

PALLADIUM
1400 N WATER STREET



THE ART OF THE OFFICE.

Palladium is a neo-classical wonder in the heart of Downtown Milwaukee. Developed and built by the Hammes Company, the building's effervescent details, exemplary property management and high-profile tenant roster are just a few of the accolades that make the Class A building one of Milwaukee's most elite office destinations with Phase One completed in 2019 & Phase Two forthcoming.

Alongside its showstopping exterior, the light-filled lobby and gallery showcase architectural motifs with a collection of art, sculpture and engraved quotes complementing the classical details and antiqued-bronze light fixtures.

With superb visibility, unrivaled window lines and natural light, high ceilings, abundant onsite parking, and a state-of-the-art fitness center; Palladium is the perfect destination for the user who desires nothing but the best.

IT'S ALL IN THE DETAILS.

AVAILABLE SPACE	<u>PHASE ONE -- 79,000 RSF</u>
1ST FLOOR:	13,064 RSF
4TH FLOOR:	2,437 RSF
	<u>PHASE TWO -- 65,000 RSF</u>
1ST-5TH FLOORS:	13,000 RSF FLOOR PLATES
ADDRESS	1400 N WATER STREET
TOTAL BUILDING SIZE	144,000 RSF
STORIES	FIVE
PARKING	360 STALLS ONSITE
YEAR BUILT	2019 (PHASE ONE)

THE LEASING TEAM.

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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.





STUDY POLITICS AND WAR THAT MY
I MAY HAVE LIBERTY TO STUDY
MATHS AND PHILOSOPHY. MY JOBS
IS TO STUDY MATHEMATICS AND
GEOGRAPHY, NATURAL
HISTORY, NAVAL ARCHITECTURE,
AVIATION, COMMERCE AND
STUDY IN ORDER TO GIVE THEM
THEY A KNOWLEDGE TO HELP
THEY. CIVIL ARCHITECTURE
ART, TAPESTRY AND PORCELAIN

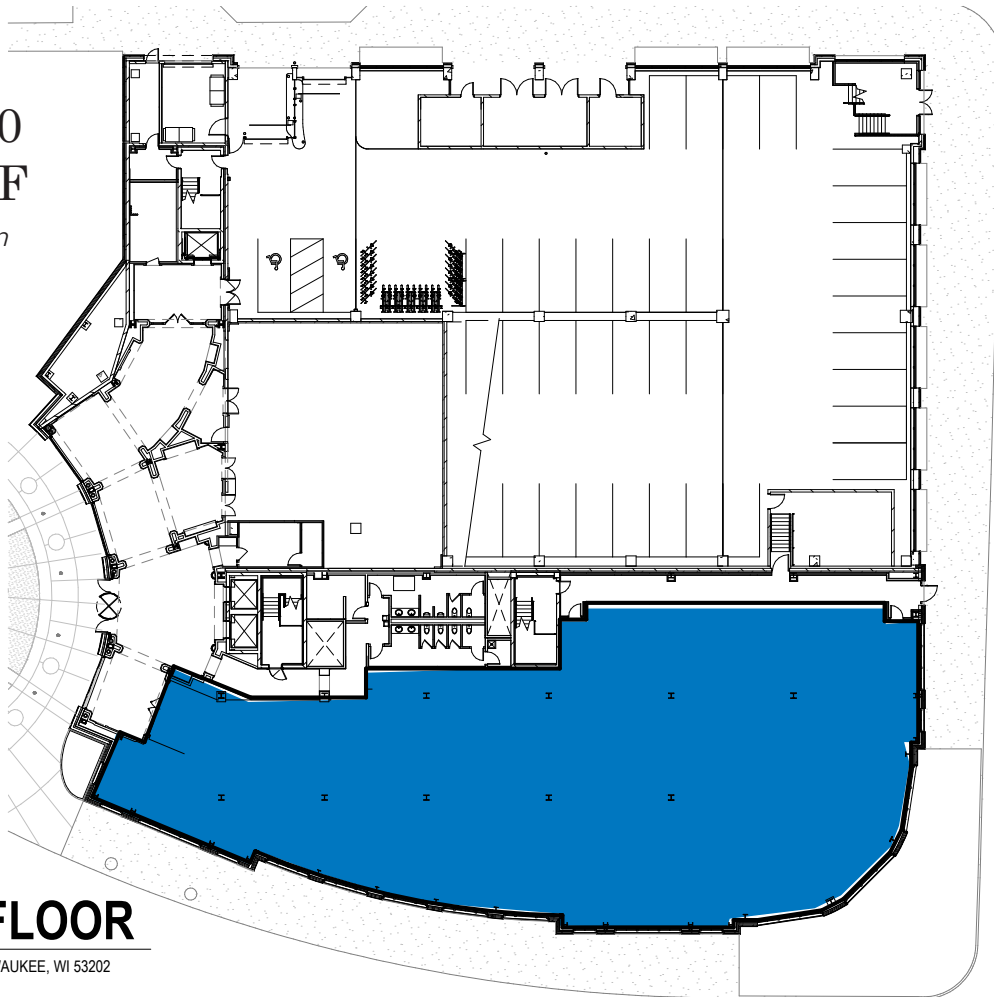
JOHN ADAMS
LETTER TO ABIGAIL ADAMS
MAY 1756





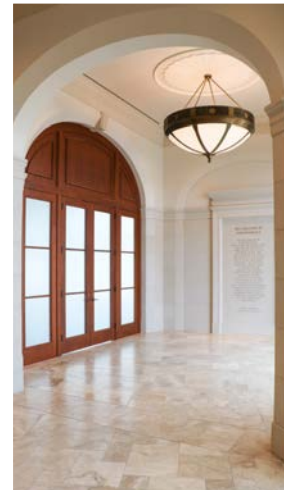
Phase One

Suite 100
13,064 SF
*Divisible down
to 4,000 SF*



FIRST FLOOR

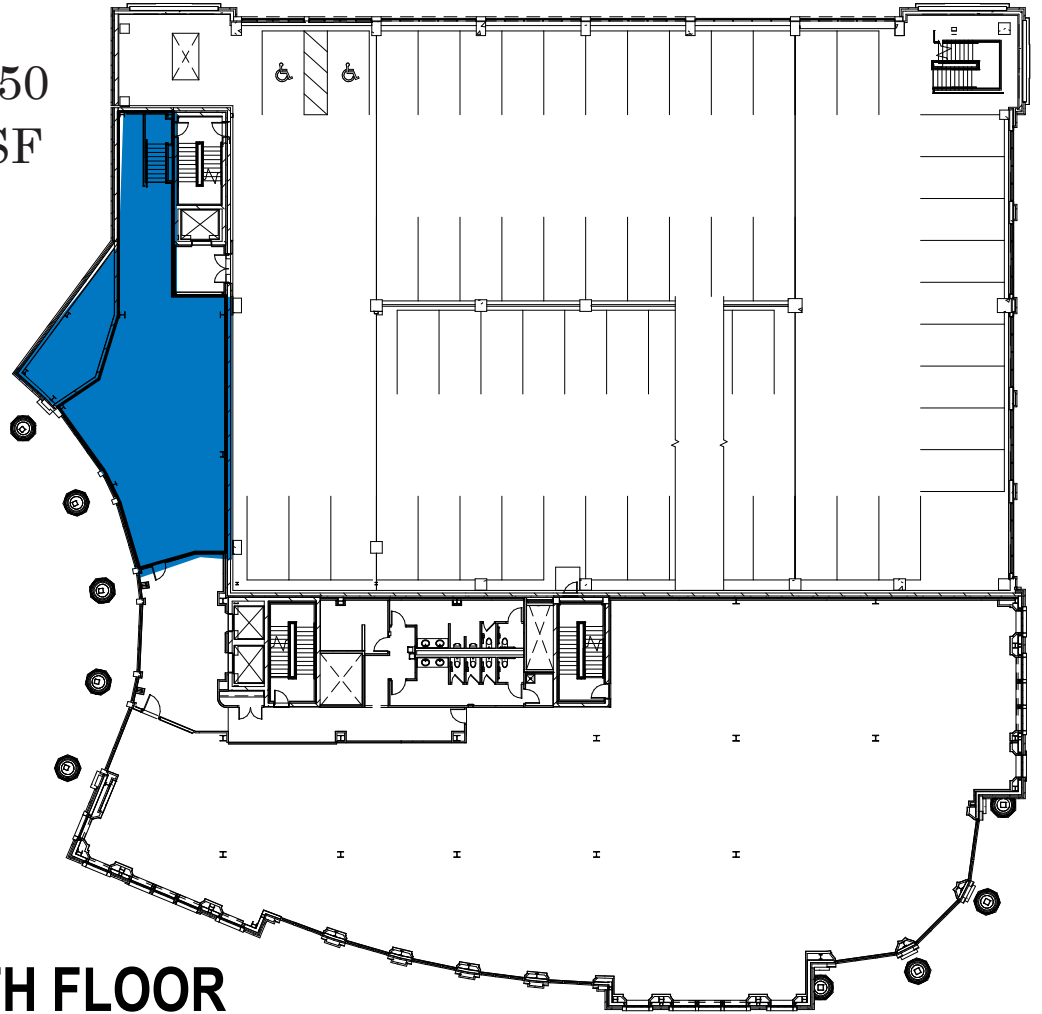
1400 N. WATER ST. MILWAUKEE, WI 53202



Phase One



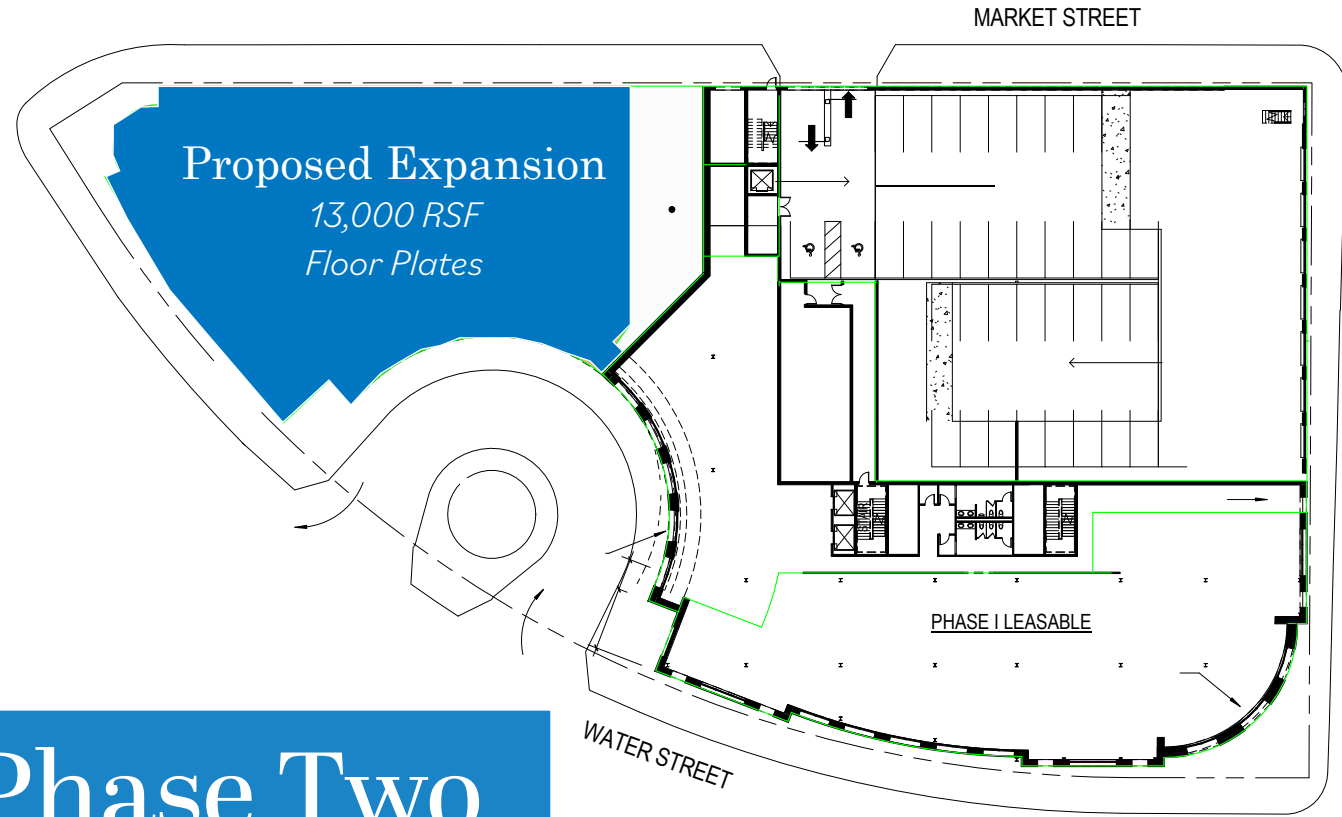
Suite 450
2,437 SF



FOURTH FLOOR

1400 N. WATER ST. MILWAUKEE, WI 53202





Phase Two



CORPORATE CONVENIENCE



ELITE
INTERIOR
PARKING



ONSITE
SECURITY
TEAM



93
WALKABILITY
SCORE



DIRECT
FREEWAY
ACCESS



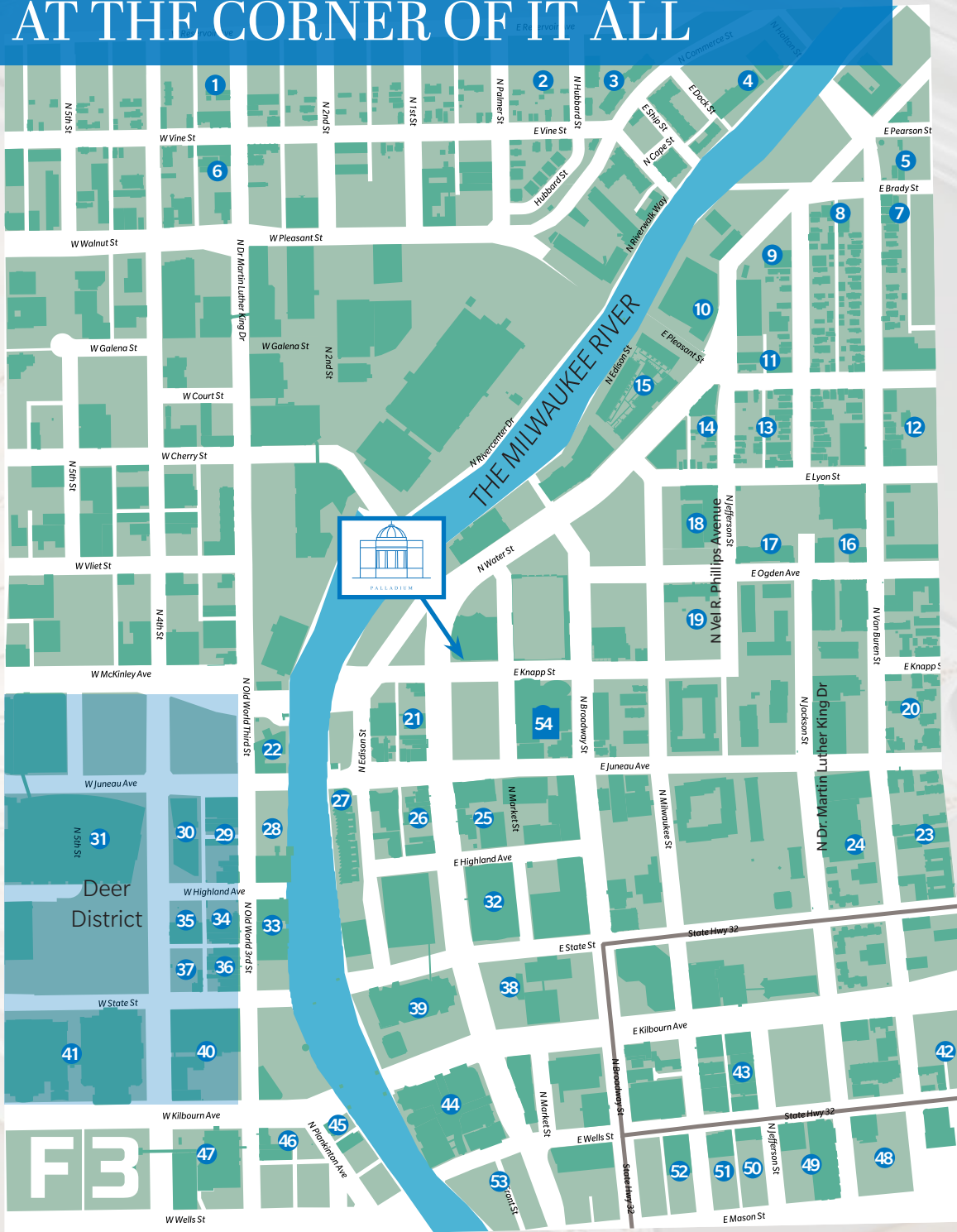
FITNESS
CENTER &
LOCKER ROOMS



THIRTEEN
MINUTES TO
AIRPORT



AT THE CORNER OF IT ALL



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
- 54 MSOE Kern Center

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
- 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 Wisconsinly
- 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

