

THE ATLAS BUILDING

An Authentic Creative Office
in Milwaukee's Cultural Hub

R
2
COMPANIES

FOUNDERS 3





—
THE ATLAS BUILDING
Tannery

THE ATLAS BUILDING

600 W VIRGINIA STREET
MILWAUKEE, WISCONSIN

BUILDING FEATURES:

Building Size:	67,760 GSF
Floorplates:	9,680 RSF
Dedicated Parking:	3 Spaces per 1,000 SF Leased

CENTRAL, VIBRANT LOCATION:

Located within Milwaukee's Cultural Hub – Walker's Point – The Atlas is within walking distance to Milwaukee's best restaurants, nightlife and local attractions.

THE BUILDING:

The Atlas Building is a seven-story brick & beam structure – built in 1913. Once the hub of tannery operations at the Pfister and Vogel Leather Company in the early 20th Century, the building was later converted to the Atlas Industrial Center, which served as a bonded U.S. Customs warehouse. Today, the building boasts a modern lobby and amenities, with unique octagonal pillars and striking city views – the building is truly one-of-a-kind.

AMENITY PACKAGE:

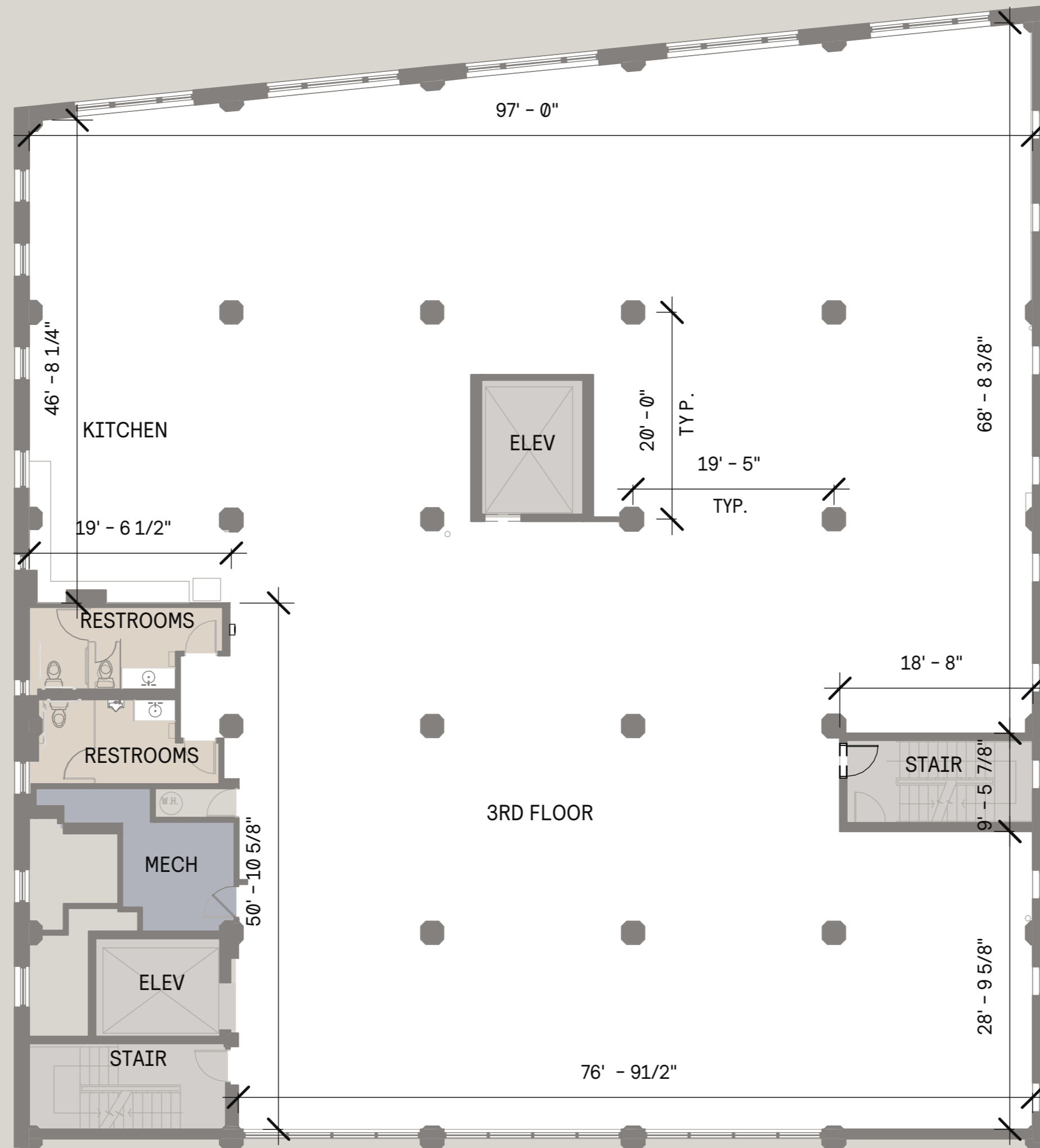
Indoor Fitness Center with Showers & Locker Rooms, Bike Room, Tenant Lounge, with Kitchen and Café, Community & Conferencing Facility, Dedicated Signage.



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THE ATLAS BUILDING
Tannery

Atlas

3RD FLOOR
9,680 RSF



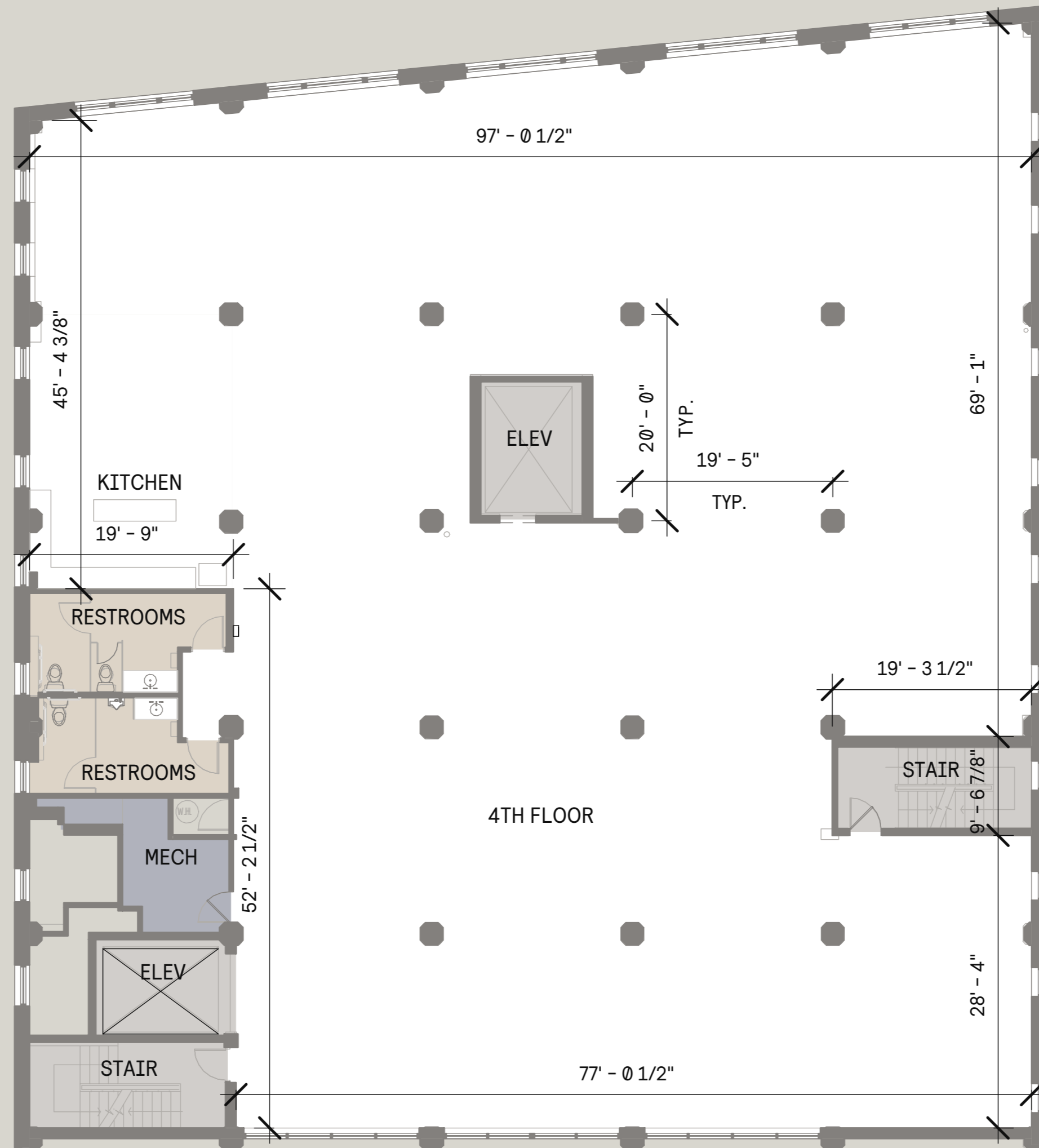
FLOOR

3

Atlas

4TH FLOOR

9,680 RSF



FLOOR

4



— INTERIOR PRECEDENTS
The Atlas Building



Tenant Amenities

INDOOR FITNESS CENTER

LOCKER ROOMS & SHOWERS

BIKE ROOM

TENANT LOUNGE

DEDICATED SIGNAGE

RESERVABLE COMMUNITY
& CONFERENCE SPACE



—
WALKER'S POINT
Location/Neighborhood



HARLEY DAVIDSON MUSEUM

TANNERY
(251,519 SF)

ATLAS BUILDING
(67,760 SF)

PARKING

PARKING

PARKING

PARKING

THE IRON HORSE HOTEL

LOST VALLEY CIDER CO.

CONEJITO'S PLACE

CAMACHO'S BAR

HOTEL MADRID

LA CASA DE ALBERTO

SNIFTER'S TAPAS & SPIRITS

CAROLINE'S

FUEL CAFE 5TH ST

MOREL

HAMBURGER MARY'S

ANODYNE COFFEE CO.

CAMINO

CENTRAL STANDARD CRAFT DISTILLERY

MOVIDA

FIXTURE PIZZA PUB

VAR GALLERY & STUDIOS

— WALKER'S POINT
Location/Neighborhood

THE TIN WINDOW

THE NOBLE

In Relentless Pursuit of Opportunity.

R2 was created to source, acquire and uncover irreplaceable real estate in emerging and in-fill urban locations. R2 owns and operates over 6 million square feet across over 40 buildings and maintains offices in Chicago, Minneapolis & Milwaukee.

R2's vertically integrated platform is led by experienced Principals in Investment, Leasing, Asset Management, Property Management, Design & Construction. R2 has a multi-year track record of successfully repositioning Creative Office buildings across the Midwest.

For additional information, visit [R2.me](https://r2.me).

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