



## BUILDING OVERVIEW

<b>Total Building SF:</b>	92,000 SF
<b>Available SF:</b>	2,233 – 9,722 SF
<b>Floors:</b>	9
<b>Building Class:</b>	B
<b>Year Built:</b>	1962
<b>Data Services:</b>	Spectrum Business Class, AT&T, Windstream
<b>Zoning:</b>	C9F (B)
<b>Occupancy:</b>	Immediate
<b>Parking:</b>	Surface, Structure, Street

## FEATURES

- Located in the heart of the Central Business District just north of Wisconsin Avenue
- Java Corner Café located in the building with several restaurants, shops, and hotels within walking distance
- Common conference room with internet access
- Secure, recently remodeled, on-site fitness center with locker rooms and showers
- Concierge services available for tenants (see [rocketbusinessservices.com](http://rocketbusinessservices.com) for pricing)

## ECONOMICS

<b>Lease Rate:</b>	\$17.50/SF (Gross) plus Electric for lights and outlets
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**ANDREW P. JENSEN, JR, SIOR**  
Principal  
414.203.3011  
ajensen@boerke.com

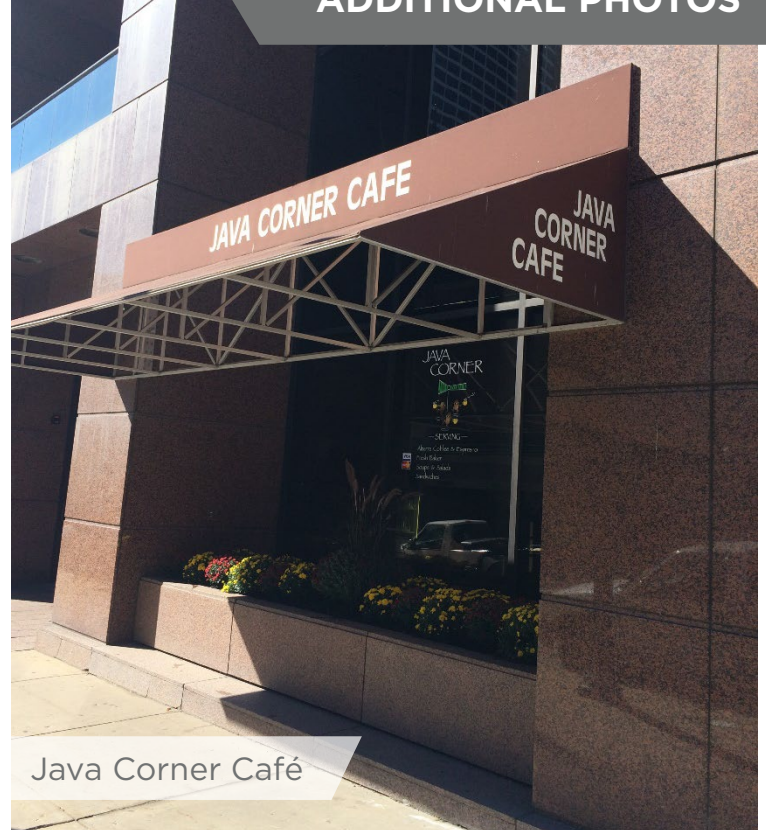
**JIM CAVANAUGH**  
Principal  
414.253.3950  
jcavanaugh@boerke.com

**KATIE BRUESKE**  
Real Estate Advisor  
414.310.5723  
kbrueske@boerke.com

731 N Jackson St, Ste 700  
Milwaukee, WI 53202  
414.347.1000  
boerke.com

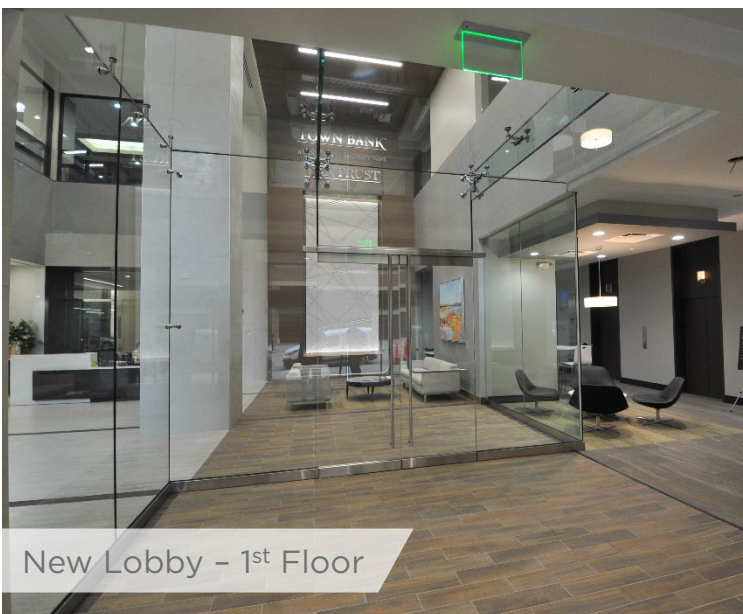


Jackson Street Entrance

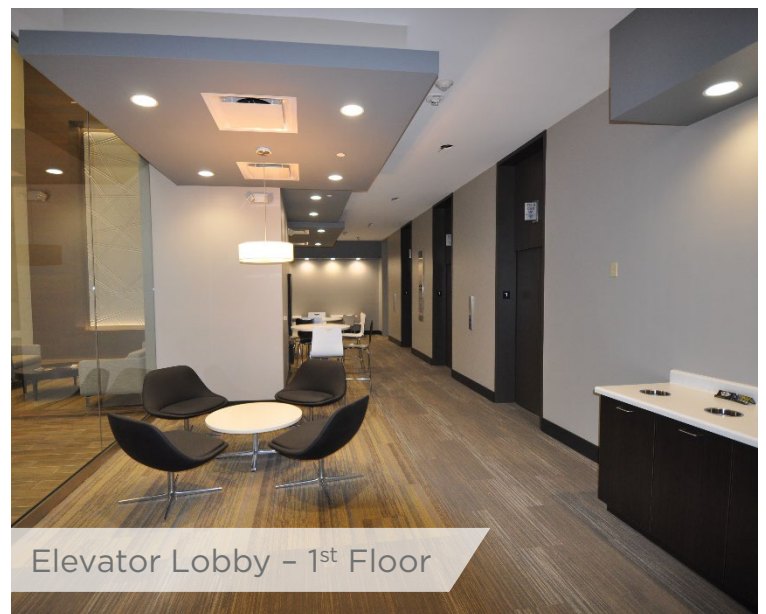


Java Corner Café

**ADDITIONAL PHOTOS**



New Lobby - 1<sup>st</sup> Floor



Elevator Lobby - 1<sup>st</sup> Floor

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**ADDITIONAL PHOTOS**



Elevator Lobby - 1<sup>st</sup> Floor



Elevator Lobby - 1<sup>st</sup> Floor



Coffee Shop - 1<sup>st</sup> Floor



Conference Room - 4<sup>th</sup> Floor

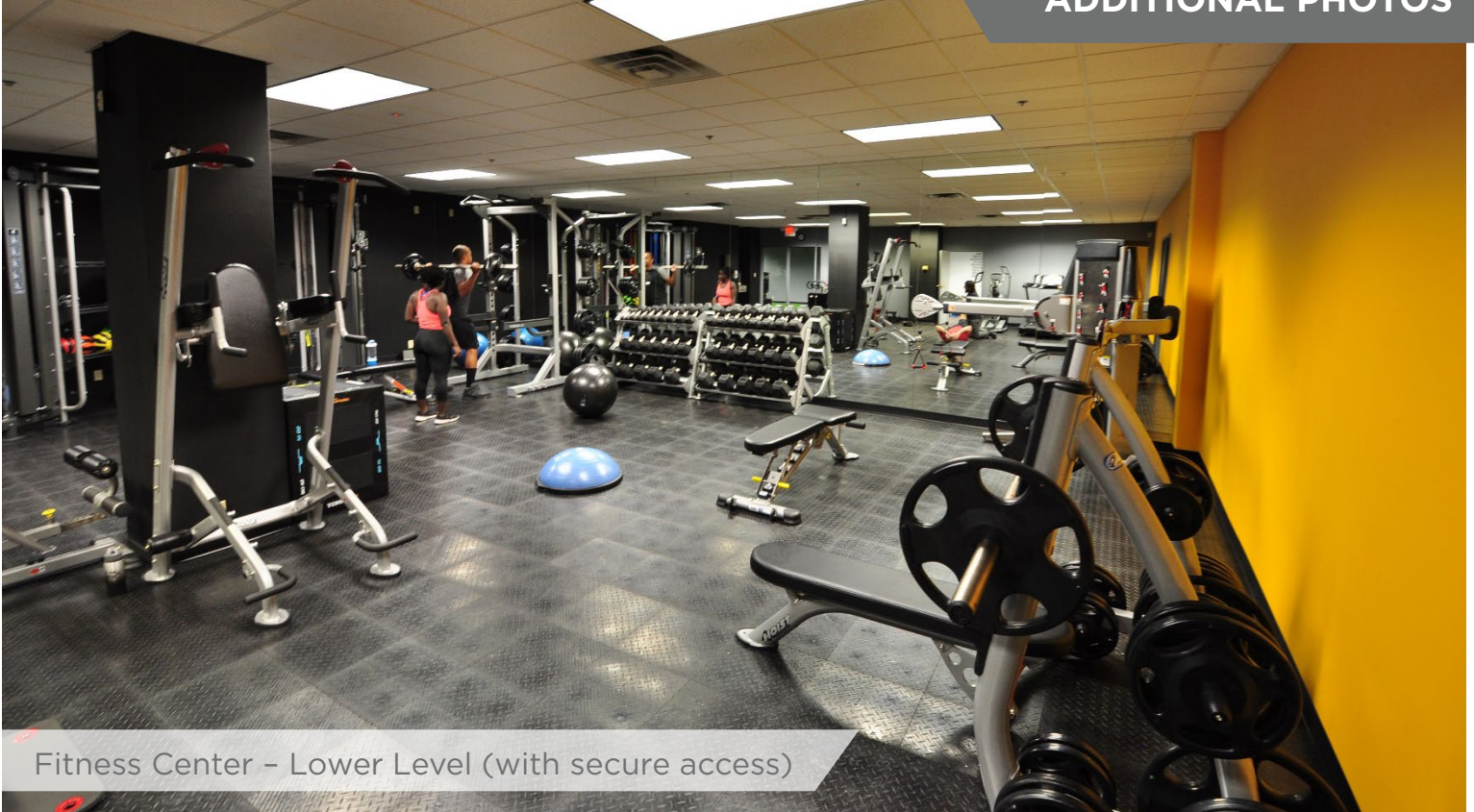
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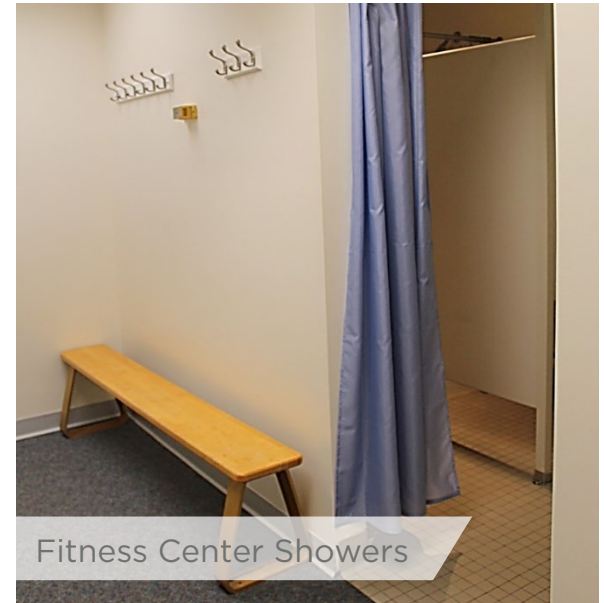
**ADDITIONAL PHOTOS**



Fitness Center - Lower Level (with secure access)



Fitness Center Locker Room



Fitness Center Showers

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ADDITIONAL SERVICES AVAILABLE



**ROCKET BUSINESS SERVICES**  
Premier Concierge Services – Make Life Easier

**731 N. JACKSON IS PLEASED TO OFFER PREMIER  
CONCIERGE SERVICES BY ROCKET BUSINESS SERVICES.**

**ALL SERVICES WILL BE DELIVERED DIRECTLY TO YOUR  
OFFICE!**

**ROCKET’S CONCIERGE SERVICES FOCUS ON THE DETAILS  
SO YOU CAN FOCUS ON ENJOYING YOUR LIFE!**



WALKS / OVERNIGHTS / FOOD DELIVERY



MILWAUKEE’S PREMIER CONCIERGE SERVICE  
TELL US WHAT YOU NEED AND WE WILL GET IT  
FOR YOU “FAST”



TOP QUALITY LAUNDRY & DRY CLEANING  
HOME PICKUP AND DELIVERY / EVERY DAY



EXPERT ALTERATIONS & REPAIRS  
NO JOB TOO SIMPLE OR TOO COMPLEX



FAST, RELIABLE, TOP QUALITY COBBLER SERVICE  
SHOE SHINES / REPAIRS / LUGGAGE REPAIR



COMPLETE DETAILING / OIL CHANGES  
HOME PICKUP AND RETURN



SMALL PACKAGE SHIPPING / RECEIVING SERVICE  
PACKAGING SERVICE



EARN DISCOUNTS WITH EVERY PURCHASE  
OUR WAY OF SAYING “THANKS”



FAST • CONVENIENT • EASY  
**SATISFACTION UNCONDITIONALLY GUARANTEED**

TO REGISTER AND FOR DETAILS:  
[WWW.ROCKETBUSINESSSERVICES.COM](http://WWW.ROCKETBUSINESSSERVICES.COM)

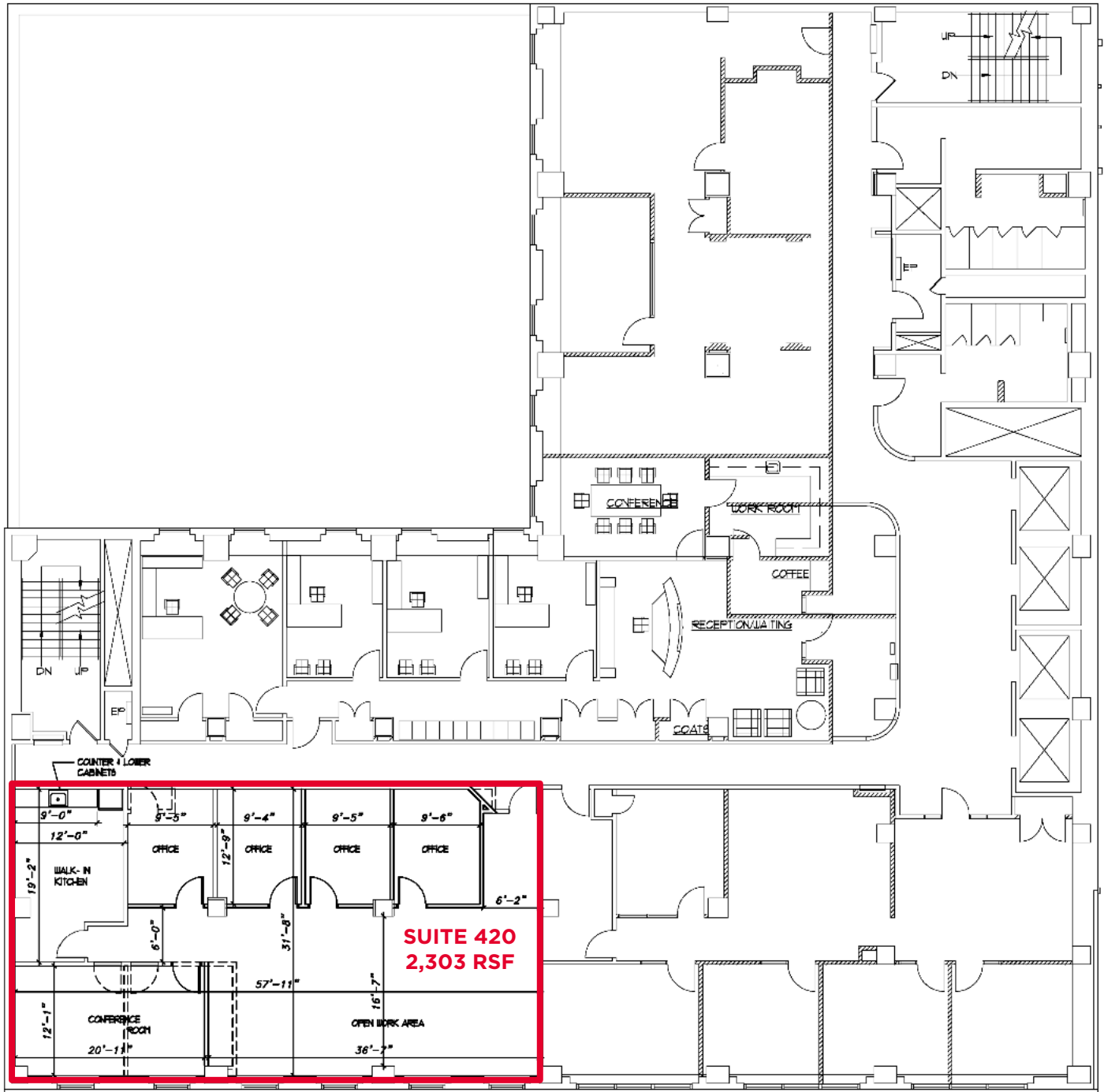
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**FLOOR PLAN - 4<sup>TH</sup> FLOOR**



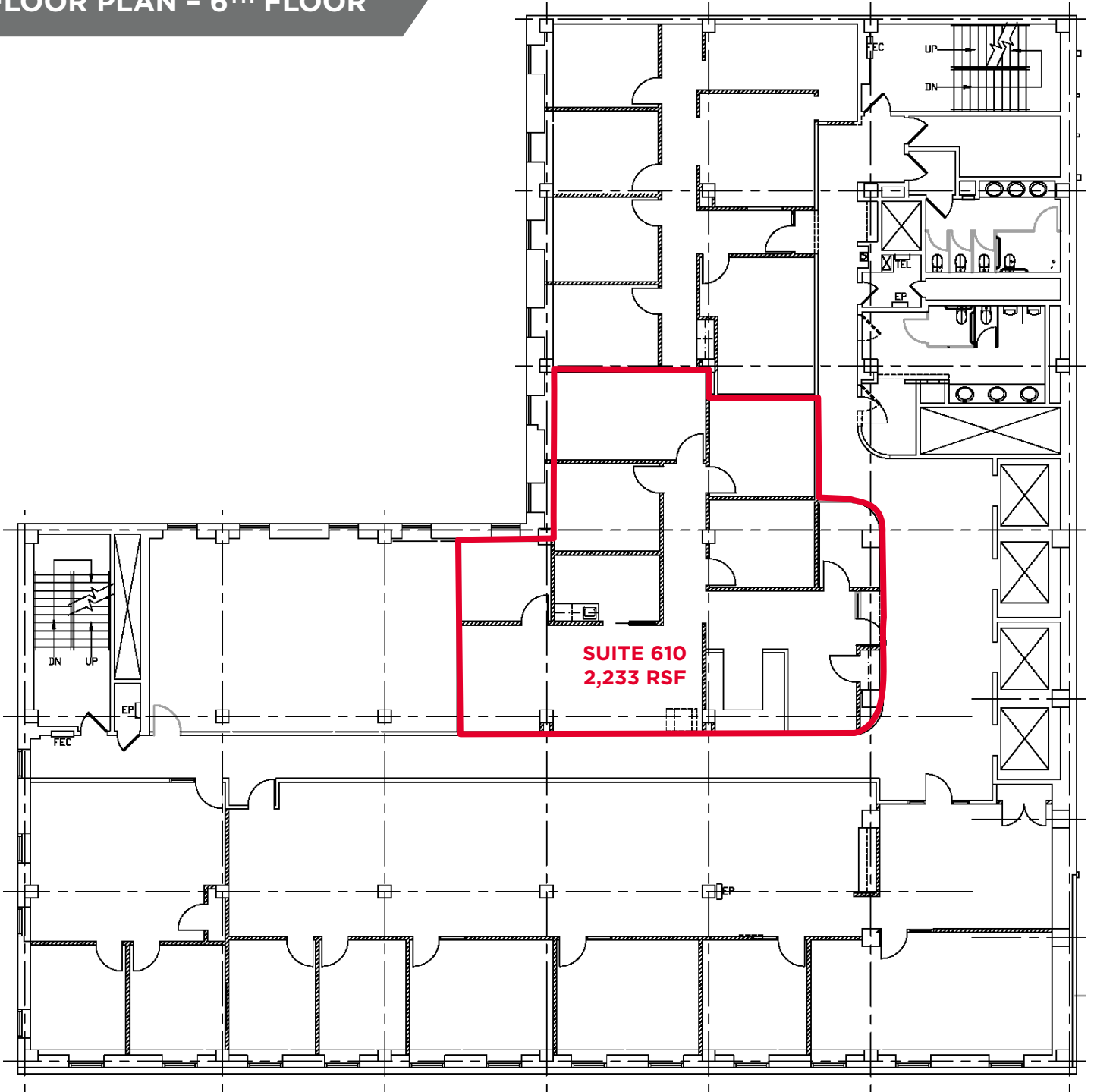
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**FLOOR PLAN - 6<sup>TH</sup> FLOOR**



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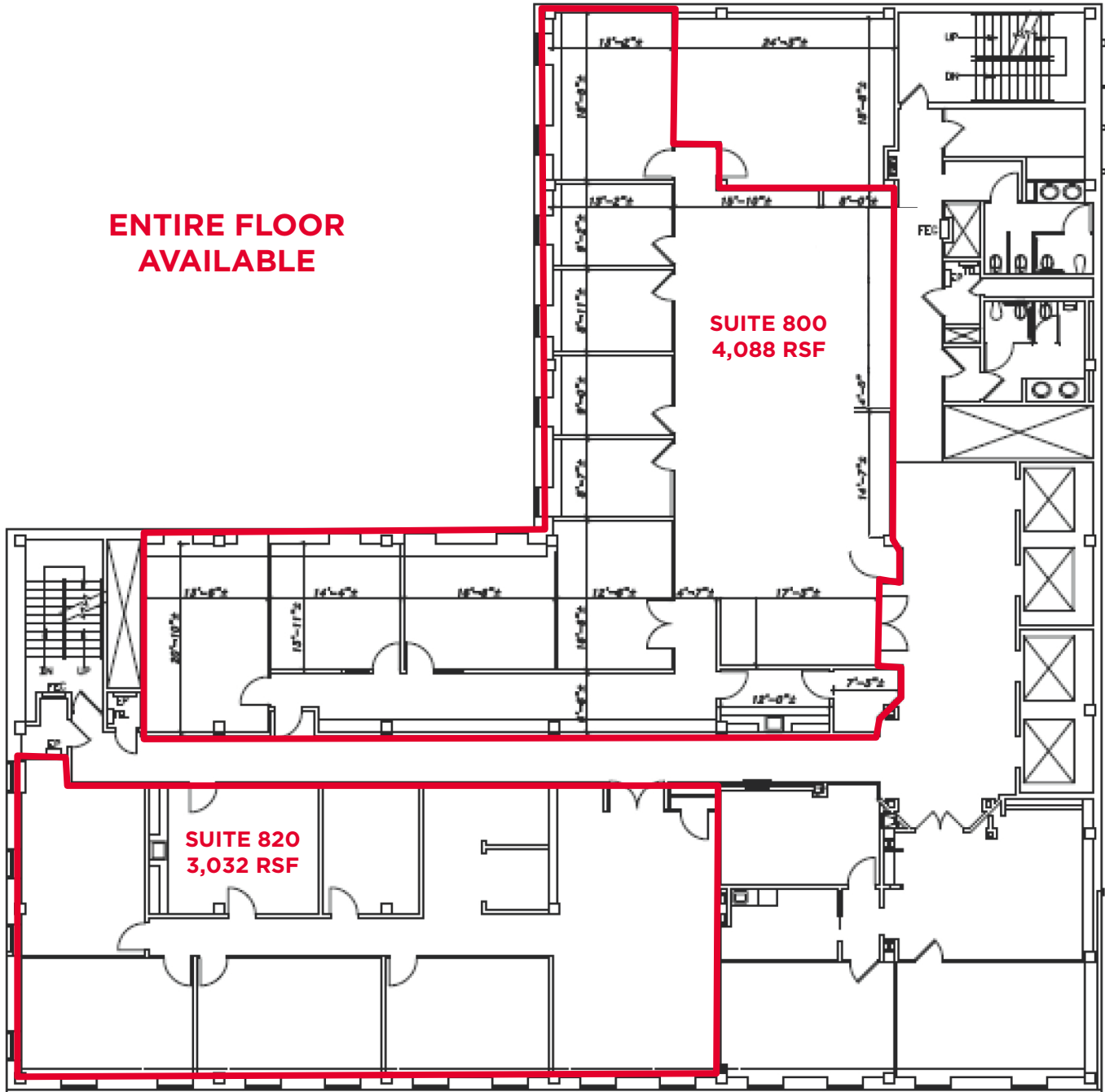
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**FLOOR PLAN - 8<sup>TH</sup> FLOOR**

**ENTIRE FLOOR  
AVAILABLE**



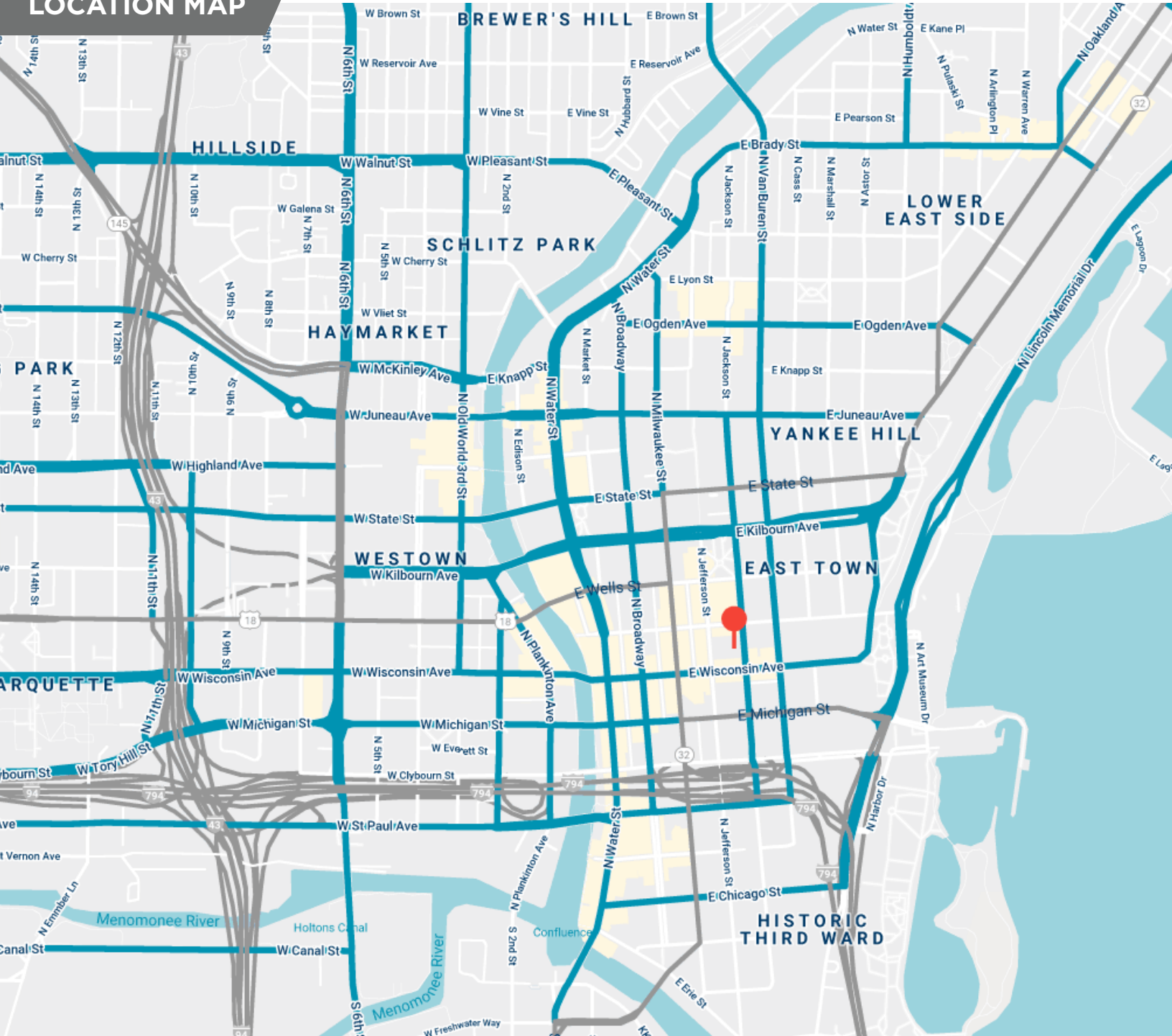
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**LOCATION MAP**



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# STATE OF WISCONSIN

## Disclosure To Non-Residential Customers

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

### DISCLOSURE TO CUSTOMERS

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

- (a) The duty to provide brokerage services to you fairly and honestly.
- (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law. (See Definition of Material Adverse Facts below).
- (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
- (f) The duty to safeguard trust funds and proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals. other property held by the Firm or its Agents.
- (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.
- Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

### CONFIDENTIALITY NOTICE TO CUSTOMERS

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

- The following information is required to be disclosed by law:
  1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see "Definition of Material Adverse Facts" below).
  2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below. At a later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

### CONFIDENTIAL INFORMATION:

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

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

### DEFINITION OF MATERIAL ADVERSE FACTS

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

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

### NOTICE ABOUT SEX OFFENDER REGISTRY

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