

FOR LEASE

# HARDWARE HQ

1303 VEL R. PHILLIPS AVENUE  
MILWAUKEE WI 53212

**FOUNDERS** | **3**  
REAL ESTATE SERVICES

## Property Highlights

- Historic renovation in Haymarket Square neighborhood
- Adjacent to Milwaukee Bucks Arena & Entertainment District
- Unrivaled branding opportunity via McKinley Ave./Vel R. Phillips Dr. signage
- Flexible floorplates ideal for a variety of office users
- Onsite and structure parking available
- Planned rooftop deck for 4th floor addition

## Specifications

<b>AVAILABLE SPACE</b>	72,125 SF
<b>Gross Building Area</b>	86,385 SF
<b>Parking</b>	81 surface spaces
<b>Year Built</b>	1892-1911
<b>Lease Rate</b>	\$19.00 - \$22.00/SF NNN

## Contact

**Jenna Maguire**  
414.249.2312  
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**Ned Purtell, CCIM, SIOR**  
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npurtell@founders3.com



RINKA+



414.271.1111 | [www.founders3.com](http://www.founders3.com)

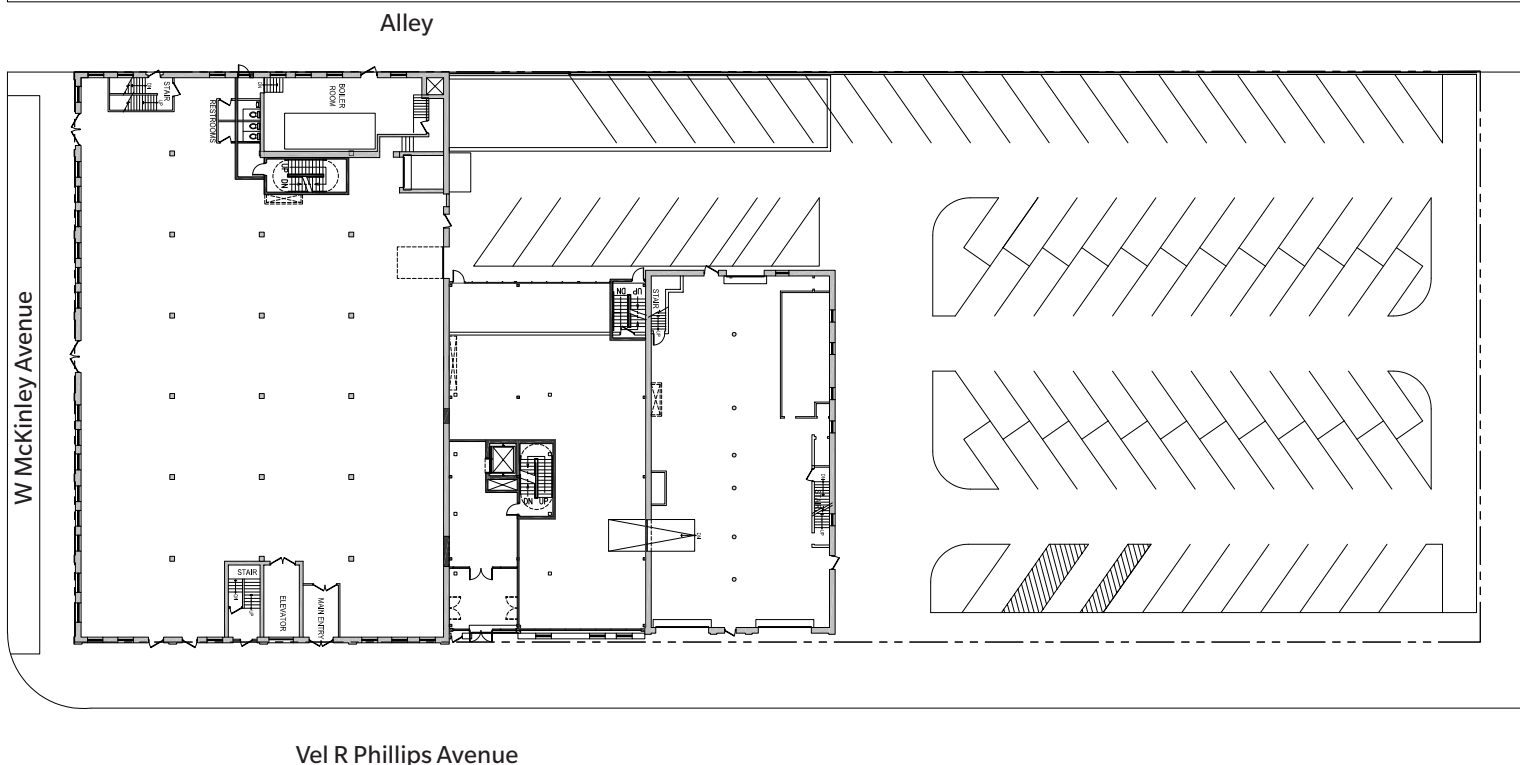
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SITE PLAN



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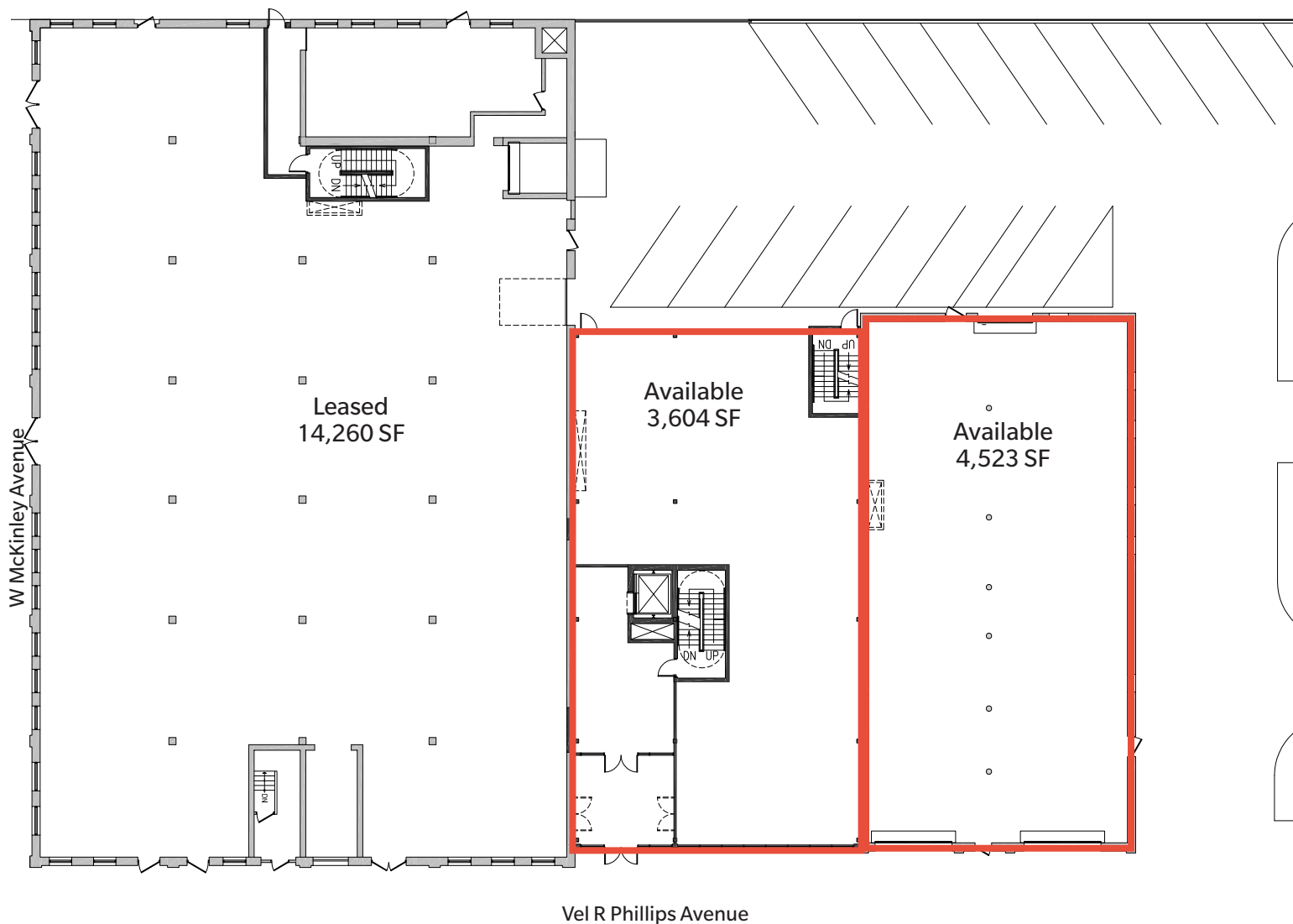
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1st FLOOR PLAN



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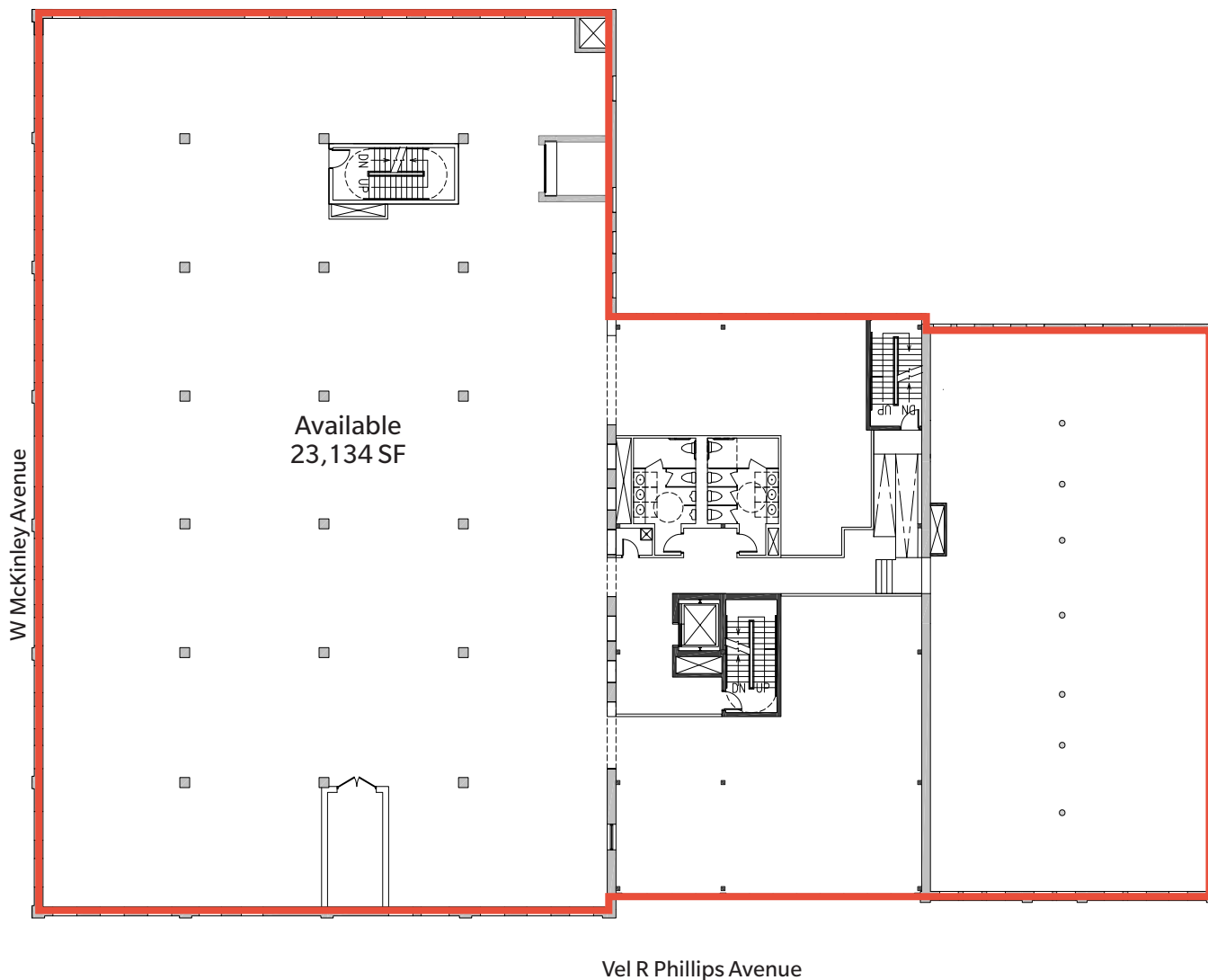
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## 2nd FLOOR PLAN



W McKinley Avenue

Vel R Phillips Avenue



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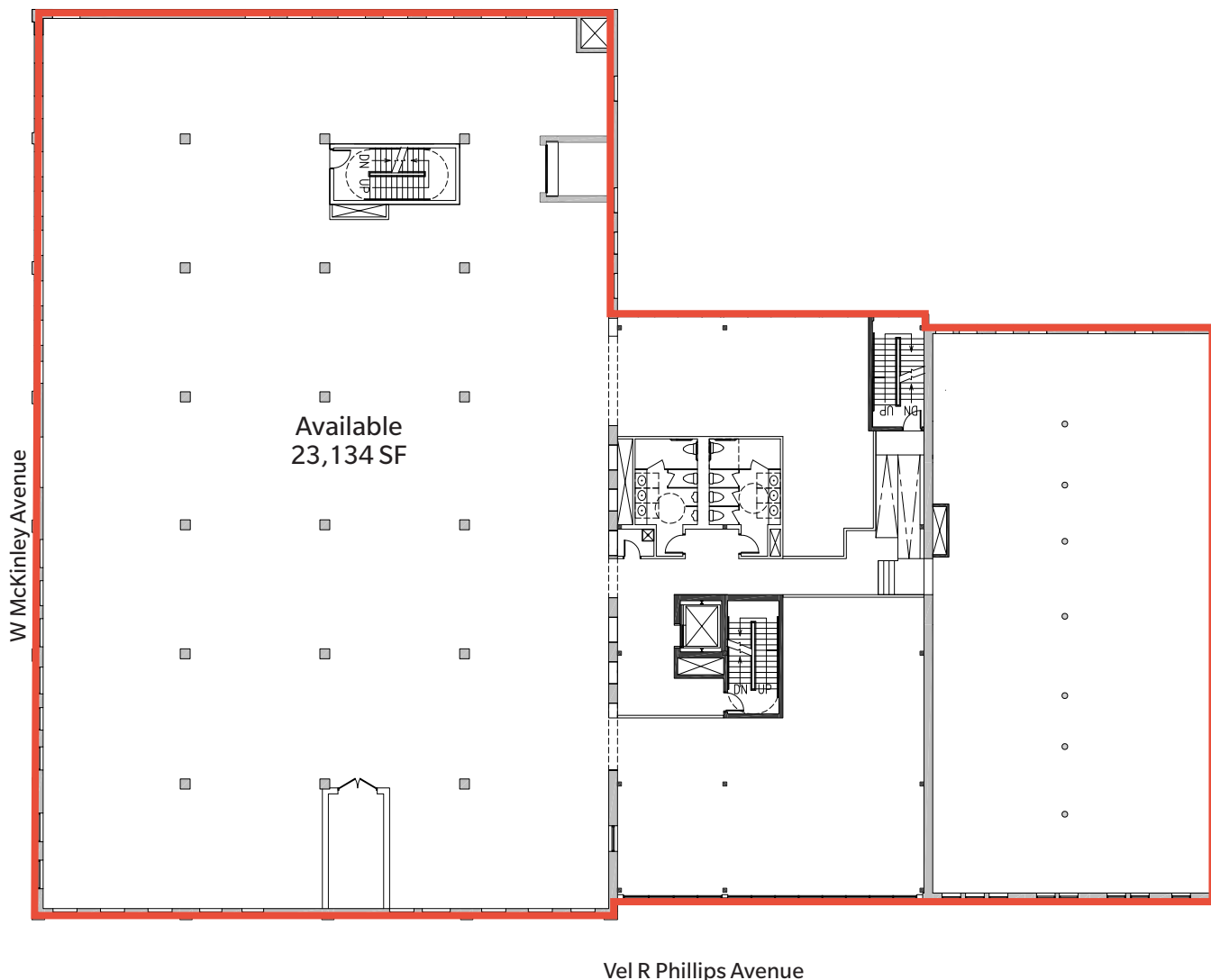
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3rd FLOOR PLAN



W McKinley Avenue

Vel R Phillips Avenue



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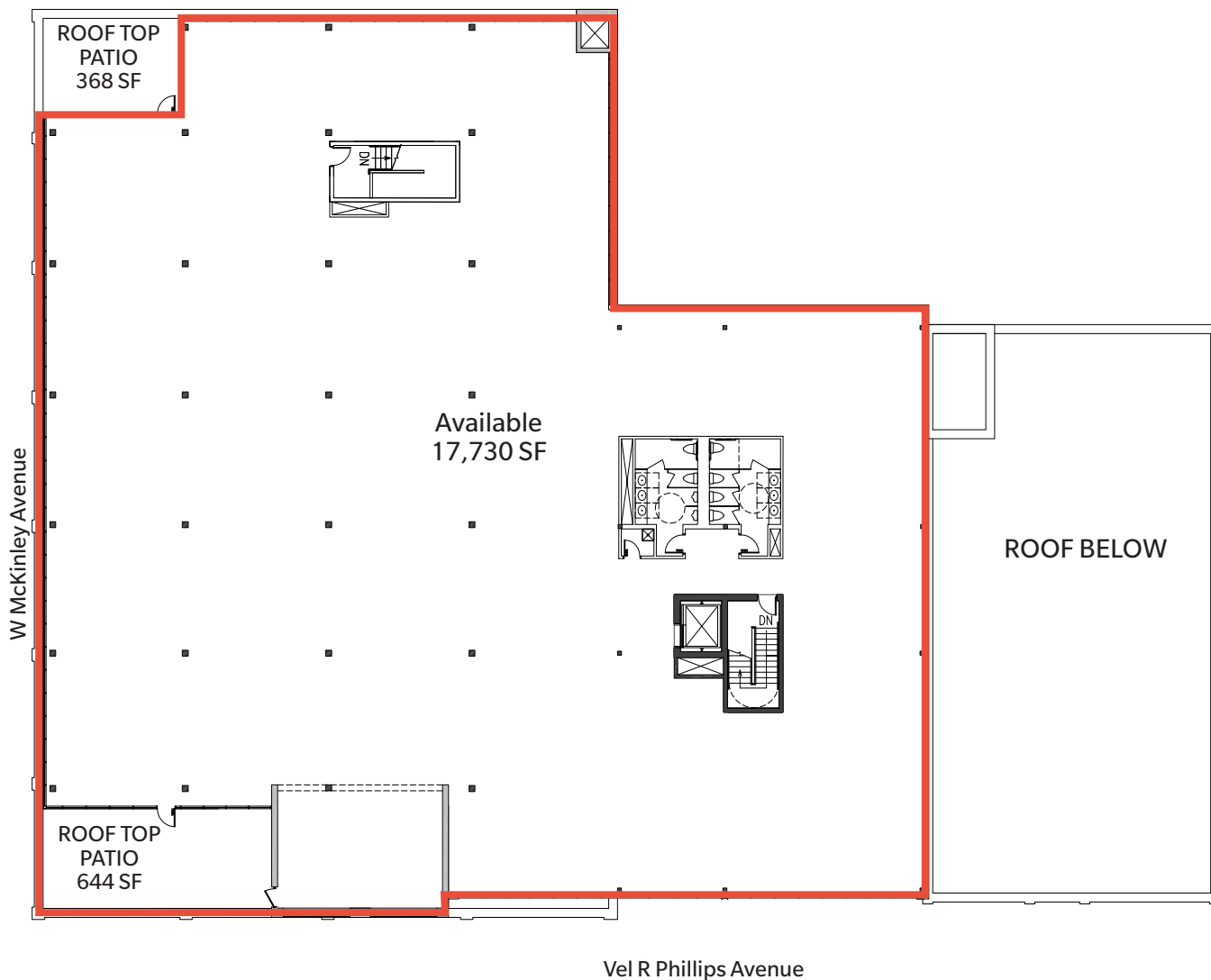
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## 4th FLOOR PLAN



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BUILDING RENDERINGS



Southeast View

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Northeast View



Southwest View

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## AERIAL & LOCATION



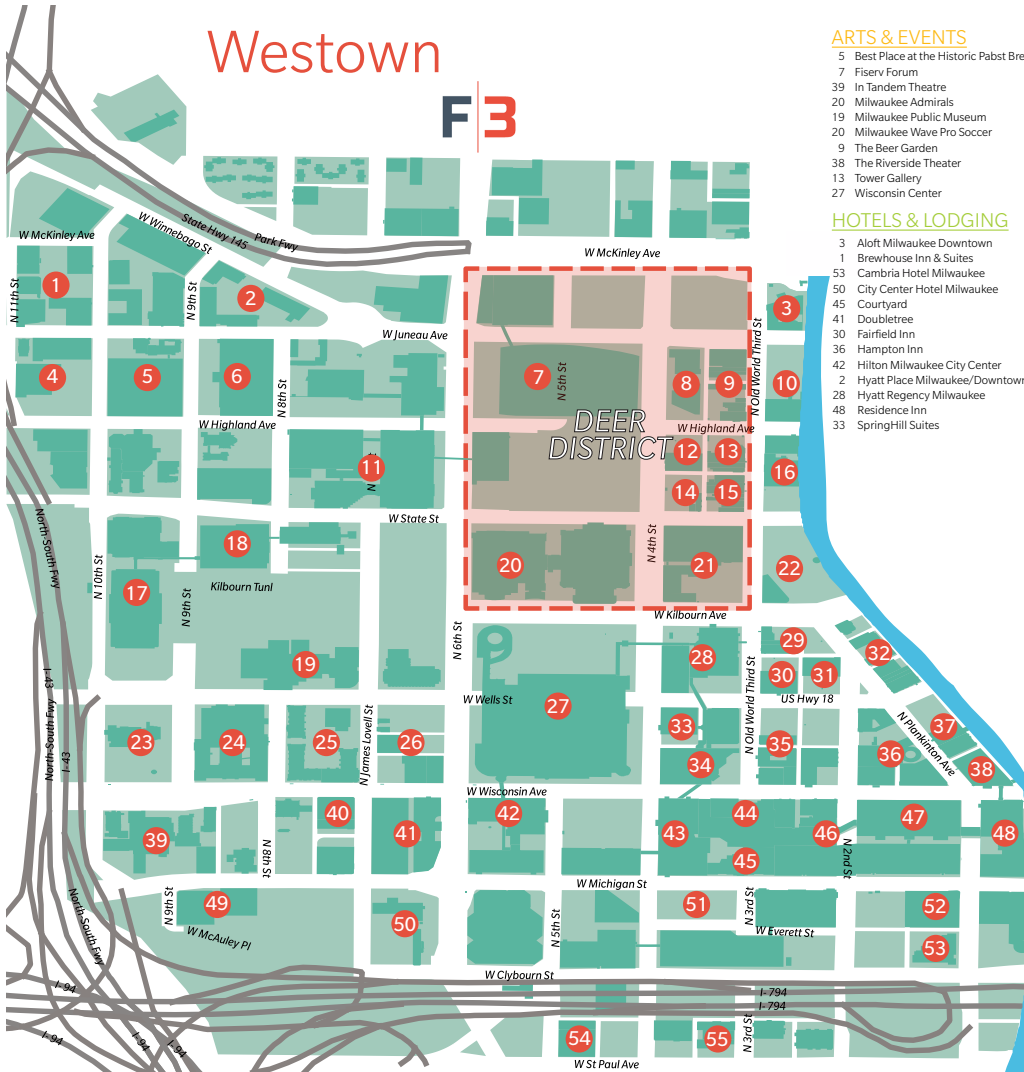
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## AERIAL & LOCATION



**ARTS & EVENTS**

- 5 Best Place at the Historic 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
- 44 Menomonee Valley Partners Inc
- 32 Milwaukee Aids Housing Corp
- 22 Milwaukee County Historical Society
- 1 Milwaukee Film
- 24 Milwaukee Public Library Central Library
- 26 Parents Plus Inc
- 49 Safe & Sound
- 34 Score Mentors of SE Wisconsin
- 38 SecureFutures
- 44 United Performing Arts Fund
- 44 Walgreens
- 41 Westown Associates Inc
- 41 Wisconsin Policy Forum
- 51 Zeidler Park/Westown Farmer's Market

**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
- 15 Burgerim
- 42 Cafe Hilton
- 29 Calderone Club
- 10 Cantina Milwaukee
- 34 Capital Grille
- 9 Carson's
- 11 Cuisine
- 33 DOC's Commerce Smokehouse
- 40 Domino's
- 8 Drink Wisconsin Pub
- 26 Dunkin'
- 30 George Webb Restaurant
- 6 Glass & Griddle
- 9 Good City Brewing | Downtown
- 6 Gouda Girls Grill
- 25 Gyro MKE
- 1 Jackson's Blue Ribbon Pub
- 29 King & I Thai Restaurant
- 13 Knight's Bar
- 9 Loaded Slate
- 13 Mader's
- 21 Major Goolsby's Pub & Grill
- 50 Michigan 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
- 32 Pier 106 Seafood Tavern
- 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
- 35 Silk Exotic Downtown
- 41 Starbucks
- 54 Stone Creek Coffee
- 47 Stone Creek Coffee
- 38 Subway
- 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 Trio Lounge
- 15 Ugly's
- 15 Who's on Third
- 23 Wisconsin Club

**SPECIALTY SHOPPING**

- 26 Avenue Liquor Store
- 32 Davinci Media
- 41 Duncan Solutions Inc
- 41 Lifealm LLC
- 55 Milwaukee Mattress & Furniture
- 13 Spice House
- 30 Tourist Convenience
- 38 Uhle Tobacco Company
- 16 Usinger's Famous Sausage
- 25 Westown 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
- 34 Weight Watchers
- 31 Wisconsin Hearing Aid Center
- 47 YMCA of Metro Milwaukee

**SALONS & BARBERS**

- 39 Bob's Barber Shop
- 42 Hair Hilton
- 31 I'Lashout 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
- 46 Rainbow
- 47 TJ Maxx

## STATE OF WISCONSIN BROKER DISCLOSURE

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.**

### 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:

- 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 within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law.
- 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.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 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.

*No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.*

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 (see "Definition of 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 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 or provide that information to the Firm or its Agents by other means. 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 to 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.