FOR SUBLEASE

CHASE TOWER SUBLEASE

111 E WISCONSIN AVENUE
MILWAUKEE, WI 53202

FOUNDERS 3
REAL ESTATE SERVICES

SUBLEASE AVAILABLE

SUBLEASE SPACE AVAILABLE
Suite 1800: 8,857 RSF

LEASE RATE
$13.80/SF NNN; 3% annual escalations

ESTIMATED OPEX + TAXES
$11.38/SF plus electrical separately metered

SUBLEASE EXPIRATION
July 31, 2034

BUILDING OVERVIEW

Total Building Size
484,165 RSF

Total Floors
22

Parking Ratio
1.47/1,000 SF

Walking Score
98 (Walker's Paradise)

Transit Score
73 (Excellent Transit)

Bike Score
84 (Very Bikeable)

CONTACT US

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PROPERTY HIGHLIGHTS

- Sublease tenant will have full access to Chase Tower amenities, including renovated lobby, tenant lounge, conference center, fitness center, onsite dining, Riverwalk access, and more
- Newly completed modern finishes throughout
- Stunning views of the Milwaukee River and Downtown Milwaukee, with exceptional, unobstructed views of Lake Michigan to the South
- Convenient parking available in the attached structure
- Use of existing furniture negotiable

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

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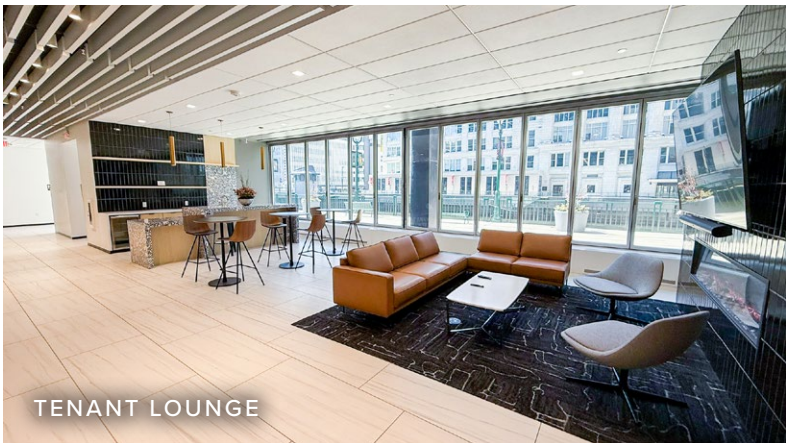
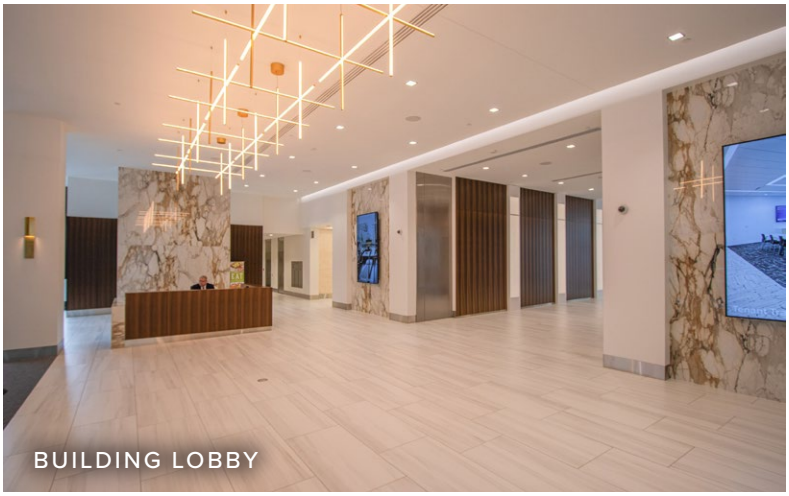
BUILDING AMENITIES

- Attached Parking Structure
  - 750 Covered Stalls
  - Two Electric Vehicle Stations
- Full Service Bank / ATM
- Recently Renovated and Redesigned Lobby
- Common Conference Room
- Tenant Lounge
- UPS / FedEx Drop Boxes
- On-Site Management
- 24-Hour Security & Access
- Onsite Dining Services
  - Grassroots Salad Company
  - Dunkin' Donuts
  - Fooda And Pop-Up Restaurants
- Riverwalk Access
- Skywalk Access to The 3rd Street Market Hall
- Tenant Fitness Center
- Bike Racks On Ground Level
- Dry Cleaning Services
- Transit Access to City Bus Lines


TENANT LOUNGE


BUILDING LOBBY

CONFERENCE ROOM

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SUITE PHOTOS

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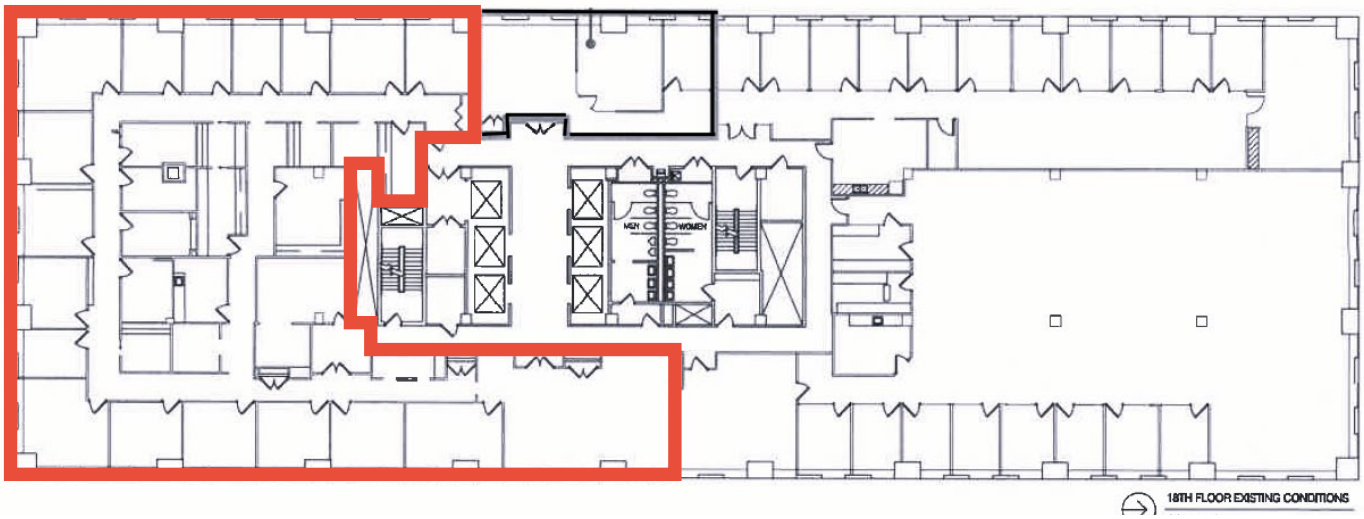
REAL ESTATE SERVICES

FLOOR PLAN

SUITE 1800: 8,857 RSF | SUBLEASE EXPIRATION: 7/31/2034



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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.