FOUNDERS 3
REAL ESTATE SERVICES

THE Blatz OFFICE COMPLEX

PROPERTY OVERVIEW

AVAILABLE SPACE

Boiler House 200
10,076 RSF

Mill House 300
8,227 SF

Mill House 400
1,949 RSF

Mill House 500
3,385 RSF

Brew House 200
2,350 RSF

Brew House 500
4,889 RSF

Office Total
30,876 RSF

For more information, contact:

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pstevens@founders3.com

FEATURES

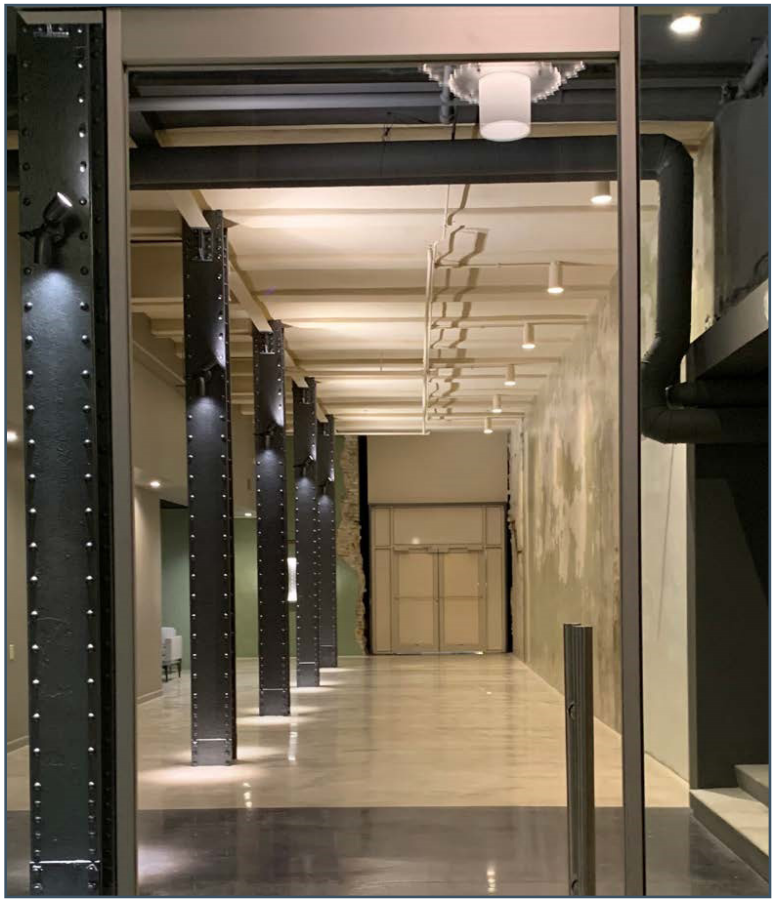
- Unique, historic building with loft-style office spaces
- Located in Milwaukee's Central Business District
- Convenient access to Milwaukee's major thoroughfares - I-43, I-94, & I-794
- Close to retail, dining, and theatre district
- Easy access to public transportation routes
- Membership-based gym on-site
- Adjacent parking structure and surface lot within walking distance
- Newly renovated lobby, court yard, and rooftop deck areas
- Signage options including on-building, banner & lobby exposure
- Reserved semi-circle parking available for Market Street suite

SPECIFICATIONS

Property Address	252 & 260 E. Highland Ave. & 1110 N Market St. Milwaukee, WI 53202
Gross Building Area	54,318 SF
Year Built	1906
Lease Rate & Type	Office: $12.00 - $24.00/ SF Modified Gross

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

PROPERTY PHOTOS



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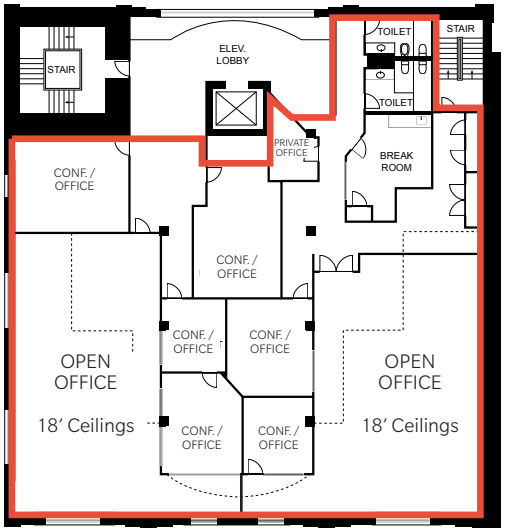
FLOOR PLAN - BOILER HOUSE 200

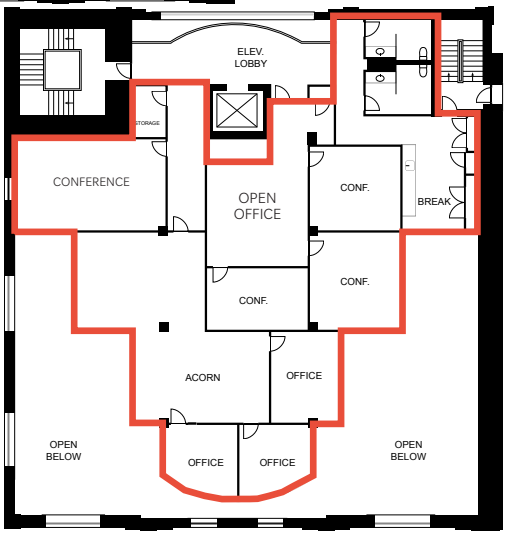
1110 N MARKET STREET

AVAILABLE - 10,076 RSF - FULL FLOOR + MEZZANINE LEVEL

SECOND FLOOR



MEZZANINE



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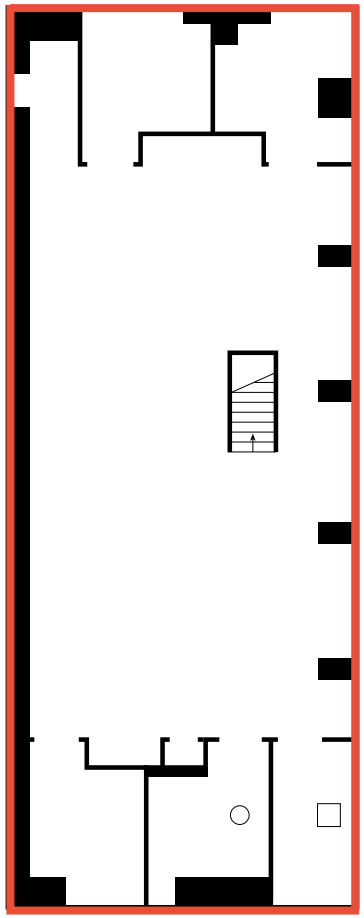
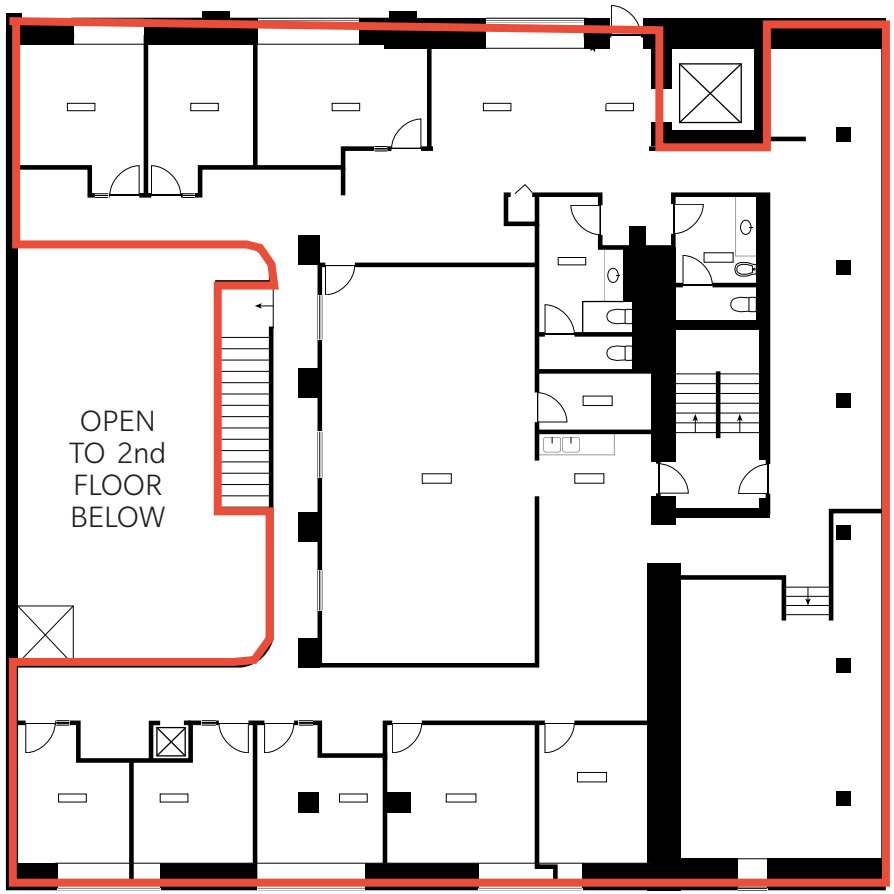
FLOOR PLAN - MILL HOUSE 300

260 E HIGHLAND AVENUE

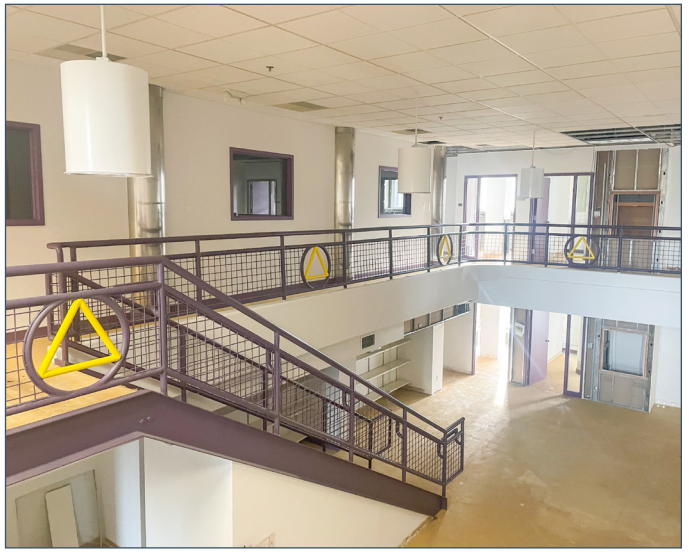
AVAILABLE - 8,227 RSF - TWO-LEVEL LOFTED SUITE W/BALCONY, OPEN OFFICE, TRAINING ROOM & AMPLE PRIVATES

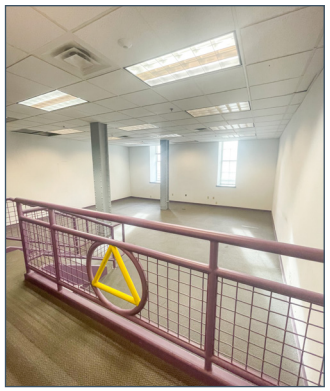


DOWNSTAIRS
(2nd Floor)



UPSTAIRS
(3rd Floor)

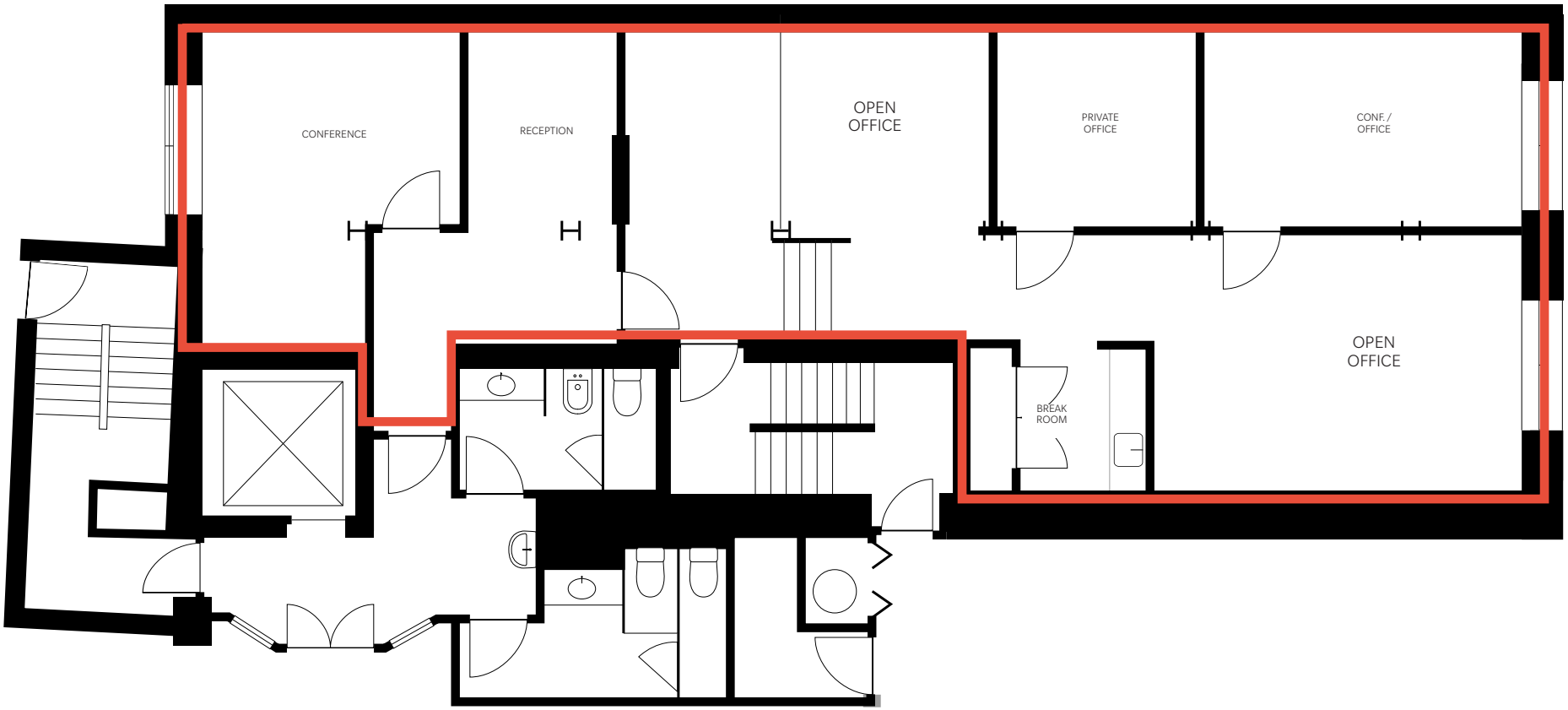




FLOOR PLAN - MILL HOUSE 400

260 E HIGHLAND AVENUE

AVAILABLE - 1,949 RSF - SPLIT-LEVEL SUITE W/ SEPARATE RECEPTION

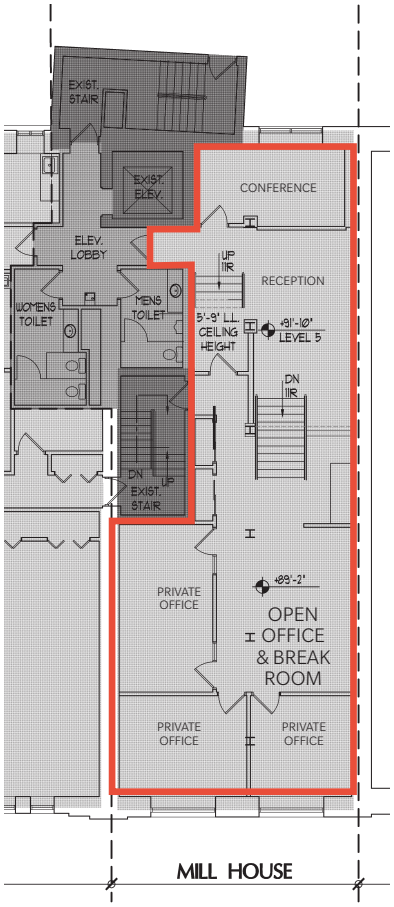


FLOOR PLAN - MILL HOUSE 500

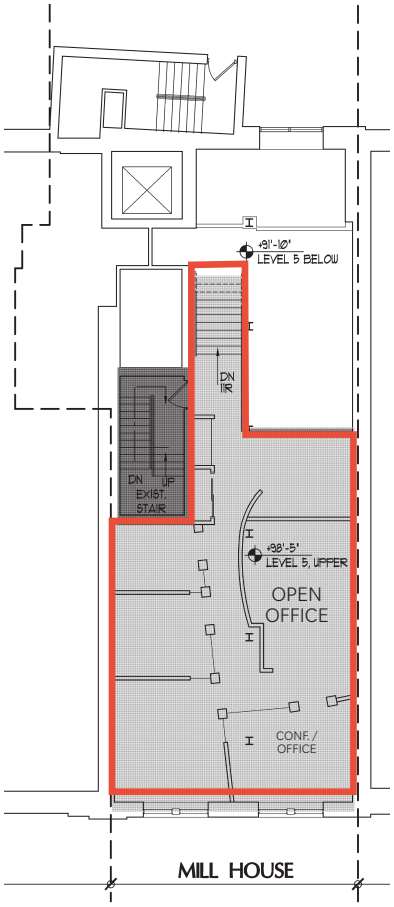
260 E HIGHLAND AVENUE

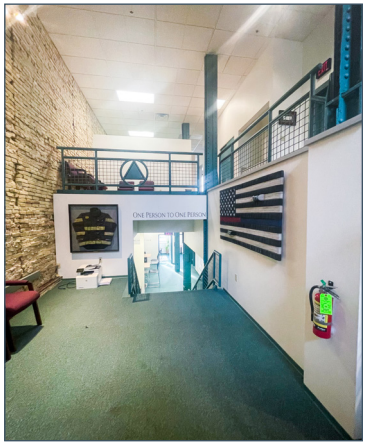
AVAILABLE - 3,385 RSF - DUAL-LEVEL SUITE W/ SEPARATE RECEPTION

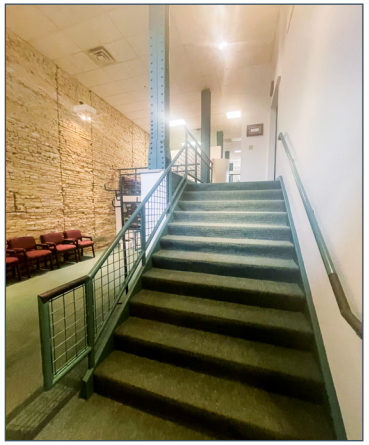
FIFTH FLOOR
(entrance level)



SIXTH FLOOR
(upper level)







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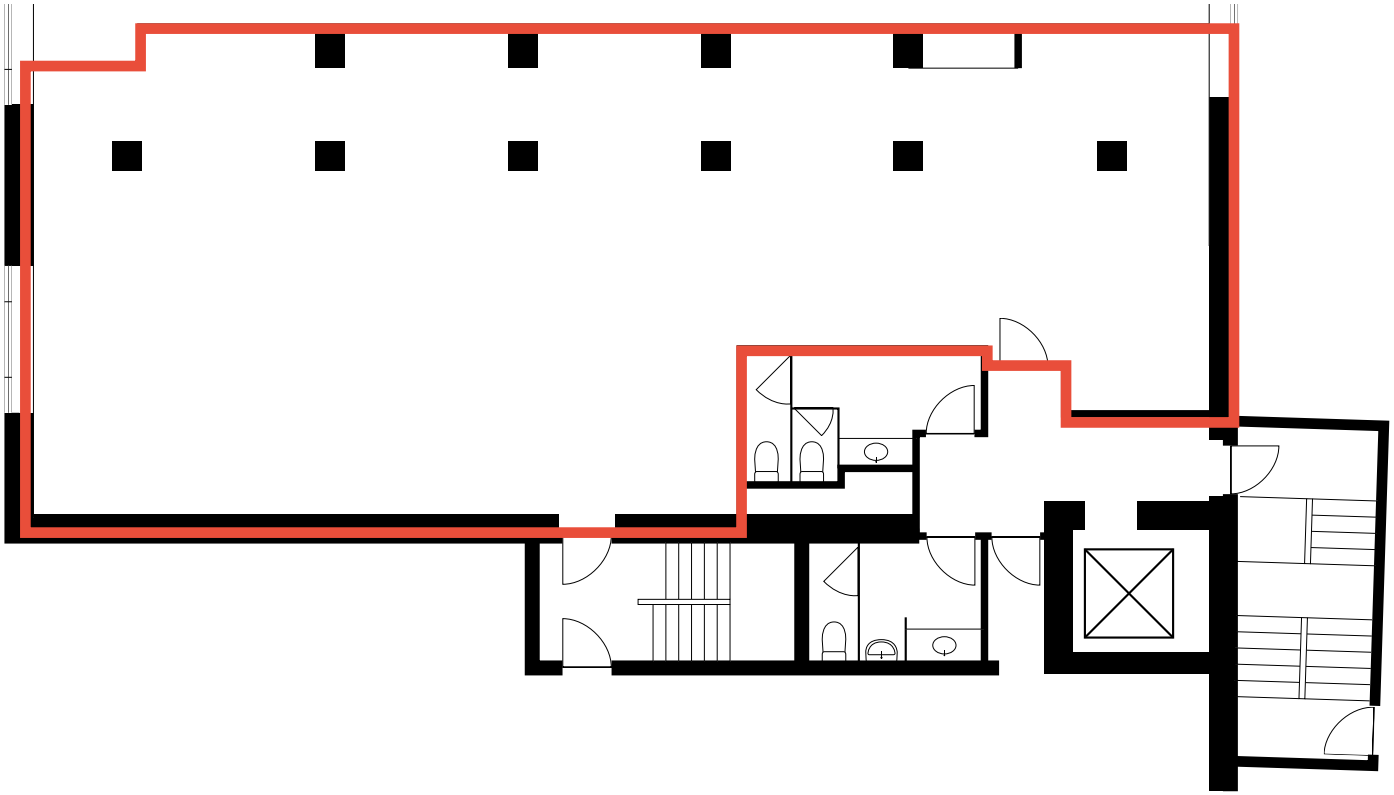
FLOOR PLAN - BREW HOUSE 200

260 E HIGHLAND AVENUE

AVAILABLE - 2,350 RSF - RAW, OPEN CONCEPT SUITE



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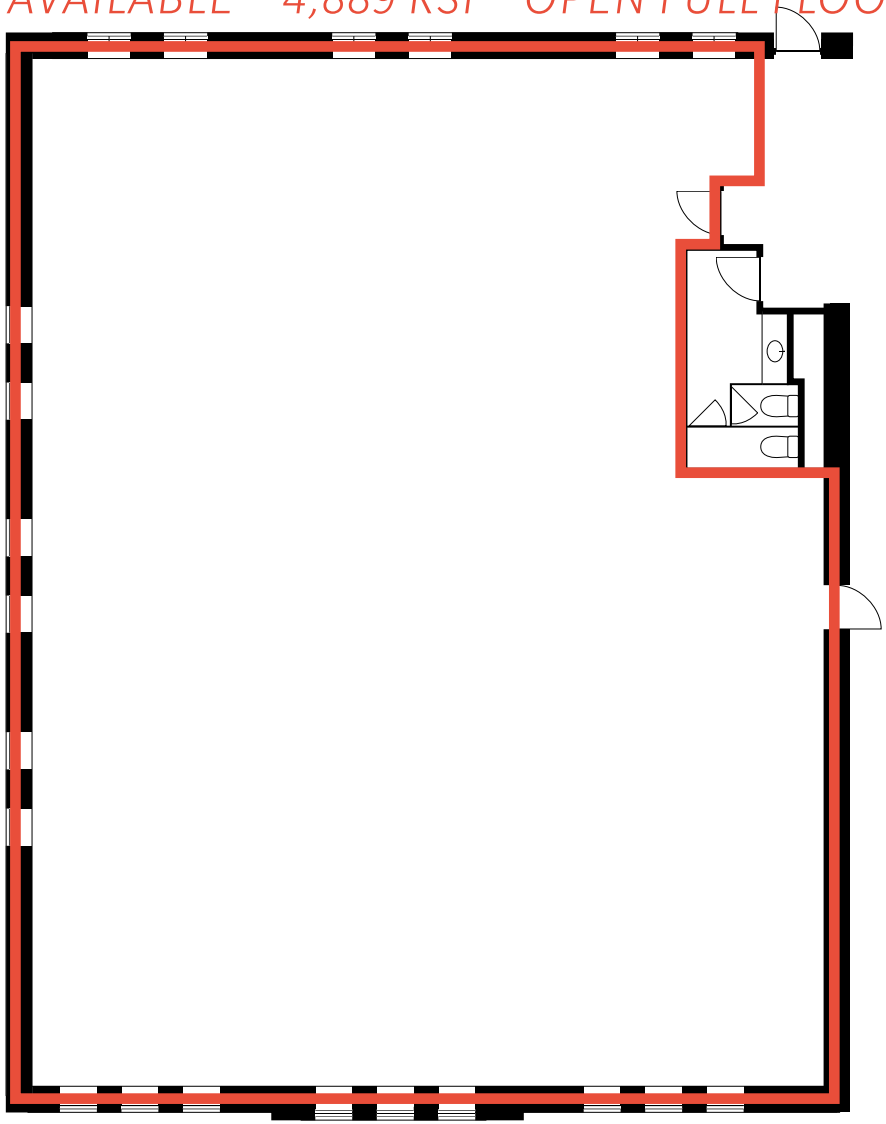
FLOOR PLAN - BREW HOUSE 500

260 E HIGHLAND AVENUE

AVAILABLE - 4,889 RSF - OPEN FULL FLOOR WITH HIGH, VAULTED ARCHED CEILINGS



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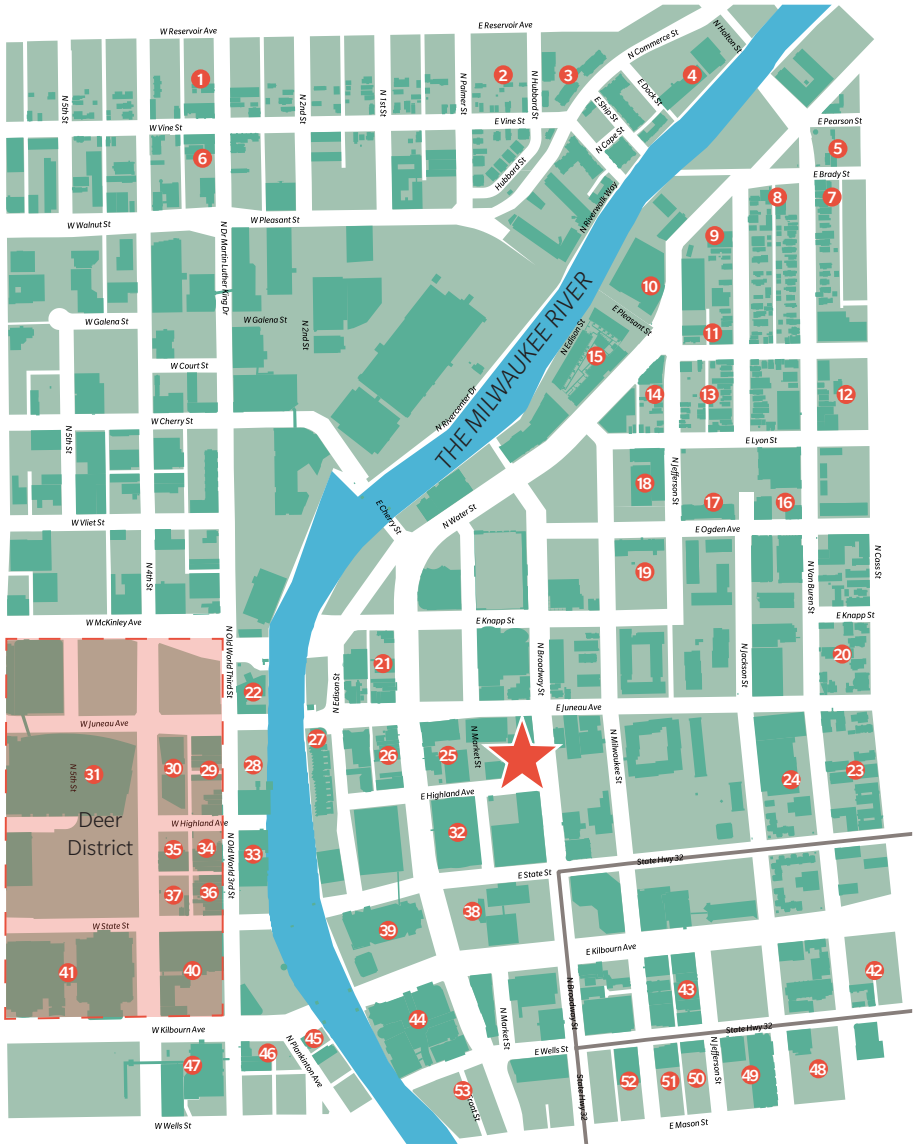
DOWNTOWN

RETAILERS & ATTRACTIONS



ARTS & EVENTS

31 Fiserv Forum
39 Marcus Performing Arts Center
41 Miller Highlife Theatre
41 Milwaukee Admirals
41 Milwaukee Wave Pro Soccer
29 The Beer Garden
44 The Pabst Theatre

HEALTH & FITNESS

15 Anytime Fitness
35 Ascent Fitness

HOTELS & LODGING

22 Aloft Milwaukee Downtown
47 Hyatt Regency
44 Saint Kate
23 The Plaza Hotel

RESIDENTIAL

48 7Seventy7 Apartments
7 Avenir Apartments
15 The North End
9 The Rhythm
4 Trostle Square Apartments

DINING & NIGHTLIFE

21 AJ Bombers
14 Alderaan Coffee
28 Ale Asylum Riverhouse
49 Belmont Tavern
45 Benihana
15 Birch and Butcher
29 Brick 3 Pizza
36 Buck Bradley's
42 Buckley's
26 Buffalo Wild Wings
46 Calderone Club
28 Cantina Milwaukee
29 Carson's Prime Steaks
5 Casablanca
14 Chipotle
43 Classy Girl Cupcakes
12 Coffeetails
53 Colour Palate
30 Drink Wisconsinbly
21 Duke's On Water
17 Einstein Brother
43 Elsa's on the Park
50 Flannery's MKE
53 George Webb Restaurant
29 Good City Brewery
27 Harp Irish Pub
21 Ian's Pizza
11 Interval
17 Jamba Juice
17 Jersey Mike's
18 Jimmy Johns
34 Knight's Bar
4 Lakefront Brewery
7 Lucky Liu's
34 Mader's
40 Major Goolsby's
7 Mangos Café East
26 McGillycuddy's
1 Mi Casa Su Café
36 Milwaukee Brat House
35 Milwaukee Turners
53 Milwaukee Waterfront Deli
52 My Office
17 Noodles & Company
34 Oak Barrell Public House
36 Old German Beer Hall
51 Ouzo Café
14 Panera Bread
6 Pilcrow Coffee
49 Plum Lounge
37 Point Burger Express MKE
13 Points East Pub
30 Punch Bowl Social
25 QDOBA Mexican Eats
50 Red June Café
23 Red Rocks Saloon
53 Rodizio Grill
33 RWB Milwaukee
53 Safe House
13 Sanford Restaurant
21 Scooter's Pub
49 Shah Jee's
49 SportClub
24 Starbucks
38 Starbucks
48 Stone Creek Coffee
20 Subway
53 The Angry Taco
53 The Dogg Haus
46 The King & I Thai
29 The Loaded Slate
30 The Mecca Sports Bar and Grill
29 The Pub Club
32 The Rumpus Room
26 Trinity Three Irish Pubs
34 Trio Restaurant
2 Uncle Wolfies
26 Vagabond
3 View MKE
49 Ward's House of Prime
26 Water Street Brewery
36 Who's On Third
9 Wicked Urban Grill
12 Y-Not II
5 Zayna's Pizza
18 Zoup

SALONS & BARBERS

15 Gloss Nail Salon
8 Polished Nail Bar

SHOPPING

10 Fresh Thyme Farmers Market
48 Maurer's Urban Market
24 Metro Market
34 Spice House
19 The UPS Store

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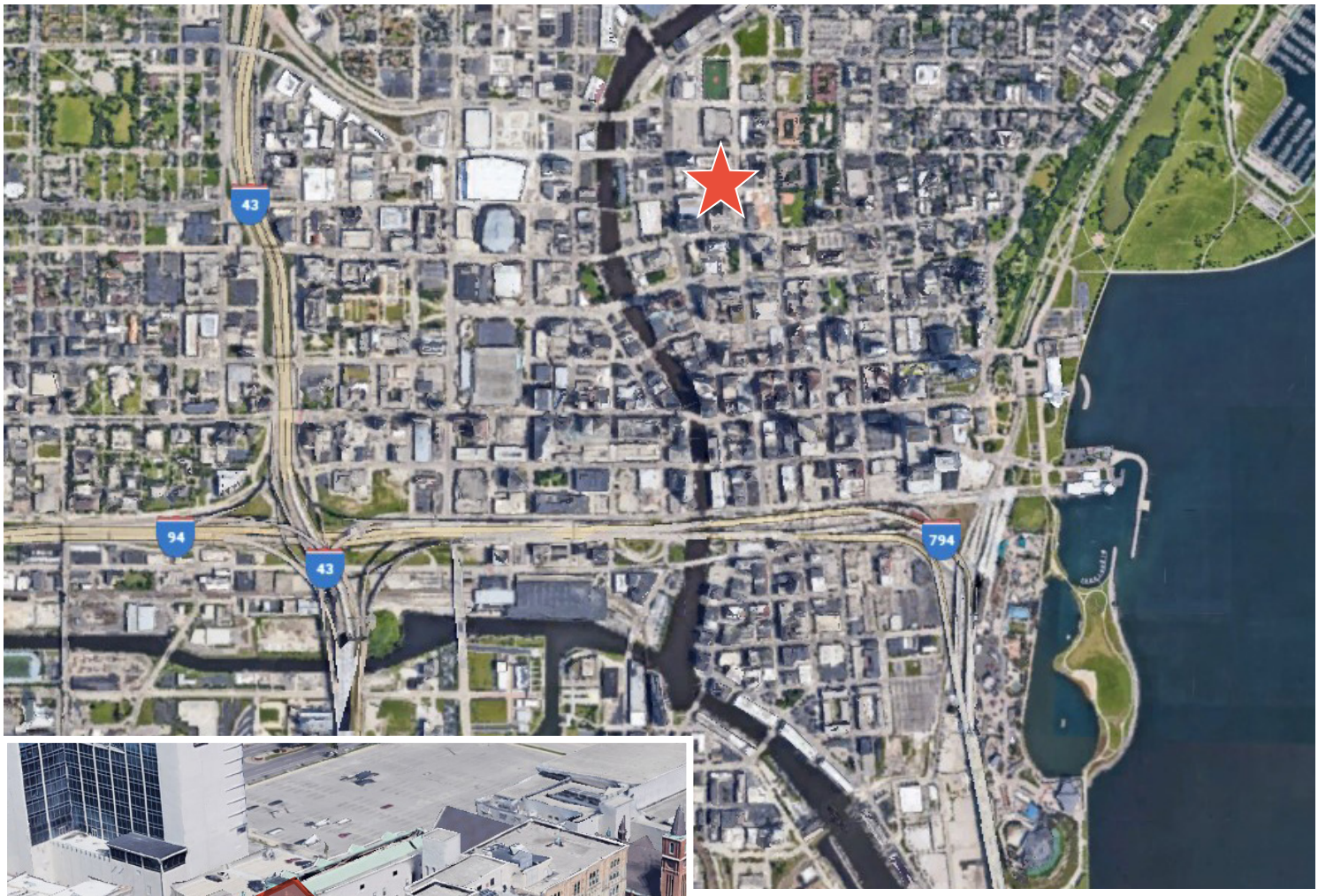
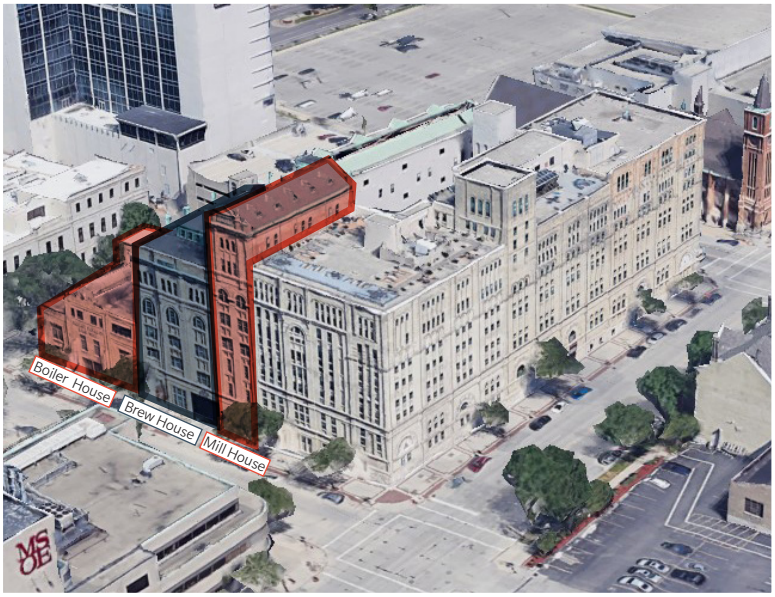
LOCATION

AERIAL, INTERSTATE ACCESS & DEMOGRAPHICS





Demographics

	1 MILE	3 MILE	5 MILE
Population	31,881	208,725	436,150
AVG HH Income	$87,767	$57,436	$66,100

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NON-RESIDENTIAL CUSTOMERS

STATE OF WISCONSIN
BROKER DISCLOSURE

FOUNDERS 3
REAL ESTATE SERVICES

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

NON-CONFIDENTIAL INFORMATION
(the following information may be disclosed to the Firm and its Agents)

(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.