



F|3

MILWAUKEE'S MODERN 'Main & Main'

HUB
640



WELCOME. TAKE A SEAT & STAY AWHILE.

HUB HAS ALL THE COMFORT, SPACE &
AMENITIES YOU'LL EVER REQUIRE.



F3

640

HEAD WEST WITH US.

HUB640 is located in the heart of Milwaukee's vibrant Westtown neighborhood, offering a mixed-use loft style building for retail, office, and apartment users. This historic building, in combination with innovative ownership and management, provides a one-of-a-kind platform for ambitious companies.

Superb visibility, onsite parking, a beautiful lobby with soaring ceilings and tremendous natural light all help provide the "bones" to create an office user's dream suite. To top it all off, users also get to enjoy the tenant amenity floor, which includes a state-of-the-art fitness center with barre room, locker rooms, a rooftop terrace, conferencing center, and more.

Join the impressive Tenant Roster of Fiserv, Kohl's, Eight Eleven Group, Abacus Architects & North Shore Healthcare.

THE SPECS

AVAILABLE SPACE 3RD FLOOR: 20,681 RSF - SUITE 350

MINIMUM DIVISIBLE: 5,000 RSF

ADDRESS	640 N. VEL R. PHILLIPS AVENUE
BUILDING SIZE	294,663 RSF
STORIES	FIVE
PARKING COST	\$100/MO. 24/7 ATTACHED BY SKYWALK
YEAR BUILT	1895 / 2020
LEASE RATE	\$17.50/SF NET
EST. OPEX	\$8.50/SF NET

READY TO TOUR?

John Davis
414.249.2303
jdavis@founders3.com

Ned Purtell, SIOR, CCIM
414.249.2330
npurtell@founders3.com

FOUNDERS 3
REAL ESTATE SERVICES

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



ABILITY TO
ACCOMMODATE
OFFICE USERS
FROM 5,000 TO
20,681 RSF

HIGH
PROFILE
BUILDING
SIGNAGE
AVAILABLE



CONNECTED
TO OVER
1.75 MILES
OF DIRECT
SKYWALK
ACCESS

AND MULTIPLE PARKING STRUCTURES



WORK, RELAX, REPEAT.

UNRIVALED AMENITY FLOOR
WITH FITNESS CENTER, ROOFTOP
TERRACE, CONFERENCE CENTER &
TENANT LOUNGE



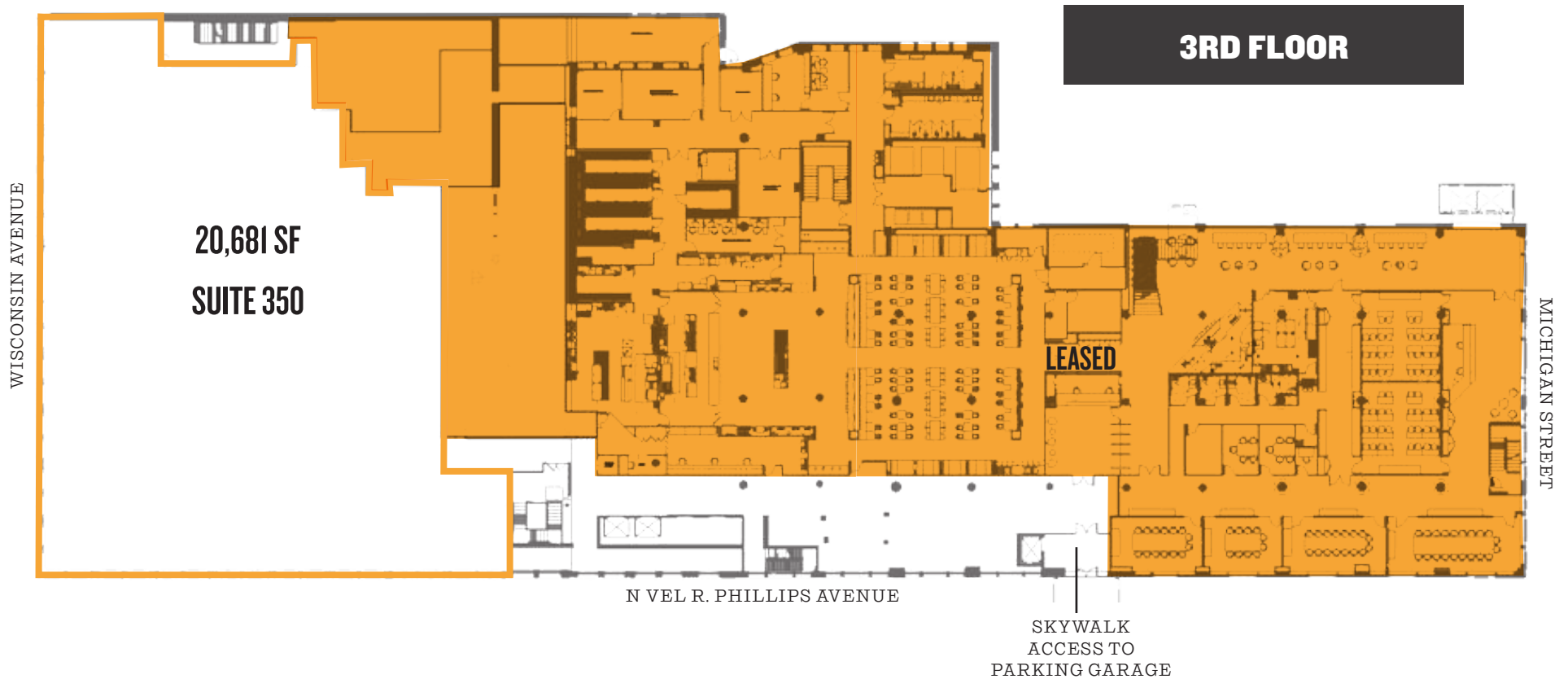
F3

HUB 640

WINDOW OR AISLE SEAT?

CHECK OUT OUR FLEXIBLE FLOOR PLATES

DIVISIBLE TO 5,000 SF | 20,681 SF CONTIGUOUS





RETURN TO THE OFFICE WITH CONFIDENCE

Urban Innovations buildings have been designed with the health and wellness of tenants at the forefront to facilitate a safe return to the office. Our buildings are equipped with the latest technology and services to better control your environment.

Now Featuring:

THE WELL-HEALTH SAFETY RATING & BI-POLAR IONIZATION

Our buildings are perfectly suited for our new normal.
All Urban Innovations buildings have:

- Earned the WELL Health- Safety Rating through the International WELL Building Institute (IWBI)
- Needlepoint Bipolar Ionization units installed throughout the building, for cleaner, healthier air
- Mandated safety protocols
- Open stairwells
- Flexible floor plans
- Furnished options available
- Ample area parking





DEER DISTRICT

Trade Hotel



Wisconsin Center Expansion



Vel R. Phillips Plaza Development

HUB 640

fiserv.

Corporate HQ Move DT 2023

Newaukee Night Market

3RD ST. MARKET HALL



MSO's New Home



Corporate HQ Remodel 2021

Westtown Farmers Market

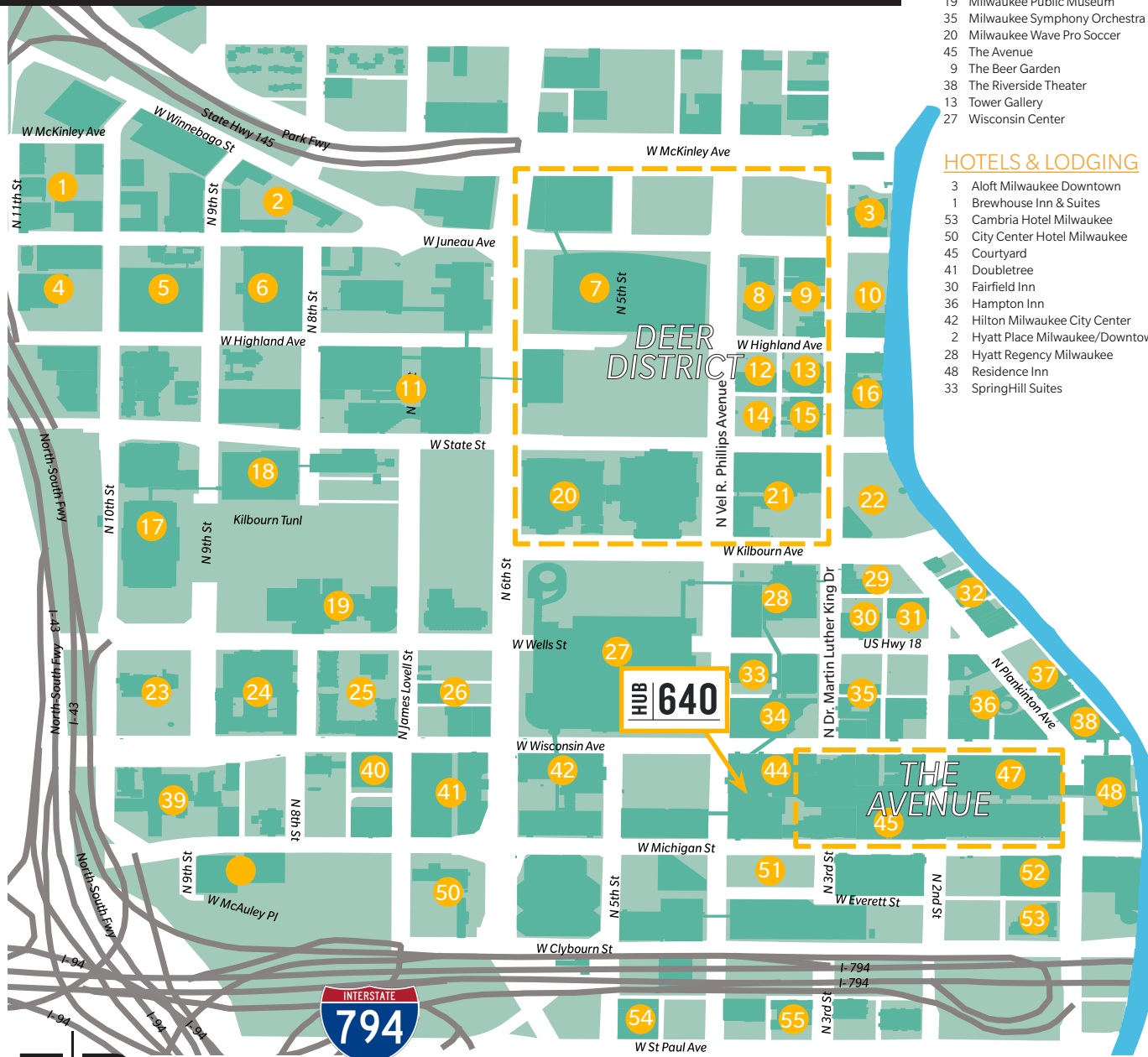


Corporate HQ Remodel & Move DT 2022



THE WINDS HAVE SHIFTED.
WESTTOWN HAS ARRIVED.

WELCOME TO THE WEST (town).



ARTS & EVENTS

- 5 Best Place at the Pabst Brewery
- 7 Fiserv Forum
- 39 In Tandem Theatre
- 20 Milwaukee Admirals
- 19 Milwaukee Public Museum
- 35 Milwaukee Symphony Orchestra
- 20 Milwaukee Wave Pro Soccer
- 45 The Avenue
- 9 The Beer Garden
- 38 The Riverside Theater
- 13 Tower Gallery
- 27 Wisconsin Center

HOTELS & LODGING

- 3 Aloft Milwaukee Downtown
- 1 Brehm 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

- 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
- 22 Milwaukee County Historical Society
- 1 Milwaukee Film
- 24 Milwaukee Public Library Central Library
- 34 Score Mentors of SE Wisconsin
- 44 United Performing Arts Fund
- 44 Walgreens
- 41 Westown Associates Inc
- 41 Wisconsin Policy Forum
- 51 Zeidler Park/Westown Farmer's Market

SPECIALTY SHOPPING

- 26 Avenue Liquor Store
- 32 Davinci Media
- 41 Lifecalm LLC
- 55 Milwaukee Mattress & Furniture
- 13 Spice House
- 30 Tourist Convenience
- 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
- 31 Wisconsin Hearing Aid Center

SALONS & BARBERS

- 39 Bob's Barber Shop
- 42 Hair Hilton
- 31 iLashout Beauty Co LLC
- 30 Perfection by Je'amar
- 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
- 47 TJ Maxx

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
- 42 Cafe Hilton
- 29 Calderone Club
- 10 Third Street Tavern
- 34 Capital Grille
- 9 Carson's
- 11 Cuisine
- 15 Deer Camp
- 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
- 29 King & I Thai Restaurant
- 13 Knight's Bar
- 9 Loaded Slate
- 13 Mader's
- 21 Major Goolsby's Pub & 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 Barrell Public House
- 15 Old German Beer Hall
- 4 Pabst Brewery & Taphouse
- 14 Point Burger Express MKE
- 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
- 41 Starbucks
- 54 Stone Creek Coffee
- 47 Stone Creek Coffee
- 38 Subway
- 15 Taco Mike's
- 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
- 45 Third Street Market Hall
- 15 Uncle Buck's
- 15 Who's on Third
- 23 Wisconsin Club



**WE'RE CALLED 'HUB'
FOR A REASON.**



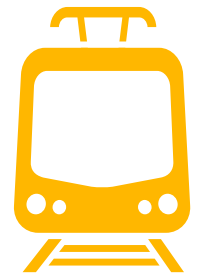
**ELEVEN
LOCAL BUS
ROUTES**



**NINE
NEARBY BUBLR
BIKE STATIONS**



**LOCATED
ON THE
SKYWALK**



**DIRECT
STREETCAR
ACCESS
(future station)**



**OVER 1,000
ATTACHED
PARKING SPOTS**



**FOURTEEN
MINUTES TO
AIRPORT**



HISTORIC MEETS INNOVATION. **HUB 640**





JOHN DAVIS

direct 414 249 2303

cell 414 254 5074

jdavis@founders3.com

NED PURTELL, CCIM, SIOR

direct 414 249 2330

cell 414 801 3999

npurtell@founders3.com

HUB640.COM



**RETURN TO THE
OFFICE WITH
CONFIDENCE.**

HUB 640

*DISCLAIMER: Renderings shown may not accurately reflect final finishes.

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