

FOR LEASE
OFFICE SPACE

Pabst Boiler House

1243 N 10th Street | Milwaukee | WI 53205



FOR LEASE Pabst Boiler House // Milwaukee // WI



SITE SPECIFICATIONS

Building Size	40,774 SF
Stories	3
Parking	1.25/1,000 SF <i>(underground/surface)</i>
NNN	\$9.75/SF

AVAILABLE SPACE

3,696 RSF

LEASE RATE

\$15.00/SF NNN

KEY FEATURES/HIGHLIGHTS

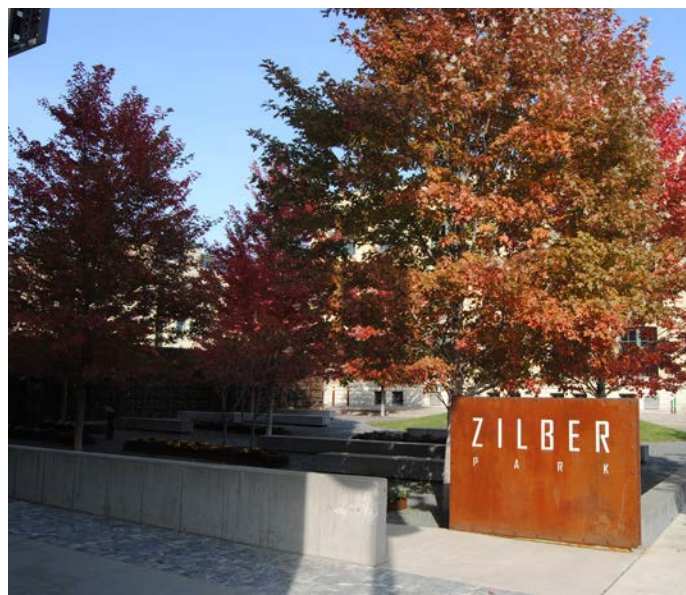
Located in the famous Pabst Brewery
Redevelopment

Heated underground parking available (0.63/1,000
RSF Underground, 0.63/1,000 RSF Surface)

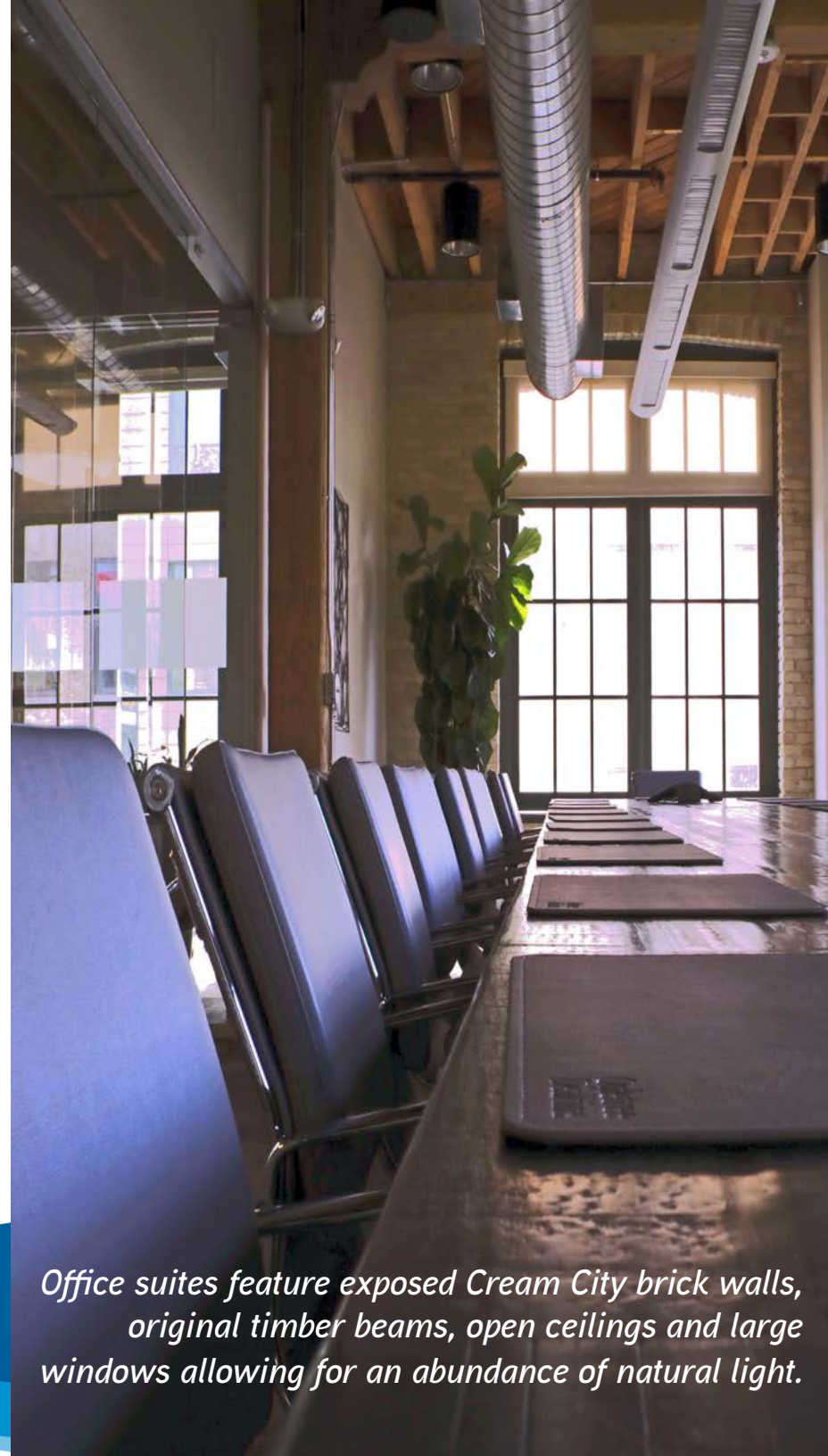
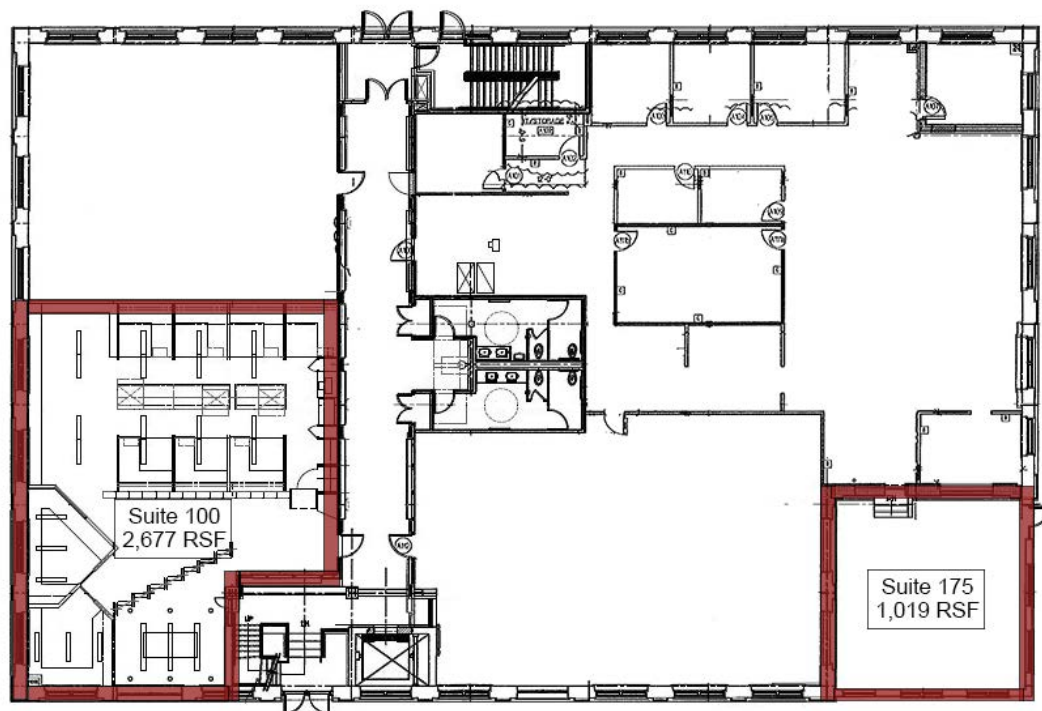
Fully restored with new windows, elevator, plumbing,
HVAC, electric and more!

Rooftop Patio with Green Roof available for tenant's
use, free of charge

Additional parking one block away at the Zilber
Parking. This state-of-the-art parking structure
includes an additional 800 stalls in close proximity to
the Pabst Boiler House



FLOOR PLAN - FIRST FLOOR

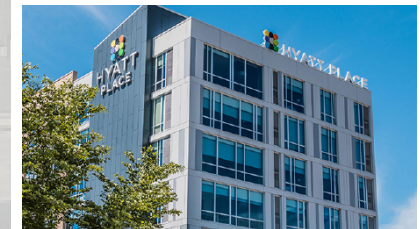


Office suites feature exposed Cream City brick walls, original timber beams, open ceilings and large windows allowing for an abundance of natural light.

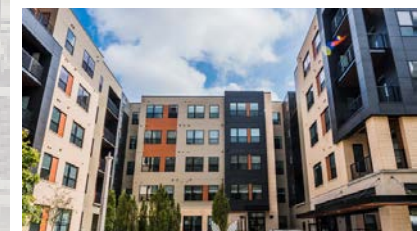
FOR LEASE Pabst Boiler House // Milwaukee // WI



- Residential
- Office
- Retail



Hyatt Place Milwaukee Downtown



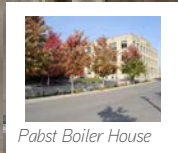
Vim & Vigor Apartments



Eleven25 at Pabst



Milwaukee Brewing Company



Pabst Boiler House

Mike Film
Incubator

UWM
School of Public
Health

Pabst Professional
Center

The Brewhouse
Inn & Suites
90 Room Hotel &
Restaurant

Vim & Vigor
84 Apartments

Brewery Parking
Structure
Retail
8,000 SF

Brewery Point
Apartments
48 Senior Apts

Hyatt Place
150 Rooms

Frederick Lofts
100 Apartments

Pabst
Milwaukee
Brewery

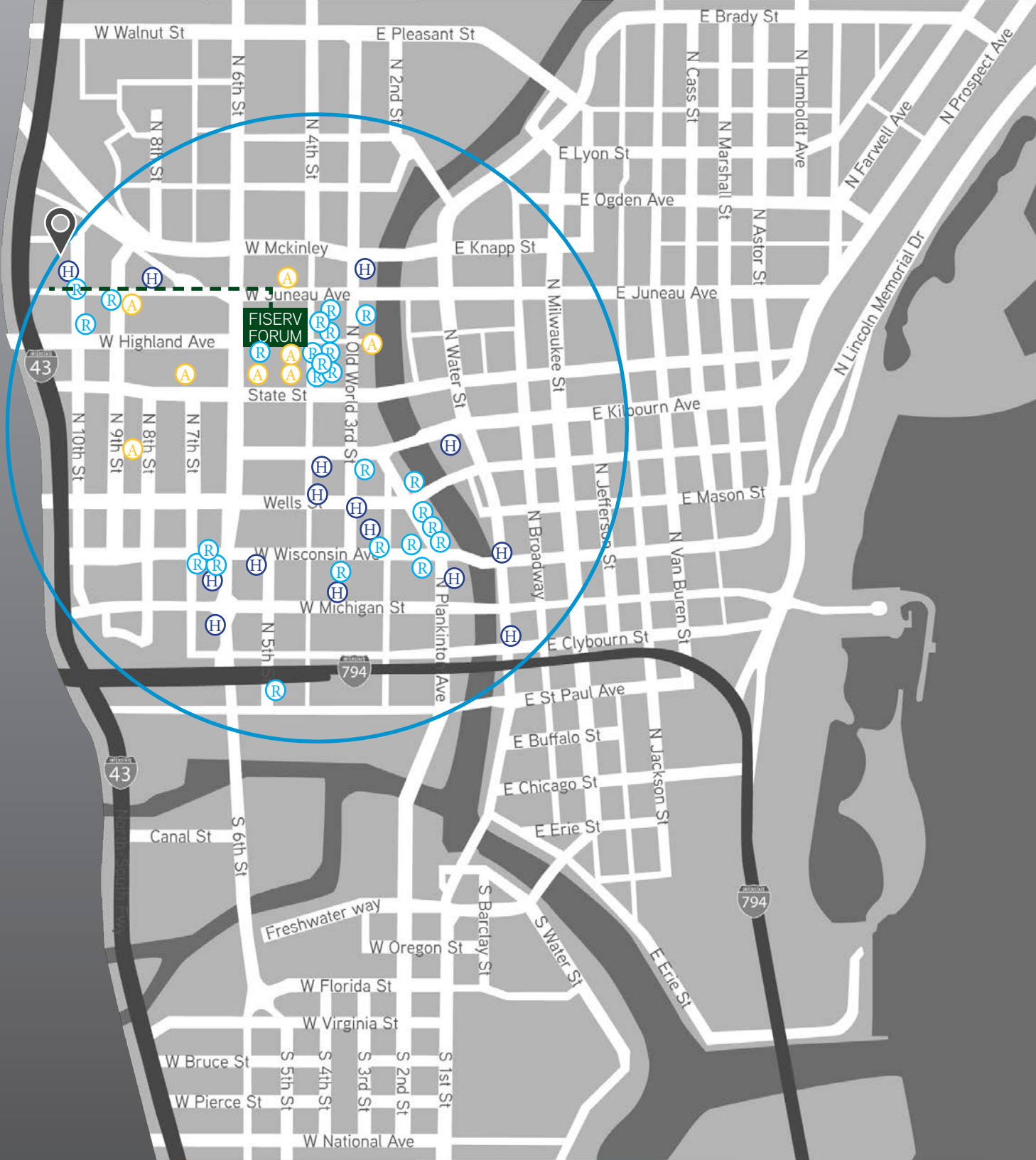
Brewery Lofts
118 Apartments

MPS

Best Place

ELEVEN25
at Pabst
Student
Apartments

The
Forty-Two
Office Space
Milwaukee
Brewing
Company &
Banquet Hall



AREA AMENITIES

ATTRACTIONS



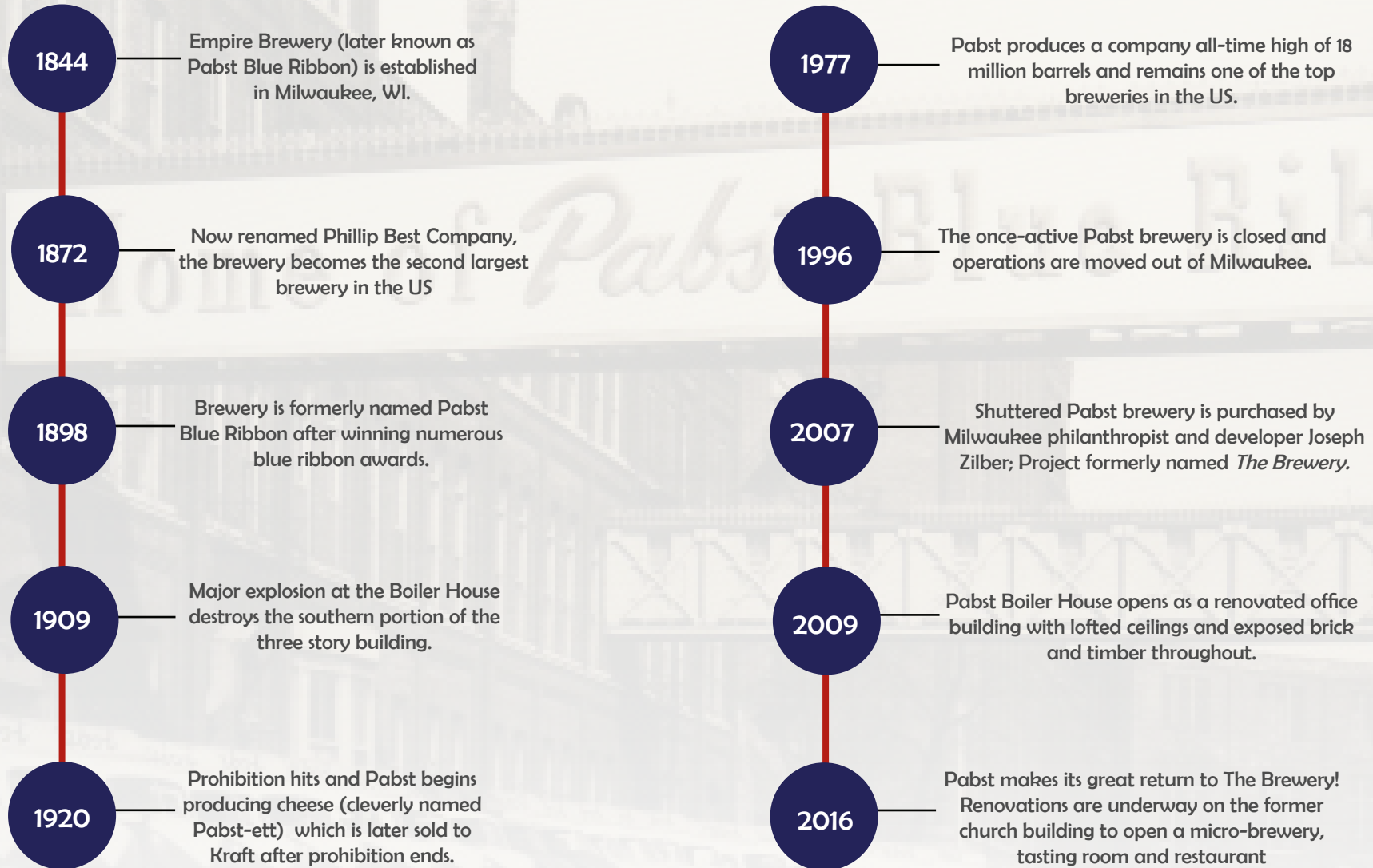
RESTAURANTS

- Ale Asylum Riverhouse
- Build-A-Breakfast/Burger
- Best Place at Pabst Brewery
- Brunch
- Buck Bradley's
- Calderone Club
- Carson's Milwaukee
- Eleven25 World Cuisine
- Food Court
- Evolution Gastro Pong
- Good City Brewing
- Grand Avenue Food Court
- Jackson's Blue Ribbon at Brewhouse Inn
- Kiku
- Mader's
- Miller Time Pub & Grill
- Milwaukee Brat House
- Milwaukee ChopHouse
- Mo's A Place For Steaks
- Mo's Irish Pub
- Old German Beer Hall
- Potbelly Sandwich Shop
- Rock Bottom Brewery
- Starbucks
- Stone Creek Coffee
- Subway
- The Brass Alley
- The Capital Grille
- Turner Hall
- The Loaded Slate
- The Pub Club
- Who's On Third ...and many more!

HOTELS



PABST BLUE RIBBON HISTORY



BUCKS ARENA DEVELOPMENT

Pabst Boiler House is located just four blocks from the unprecedented \$1 billion Bucks arena development district. Additionally, a live entertainment public plaza is under construction and a state-of-the-art practice facility was opened in 2017. This new district is within walking distance of the Pabst area Development.



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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 plain-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.

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

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Drafted by Attorney Debra Peterson Conrad.*