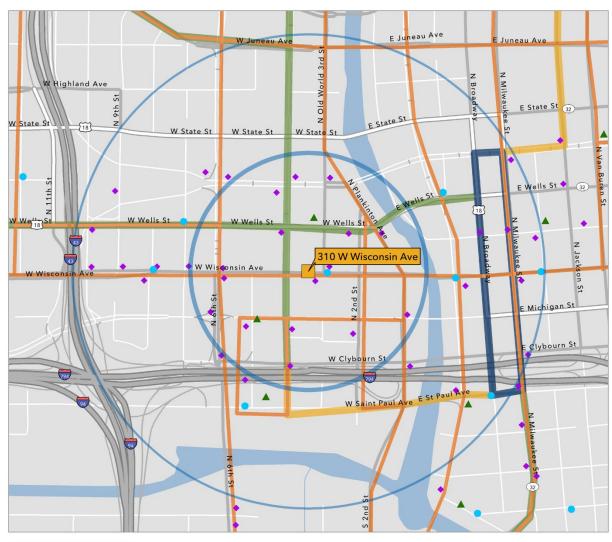
GROCERY

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

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 Westown 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!

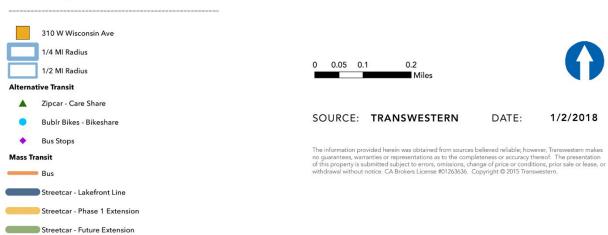
TRANSIT OPTIONS



310 W WISCONSIN AVE

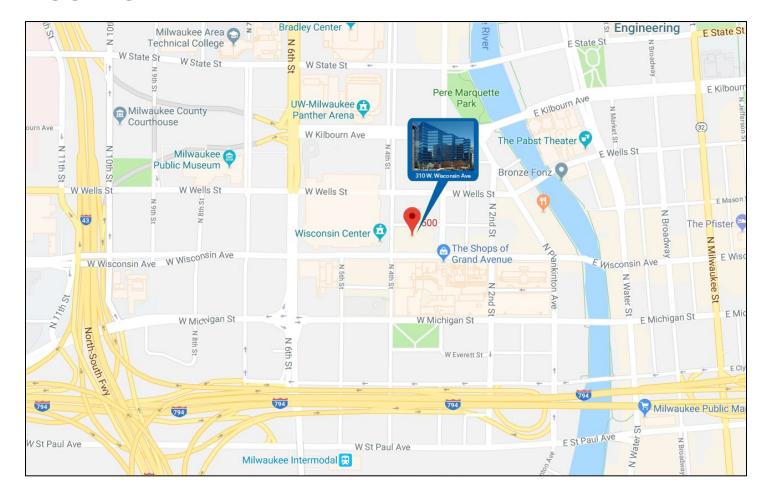
AREA TRANSIT OPTIONS

MILWAUKEE, WI



1/2/2018

LOCATION MAP



AERIAL MAP

