

— MKE —
TWO-FIFTY
EAST WISCONSIN AVENUE

A GREAT

HOME TO WORK

FROM



COME FOR THE LOCATION.
STAY FOR THE VIEWS.
ENJOY YOUR WORKDAY.



F3



TWO-FIFTY

A GREAT HOME TO WORK FROM.

Two-Fifty is the complete package for office users in Milwaukee's Central Business District. Renovated in 2016 to create a modern lobby, tenant lounge, onsite training center, fitness center, and more, thoughtful design and attention to detail abound. The building is among Milwaukee's best-located assets along E. Wisconsin Ave., with access to the Milwaukee Skywalk and streetcar and ample controlled structure parking. Midwest-based owner Millbrook Real Estate takes pride in ownership with an onsite management staff providing an unrivaled level of service to tenants.

As we re-think what a traditional day at the office means for employees, Two-Fifty provides amenity and common area spaces designed to afford ultimate flexibility in where and how you work.

FACTS & FIGURES

AVAILABLE SPACE	8TH FLOOR:	4,042 RSF
		1,334 RSF
	9TH FLOOR:	1,156 RSF
	10TH FLOOR:	4,688 RSF *(SPEC)
		3,132 RSF *(SPEC)
	11TH FLOOR:	15,346 RSF
	12TH FLOOR:	3,059 RSF*
		1,766 RSF *
		1,546 RSF *
	14TH FLOOR:	15,347 RSF
	15TH FLOOR:	7,047 RSF
	16TH FLOOR:	3,258 RSF
	19TH FLOOR:	5,658 RSF
	*DENOTES CONTIGUOUS SUITES	
ADDRESS	250 EAST WISCONSIN AVENUE	
BUILDING SIZE	197,432 RSF	
STORIES	TWENTY	
PARKING	2/1,000 SF RATIO	
PARKING RATE	\$165/MO UNRESERVED \$205/MO RESERVED	
YEAR BUILT/RENOVATED	1973 / 2016	
LEASE RATE	\$12.00 - \$14.00/SF NET	
EST. OPEX	\$13.57/SF NET	

READY FOR A CHANGE OF SCENERY?

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FOUNDERS 3
REAL ESTATE SERVICES

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



"Location is everything in our business. At Two-Fifty, we are literally in the center of the action with ease of access for members, partners and vendors from across the State. The building is active and vibrant with amenities to accommodate our organization's varying needs for seminars, meetings, events and more. The Two-Fifty leadership team is extremely helpful and present 24/7."

Tracy Johnson, President & CEO
Commercial Association of Realtors WI

TWO-FIFTY

CAN I GET AN 'AMEN'ITY?

TENANT LOUNGE, CONFERENCE CENTER, FITNESS FLOOR, 400+ CONNECTED & COVERED PARKING SPACES, BIKE STORAGE & MORE...TWO FIFTY HAS IT ALL.



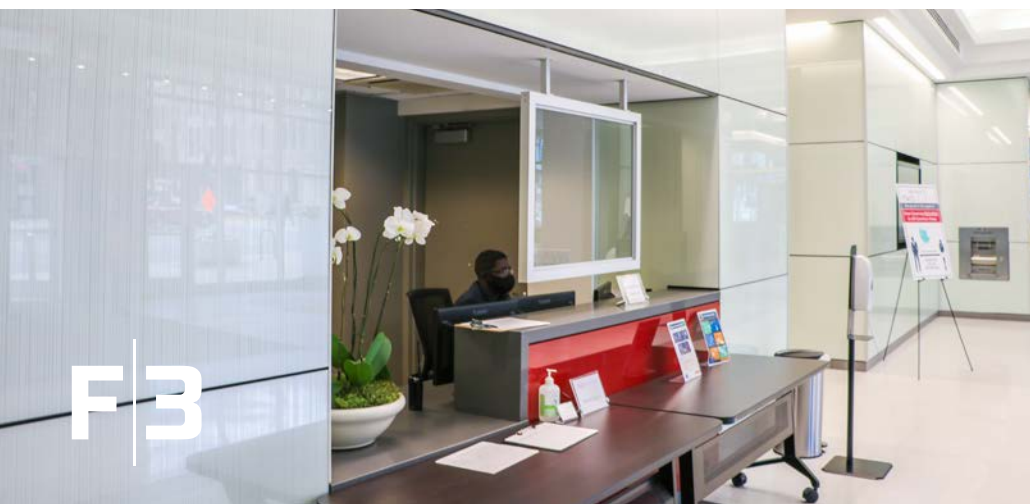
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TWO-FIFTY

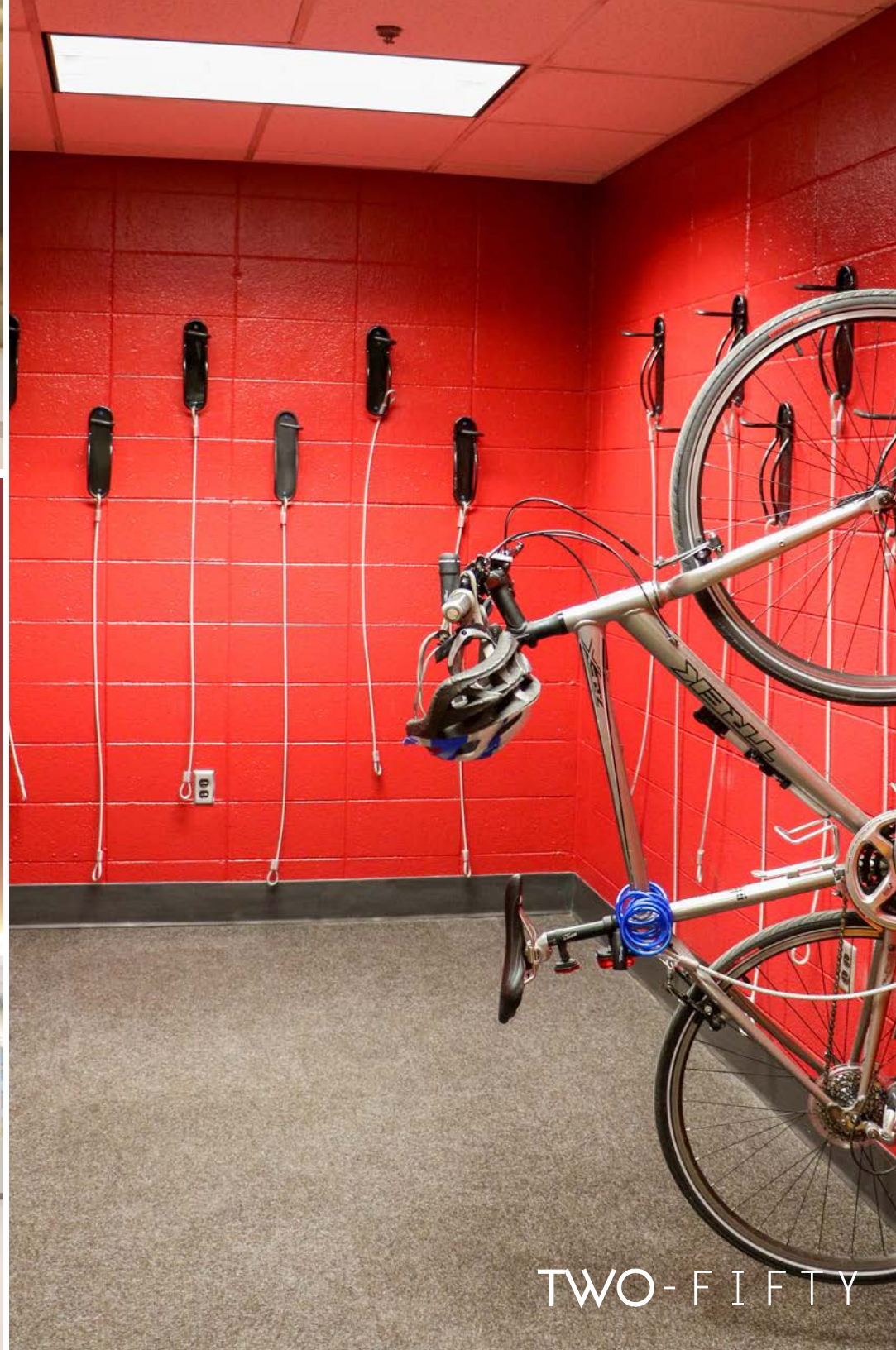


EXCEPTIONAL TENANT SERVICES.

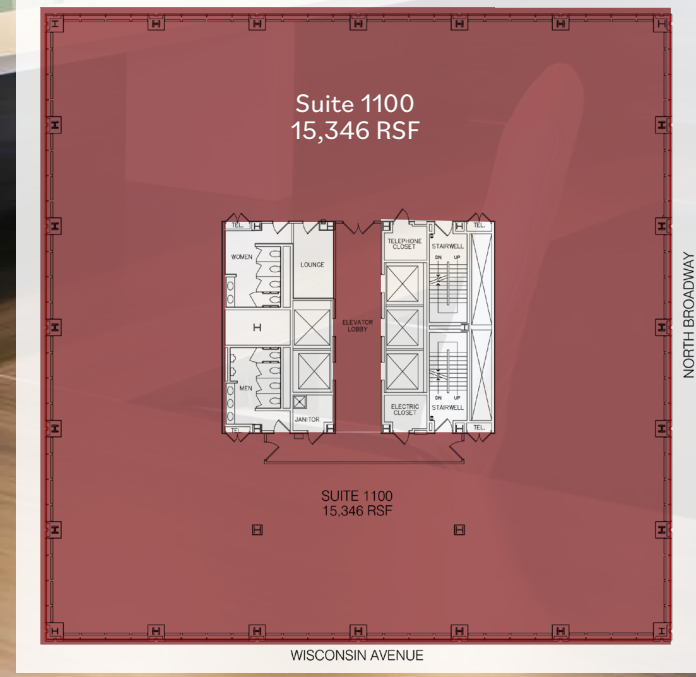
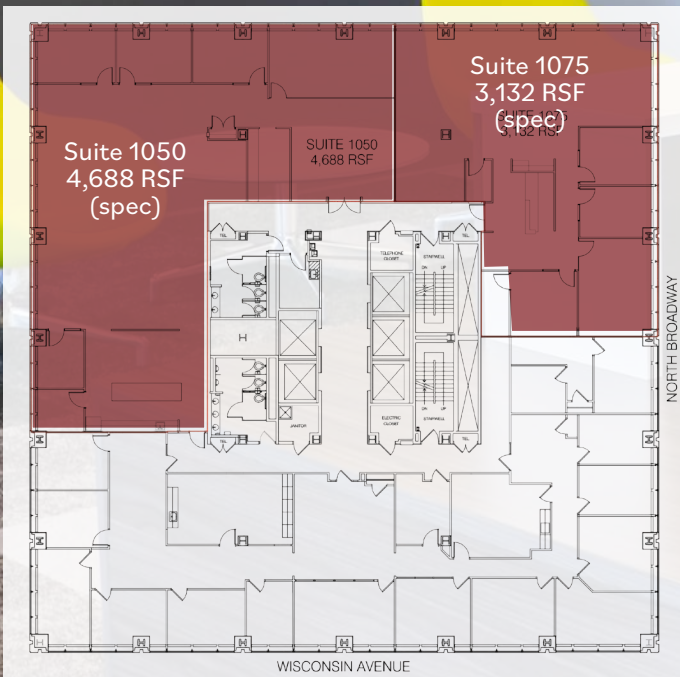
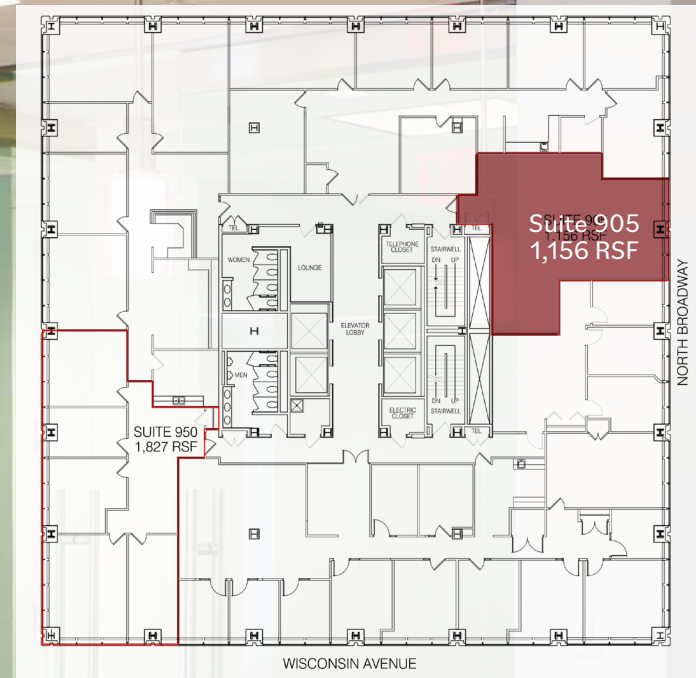
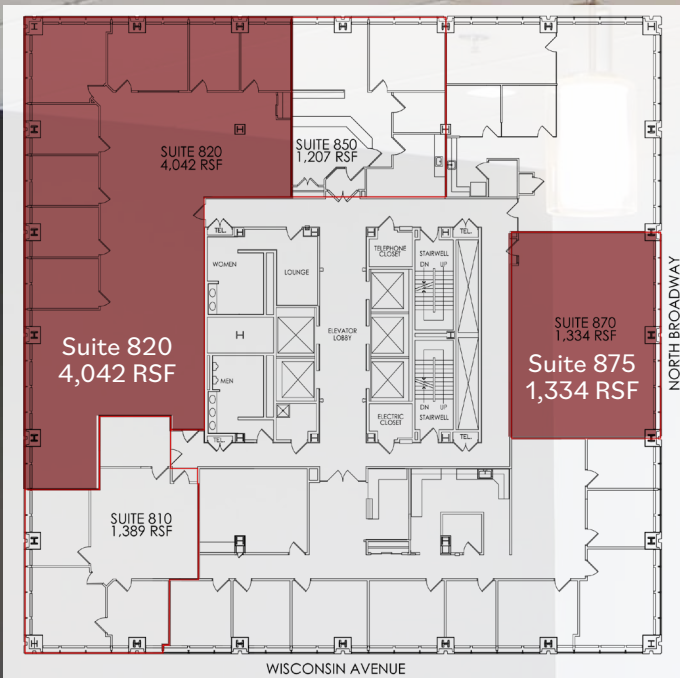
- HANDS ON MIDWESTERN OWNERSHIP GROUP
- 24/7 SECURITY
- ONSITE, PROFESSIONAL MANAGEMENT TEAM
- TENANT PROGRAMMING THROUGH DEDICATED TENANT COORDINATOR



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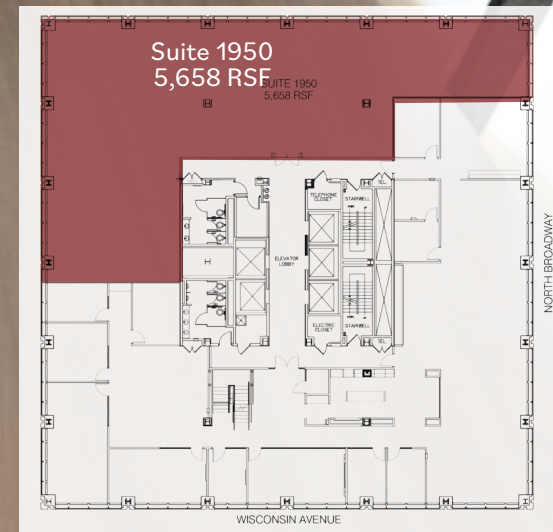
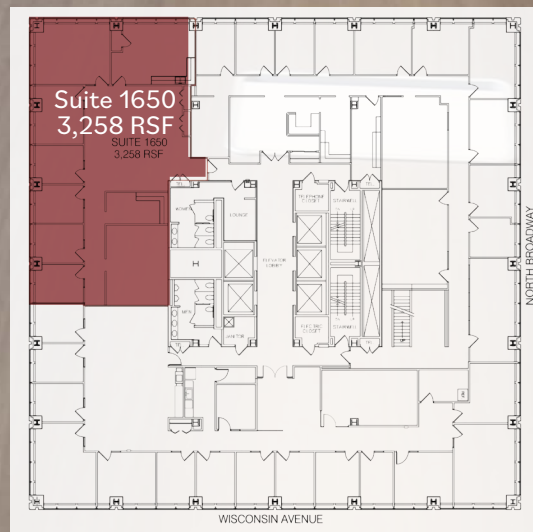
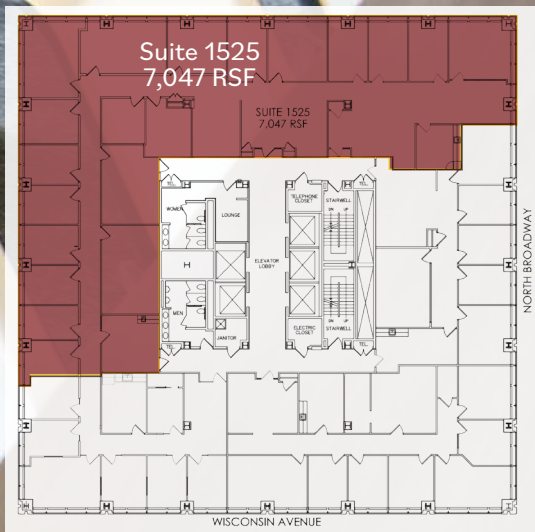
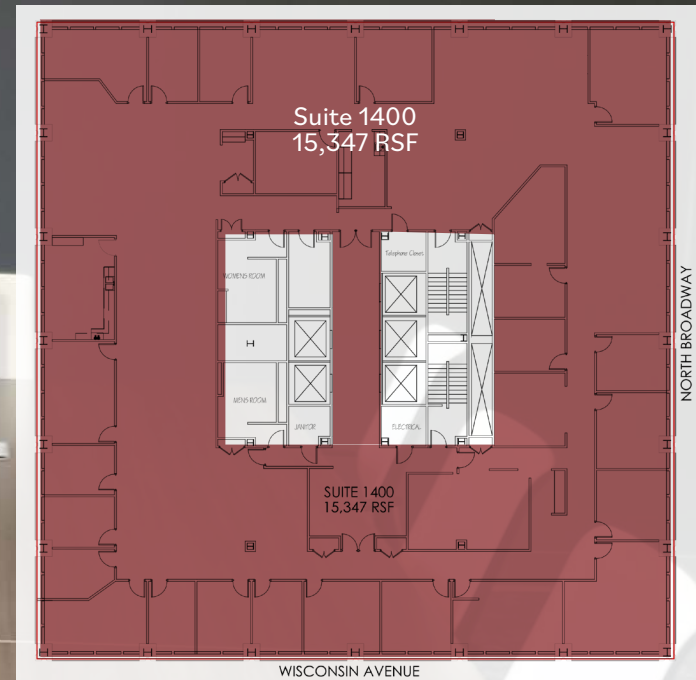
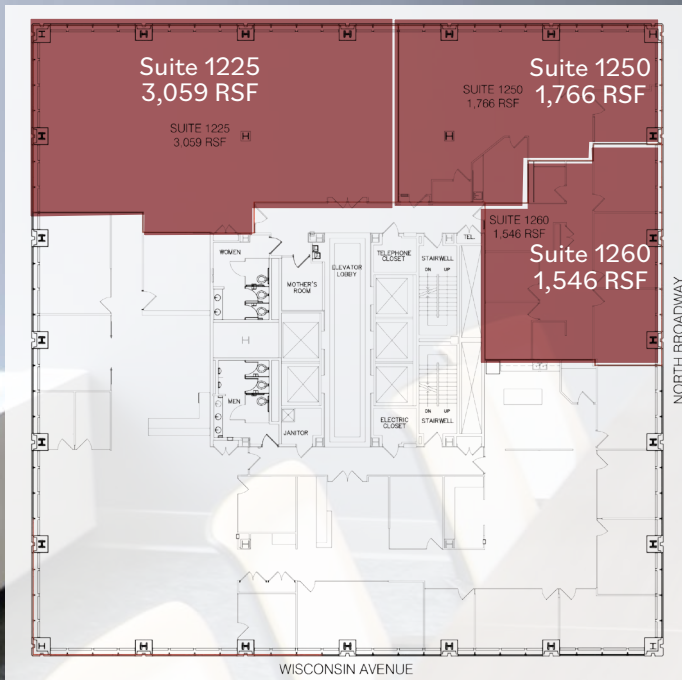
TWO-FIFTY



LET
US
HELP
YOU
GROW

Suites
ranging from
1,156 RSF
to
15,347 RSF

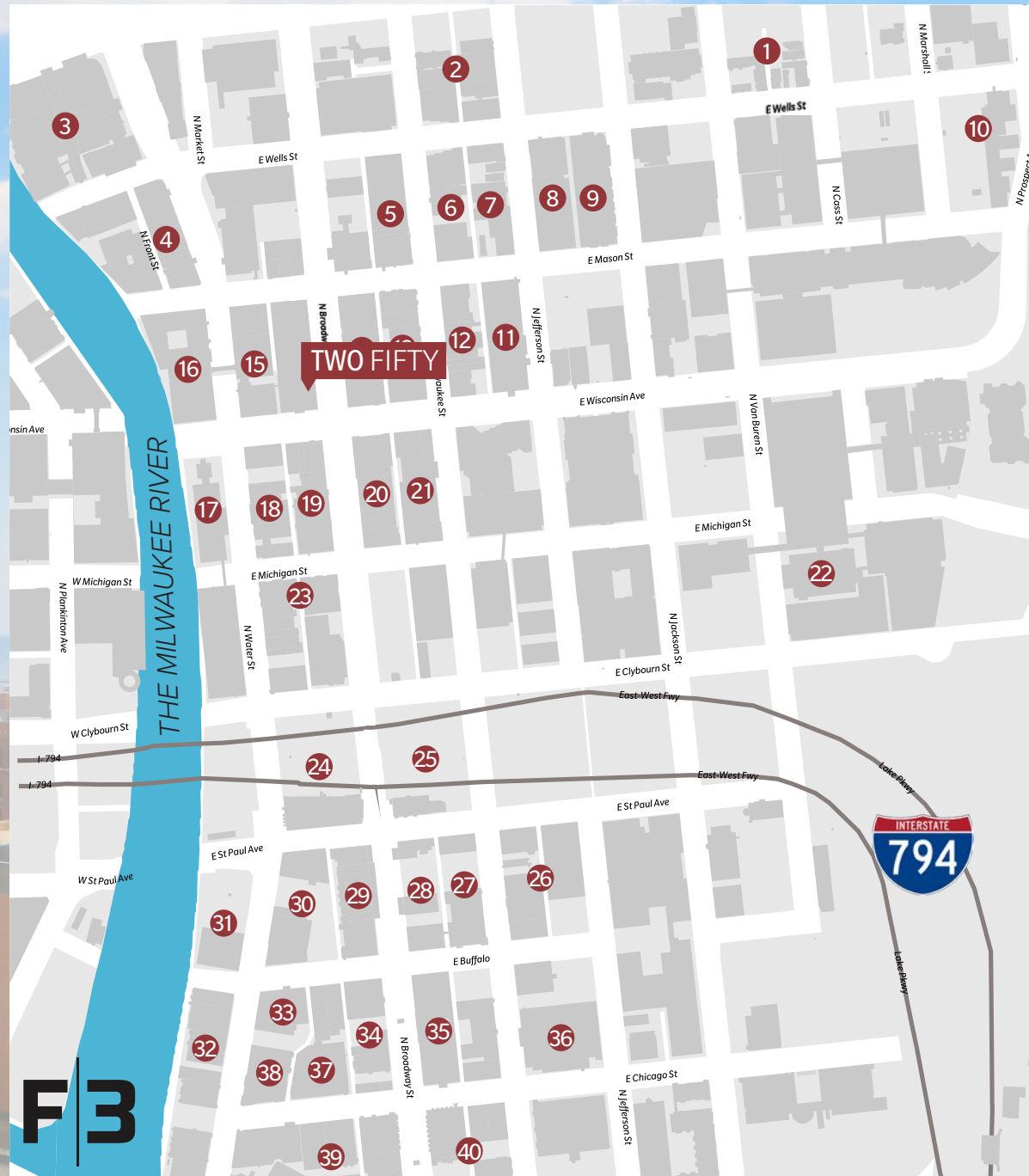
ALL THE WAY TO THE TOP



IN THE HEART OF THE CITY.

FEEL THE PULSE.

TWO-FIFTY



ARTS & EVENTS

- 34 Lily Pad Gallery West
- 23 The Grain Exchange - A Bartolotta Catering & Events Venue
- 3 The Pabst Theater

HEALTH & FITNESS

- 32 Barre Code
- 26 Club Pilates
- 16 Golds Gym
- 26 Orange Theory Fitness
- 27 Solidcore

HOTELS & LODGING

- 15 Drury Plaza Hotel Milwaukee
- 19 Hilton Garden Inn Milwaukee
- 23 Homewood Suites by Hilton
- 12 Hotel Metro
- 35 Kimpton Journeyman
- 21 Milwaukee Marriot
- 11 The Pfister
- 22 The Westin

DINING & NIGHTLIFE

- 20 Alem Ethiopian Village
- 30 Aloha Poke
- 9 Artisan Ramen
- 10 Bacchus - A Bartolotta Restaurant
- 8 Belmont Tavern
- 11 Blu
- 32 Blue Bat
- 12 Brunch
- 1 Buckley's Restaurant & Bar
- 11 Café at the Pfister
- 28 Café Benelux
- 12 Carnivore
- 14 City Net Jazz Café
- 2 Classy Girl Cupcakes
- 30 Colectivo Coffee
- 4 Colour Palate - MKE
- 12 Cubanitas
- 21 East Town Kitchen and Bar
- 2 Elsa's On the Park
- 7 Flannery's
- 23 Fore Milwaukee
- 17 Grassroots Salad Company
- 26 Holey Moley Doughnuts & Coffee
- 4 Jimmy Johns
- 33 Jing's
- 36 Kanpai Izakaya
- 13 Lucid Light Lounge
- 32 Lucky Ginger
- 11 Mason Street Grill
- 32 Milwaukee Ale House
- 4 Milwaukee Water Front Deli
- 24 Milwaukee Public Market
- 5 My Office
- 34 Onesto
- 6 Ouzo Café
- 8 Plum Lounge
- 33 Press
- 29 Red Elephant

- 4 Rodizio Grill Milwaukee
- 30 Shake Shack
- 8 Smax Box
- 26 Smoke Shack
- 8 Sport Club
- 21 Starbucks
- 30 Starbucks
- 22 Stella Van Buren
- 39 Sweet Diner
- 23 Swinging Door Exchange
- 7 Taylor's
- 35 The Outsider
- 29 The Wicked Hop
- 12 Third Coast Provisions
- 35 Tre Rivali
- 28 Wahlburgers
- 9 Ward's House of Prime
- 13 Zarletti

SALONS & BARBERS

- 4 Di Carlo Salon and Barbershop
- 37 Dry Bar
- 1 East Town Spa
- 25 Groom for Men
- 13 Milwaukee Street Barber Shop
- 27 Neroli Salon and Spa
- 23 Nula Nail Salon
- 23 Ricco's Swinging Door Barber
- 5 Salon Cass
- 32 Sevva
- 9 The Collective
- 11 Well Spa + Salon

SHOPPING

- 32 A Trio Jewelry
- 11 Allen Edmonds
- 39 Allison Beike Designs
- 29 Anthropologie
- 39 Broadway Paper
- 32 Cream City Restoration
- 20 Downtown Books
- 40 Edie Boutique
- 15 Edible Arrangements
- 14 FedEx
- 6 Frieschskys
- 33 Harley's Co. HH Clothing
- 39 Inspired
- 7 Kessler's Diamonds
- 29 Lela
- 30 Lululemon
- 40 Metro Eye
- 34 Mod Gen
- 27 Moda 3
- 34 NL Suits
- 20 Power's Jewelry
- 37 Restoration Hardware Outlet
- 34 Shoo
- 29 SoHo Boutique
- 24 Milwaukee Public Market
- 12 Uncommon Items
- 5 Urban Milwaukee - The Store
- 30 West Elm
- 32 Arch Apothecary
- 31 The Home Market
- 29 Warby Parker

HOP ON. HOP OFF.

NO MATTER YOUR MODE OF TRANSPORTATION,
TWO-FIFTY HAS YOU COVERED.

TWO-FIFTY



ELEVEN
LOCAL BUS
ROUTES



EIGHT
NEARBY BUBLR
BIKE STATIONS



CONNECTED
TO 1.5 MILE
SKYWALK



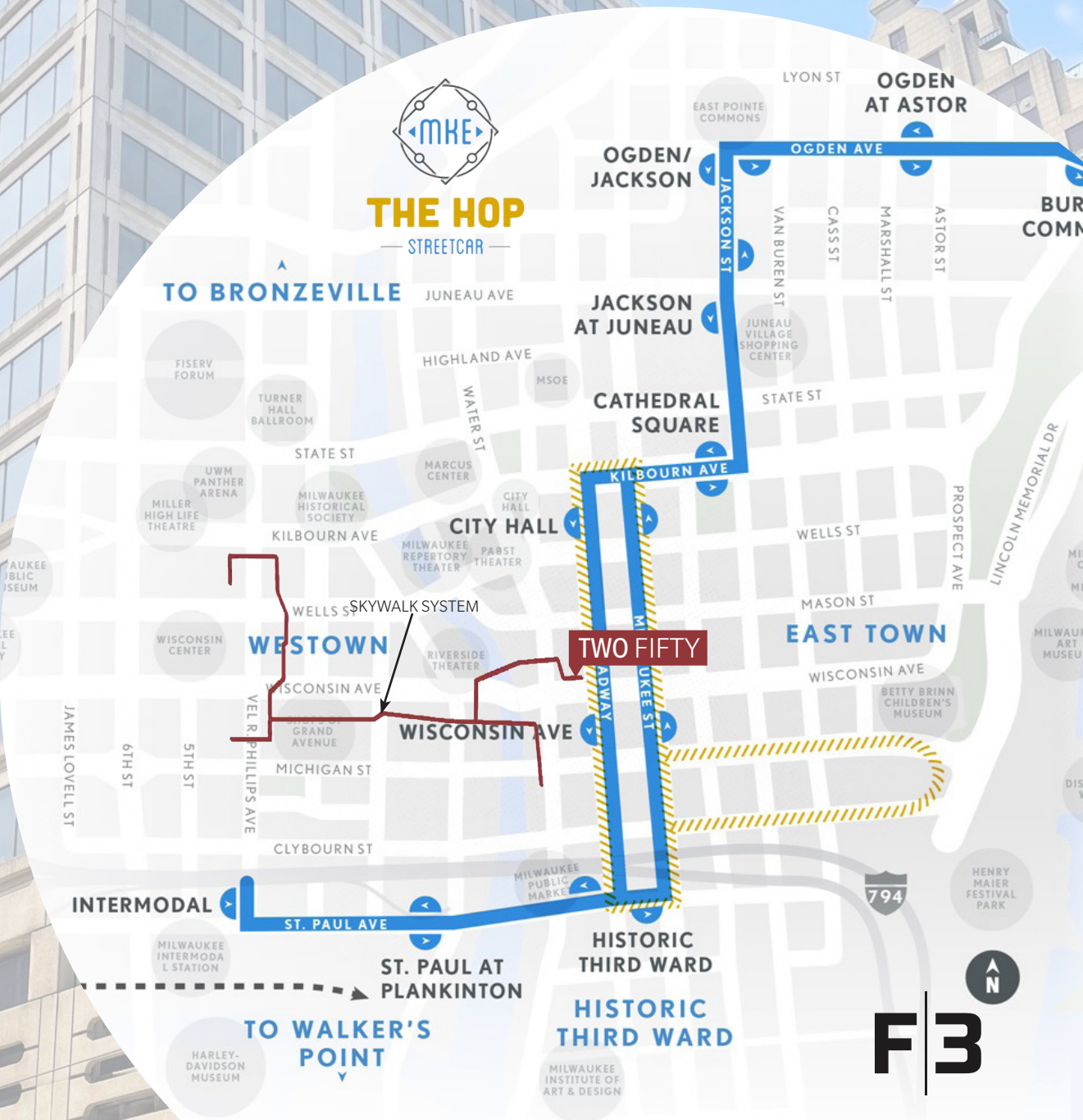
DIRECT
FREEWAY
ACCESS



LOCATED
AT STREETCAR
STOP



THIRTEEN
MINUTES TO
AIRPORT





IMAGINE THE
POSSIBILITIES





"Millbrook has exceeded our expectations - advising us on options for our space, providing flexibility as plans came together with quick turnaround times and listening to and accommodating our needs. They're building a great community in the building and are constantly a pleasure to work with."

Kimberly Kane, President & CEO
Kane Communications Group

SET YOUR
SIGHTS HIGHER



F3

TWO-FIFTY

TWO-FIFTY

BROADWAY

WISCONSIN

MILLBROOK
PROPERTIES

A COMPANY BASED ON FANATICAL CLIENT SERVICE

Quill Corporation was founded in 1956 with a single employee, Jack Miller, operating out of his father's chicken store. As Quill grew, Jack was joined by his two brothers Harvey L. and Arnold Miller. As stated by Jack Miller, Quill would develop "from a single phone in Dad's chicken store to a \$630 million business, all based on an unwavering focus on, great customer service, a great organization, very hard work, tremendous integrity and an extreme focus on the business." This same business philosophy was carried over to the founding of Millbrook Real Estate Company. These values are present every single day in all Millbrook buildings and management teams.

In 1997, as Quill was being sold to Staples, Jack and Harvey Miller used the 37 acres they owned in Lincolnshire/Buffalo Grove on which Quill was located to create the Millbrook Business Center, thus founding Millbrook Real Estate Company. Just as Quill Corporation was built as a Class A office products company, the Millers decided to build Millbrook Business Center as a Class A office park with Class A property management. A total of six buildings were developed between 1997 and 2004 totaling 660,000 square feet. In 2005 Millbrook Real Estate Company had its first opportunity to expand its Real Estate Portfolio, a 41,000 square foot office/medical building in Glenview.

While many real estate investors saw the Great Recession of 2008 as a time of despair, Jack and Harvey saw this as a great opportunity. In 2009 Millbrook purchased the Arboretum Lakes complex in Lisle, Illinois, a four-building, Class A business park totaling over 740,000 square feet. This acquisition more than doubled Millbrook's square footage. In 2012 Millbrook purchased 5215 Old Orchard Road in Skokie, a 210,000 square foot, Class A office building and in 2013 Millbrook acquired the 67,000 square foot 701 Warrenville Road restoring Arboretum Lakes 740,000 sf to one 807,000 square foot office park under one owner.

Millbrook added 850,000 square feet to their portfolio in 2015-2016 bringing the portfolio to 2.4M square feet. Included in these recent acquisitions were Highland Pointe, a 375,000 square foot office complex in Lombard IL, 250 E. Wisconsin, a 200,000 square foot, 20-story office building in downtown Milwaukee, WI, Parkview Plaza, a 265,000 square foot building in Oakbrook Terrace IL. Millbrook has also recently expanded geographic reach with acquisitions in the Philadelphia market.

As Millbrook has continued to expand, its ideals, values, and the commitment to customer service have never wavered. Customer satisfaction will always be the top priority.

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