

Office Space
FOR LEASE

100 EAST WISCONSIN

WWW.100EASTWISCONSIN.COM



100 EAST
WISCONSIN AVENUE

A MILWAUKEE LANDMARK



HISTORY OF 100 EAST

Established in 1989, 100 East Wisconsin was constructed on one of the most historic sites in Downtown Milwaukee.

1820



Solomon Juneau, founder of Milwaukee, builds his home and fur-trading cabin at the corner later known as Water Street and Wisconsin Avenue. The site is the birthplace for the city's commerce.

1851



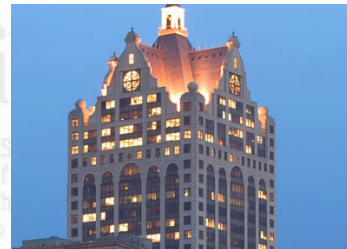
The Ludington Building is constructed at the site, cementing its role as the center of Milwaukee's commercial district for the next 40 years.

1891



Milwaukee builds its first skyscraper. Standing for 90 years, the Pabst Building becomes an integral piece of the city's skyline.

1989

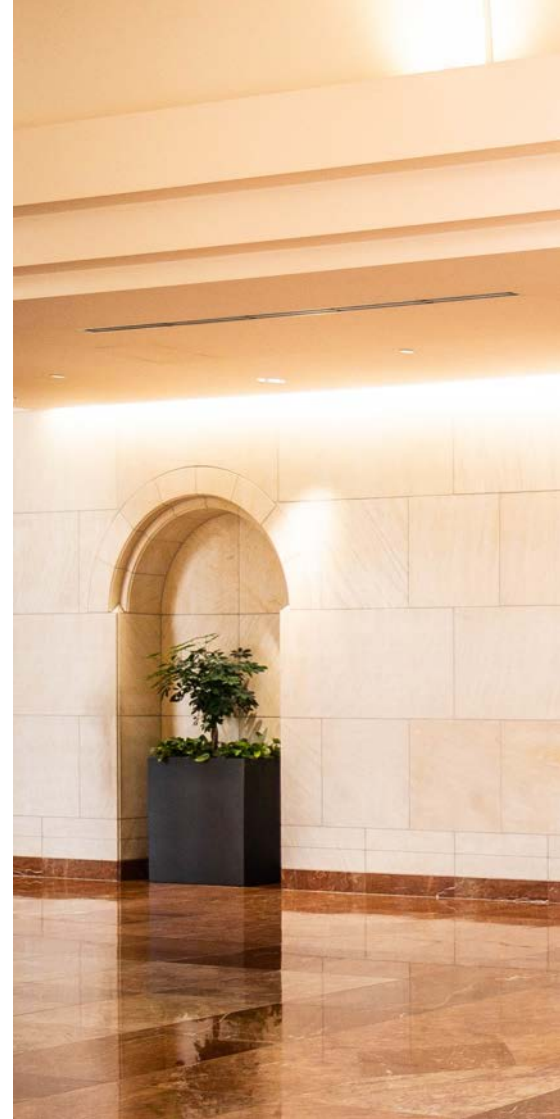


100 East is born. Paying homage to its predecessor with distinctive arches and German-American architecture.

Milwaukee

100 EAST WISCONSIN

Located on the corner of Wisconsin Avenue and Water Street, 100 East Wisconsin has long been one of Milwaukee's most prestigious addresses. The building's German-American architecture, which has been proudly preserved throughout the City of Milwaukee, provides a significant reminder of the great history of commerce within the ever-changing Milwaukee skyline. 100 East Wisconsin's access to both the skywalk system and the new streetcar allows its tenants to access some of the city's most dynamic neighborhoods.





OFFICE SPACE

**HOME TO ONE OF MILWAUKEE'S MOST PRESTIGIOUS
TENANT ROSTERS, TENANTS HAVE ACCESS TO ON-SITE
AMENITIES INCLUDING..**

- Skywalk Access to Downtown and shops at The Avenue
- New Nexus Tenant Lounge
- Conference/Training Center
- Access to Multiple Fitness Options
- Locker Room/Showers Onsite
- 24-hour Security
- On-Site Storage
- Car Wash
- Freight Dock
- Shoe Service
- State-of-the-Art Communications and Life Safety Systems
- Tua Pasta
- 7-level Parking Garage Located at 100 East Wisconsin Ave and a
10-level Parking Garage Located at 720 North Water Street
- Distributed Antenna System Provides Superior Cellular Services



NEW NEXUS TENANT LOUNGE

The new, pristine Nexus Tenant Lounge is designed for collaboration.



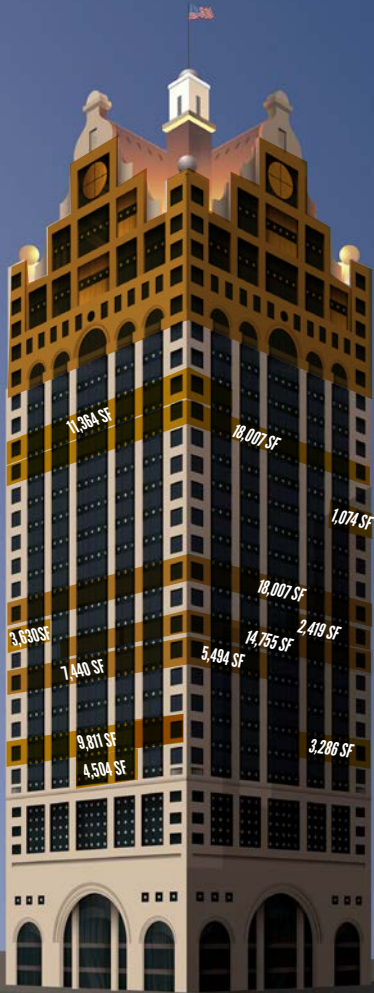
SKYWALK ACCESS

Connected to the Milwaukee Skywalk system, provides exceptional access to local restaurants, shops and fitness.



CONFERENCE & TRAINING CENTER

New state-of-the-art Conference Center has been completed on the 11th floor of the building, including the latest technology and seats up to approx. 70 people.



Top Floors Available
Floors 29-35
93,421 SF



OPPORTUNITIES

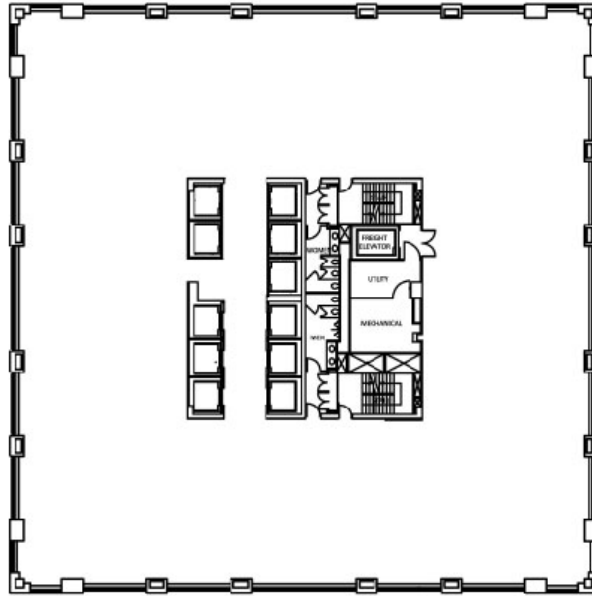
10th Floor	4,540 RSF
11th Floor	13,097 RSF
15th Floor	12,934 RSF
16th Floor	14,755 RSF
17th Floor	6,049 RSF
18th Floor	18,007 RSF
22nd Floor	1,074 RSF
24th Floor	17,626 RSF
25th Floor	11,364 RSF
29th-35th Floors	93,421 RSF (Contiguous)



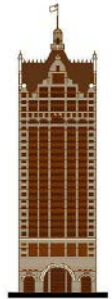
TYPICAL FLOOR PLATE

Milwaukee River

Wisconsin Avenue



Water Street



PROPERTY DETAILS

- Building Size: 435,000 RSF
- Typical Floor: 18,569 RSF
- Stories: 35
- Class: A
- Built: 1989
- Building Owner: Hertz Investment Group



LEASE RATE

\$16.50-\$19.50/SF NNN

OPERATING COSTS & TAXES

Op Exp: \$9.16/SF

Property Tax: \$5.24/SF

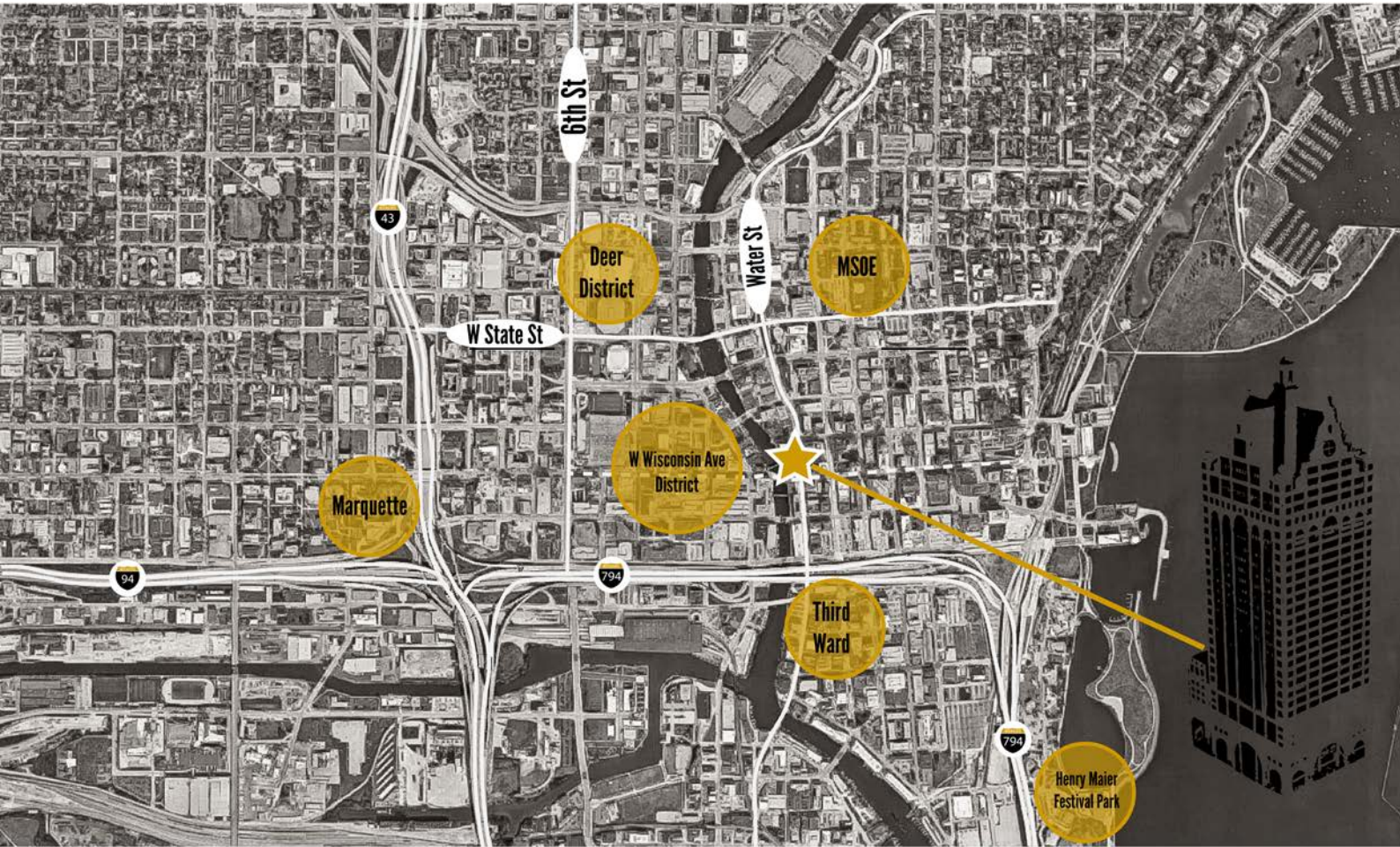
Total: \$14.39/SF

PARKING

1 per 1,000 SF Parking Available

\$150 - Unreserved Parking

\$210 - Reserved Parking



Deer District

MSOE

Marquette

W Wisconsin Ave District

Third Ward

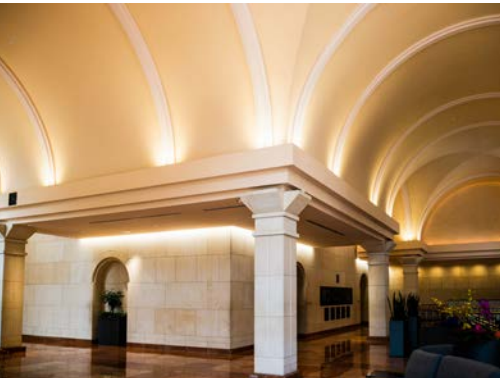
Henry Maier Festival Park

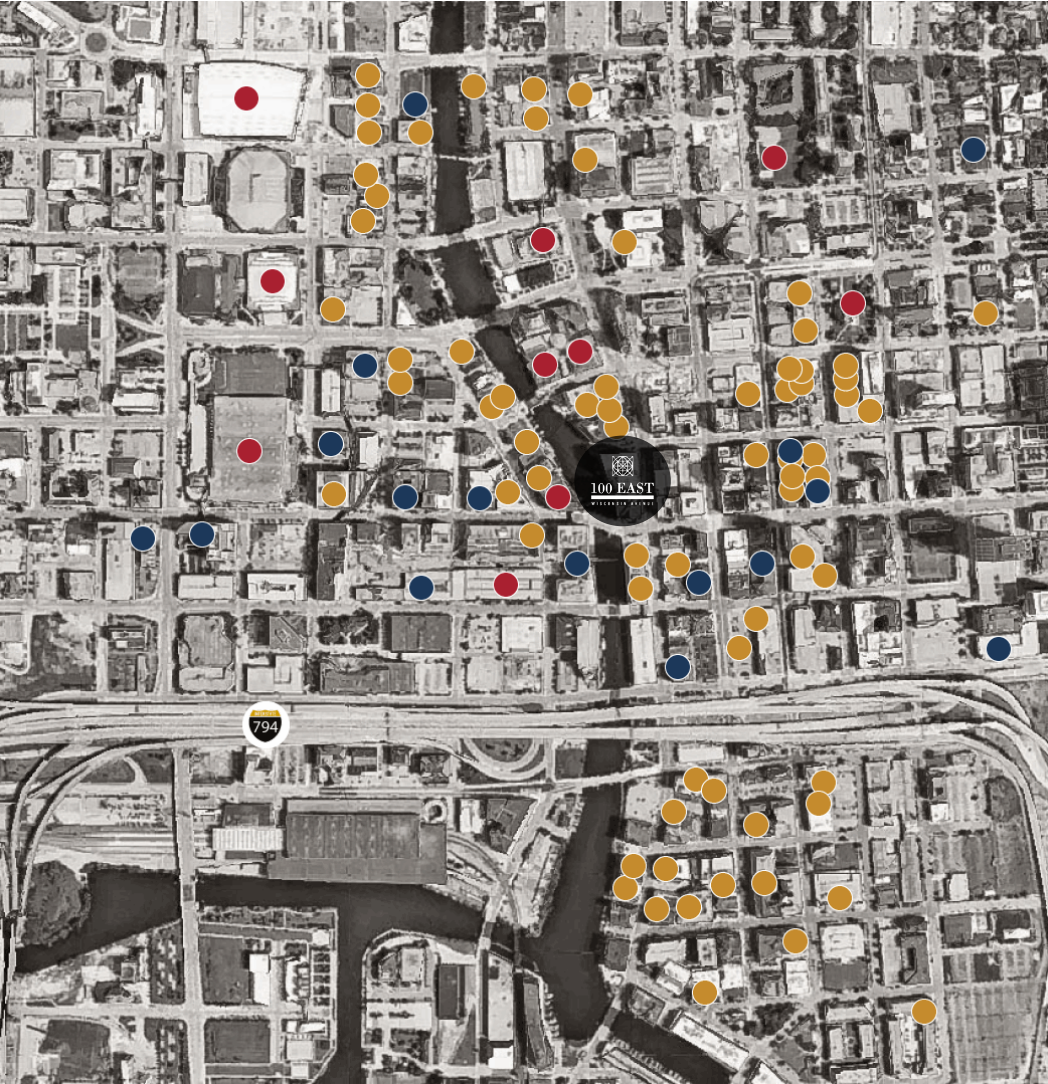




ENERGY STAR CERTIFIED

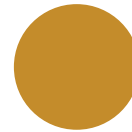
100 East is an ENERGY STAR certified building. Ongoing energy conservation efforts have resulted in 100 East achieving an ENERGY STAR score of 85.





OUT & ABOUT

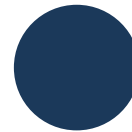
100 East is centered around countless of restaurants and bars, and within walking distance to the best entertainment Milwaukee has to offer. It's ideally located for both locals and visitors with its many options for accommodations.



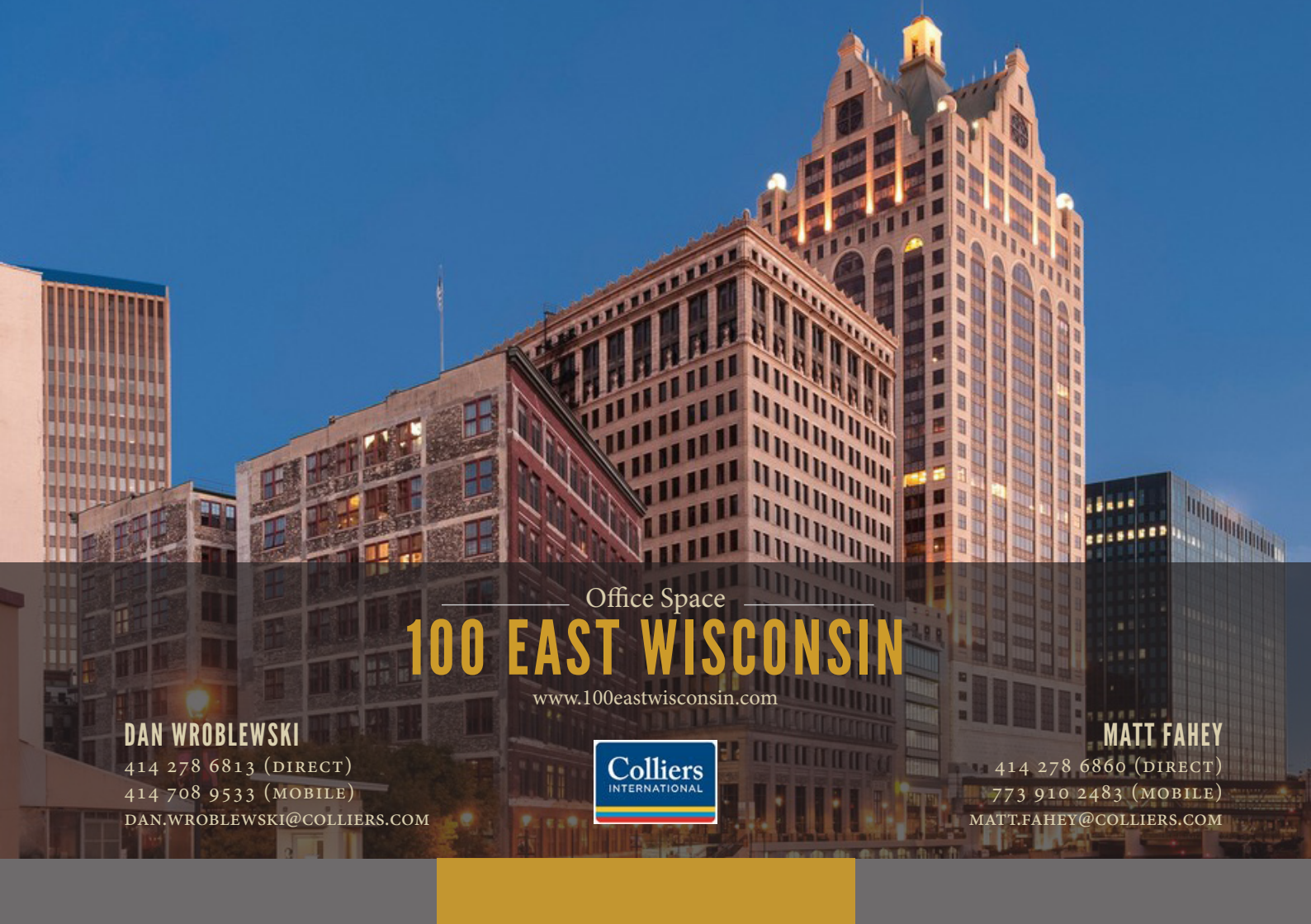
FOOD & DRINKS



SPORTS & ENTERTAINMENT



HOTELS & ACCOMMODATION



Office Space

100 EAST WISCONSIN

www.100eastwisconsin.com

DAN WROBLEWSKI

414 278 6813 (DIRECT)

414 708 9533 (MOBILE)

DAN.WROBLEWSKI@COLLIERS.COM



MATT FAHEY

414 278 6860 (DIRECT)

773 910 2483 (MOBILE)

MATT.FAHEY@COLLIERS.COM



Non-Residential Customers

Wisconsin law requires all real estate licensees to give the following information about brokerage services to prospective customers.

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

Broker Disclosure to Customers

You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide brokerage services to you, the broker owes you, the customer, the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions with a reasonable time if you request it, unless prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the confidential information to other parties.
- The duty to safeguard trust funds and other property the broker holds.
- 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. A broker or salesperson 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 plan-language summary of a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

Confidentiality Notice to Customers

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential. Unless the information must be disclosed by law or you authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker 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 section 452.01 (5g) of the Wisconsin Statutes.
2. Any facts known by the broker 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 broker is aware of what specific information you consider confidential, you may list that information below. At a later time, you may also provide the broker with other information you consider to be confidential.

Confidential information: _____

Non-Confidential information: (The following information may be disclosed by Broker): _____

(Insert information you authorize the broker to disclose such as financial qualification information.)

Consent to Telephone Solicitation

I/we agree that the broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we withdraw this consent in writing.

List Home/Cell Numbers: _____

Sex Offender Registry

Notice: 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://offender.doc.state.wi.us/public/>

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 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.