

# RIVER

MICHELS

CLASS A OFFICE



BE A PART OF MILWAUKEE'S NEWEST MIXED-USE URBAN COMMUNITY







# EXPERIENCE MILWAUKEE

Rich in cultural assets, natural resources, history and infrastructure, Milwaukee is one of the most underrated cities in the country. For those looking for a strong quality of life, Milwaukee is a great place to live, work and play. It has all of the benefits of a BIG CITY but is extremely livable. For companies looking to best position themselves to attract TALENT, Milwaukee is the place to be.



## ACCESS MILWAUKEE & BEYOND FROM RIVER



I-94 ACCESS  
1 min



WALKER'S POINT  
2 min



BAY VIEW  
2 min



DOWNTOWN  
5 min



AMTRAK STATION  
5 min



AIRPORT  
10 min



MADISON  
90 min



CHICAGO  
90 min

“ *Its affordability and down-to-earth sensibility has made Milwaukee a place where local creatives and hedonists of all kinds can thrive—a city with plenty of its own local businesses and bands; a city where people gather in the twinkle-light-filled beer gardens that dot verdant public parks; where live music flows from open tavern doors, and it’s not uncommon to spot bikes and surfboards strapped to the top of cars—even in the winter.* ”

- “Why Milwaukee Is the Midwest’s Coolest (and Most Underrated) City”, VOGUE, July 2018

# CONVERGENCE OF NEIGHBORHOODS

From Bay View, to the Harbor District, to Walker's Point to Historic Mitchell Street, River 1 is surrounded by some of the most intriguing, historically significant and culturally rich neighborhoods. These neighborhoods are home to many of Milwaukee's best restaurants and Milwaukee's newest residential and commercial developments.

Beyond the amenities these neighborhoods provide direct access to talent with a workforce of over 180,000 within 10 minutes of the campus.





Downtown



Walker's Point



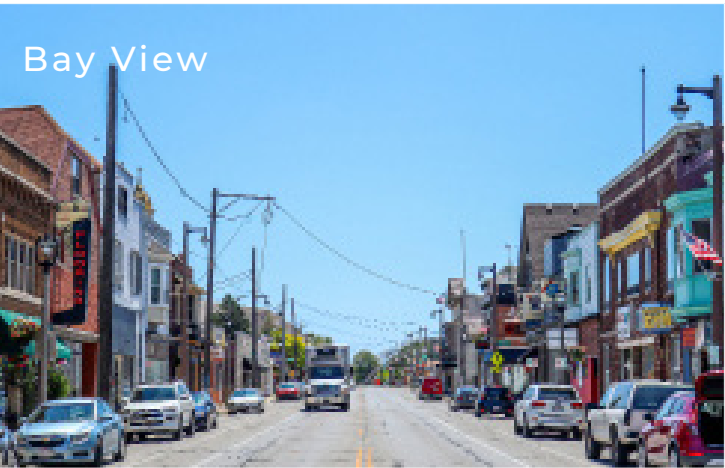
Historic Mitchell Street



Harbor District



Bay View



Third Ward



# CAMPUS EXPERIENCE



275K SF  
OFFICE



125 KEY  
HOTEL



95 UNITS  
RESIDENTIAL

River 1, Milwaukee's newest mixed-use community combines a perfect blend of uses - office, hotel, residential and retail - in a perfect setting. Bordered by the Kinnickinnic River on two sides, River 1 offers a campus experience like no other.



1K FEET  
RIVERWALK



17K SF  
RETAIL



3.2/1,000  
COVERED  
PARKING

Access River 1 by car, bike or boat. For those driving to the campus, tenants and guests can access covered parking, directly accessibly from Becher Street, just minutes away from I-94. **Boat slips** are available and **bike lanes** are planned for the surrounding area making River 1 easily accessible, across multiple modes of transportation.



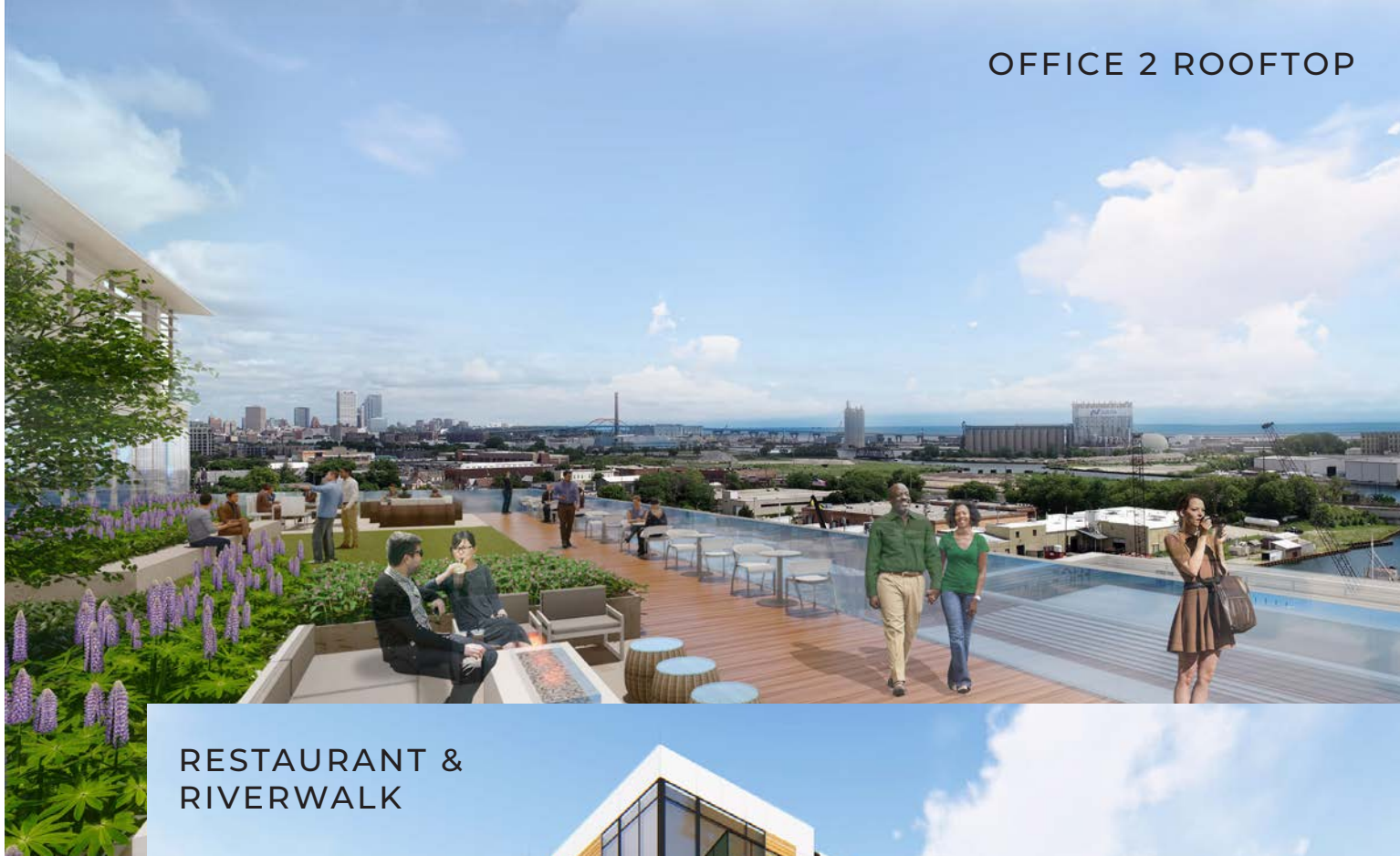
# CAMPUS MAP





# OUTDOOR RENDERINGS

OFFICE 2 ROOFTOP



RESTAURANT &  
RIVERWALK





RETAIL STREETVIEW  
CORNER OF BECHER & 1<sup>ST</sup> STREET



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SOCIAL STAIR &  
RIVERWALK



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# OFFICE 1 AVAILABILITY



OFFICE 1  
120,450 SF Available  
Occupancy Q4 2020

OFFICE 2  
128,331 SF Available Upon  
Demand

LEASE RATE  
\$21.00 NNN

ESTIMATED OPERATING  
EXPENSES & TAXES  
\$10.50 / SF

MARKET RATE ON-SITE  
COVERED PARKING





# OFFICE 2 AVAILABILITY



# SIGNAGE OPPORTUNITIES





# COMMON SPACE RENDERINGS

BUILDING  
ENTRANCE



BUILDING  
LOBBY



TENANT CAFE



TENANT CAFE



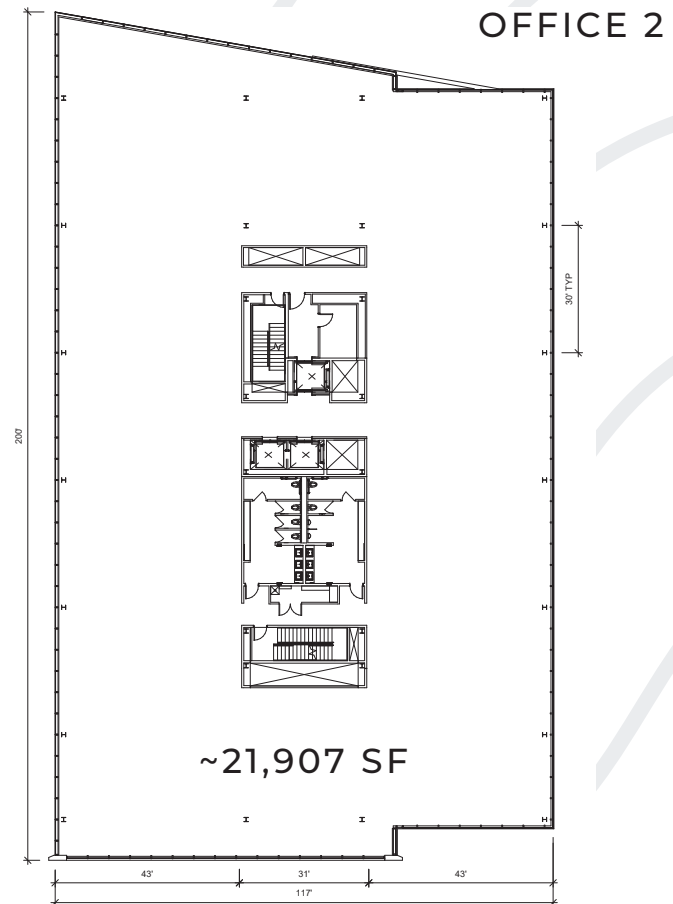
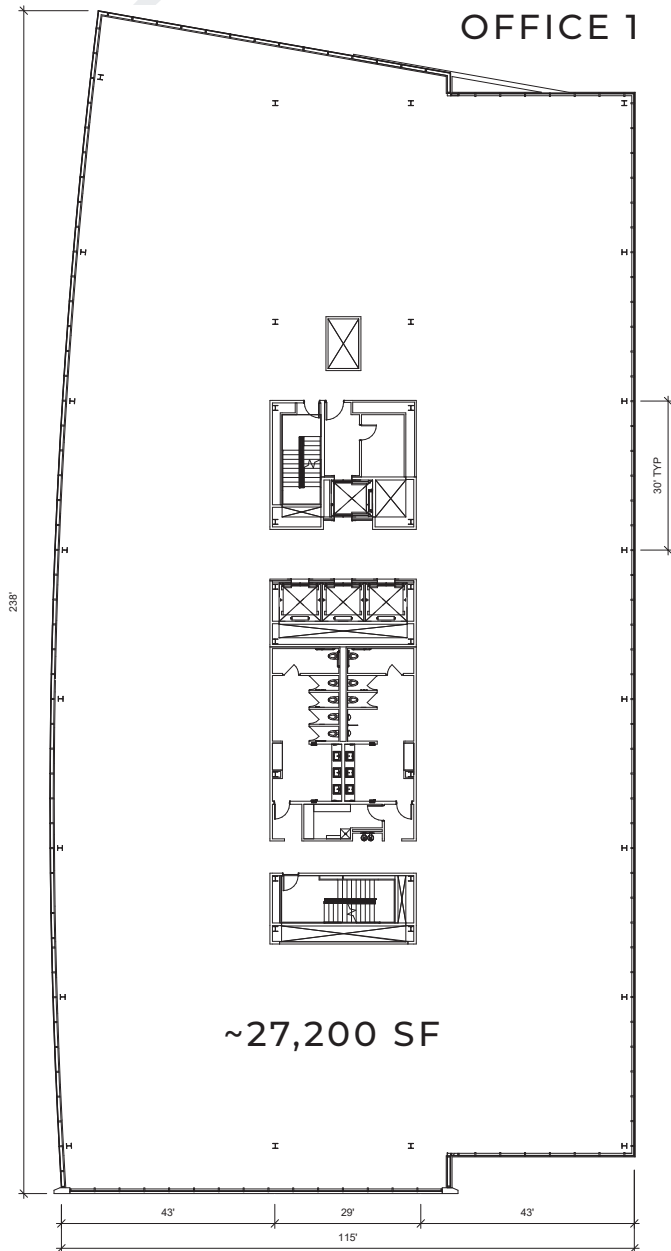


# SAMPLE TENANT SPACE





# FLOOR PLATE





# RIVER

## LEASING INFORMATION



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