

CHASE TOWER | MKE

FOR LEASE

111 E. Wisconsin Ave. | Milwaukee, WI 53202

CONTACT US

Matt Fahey
414 278 6860
matt.fahey@colliers.com

Jenna Maguire
414 982 6960
jenna.maguire@colliers.com

Dan Wroblewski
414 278 6813
dan.wroblewski@colliers.com

Colliers



FOR LEASE

111 E. Wisconsin Ave. Milwaukee, WI 53202

CHASETOWERMKE.COM

Chase Tower serves as an iconic part of downtown Milwaukee, centrally located on the corner of Wisconsin Avenue and Water Street. The building is connected to the citywide skywalk system and offers immediate access to the Milwaukee Riverwalk. Since its acquisition in 2022, Chase Tower has undergone a multi-million dollar renovation, elevating the tenant experience and rejuvenating the aesthetic of this iconic Milwaukee building.

BUILDING OVERVIEW

Total Building Size
484,165 SF

Total Floors
22

Class
A

Total Available
283,800 SF

Parking Ratio
1.47/1,000 SF

Lease Rate
$14.50-$16.50/SF NNN
OpEx: $12.54/SF

TOWER HIGHLIGHTS

CHASE TOWER | MKE

Attached Parking with 750 Covered Stalls

Recently Renovated Lobby & Lounges

Central Location with Transit Access

Tenant Fitness Center along Riverwalk

Onsite Dining Experiences

- Attached parking structure with 750 covered stalls
- Two electric vehicle charging stations in on-site parking structure
- Full service bank / ATM
- New common conference room and tenant lounge
- Recently renovated & redesigned lobby space
- UPS / FedEx drop boxes
- On-site management and engineering
- 24-hour security & access
- Grassroots Salad Company
- Dunkin' Donuts
- Fooda and Pop-up restaurants on Wednesdays
- Riverwalk access
- Skywalk access to the 3rd Street Market Hall
- Tenant fitness center along the Riverwalk
- Bike racks on ground level
- Drycleaning services
- Two-story glass pavilion
- Incredible views of downtown Milwaukee & the Milwaukee River
- Immediate transit access to buses & new rapid transit bus line
- Building signage options



CHASETOWERMKE.COM

CHASE
TOWER | MKE

CHASETOWERMKE.COM

AVAILABLE SPACE



Lease Rates:
Floors 2-9: $14.50/SF NNN
Floors 10-22: $16.50/SF NNN

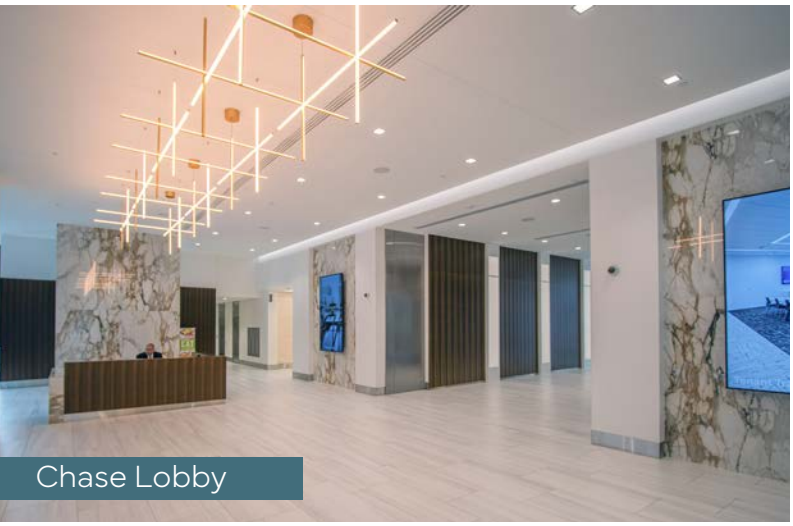
	Suite 2100	**24,017 RSF** *Full Floor Opportunity*
	Suite 2000	**24,063 RSF** *Full Floor Opportunity*
Contiguous to 22,951 RSF	Suite 1975	**10,680 RSF**
	Suite 1950	**3,850 RSF**
	Suite 1925	**5,858 RSF**
	Suite 1900	**2,563 RSF**
	Suite 1825	**1,172 RSF**
	Suite 1760	**3,902 RSF**
	Suite 1725	**2,049 RSF**
	Suite 1710	**1,586 RSF**
	Suite 1700	**3,139 RSF**
	Suite 1650	**13,722 RSF**
Contiguous to 13,678 RSF	Suite 1550	**2,803 RSF**
	Suite 1350	**8,289 RSF**
Contiguous to 99,216 RSF	Suite 1390	**5,389 RSF**
	Suite 1200	**20,292 RSF**
Contiguous to 20,909 RSF	Suite 1101	**22,132 RSF** *Full Floor Opportunity*
	Suite 1050	**1,914 RSF**
	Suite 1000	**18,995 RSF**
	Suite 925	**13,788 RSF**
	Suite 800	**22,095 RSF** *Full Floor Opportunity*
Contiguous to 37,455 RSF	Suite 600	**22,021 RSF** *Full Floor Opportunity*
	Suite 400	**21,966 RSF** *Full Floor Opportunity*
	Suite 300	**15,489 RSF** *Full Floor Opportunity*
	Suite 250	**1,381 RSF**
	Suite 200	**8,845 RSF**

2024 RENOVATIONS

CHASE TOWER | MKE

Tour Amenities Virtually

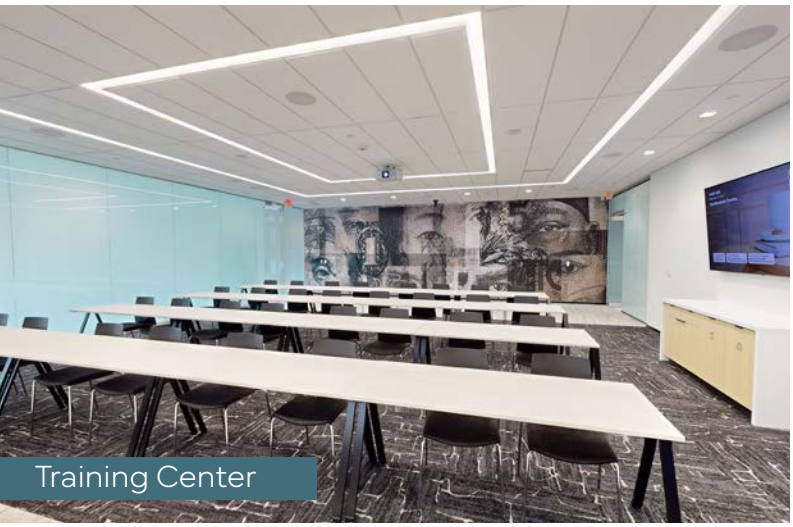
Chase Tower underwent extensive renovations in 2024 to further elevate its status as Downtown Milwaukee's premier office structure. Complete with marble motifs, brand new light fixtures, and luxury furniture in the lobby, tenant lounge, and training center, every detail has been redesigned with our tenants in mind. Further reimagined interior details include a state-of-the-art fitness center, custom-designed murals, and an indoor community fireplace.



Chase Lobby



Chase Lobby



Training Center



Fitness Center



Tenant Lounge



Tenant Lounge

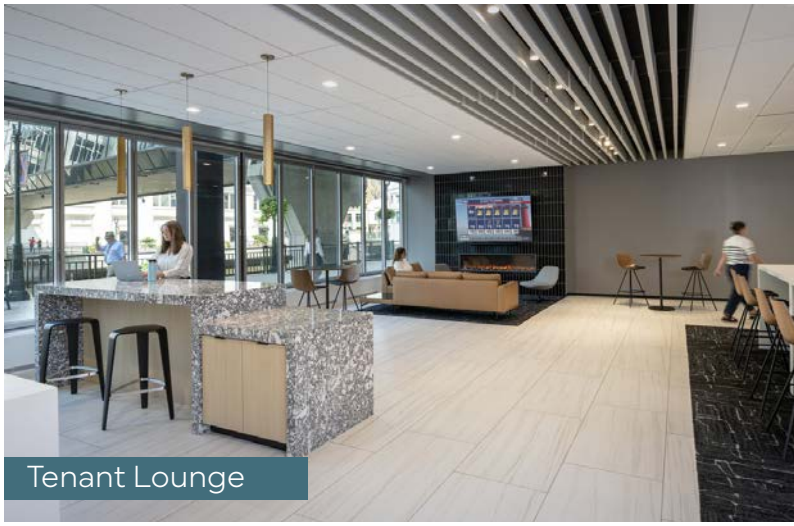
2024 RENOVATIONS | CONTINUED

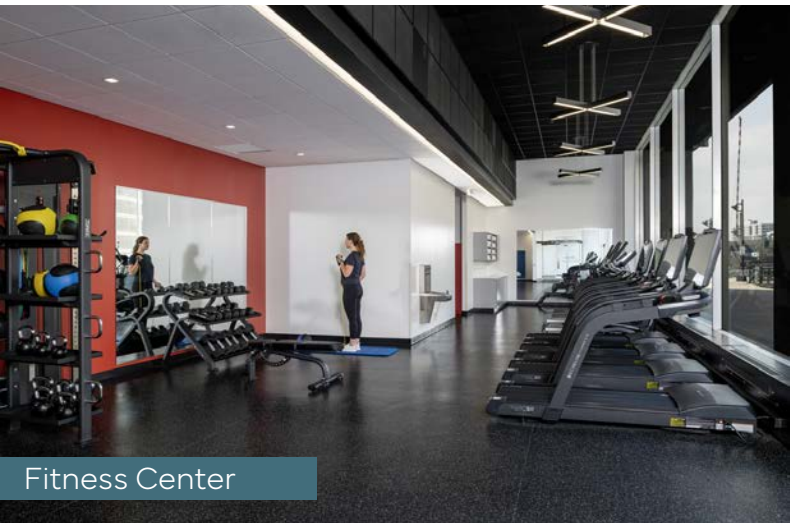
CHASE TOWER | MKE

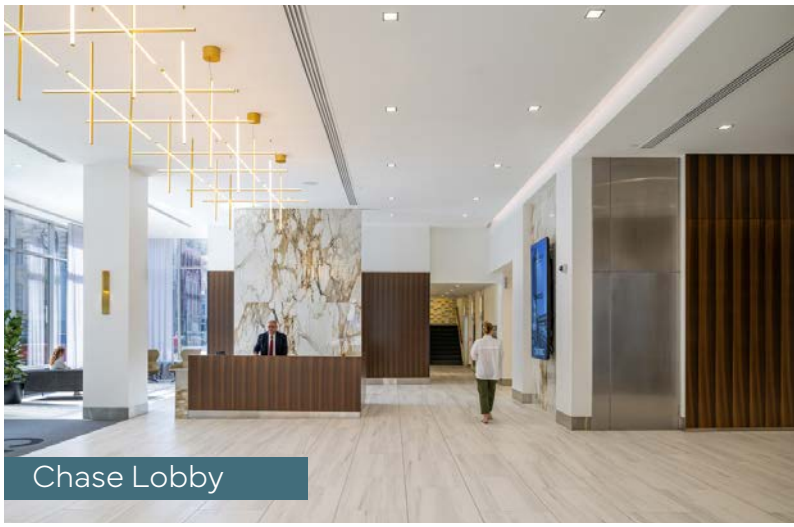
CHASETOWERMKE.COM

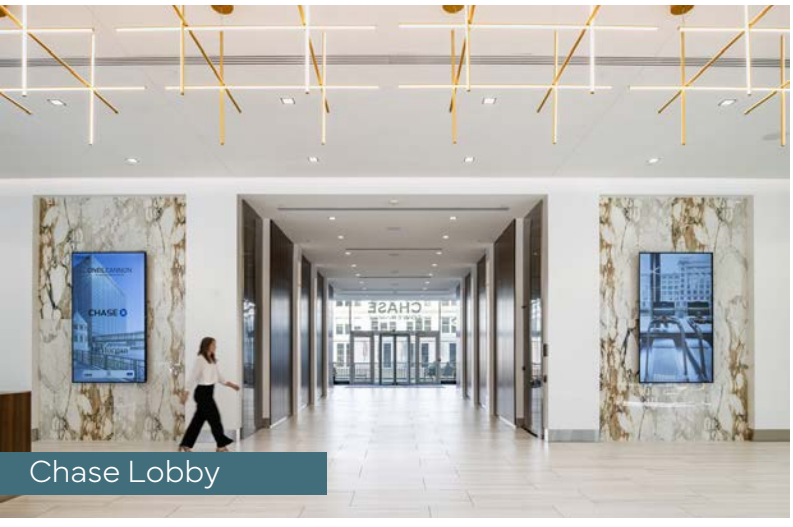
Tour Amenities Virtually

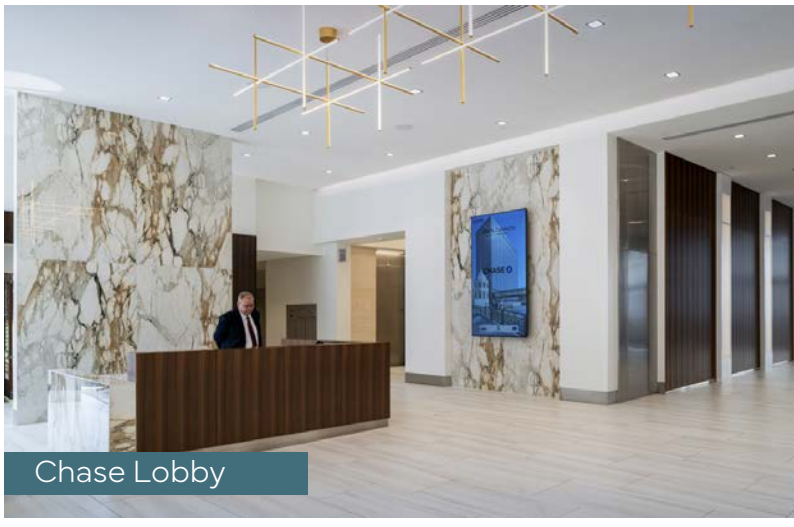

Tenant Lounge


Tenant Lounge


Fitness Center

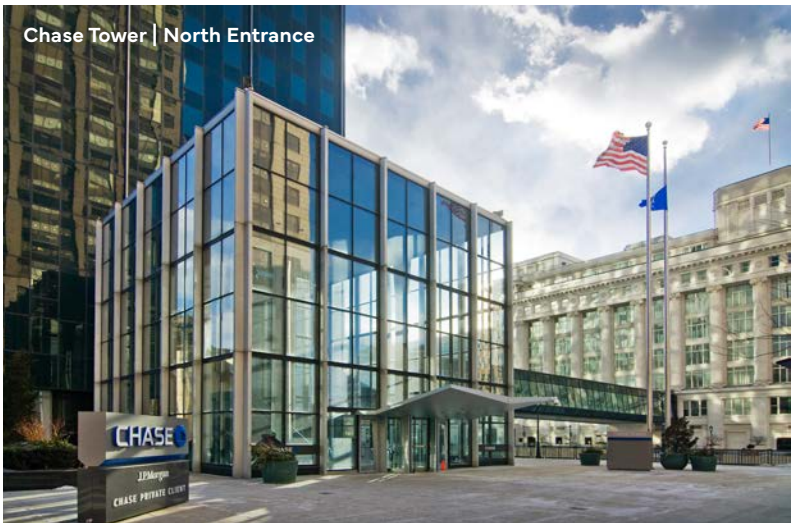

Chase Lobby


Chase Lobby


Chase Lobby

BUILDING FEATURES

CHASE
TOWER | MKE



Chase Tower | North Entrance

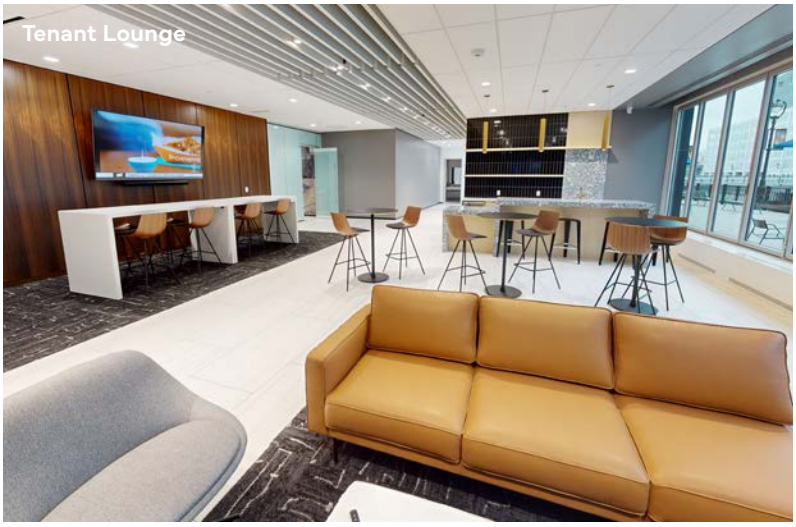
Riverwalk Access

With its central location on the corner of Wisconsin Avenue and Water Street, Chase Tower is connected to the **citywide skywalk system** and offers immediate access to the **Milwaukee Riverwalk**, perfect for tenants looking to exercise, take in the city sights or explore downtown.


Sample Suite

Prime Lakefront & Downtown Views

Suites facing all directions provide tenants with expansive **views of both Lake Michigan** and the **Milwaukee River**, as well as unparalleled views of **Downtown Milwaukee,** the **East Side**, the **Third Ward**, **Bay View** and more.

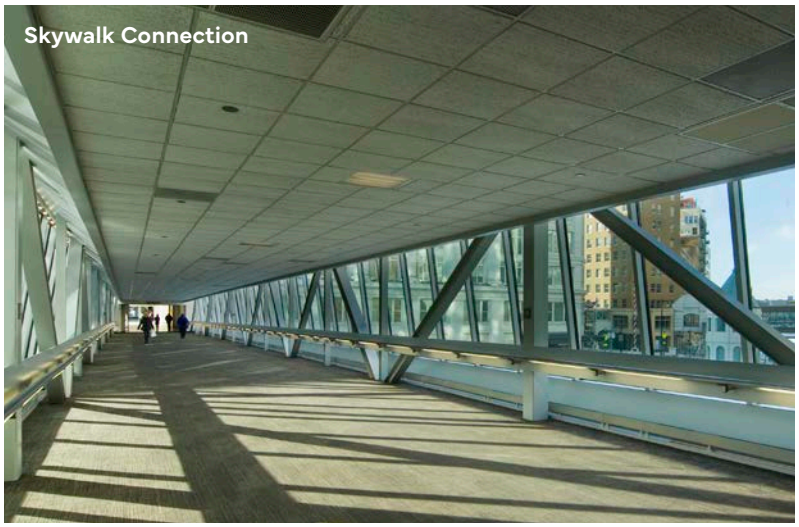

Tenant Lounge

Intentional Design

2024 renovations include **marble motifs, brand new light fixtures**, and l**uxury furniture** in the lobby, tenant lounge, and training center. Multiple **custom-designed large-scale murals** have been added to the building, transforming once blank walls to intentional, creative spaces with character and identity, providing tenants with inspiring surroundings.

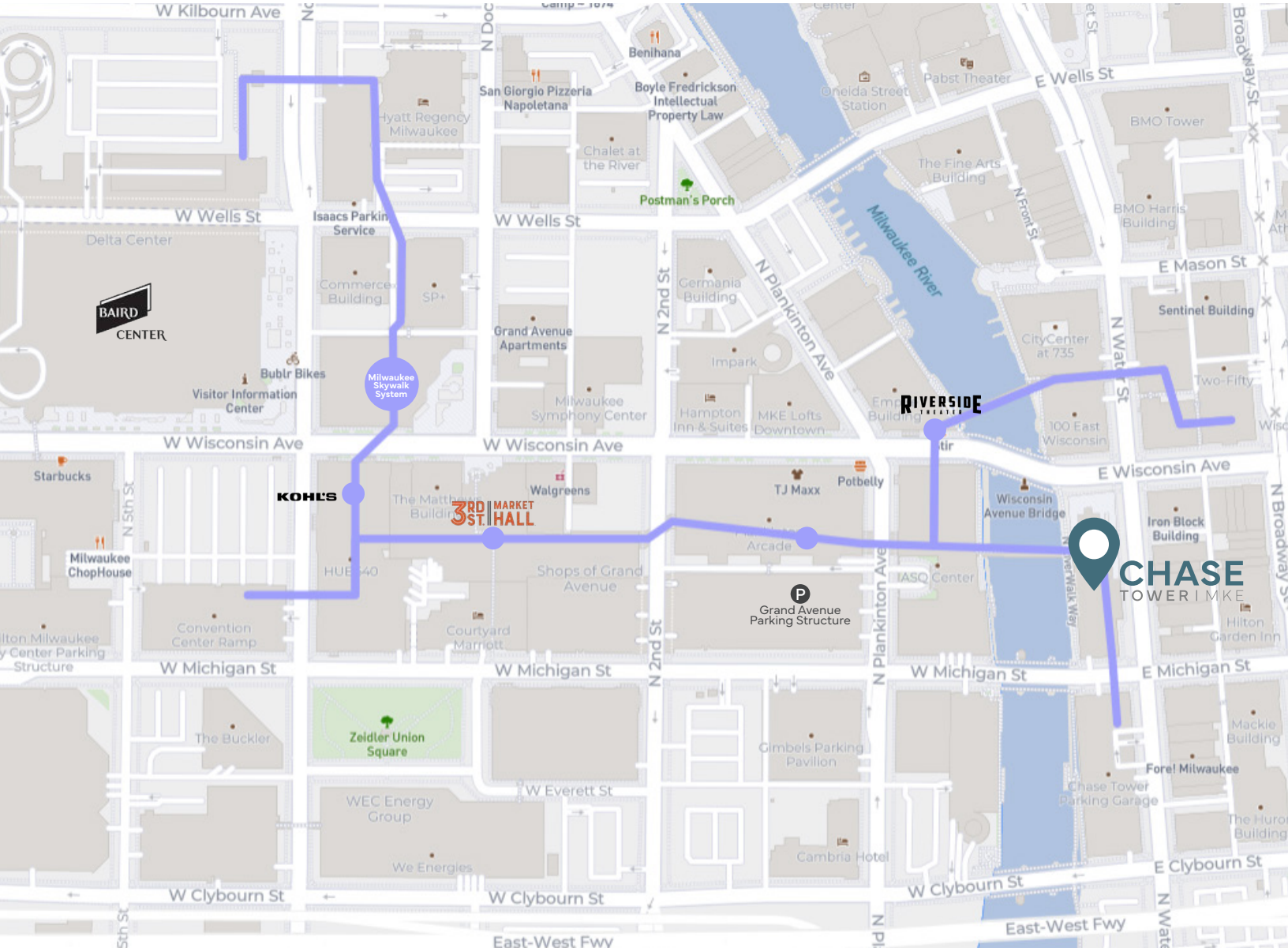
BUILDING FEATURES

CHASE
TOWER | MKE



Connectivity

Spanning **1.75 miles**, the Milwaukee Skywalk system can take tenants and visitors from **Chase Tower** all the way to the **Baird Convention Center**, passing by 30 dining establishments, 6 places to stay, over a dozen retailers and 10,000 parking stalls, all **without stepping foot outdoors**.

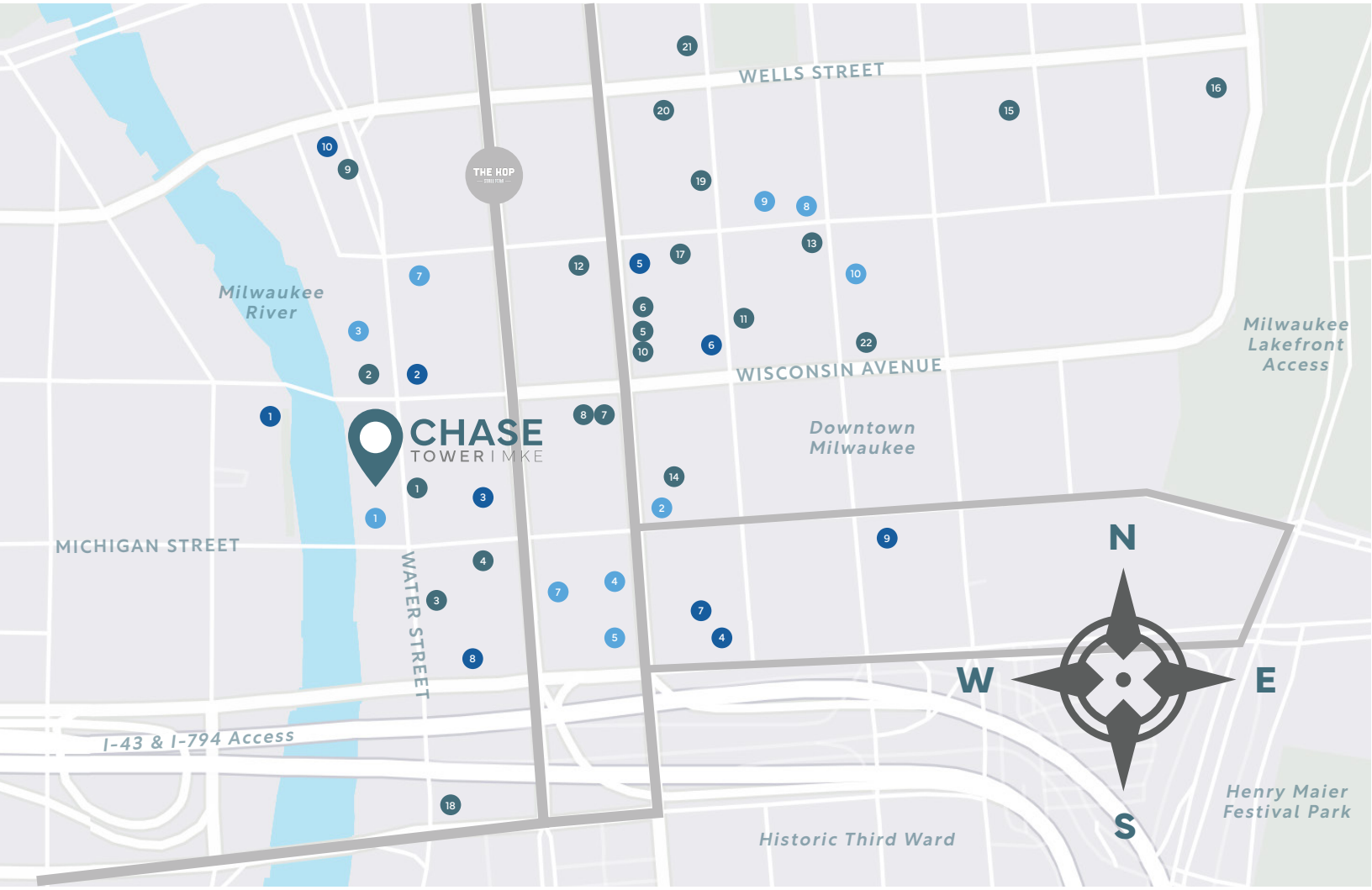


LOCATION OVERVIEW

Chase Tower | 111 E. Wisconsin Ave. | Milwaukee, WI 53202

98 Walk Score

CHASE TOWER | MKE



FOOD & DRINK

1. Elmnt Lounge
2. Mo's Steakhouse
3. BrownStone Social Lounge
4. Swingin' Door Exchange
5. Cubanitas
6. Third Coast Provisions
7. Amilinda
8. Alem Ethiopian Village
9. Rodizio Grill Milwaukee
10. Carnevor
11. Mason Street Grill
12. Zarletti
13. Artisan Ramen
14. Davians Café
15. Buckley's Restaurant and Bar
16. Bacchus
17. Oggies'
18. The Milwaukee Public Market
19. The Sofie
20. Flannery's
21. Elsa's On the Park
22. 600 East Café

PARKING

1. Chase Parking - *Connected to building*
2. 411 Annex Parking - *Connected via skywalk*
3. City Center Garage
4. JCI Parking Structure
5. Discovery World (SP+ Parking)
6. Clybourn & Marquette Parking Lot
7. 100 East Wisconsin - Lot #61
8. Cathedral Place Garage
9. 770 Garage
10. Gas Light Garage

HOTELS

1. Residence Inn by Marriott
2. Drury Plaza
3. Hilton Garden Inn
4. Home2 Suites by Hilton
5. Hotel Metro
6. The Pfister Hotel
7. Holiday Inn Express
8. Homewood Suites by Hilton
9. The Westin Milwaukee
10. Saint Kate - The Arts Hotel

CHASETOWERMKE.COM

CHASE TOWER | MKE



FOR LEASE

111 E. Wisconsin Ave. | Milwaukee, WI 53202

CONTACT US

Matt Fahey
414 278 6860
matt.fahey@colliers.com

Jenna Maguire
414 982 6960
jenna.maguire@colliers.com

Dan Wroblewski
414 278 6813
dan.wroblewski@colliers.com

Colliers

STATE OF WISCONSIN | BROKER DISCLOSURE

Non-Residential Customers
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:

Broker Disclosure to Customers

You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide brokerage services to you, the broker owes 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 with a reasonable time if you request it, unless prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the confidential information to other parties.
- The duty to safeguard trust funds and other property the broker holds.
- 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. A broker or salesperson 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 statues and is for information only. It is a plan-language summary of a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

Confidentiality Notice to Customers

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential. Unless the information must be disclosed by law or you authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker is no longer providing brokerage services to you.

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.
2. Any facts known by the broker that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

Copyright 2007 by Wisconsin REALTORS Association.

To ensure that the broker is aware of what specific information you consider confidential, you may list that information below. At a later time, you may also provide the broker with other information you consider to be confidential.
Confidential information: _____

_____

Non-Confidential information: (The following information may be disclosed by Broker): _____

_____

(Insert information you authorize the broker to disclose such as financial qualification information.)

Consent to Telephone Solicitation

I/We agree that the broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we withdraw this consent in writing.
List Home/Cell Numbers: _____

Sex Offender Registry

Notice: 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://offender.doc.state.wi.us/public/

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 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 intent to meet his or her obligations under a contract or agreement made concerning the transaction.

Colliers