

# OFFICE SPACE AVAILABLE FOR LEASE



TRANSWESTERN

REAL ESTATE  
SERVICES

## 310 WEST WISCONSIN AVENUE

MILWAUKEE, WI 53203



### Leasing Information:

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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 Westtown 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	Westtown/Kilbourn Town
Building Name	310W (310 West Wisconsin Avenue)
Building Website	<a href="https://the310w.com/">https://the310w.com/</a>
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	±130,000 rsf. Please call to discuss availability
Lease Rate	\$17.00 to \$24.50/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
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)
Loading/Staging Area	Yes; large covered canopy dock and staging area on north (alley side) of building
Property & Neighborhood Highlights	<ul style="list-style-type: none"> <li>Premier Class "A" ENERGY STAR rated Office Building (95 Score); pending GRESB designation (green building/sustainability grade)</li> <li>Full service professionally owned and operated property with on-site property management &amp; security services</li> <li>Large &amp; small office suites available</li> <li>Outdoor place-making plaza urban oasis &amp; sculpture garden</li> <li>Unparalleled building façade and plaza monument signage possibilities for anchor and junior anchor size tenancies</li> <li>Out-the-door attractions &amp; 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.</li> <li>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.</li> </ul>

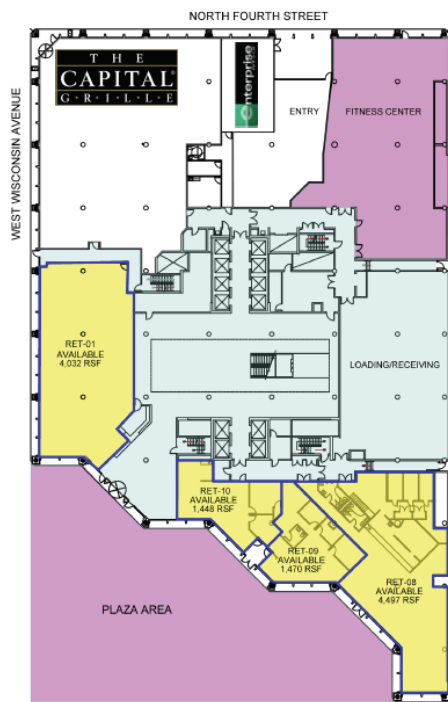
*All information is furnished from sources judged to be reliable; however, no guarantee is made as to its accuracy or completeness.*

# FLOOR PLANS

**GROUND FLOOR PLAN**

RET-01 | 4,032 RSF  
RET-10 | 1,448 RSF  
RET-09 | 1,470 RSF  
RET-08 | 4,497 RSF

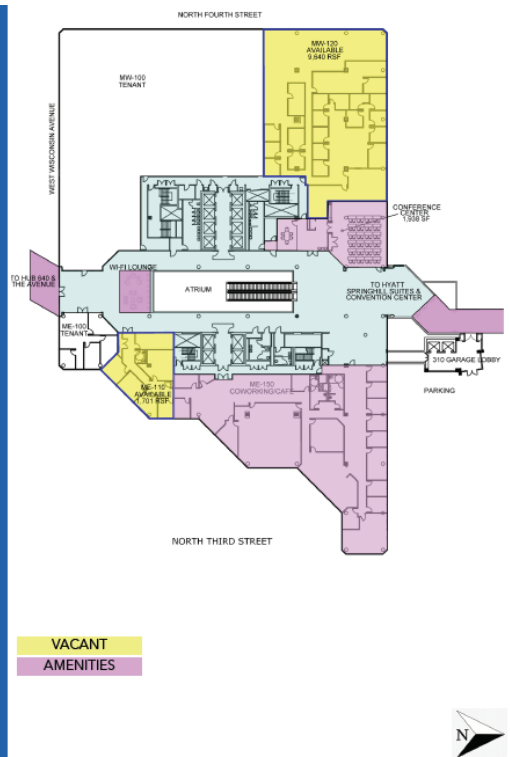
Plaza



VACANT  
AMENITIES

**MEZZANINE FLOOR PLAN**

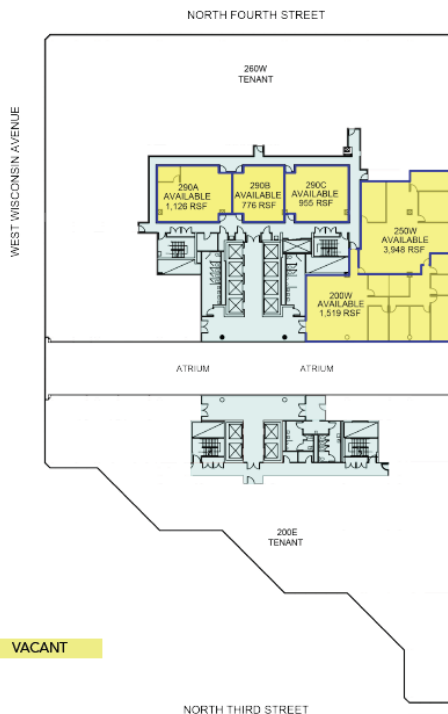
MW-120 | 9,640 RSF  
ME-110 | 1,701 RSF



VACANT  
AMENITIES

**SECOND FLOOR PLAN**

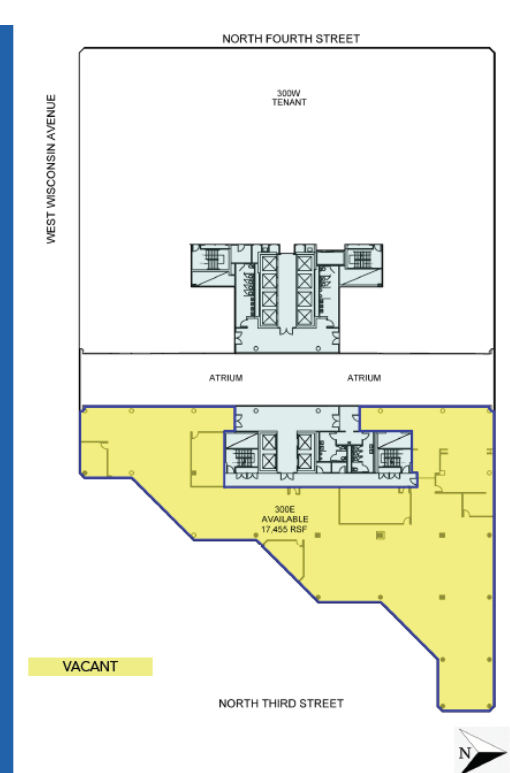
290A | 1,126 RSF  
290B | 776 RSF  
290C | 955 RSF  
250W | 3,948 RSF  
200W | 1,519 RSF



VACANT

**THIRD FLOOR PLAN**

300E | 17,455 RSF



VACANT

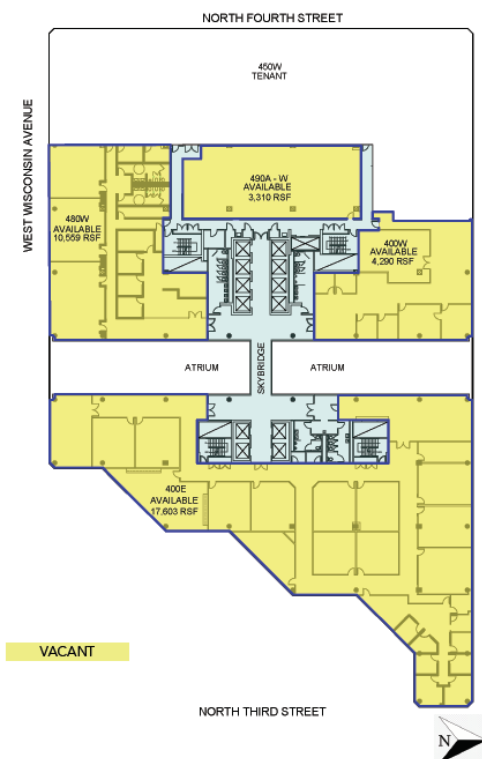


# FLOOR PLANS

**3 1 0**

**FOURTH FLOOR PLAN**

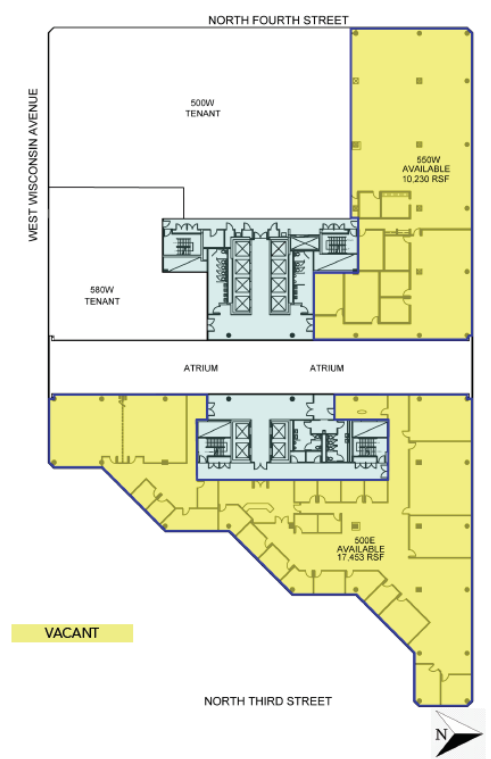
480W | 10,559 RSF  
 490A - W | 3,310 RSF  
 400W | 4,290 RSF  
 400E | 17,603 RSF



**3 1 0**

**FIFTH FLOOR PLAN**

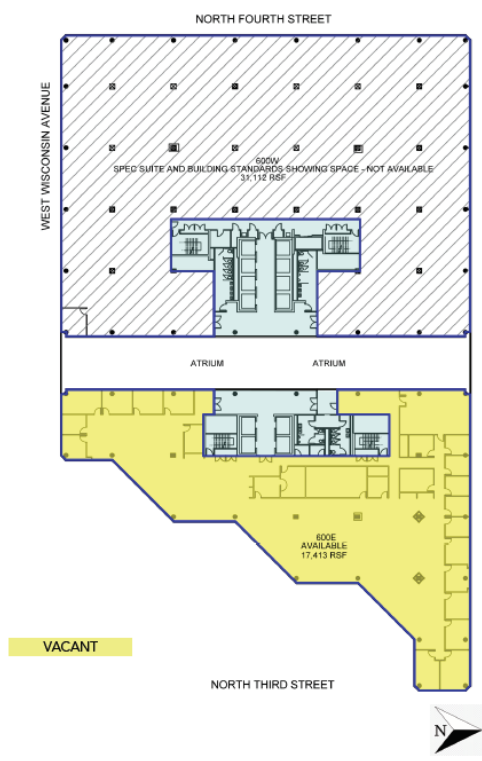
550W | 10,230 RSF  
 500E | 17,453 RSF



**3 1 0**

**SIXTH FLOOR PLAN**

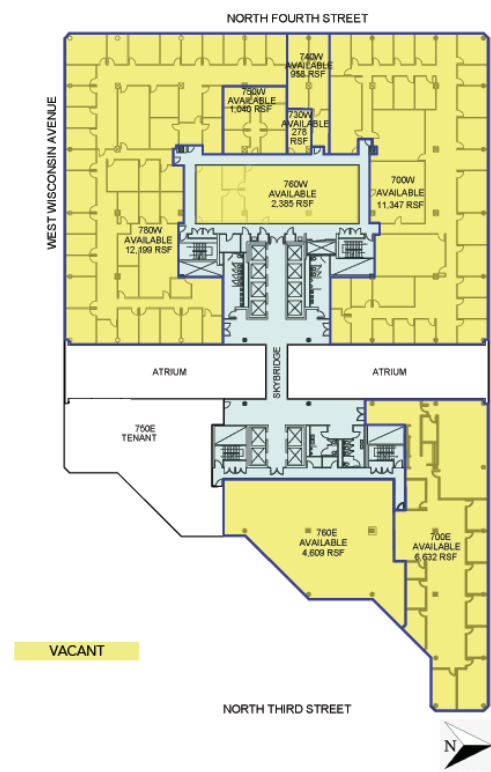
600E | 17,413 RSF



**3 1 0**

**SEVENTH FLOOR PLAN**

780W | 12,199 RSF  
 750W | 1,040 RSF  
 730W | 278 RSF  
 760W | 2,385 RSF  
 700W | 11,347 RSF  
 760E | 4,609 RSF  
 700E | 6,632 RSF



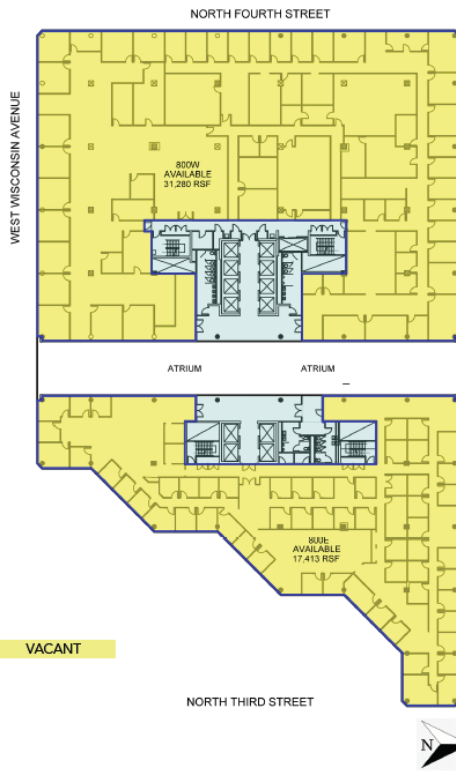
# FLOOR PLANS

3 1 0

## EIGHTH FLOOR PLAN

800W | 31,280 RSF

800E | 17,413 RSF



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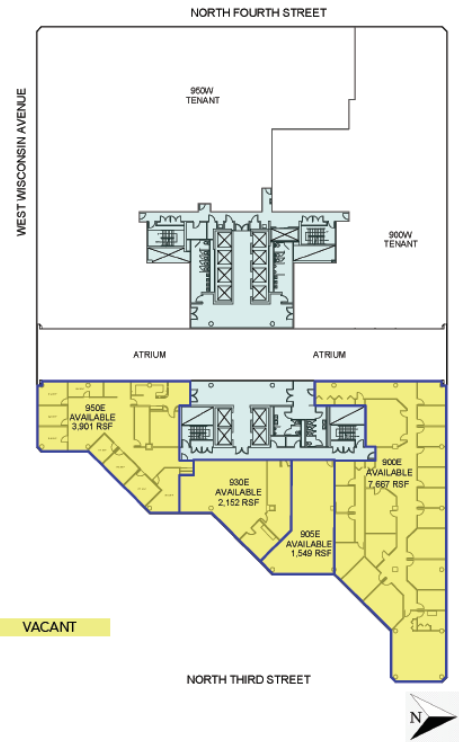
## NINTH FLOOR PLAN

950E | 3,901 RSF

930E | 2,152 RSF

905E | 1,549 RSF

900E | 7,667 RSF



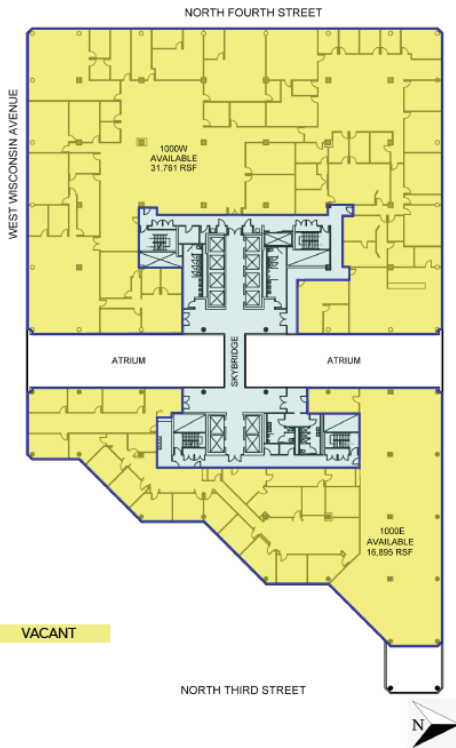
VACANT

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## TENTH FLOOR PLAN

1000W | 31,761 RSF

1000E | 16,895 RSF



VACANT

3 1 0

## ELEVENTH FLOOR PLAN

1145W | 1,595 RSF

1155W | 1,163 RSF

1142W | 1,234 RSF

1150W | 174 RSF

1140W | 174 RSF

1135W | 301 RSF

1130W | 170 RSF

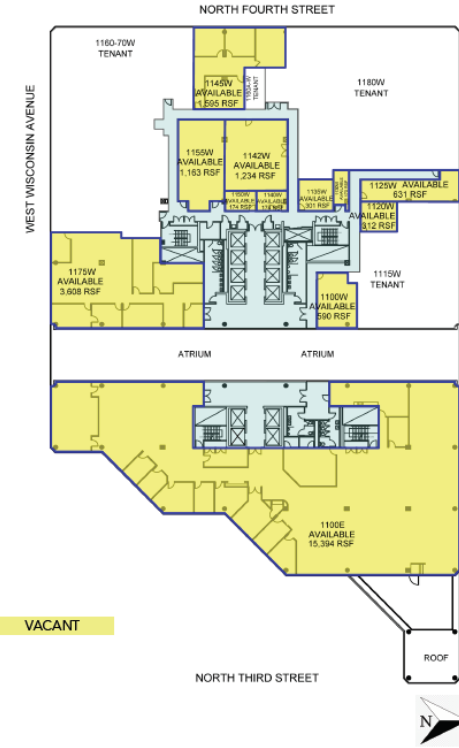
1125W | 631 RSF

1120W | 312 RSF

1175W | 3,608 RSF

1100W | 590 RSF

1100E | 15,394 RSF



VACANT

# FLOOR PLANS

310

TWELFTH FLOOR PLAN

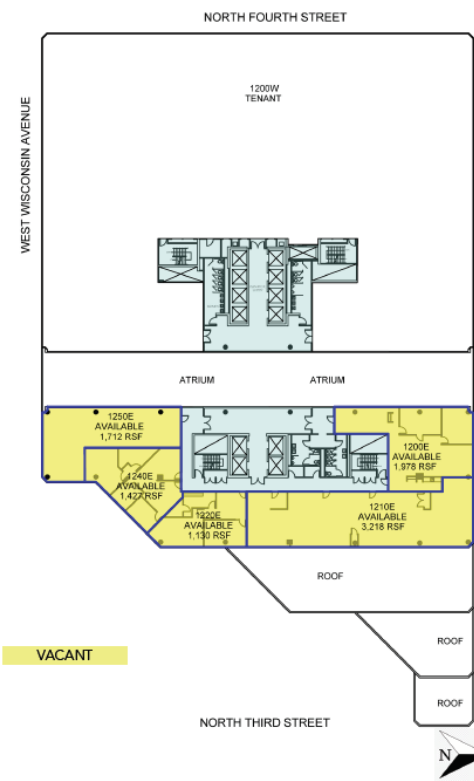
1250E | 1,712 RSF

1240E | 1,427 RSF

1220E | 1,130 RSF

1210E | 3,218 RSF

1200E | 1,978 RSF



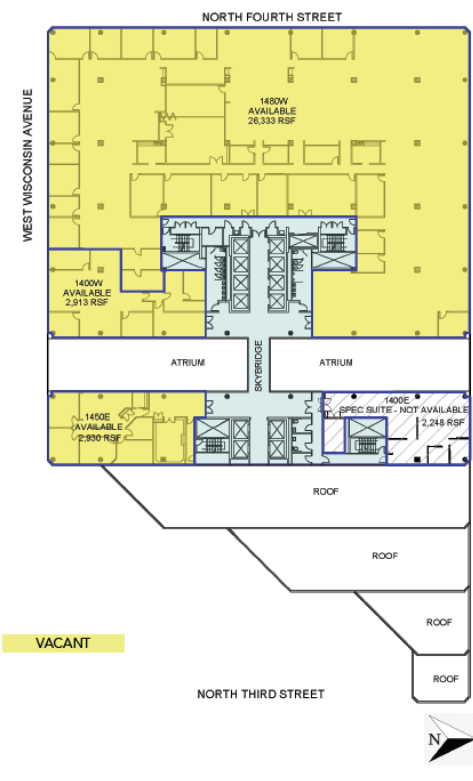
310

FOURTEENTH FLOOR PLAN

1480W | 26,333 RSF

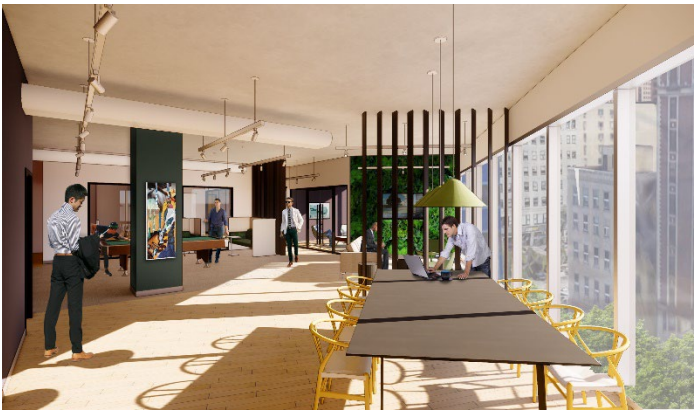
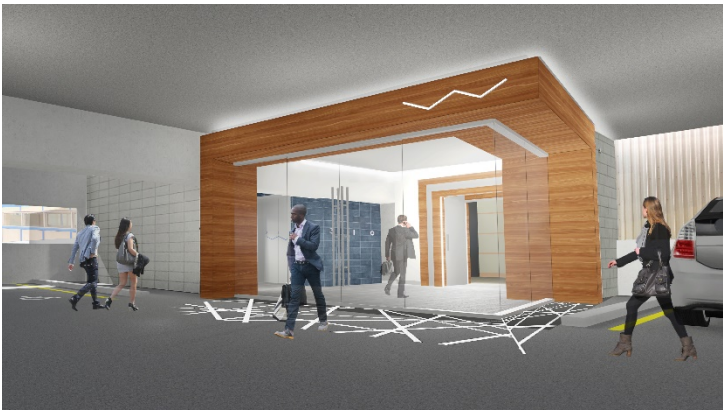
1400W | 2,913 RSF

1450E | 2,930 RSF





# PHOTOGRAPHS





# PHOTOGRAPHS



# NEW DEVELOPMENT



## ELEVATOR LOBBIES & GARAGE VESTIBULE

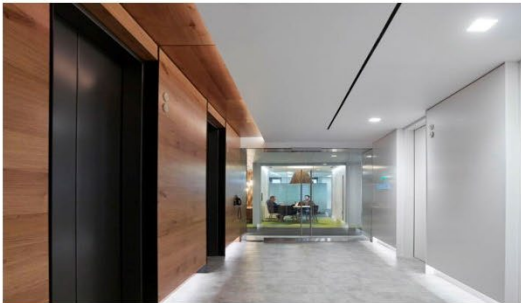
NEWLY DESIGNED ELEVATOR LOBBIES



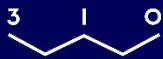
PARKING GARAGE VESTIBULE



WOOD CLADDING & COVE LIGHTING

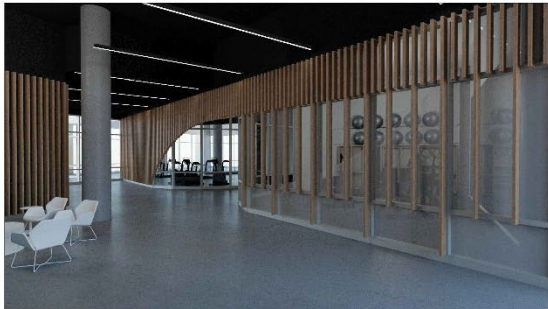


VESTIBULE EXTERIOR VIEW



## BUILDING AMENITIES

FITNESS CENTER

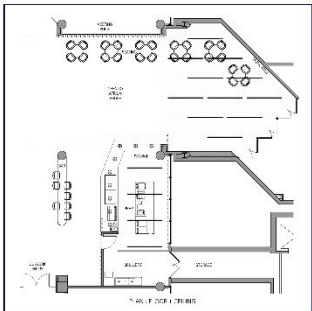
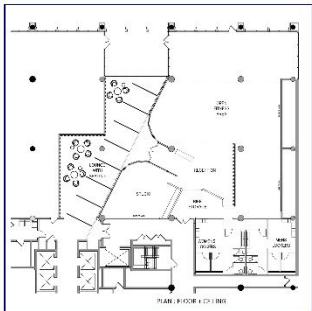


Amerlux "Lined" Linear Downlights, Wood Slat Screen and Walls (Cedar or Hickory),  
Polished Concrete Floor and Column, Extended Inside Curtainwall

CAFÉ



Kuzoo "Dorothy" Pendant Lighting, Wood Slat Ceilings, Linear Downlights in Wood Slats,  
Monolithic Stone Counter with "Golden Galaxy" Marble, Wall Mural by Claudia Chastling





# NEW DEVELOPMENT

3

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BUILDING AMENITIES

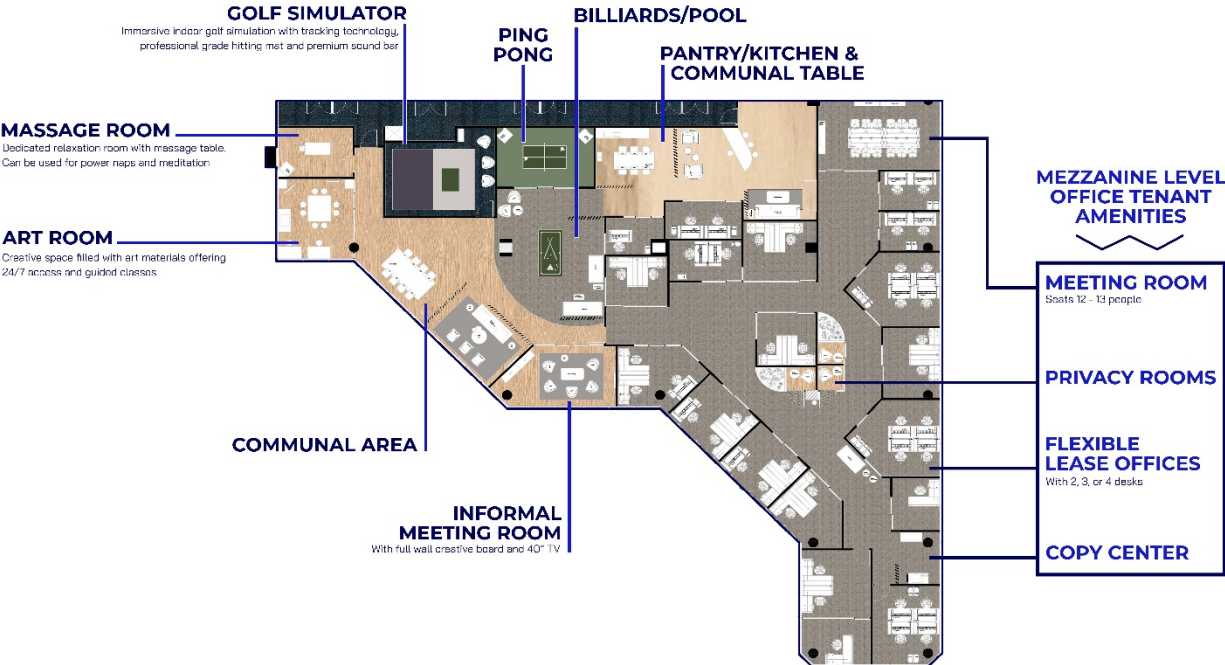


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BUILDING AMENITIES





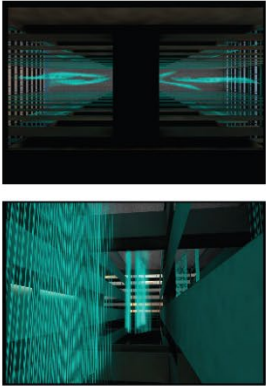
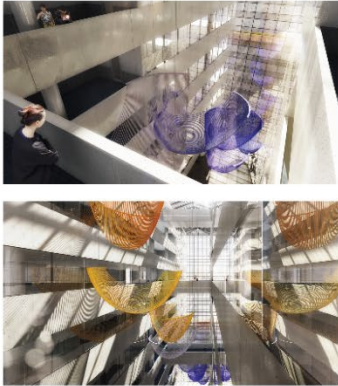
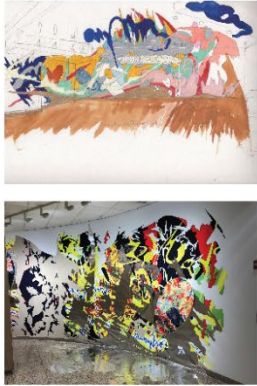
# NEW DEVELOPMENT

310

ARTWORK AT 310W

## CONTEMPORARY ART EXHIBITONS IN NON-TRADITIONAL 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
<p>Düsseldorf-based artist Stefan Sous has been chosen to further develop site-specific sculptural works for the large atrium at 310W.</p> <p>His diverse oeuvre ranges from light, laser, steel, video, and exploded sculptures. Much of his artwork explores spatial and tectonic ideas and concepts that blur the boundary between art and architecture.</p>	<p>Brooklyn-based artist Rachel Mica Weiss has been chosen to further develop site-specific sculptural works for the large atrium at 310W.</p> <p>Her sculptural practice incorporates stone, cast forms and wood constructions, as well as textile languages to generate works embedded with gravity and tension.</p>	<p>Berlin-based artist Claudia Chaseling has been commissioned to paint a large mural on the Mezzanine floor at 310W.</p> <p>She specializes in painting large canvases, concrete objects, walls and floors. Claudia has exhibited her works in over fifty solo and group exhibitions all over the world.</p>
		

310

RESTROOMS

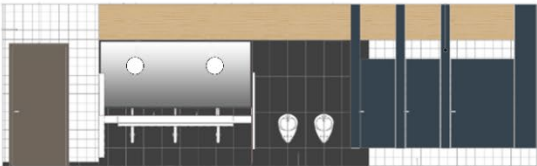
### NEWLY RENOVATED RESTROOMS



### WOMEN'S ROOMS



### MEN'S ROOMS



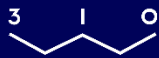
#### TECHNOLOGY FEATURES

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

#### DESIGN FEATURES

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

# NEW DEVELOPMENT



## SUSTAINABILITY INITIATIVES



### ENERGY EFFICIENCY

- LED lighting with occupancy sensors
- Brand new energy management system
- Skylight to reduce heat gain



### WATER EFFICIENCY

- Low-flow plumbing fixtures installed for all bathroom renovations



### WELLNESS

- All paints, sealants and adhesives used are non-toxic
- Healthy and sustainable materials used throughout the building



### CERTIFICATIONS

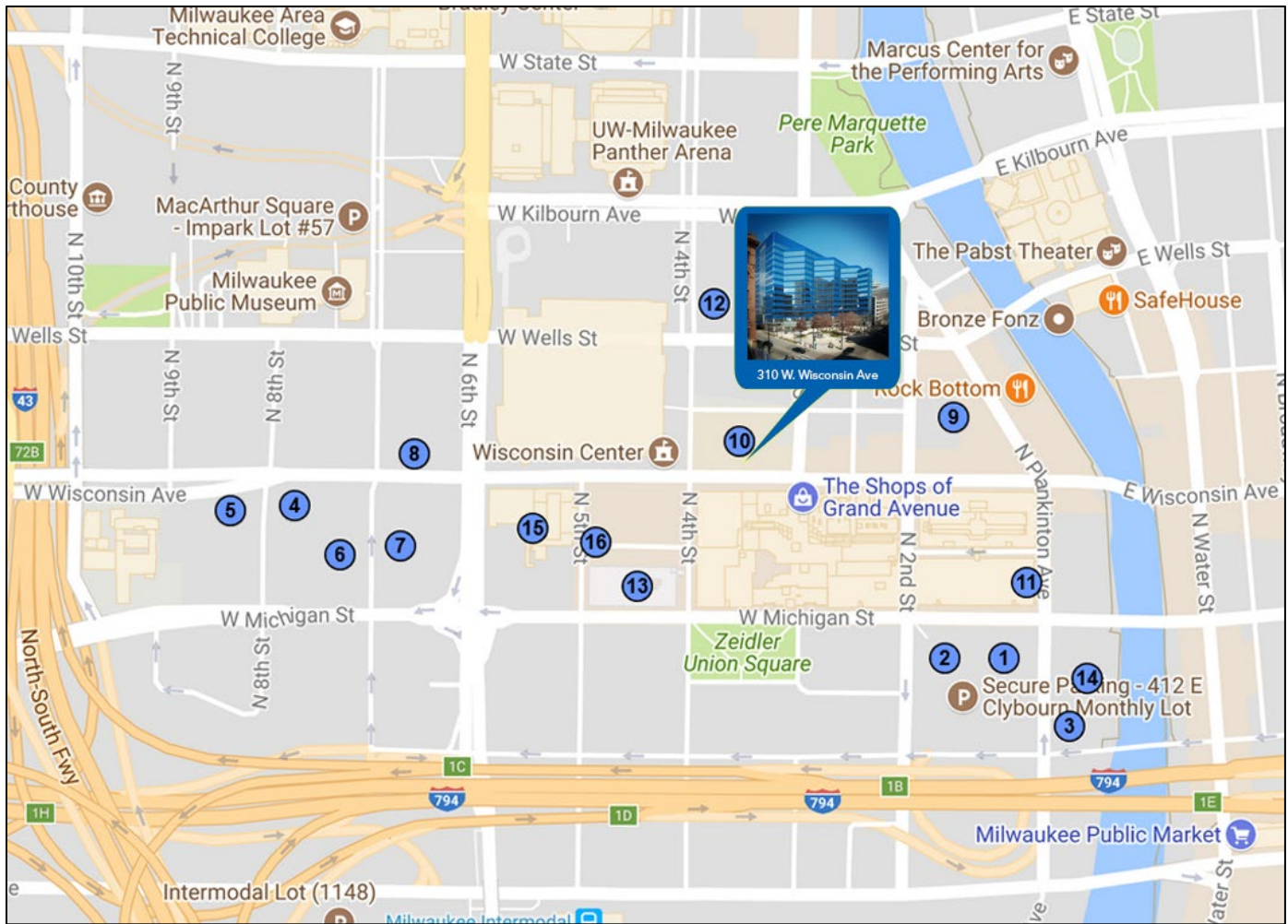
- LEED certified
- Energy Star certified
- GRESB reporting



### PARTNERSHIPS

- Better Buildings Challenge - Milwaukee (BBC-MKE)
- Focus on Energy - Wisconsin utilities

# AREA PARKING FACILITIES



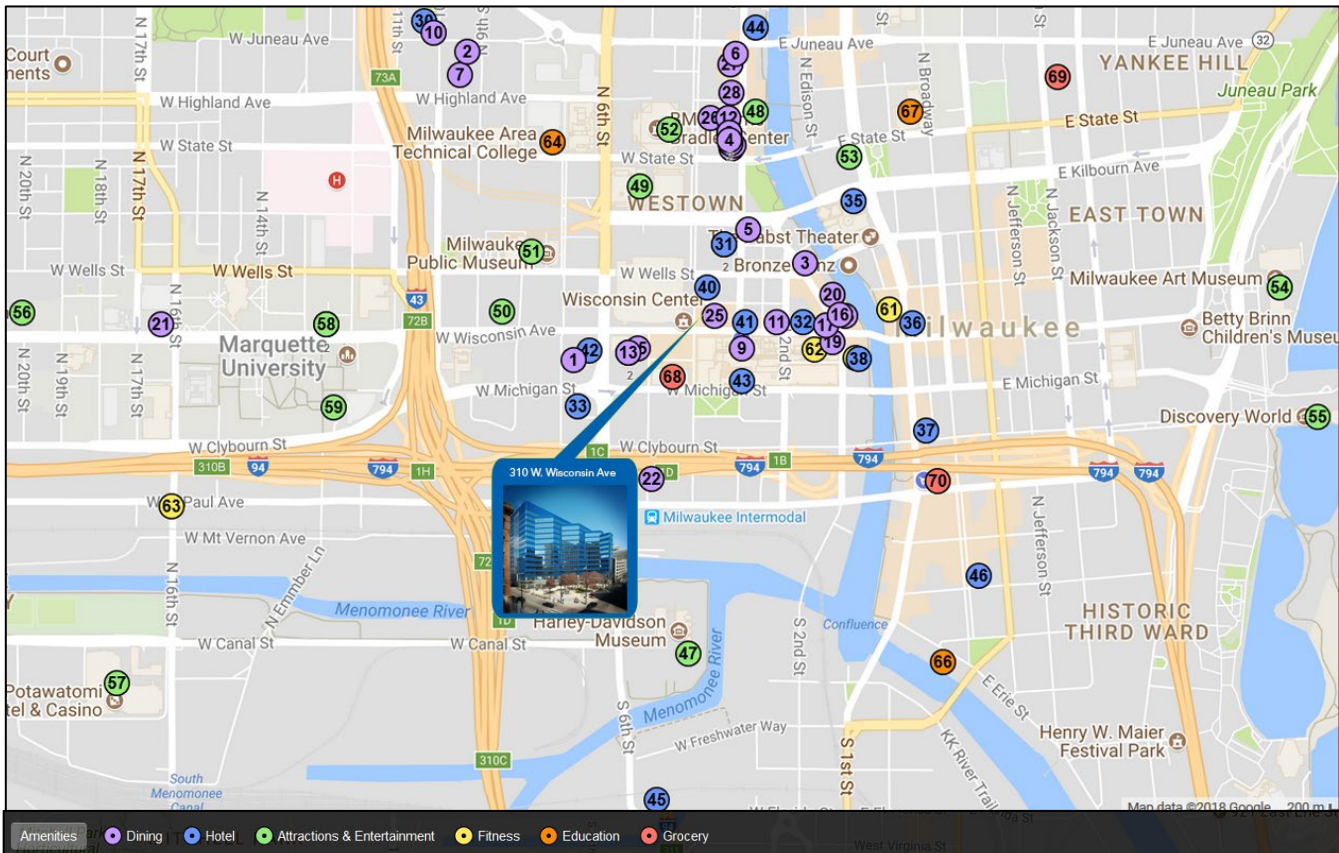
For current parking rate information at the facilities indicated below, please go to: [www.parkmilwaukee.com](http://www.parkmilwaukee.com)

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

310 WEST WISCONSIN AVENUE  
MILWAUKEE, WI



# 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 Journeymen 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

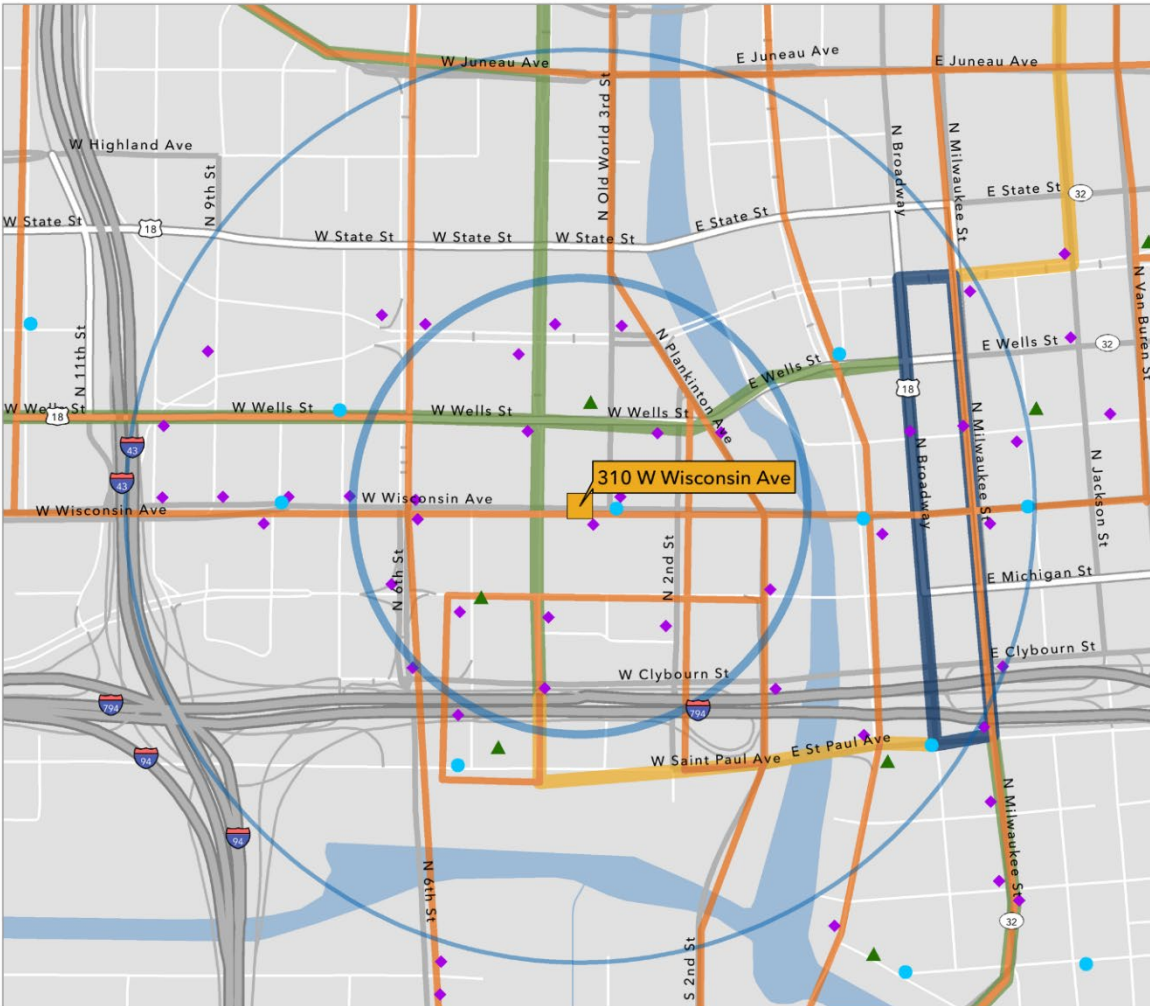
## GROCERY

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

# 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
  - 4<sup>th</sup> & 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!

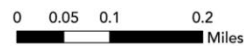
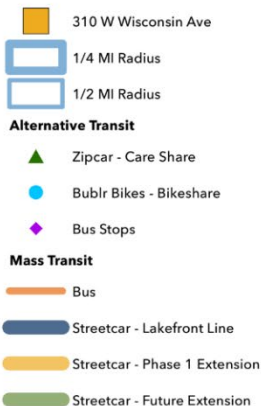
# TRANSIT OPTIONS



**310 W WISCONSIN AVE**

## AREA TRANSIT OPTIONS

MILWAUKEE, WI



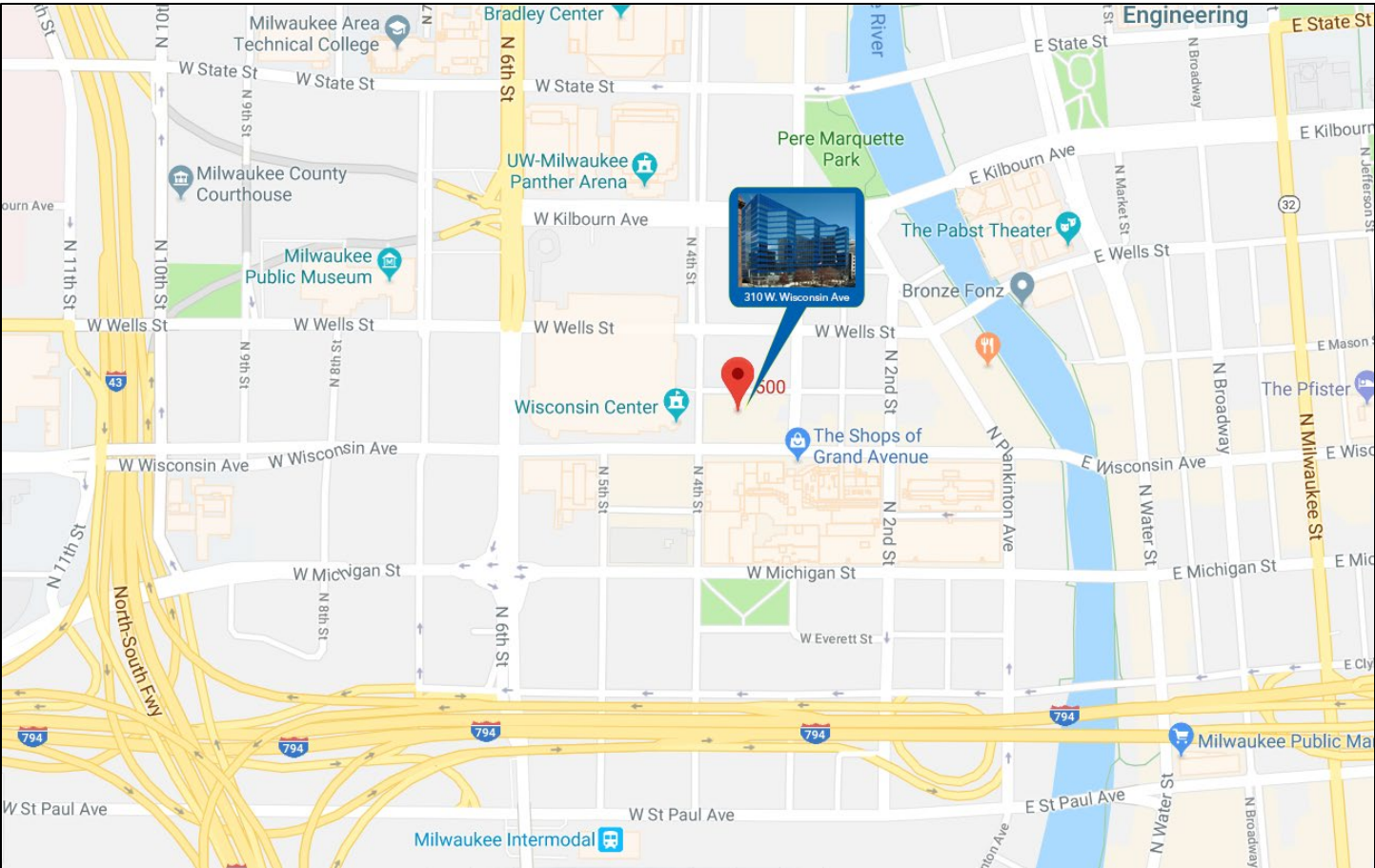
SOURCE: TRANSWESTERN

DATE: 1/2/2018

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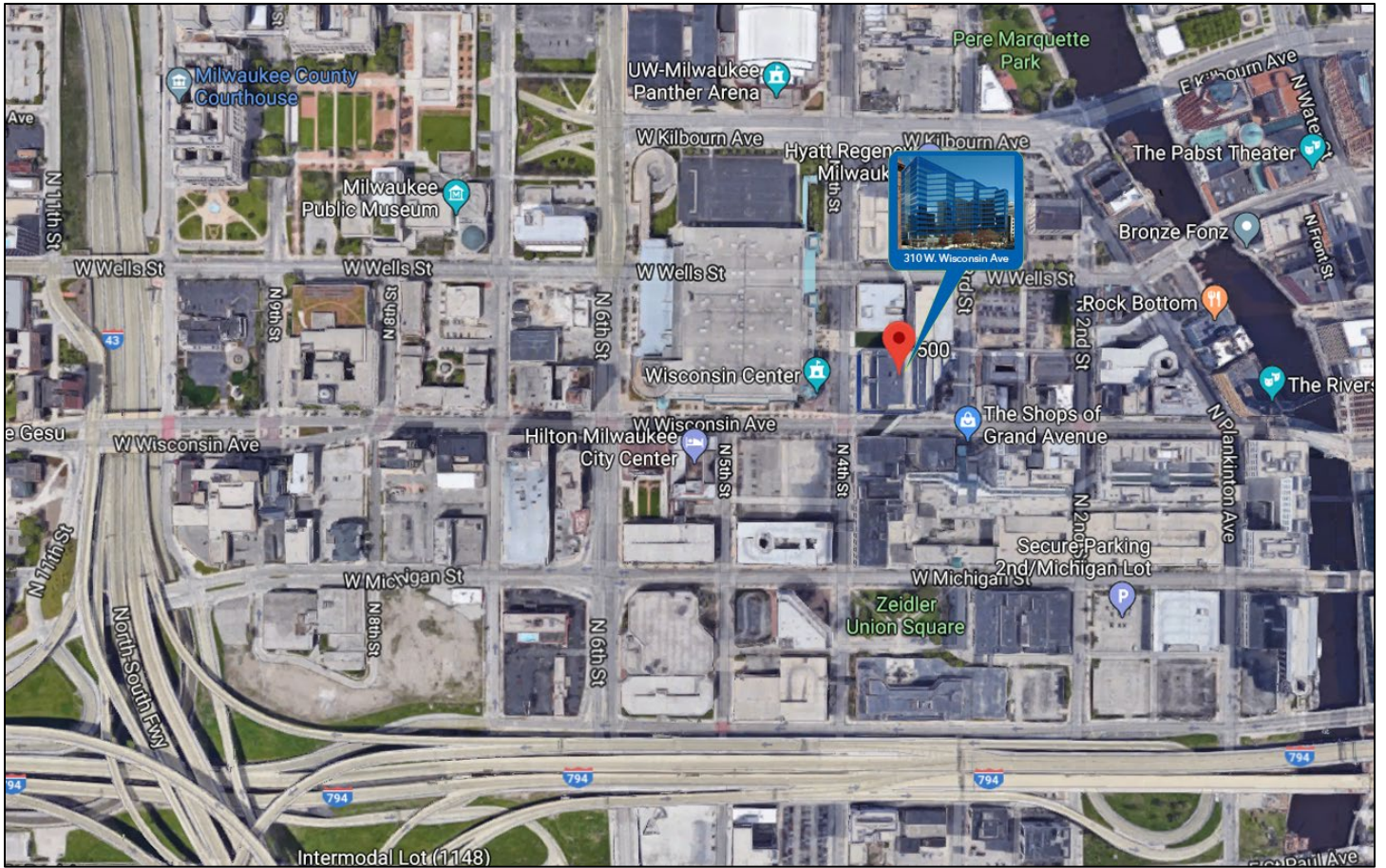


# LOCATION MAP



310 WEST WISCONSIN AVENUE  
MILWAUKEE, WI

# AERIAL MAP



310 WEST WISCONSIN AVENUE  
MILWAUKEE, WI

## 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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