



EXPERIENCE

THE AVENUE

FLEXIBLE OFFICE FOR THE MODERN WORK DAY

THE NEW WESTOWN

THE AVENUE

- ◆ 333,000 SQUARE FEET OF OFFICE SPACE
- ◆ 54 MARKET RATE APARTMENTS
- ◆ 3RD STREET MARKET HALL (2021)
- ◆ ONSITE HOTEL & RETAIL OFFERINGS
- ◆ UNLIMITED STRUCTURED PARKING
- ◆ MILWAUKEE SKYWALK CONNECTIVITY
- ◆ UNRIVALED TENANT PRIVILEGES
- ◆ INDOOR & OUTDOOR TERRACES
- ◆ AESTHETICS TO SUIT EVERY STYLE



BUILDINGS WITH A PAST

Three city blocks steeped in history- from the city's first luxury hotel in the 1880's to an entertainment and billiards arcade in 1916, to various configurations of a shopping district and enclosed mall from 1970-2018, The Avenue is the reimagination of one of Milwaukee's most iconic neighborhoods.

Acquired in 2018 by a prestigious team of local and regional developers, The next era for The Avenue creates a dynamic center of commerce, entertainment, dining, and living for the community in vibrant Westown. A breathtaking rehabilitation project marries new and historic structures to create an environment for office tenants seeking the modern office lifestyle- complete with unrivaled campus amenities and tenant privileges.

AVAILABLE SPACE

Arcade Offices	102,401 RSF
ASQ Center	43,842 RSF
<i>Min. Divisible:</i>	<i>989 RSF</i>
	<i>Max Contiguous: 38,966 SF</i>
Parking	2/1,000 included in lease rate; Over 1,700 structure parking spaces; Ample nearby surface lots
Lease Rate	\$12.00-16.00/RSF NNN

LEASING TEAM

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Information shown herein was provided by Seller/Lessor and/or third parties and has not been verified by the broker unless otherwise indicated.

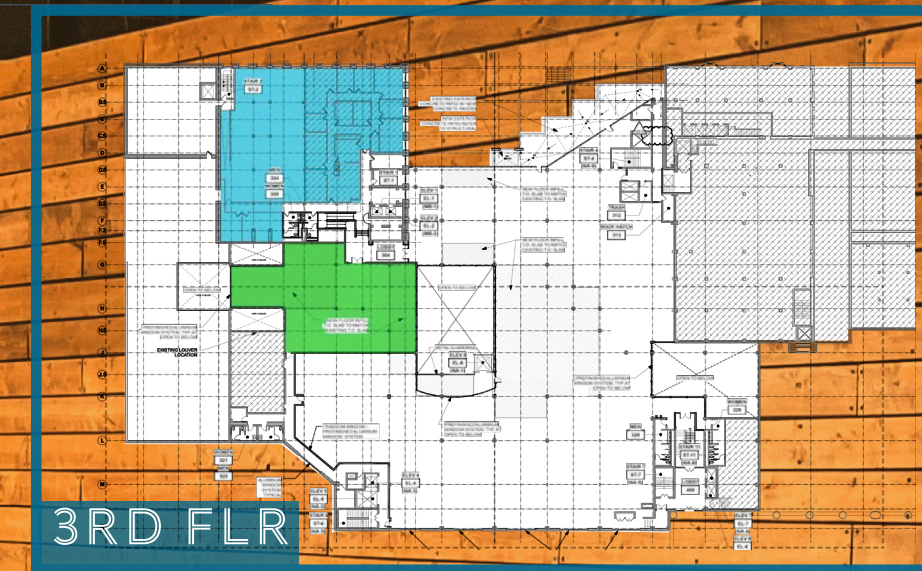
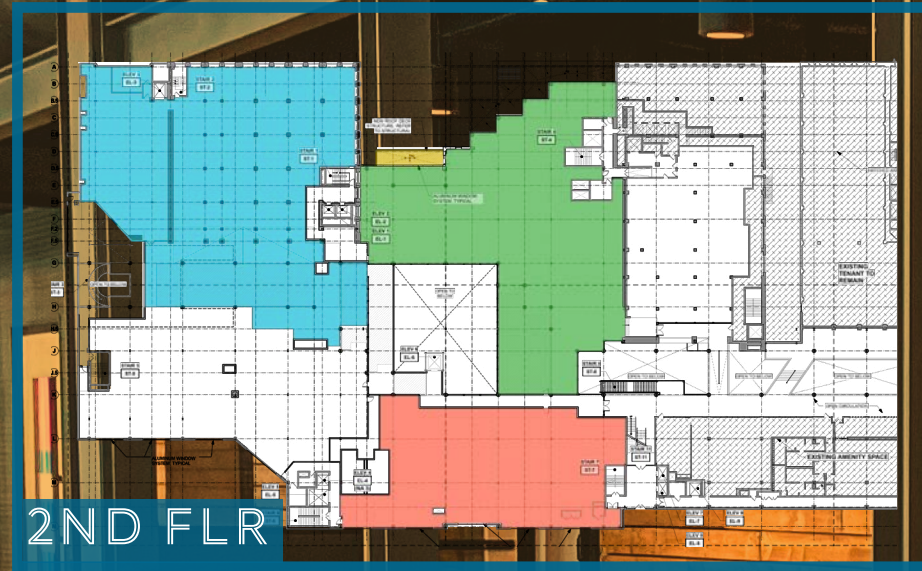
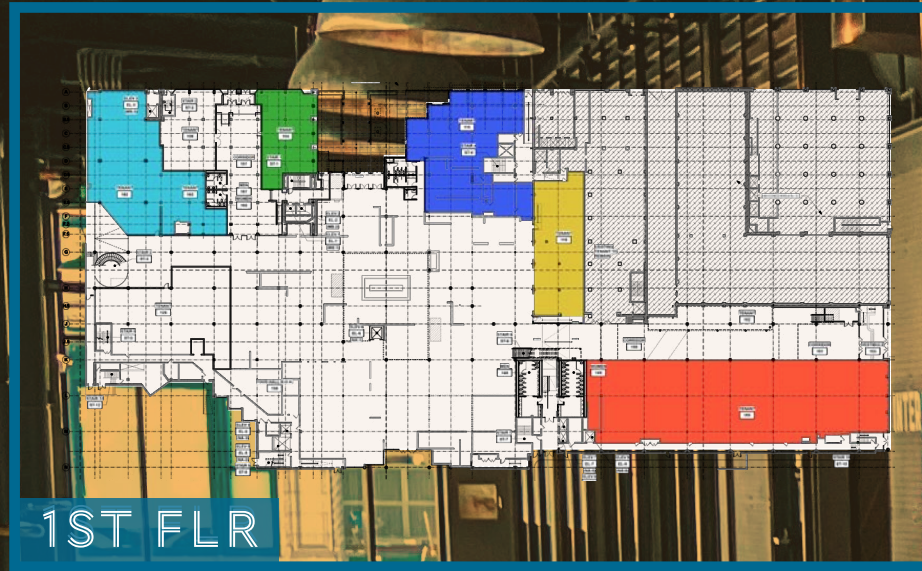
A HISTORIC REVITALIZATION

THE AVENUE

MODERN SPACES

ARCADE OFFICES

THE AVENUE



ON A
MODERN
CAMPUS

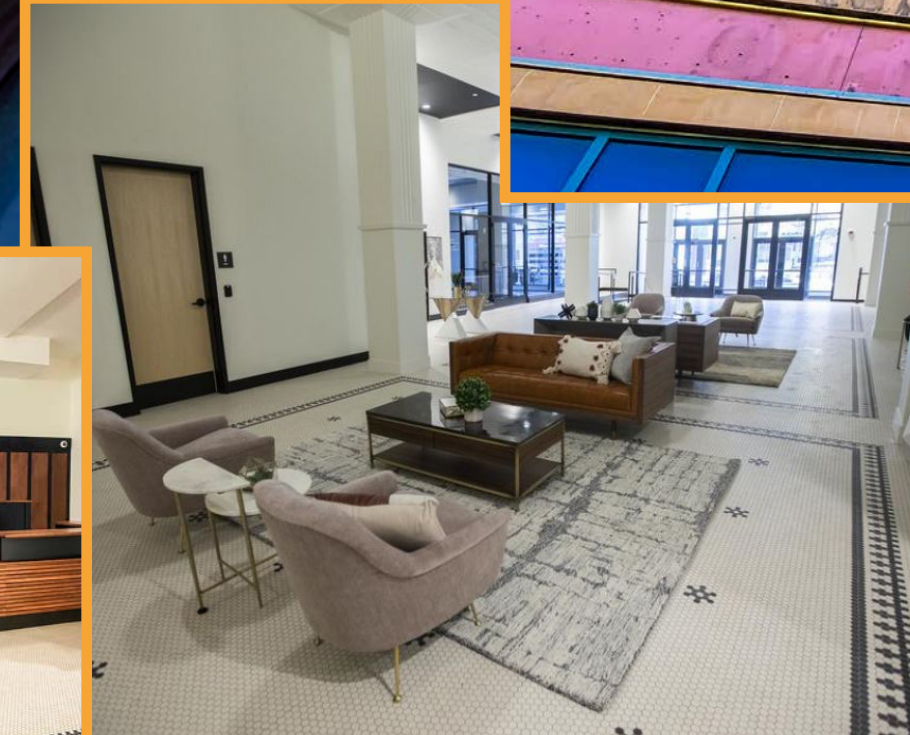
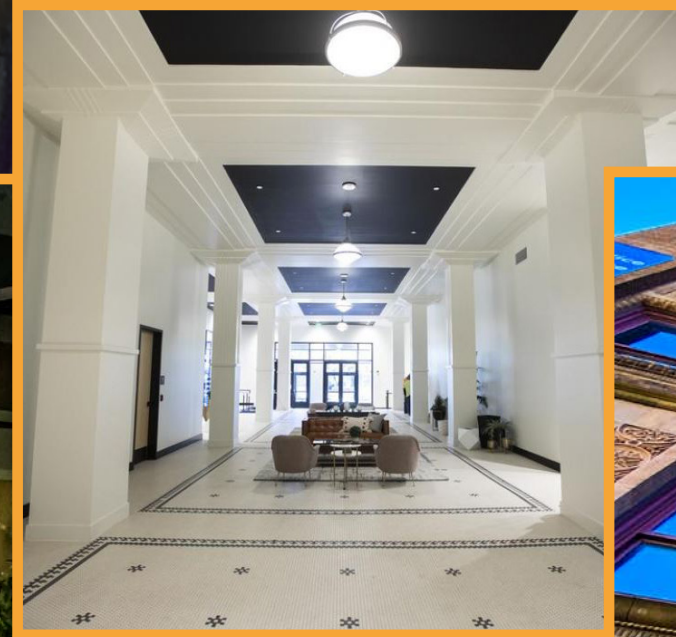
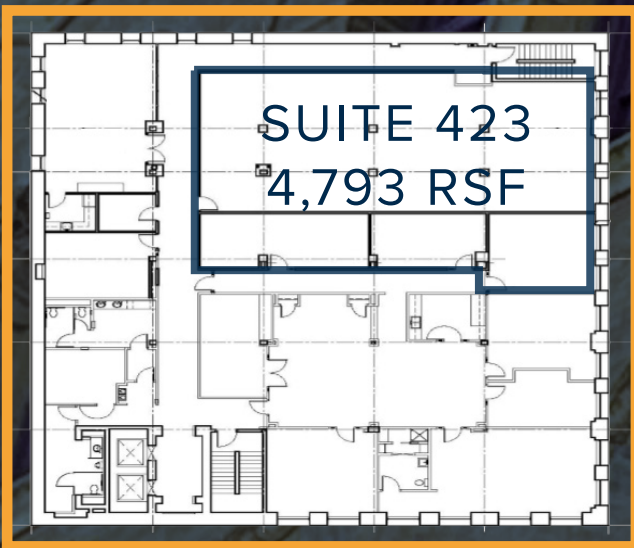
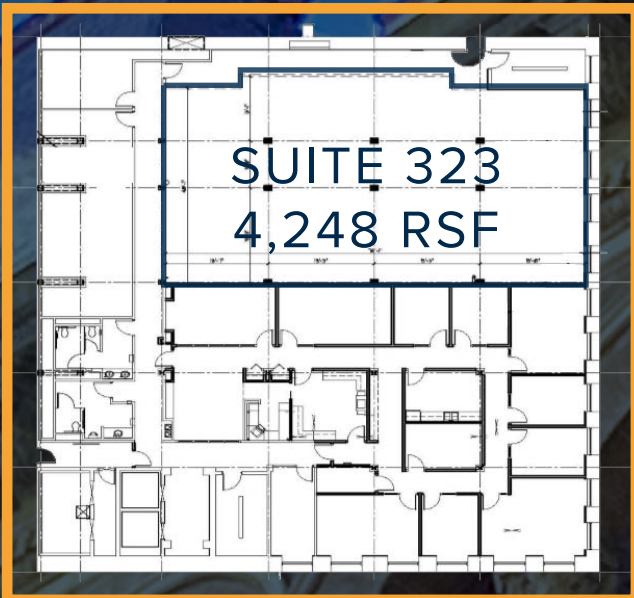


THE AVENUE

HISTORIC SPACES

ARCADE OFFICES - SMALL SUITES

THE AVENUE

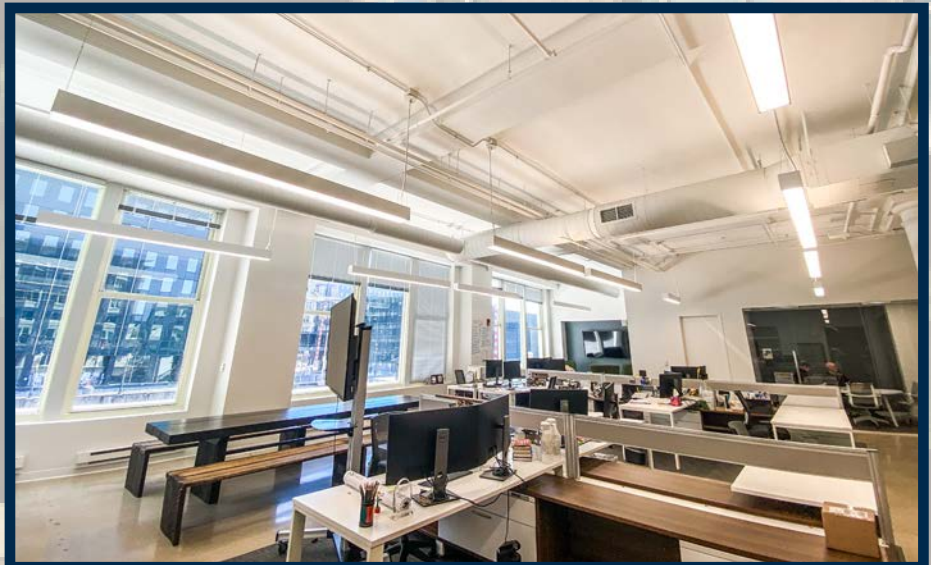
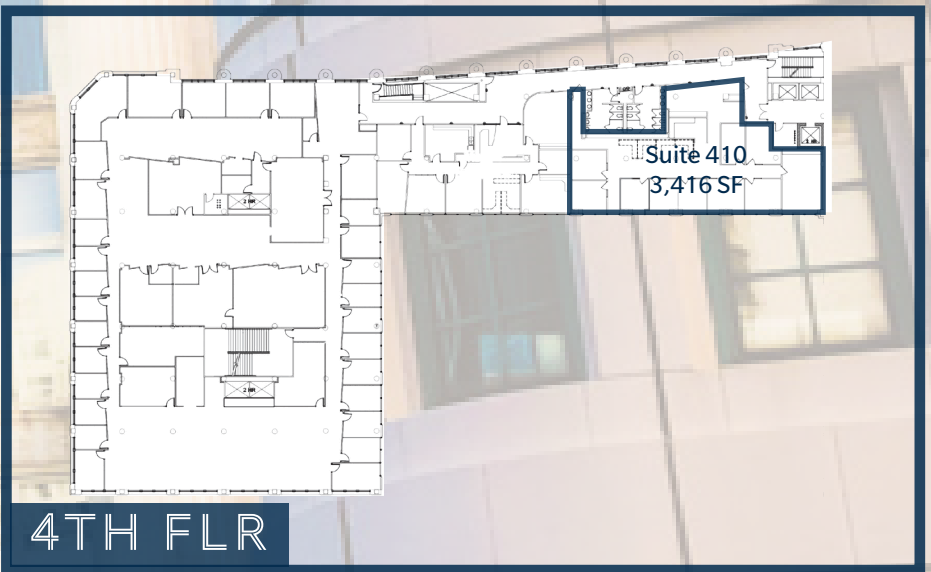
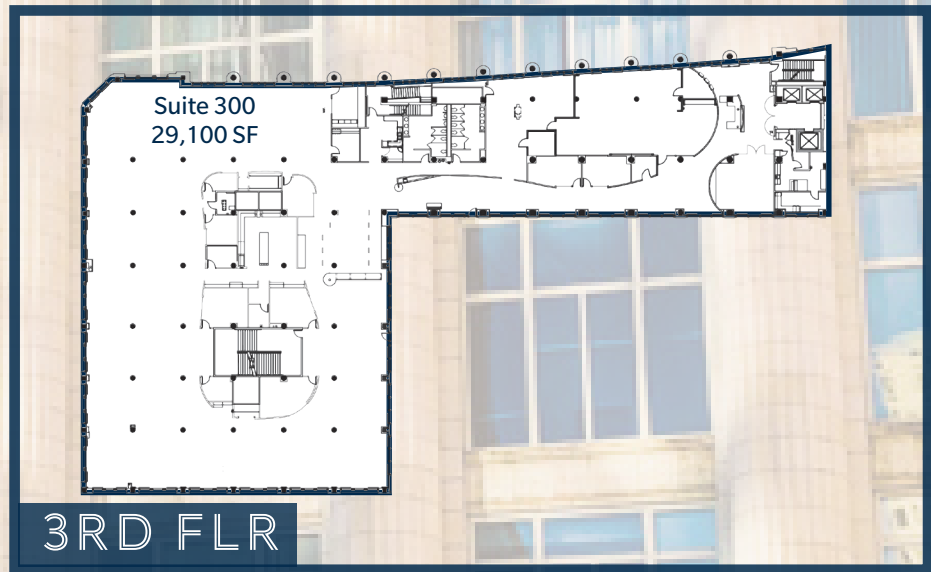
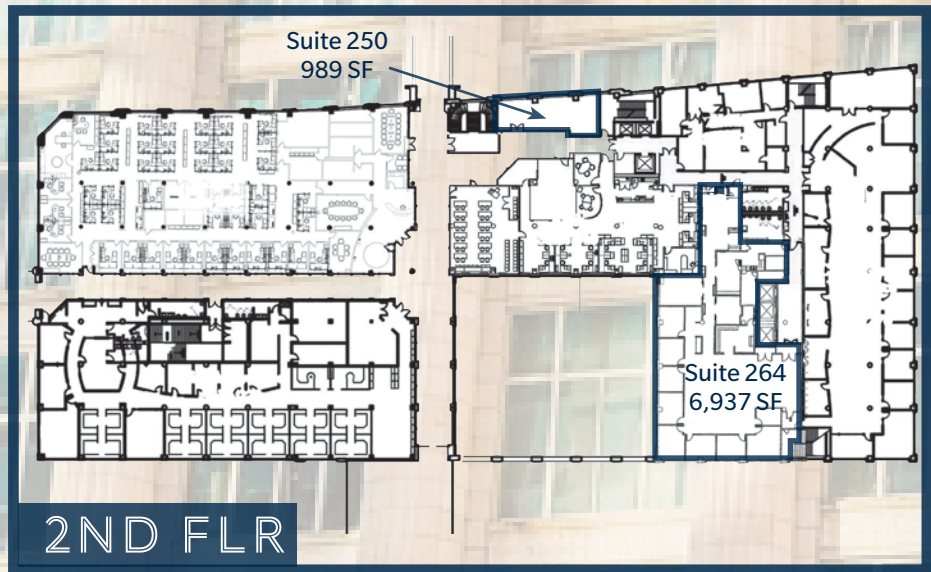
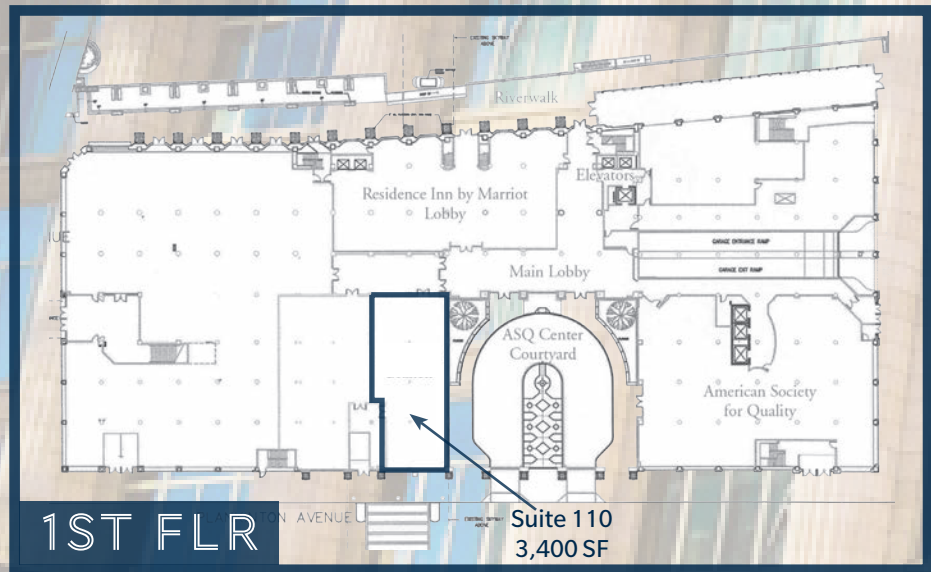


WITH
RICH
HISTORY

CLASSIC SPACES

THE AVENUE

ASQ CENTER

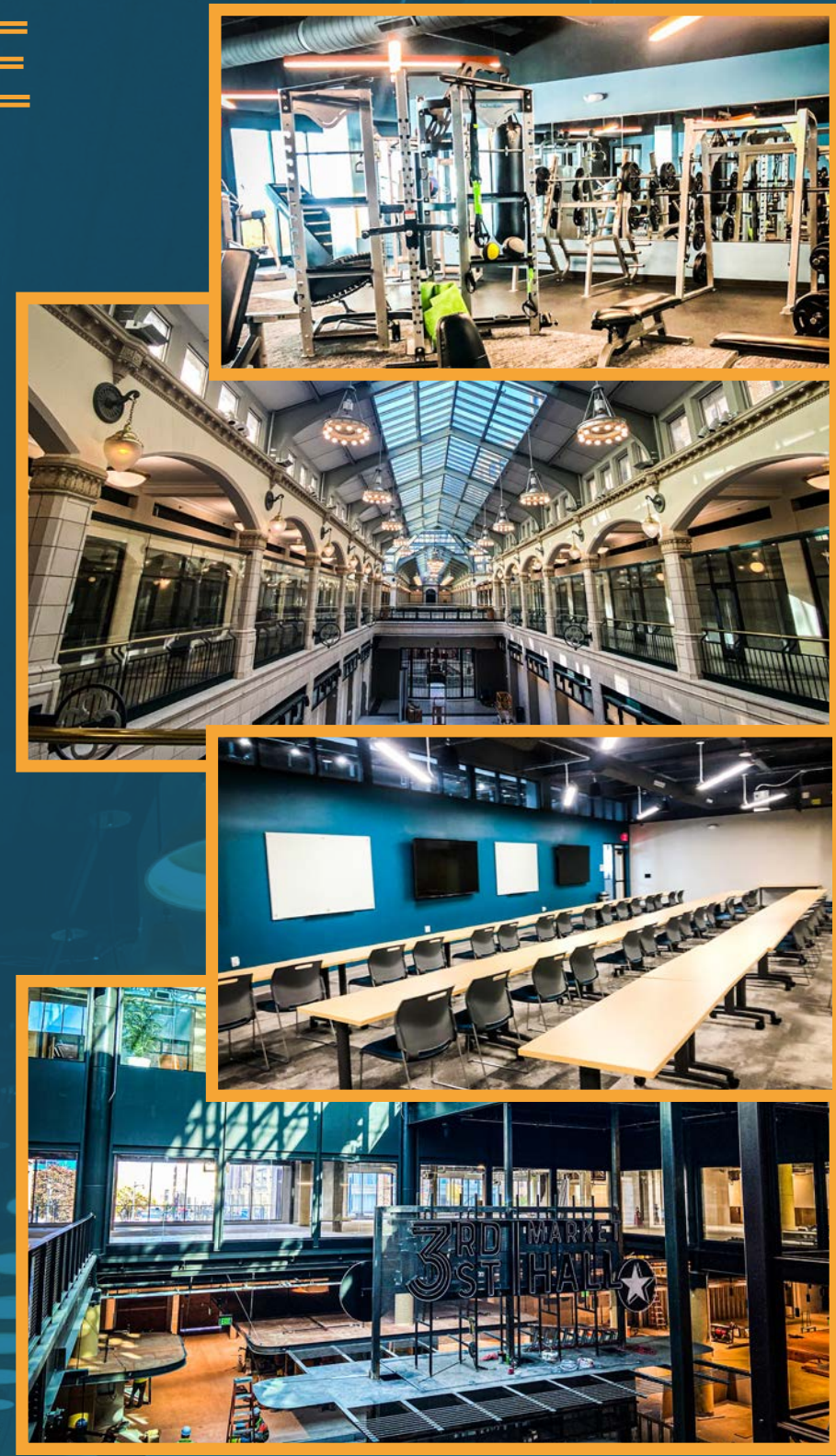


WITH
UNBEATABLE
RIVER VIEWS



EXPANDING THE BOUNDARIES OF OFFICE LIFE

- ◆ 100-PERSON CONFERENCING FACILITY
- ◆ 30-PERSON MOVIE THEATER
- ◆ FITNESS CENTER WITH FULL GYM & BIKE ROOM
- ◆ LOCKER ROOMS WITH SHOWERS
- ◆ SECURE BIKE STORAGE
- ◆ PICKLEBALL COURT
- ◆ STAFFED SPIN CLASSES
- ◆ BOAT SLIP WITH TENANT PONTOON
- ◆ COVERED PARKING STRUCTURE
- ◆ PET FRIENDLY CAMPUS
- ◆ INDOOR DOG PARK AND DOG WASH
- ◆ THIRD STREET MARKET FOOD HALL
- ◆ SHUFFLEBOARD
- ◆ GOLF SIMULATOR
- ◆ 40 PERSON CENTRAL BAR
- ◆ OUTDOOR TENANT LOUNGE
- ◆ ONSITE AIRBNB UNITS
- ◆ 24/7 SECURITY



THE AVENUE



ELEVEN LOCAL BUS ROUTES



NINE NEARBY BUBLR BIKE STATIONS



LOCATED ON THE SKYWALK



DIRECT FREEWAY ACCESS



OVER 1,000 PARKING SPOTS



FOURTEEN MINUTES TO AIRPORT



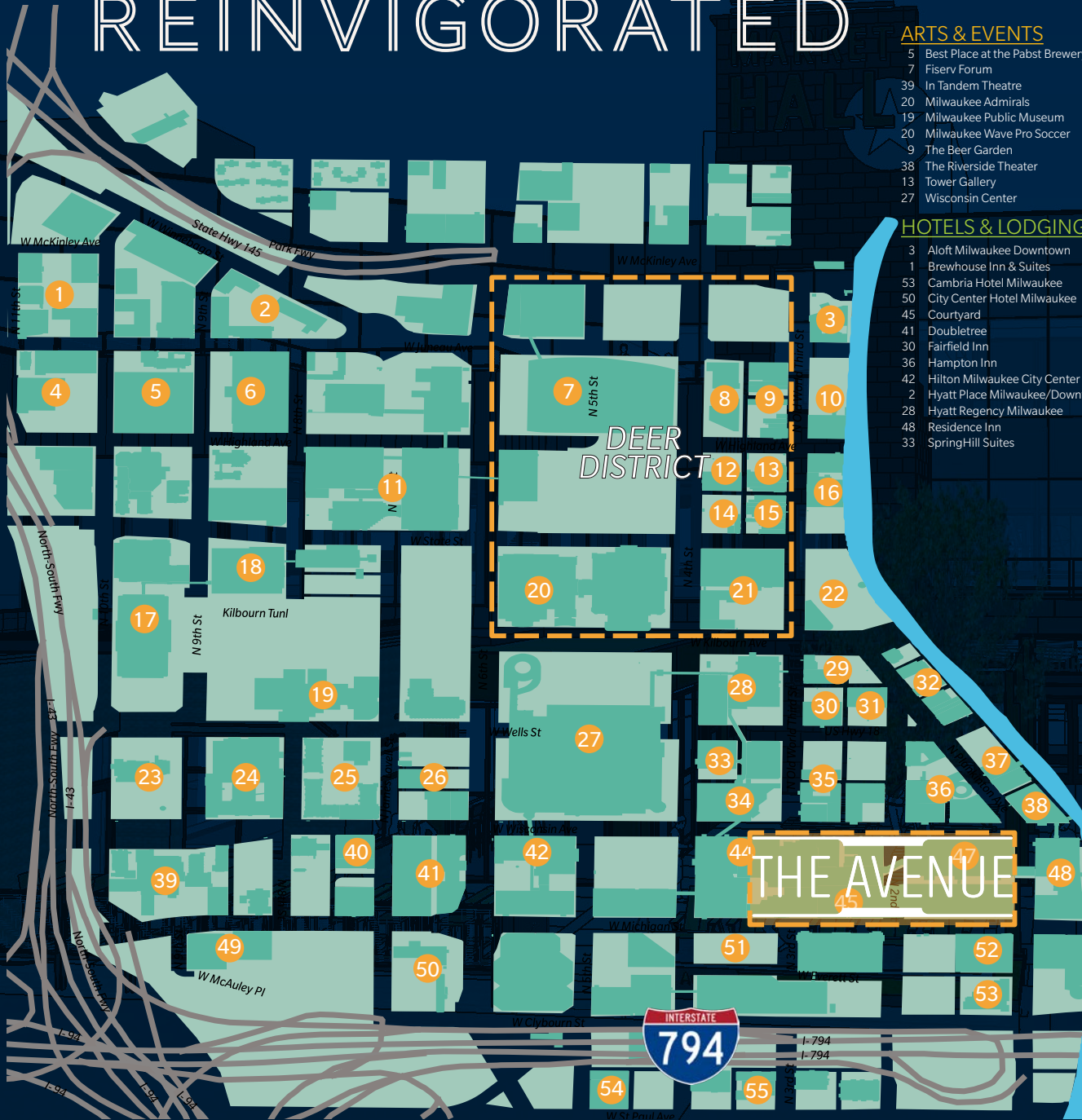
SKYWALK ACCESS

CONNECTED TO THE ENTIRE CITY

WESTTOWN REINTEGRATED

3RD ST.

THE AVENUE



ARTS & EVENTS

- 5 Best Place at the Pabst Brewery
- 7 Fiserv Forum
- 39 In Tandem Theatre
- 20 Milwaukee Admirals
- 19 Milwaukee Public Museum
- 20 Milwaukee Wave Pro Soccer
- 9 The Beer Garden
- 38 The Riverside Theater
- 13 Tower Gallery
- 27 Wisconsin Center

HOTELS & LODGING

- 3 Aloft Milwaukee Downtown
- 1 Brewhouse Inn & Suites
- 53 Cambria Hotel Milwaukee
- 50 City Center Hotel Milwaukee
- 45 Courtyard
- 41 Doubletree
- 30 Fairfield Inn
- 36 Hampton Inn
- 42 Hilton Milwaukee City Center
- 2 Hyatt Place Milwaukee/Downtown
- 28 Hyatt Regency Milwaukee
- 48 Residence Inn
- 33 SpringHill Suites

NEIGHBORHOOD SERVICES

- 37 American Malting Barley Associates
- 48 American Society for Quality (ASQ)
- 26 Grand Avenue Market
- 18 Justice Point
- 52 Literary Services of Wisconsin
- 11 MATC
- 22 Milwaukee County Historical Society
- 1 Milwaukee Film
- 24 Milwaukee Public Library Central Library
- 34 Score Mentors of SE Wisconsin
- 44 United Performing Arts Fund
- 44 Walgreens
- 41 Westtown Associates Inc
- 41 Wisconsin Policy Forum
- 51 Zeidler Park/Westtown Farmer's Market

SPECIALTY SHOPPING

- 26 Avenue Liquor Store
- 32 Davinci Media
- 41 Lifecalm LLC
- 55 Milwaukee Mattress & Furniture
- 13 Spice House
- 30 Tourist Convenience
- 16 Usinger's Famous Sausage
- 25 Westtown Market Liquor
- 16 Wisconsin Cheese Mart

FITNESS & HEALTHCARE

- 42 9Round
- 32 ARCW Pharmacy
- 12 Ascent Fitness
- 31 Audiophone Hearing Aid Center
- 30 Quality Optical
- 12 Turner Hall Climbing Gym
- 32 Walgreens Community Pharmacy
- 31 Wisconsin Hearing Aid Center

SALONS & BARBERS

- 39 Bob's Barber Shop
- 42 Hair Hilton
- 31 iLashout Beauty Co LLC
- 30 Perfection by Je'lamar
- 35 Razor Sharp Barber Shop
- 47 Shear Perfection
- 31 Victory Hairline Solutions
- 31 Water Street Massage & Spa

FASHION & ACCESSORIES

- 7 Bucks Pro Shop
- 37 David Liska Custom Jewelry
- 35 Pak's Jewelers
- 47 TJ Maxx

DINING & NIGHTLIFE

- 10 1983 Arcade Bar
- 10 Ale Asylum Riverhouse
- 41 Avenue Bar & Grill
- 32 Benihana
- 28 Bistro 333
- 9 Brick 3 Pizza
- 16 Brudd Cafe
- 15 Buck Bradley's
- 41 Build-a-Breakfast/Build-a-Burger
- 42 Cafe Hilton
- 29 Calderone Club
- 10 Third Street Tavern
- 34 Capital Grille
- 9 Carson's
- 11 Cuisine
- 15 Deer Camp
- 33 DOC's Commerce Smokehouse
- 40 Domino's
- 8 Drink Wisconsinly Pub
- 26 Dunkin'
- 30 George Webb Restaurant
- 6 Glass & Griddle
- 9 Good City Brewing | Downtown
- 6 Gouda Girls Grill
- 25 Gyro MKE
- 29 King & I Thai Restaurant
- 13 Knight's Bar
- 9 Loaded Slate
- 13 Mader's
- 21 Major Goolsby's Pub & Grill
- 42 Miller Time Pub & Grill
- 15 Milwaukee Brat House
- 6 Milwaukee Brewing Company
- 42 Milwaukee Chophouse
- 38 Mo's a Place for Steaks
- 36 Mo's Irish Pub Milwaukee
- 13 Oak Barrel Public House
- 15 Old German Beer Hall
- 4 Pabst Brewery & Taphouse
- 14 Point Burger Express MKE
- 47 Potbelly Sandwich Shop
- 8 Punch Bowl Social Milwaukee
- 37 Rock Bottom Restaurant & Brewery
- 16 RWB Milwaukee
- 29 San Giorgio Pizzeria Napoletana
- 9 Sandwich God
- 30 Shah Jee's
- 41 Starbucks
- 54 Stone Creek Coffee
- 47 Stone Creek Coffee
- 38 Subway
- 15 Taco Mike's
- 12 Tavern at Turner Hall
- 9 The African Hut
- 45 The Bistro
- 19 The Daily Grind
- 40 The High Note
- 8 The Mecca Sports Bar & Grill
- 9 The Pub Club
- 15 Uncle Buck's
- 15 Who's on Third
- 23 Wisconsin Club