

# ARENA DISTRICT OFFICE SPACE LEASING

VEL R. PHILLIPS AVENUE & MCKINLEY AVENUE | MILWAUKEE, WI

— DEER —  
DISTRICT



**FOUNDERS** 3  
REAL ESTATE SERVICES





# DEVELOPMENT DETAILS

| This is the start of a new downtown.

Join the Milwaukee Bucks at The Arena District, downtown Milwaukee's premiere new development site. Head of the Herd Development LLC, an affiliate of the Milwaukee Bucks, is now welcoming new office tenants via a Class A office development.

This new site will have unrivaled access and visibility along McKinley Avenue neighboring downtown's newest developments including Fiserv Forum, Good City Brewing, Mecca Sports Bar, Five Fifty Ultra Lofts and Grille and Punch Bowl Social. Tenants will benefit from best in class onsite amenities including structured parking, vast campus green spaces and year-round district wide programming.

With 150+ events, concerts & shows annually at The District, it will be a Class A building on a Class A campus for a truly enhanced way to live, **work** and play.

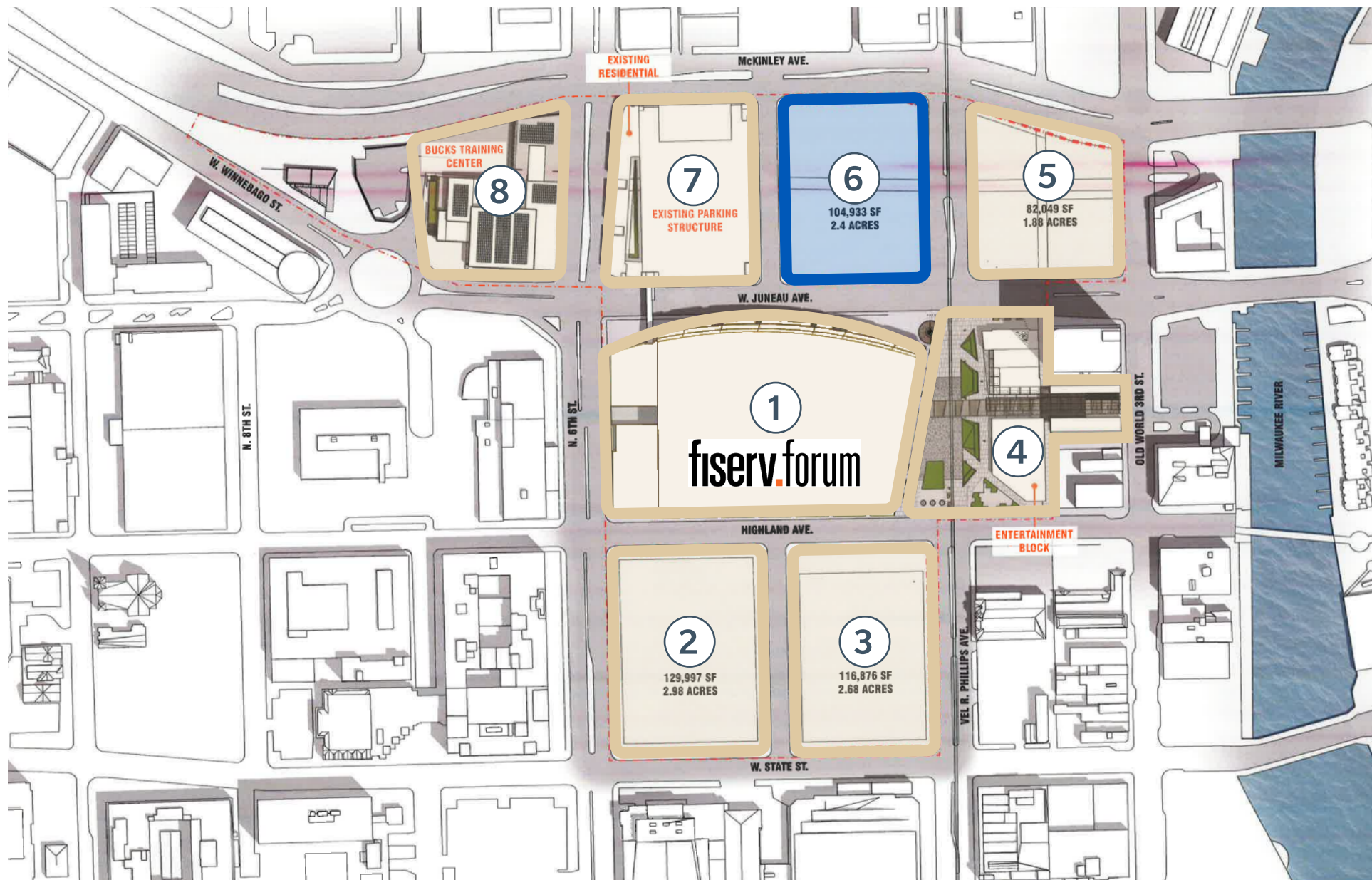
## Specifications

Square Footage	250,000 RSF
Floorplates	25,000 RSF
Delivery	Q4 2022, Subject to Pre-Leasing
Parking	1/1,000 SF attached; 1,250 stall structure across the street
Architect	EUA
Lease Rate	Negotiable



# BLOCK 6

## | Site Plan





# BLOCK 6

| McKinley Avenue Street View



# BLOCK 6

| Vel R. Phillips Avenue Street View





# BLOCK 6

| View From West



# DISTRICT HIGHLIGHTS

| Benefit from year-round district-wide programming.

**714,000 SF** state-of-the-art sports & entertainment facility

Capacity of **17,500**

Home of the **Milwaukee Bucks** and **Marquette Men's Basketball**

**More than 150** events per year

**30 acre** development surrounding Fiserv Forum

Anchor Tenant

**fiserv.**forum

Entertainment Block Co-Tenants



*the* BEER GARDEN

Residential Tenants



Plaza Event Activations





# THE NEIGHBORHOOD

| Surrounding Amenities and Tenants





# THE CITY

## | Downtown Fast Facts

**83,490** workers

**26K+** residents

**659** restaurants and retailers

## | Tourism

**6M+** visitors annually

**150%** growth in convention attendance

## | Development

**\$5B** surge in construction project

## | Housing

**35%** increase in housing units between 2010 & 2020

## | Demographics

Median downtown incomes **29%** higher (than citywide)

## | Downtown Economics

**\$240M+** in annual sales

**15M+** annual patrons

**6,000+** full and part-time employees





## CONTACT US



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