For Lease

246 E Chicago Street, Milwaukee, WI 53202

40,174

Square feet of office space available in the Historic Third Ward

the Third Ward center

Contact us:

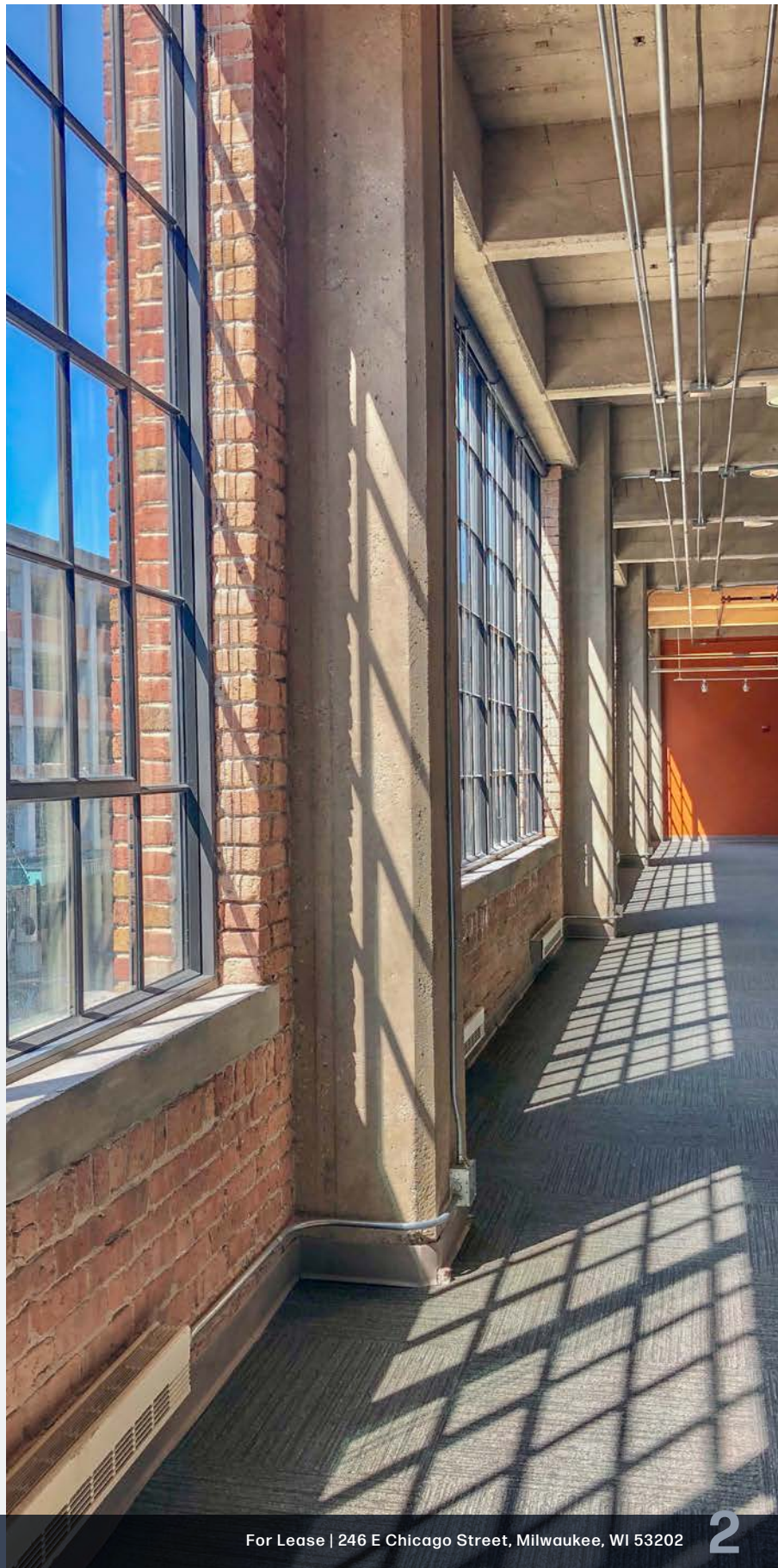
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Full of History, and Lots of Light

The iconic structure that sits at 246 E. Chicago St. was built in 1917 for the Monarch Manufacturing Company. Standing three stories tall with nearly 120,000 square feet of space, the now Third Ward Center was once a bustling hub of industry and innovation.

More than 100 years later, the current layout combines the history of the building with sharp styling and user focused amenities. Additionally, with its location in the highly sought after Historic Third Ward, users have access to an abundance of food, drink and shopping. With a refreshing blend of history, sleek styling and modern amenities, the Third Ward Center offers some of the most unique space in the city.



$17.00/SF NNN
Tenant pays utilities & in-suite janitorial

Parking
0.5/1,000 SF in-building
Additional parking available across the street

40,174 SF
Available space

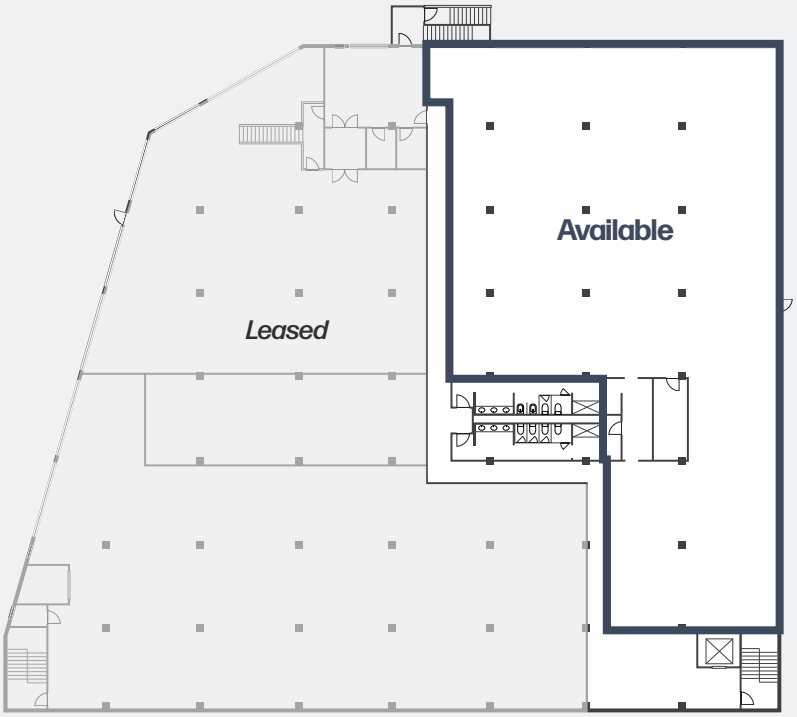
Natural Light
Abundance of windows and skylights

Open Concept
Modern space with large open floor plates

Unique Amenities
Tenants have access to men's & women's locker room + shower

Plenty of Space

Partial and full floor opportunities available in the Historic Third Ward.



Second Floor

11,037 Square feet available

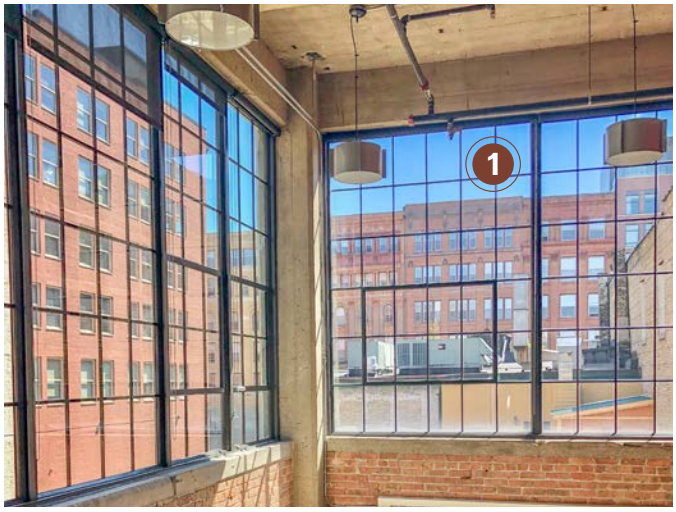


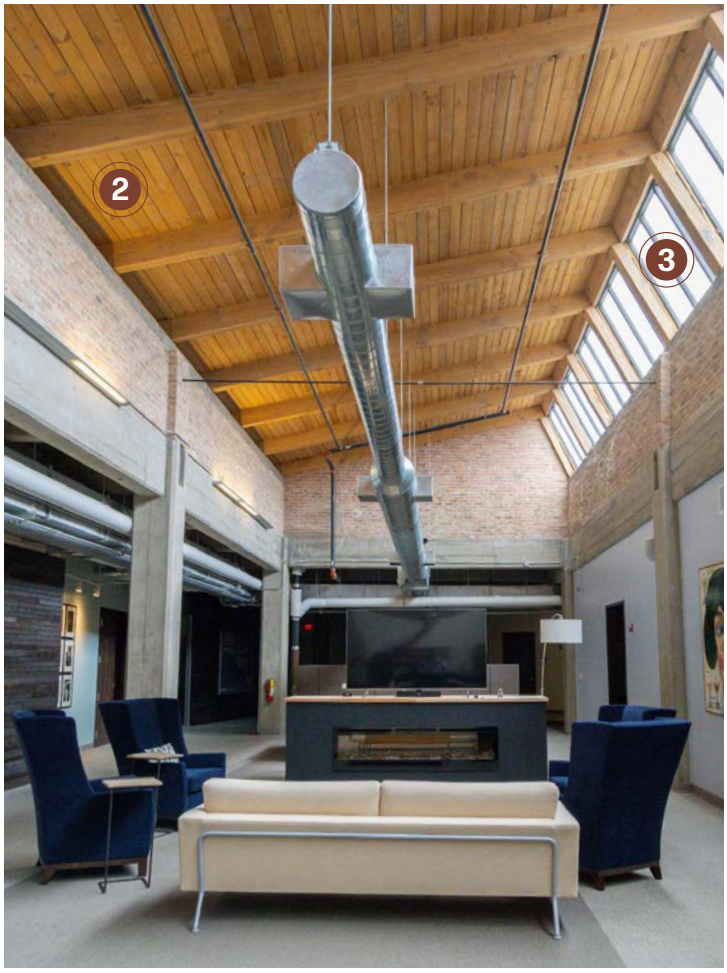
Third Floor

29,137 Square feet available

Only at the Third Ward Center

1. Large glass windows with incredible views of the Historic Third Ward
2. Lofted ceilings with exposed woodwork
3. Large skylights providing ample natural light
4. Exposed cream city brick
5. Hardwood flooring throughout



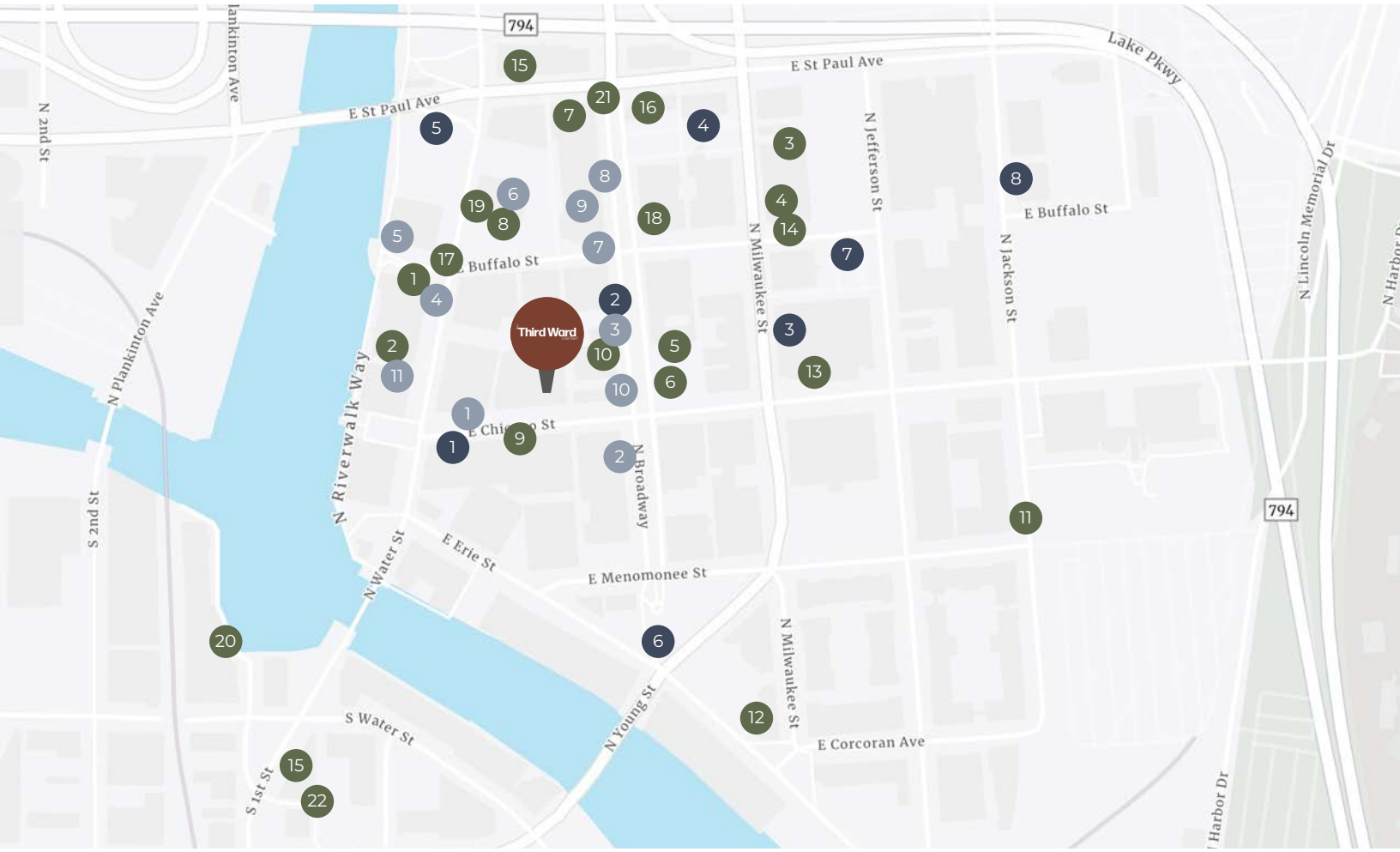




Close to Everything

the Third Ward center

Supremely located in the heart of the Historic Third Ward with endless food, drink and shopping options.



Food & Drink

1. MKE Ale House
2. Lucky Ginger
3. Smoke Shack
4. FreshFin Poke
5. The Rivali
6. The Outsider
7. Red Elephant
8. Aloha Poke
9. Sweet Diner
10. Onesto
11. Camp Bar
12. DanDan
13. Kanpai Izakaya
14. Fool's Errand
15. Stack'd Burger Bar
16. Cafe Benelux
17. Blue Bat
18. Wahlburger's
19. Shake Shack
20. Screaming Tuna
21. The Wicked Hop
22. Colectivo Coffee

Parking

1. Historic Third Ward Parking
2. 221-223 N Broadway Parking
3. Historic Third Ward Parking
4. 3rd Ward Car Park
5. Water St Parking Lot
6. Lower Broadway Lot
7. 240 N Milwaukee St Parking
8. 301 N Jackson St Parking

Shopping

1. Restoration Hardware Outlet
2. Design Within Reach
3. Mod Gen - A
4. Harleys Co: HH Clothing
5. The Home Market
6. Lululemon
7. Anthropologie
8. Francesca's
9. Lela
10. Edie Boutique
11. A Trio Jewelry Design Studio

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