

The Gas Light Building

626 E WISCONSIN AVE

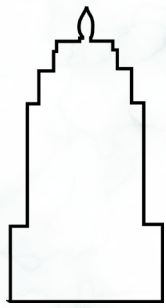


"WHEN THE FLAME IS RED IT'S WARM WEATHER AHEAD."

THE LIGHT OF MILWAUKEE

The Gas Light Building is an iconic art deco landmark located in the heart of Downtown Milwaukee. As one of the most recognizable features in Milwaukee, a 21-foot weather beacon sits atop the building, signaling the weather forecast by its color and flicker. Completed in 1930, this attractive and historically significant 20-story office building boasts a prestigious Wisconsin Avenue address and offers excellent views of downtown Milwaukee, including Lake Michigan, Milwaukee Art Museum, and east and west along Wisconsin Avenue.

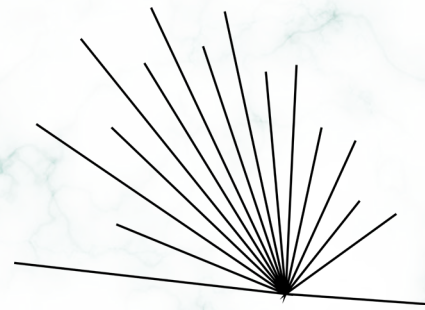




OFFICE SPACE

133,984 SF

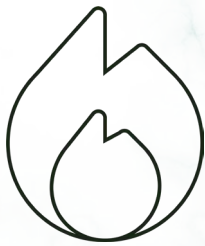
20-story Class A office building,
83,300 SF of office space
available



ARCHITECTURE

ART-DECO

stately, historic art
deco architecture



FLAME

21-FOOT FLAME

atop the building
serves as a weather
beacon



PARKING

2 SURFACE LOTS

as well as one structured
parking garage



AMENITIES

UPGRADED

including a tenant lounge,
conference room, upgraded
elevators and common areas

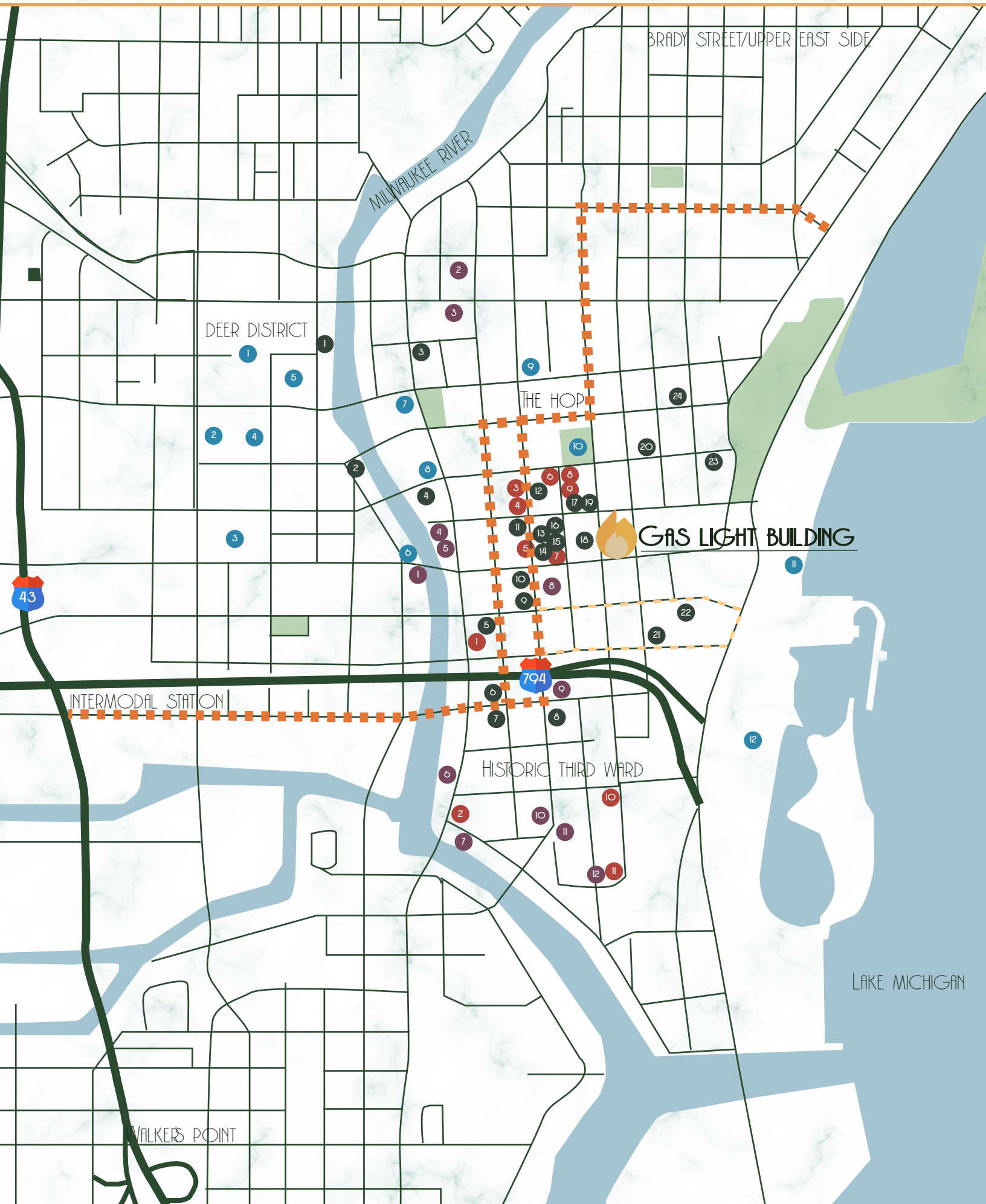


ASKING

LEASE RATE

\$12.50/SF NNN

"WHEN THE FLAME IS GOLD WATCH OUT FOR COLD"



GRAB A BITE..

- | | |
|---------------------------|-----------------------------|
| 1 ALE ASYLUM | 13 CUBANITAS |
| 2 BENIHANA | 14 BRUNCH |
| 3 THE RUMPUS ROOM | 15 CARNEVOR |
| 4 SAFEHOUSE | 16 THIRD COAST PROVISIONS |
| 5 SWINGIN' DOOR EXCHANGE | 17 ARTISAN RAMEN |
| 6 MILWAUKEE PUBLIC MARKET | 18 JAVA CORNER |
| 7 THE WICKED HOP | 19 WARD'S HOUSE |
| 8 SMOKE SHACK | 20 BUCKLEY'S |
| 9 THE SOUP HOUSE | 21 STELLA VAN BURREN |
| 10 AMILINDA | 22 RARE STEAKHOUSE |
| 11 ZARLETTI | 23 BACCHUS |
| 12 OUZO CAFE | 24 FAIRGROUNDS COFFEE + TEA |

GO FOR A DRINK..

- | | |
|----------------------|-----------------|
| 1 FIRE ON WATER | 7 BLU |
| 2 BUGSY'S SPEAKEASY | 8 PLUM LOUNGE |
| 3 MY OFFICE | 9 SPORT CLUB |
| 4 XO COCKTAIL PARLOR | 10 CAMP BAR |
| 5 INDULGE WINE ROOM | 11 CAMPSITE 131 |
| 6 BAD GENIE | |

GREAT FOR ENTERTAINMENT..

- | | |
|------------------------------|---------------------------------|
| 1 FISERV FORUM | 7 MARCUS PERFORMING ARTS CENTER |
| 2 MILLER HIGH LIFE THEATRE | 8 PABST THEATER |
| 3 WISCONSIN CENTER | 9 MSOE ATHLETIC FIELD |
| 4 UW-MILWAUKEE PANTHER ARENA | 10 CATHEDRAL SQUARE |
| 5 TURNER HALL BALLROOM | 11 MILWAUKEE ART MUSEUM |
| 6 RIVERSIDE THEATER | 12 HENRY MAIER FESTIVAL GROUNDS |

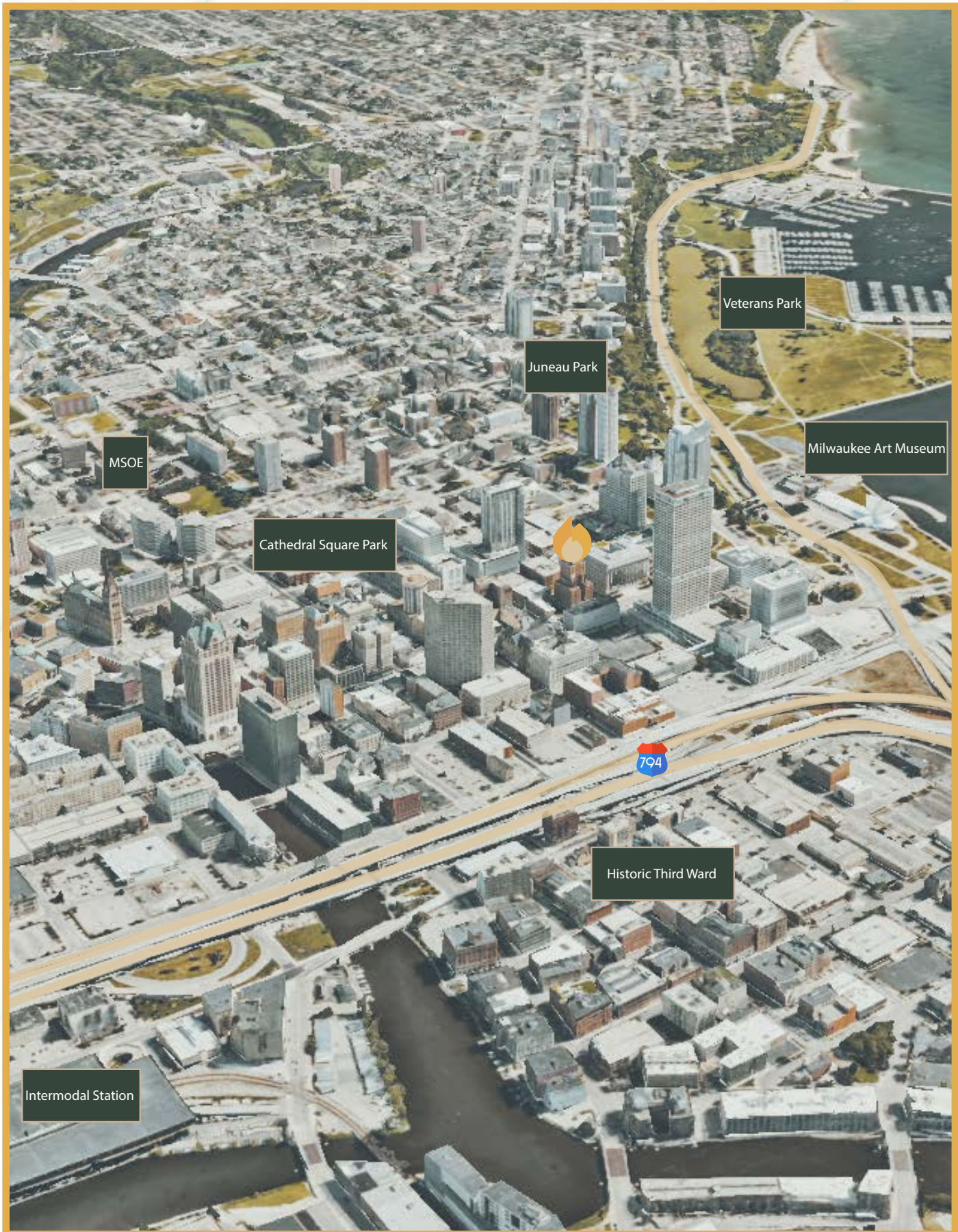
GET FIT..

- | | |
|---------------------------|----------------------------------|
| 1 PLANET FITNESS | 7 SPIRE FITNESS |
| 2 MSOE KERN CENTER | 8 WISCONSIN ATHLETIC CLUB |
| 3 WORKOUT BOSS | 9 ORANGE THEORY |
| 4 MILWAUKEE ATHLETIC CLUB | 10 MONKEY BAR GYM |
| 5 GOLD'S GYM | 11 FITNESS TOGETHER - THIRD WARD |
| 6 THE BARRE CODE | 12 BEST FITNESS |



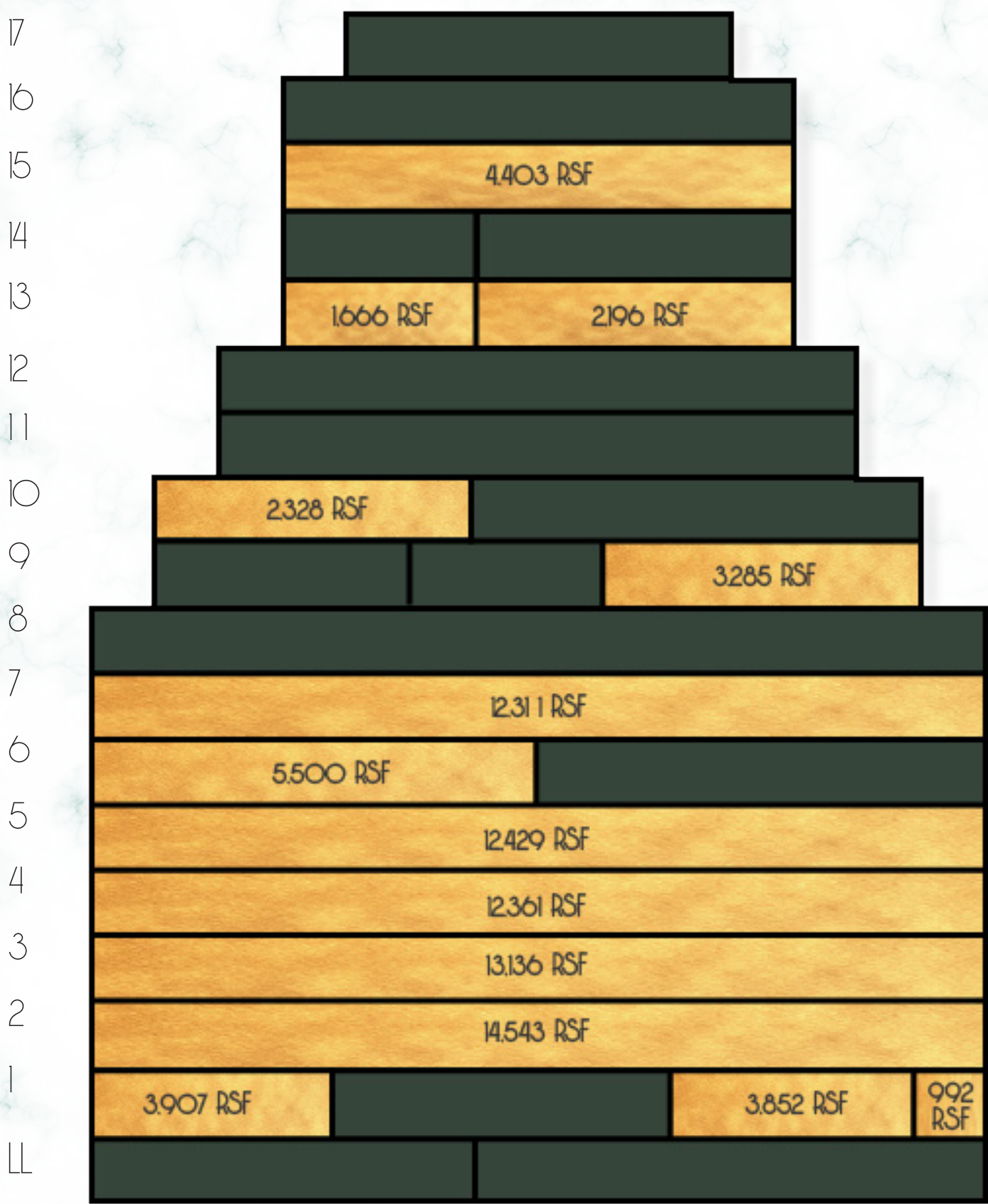
WALK SCORE

"WHEN THE FLAME IS BLUE, THERE'S NO CHANGE IN VIEW."

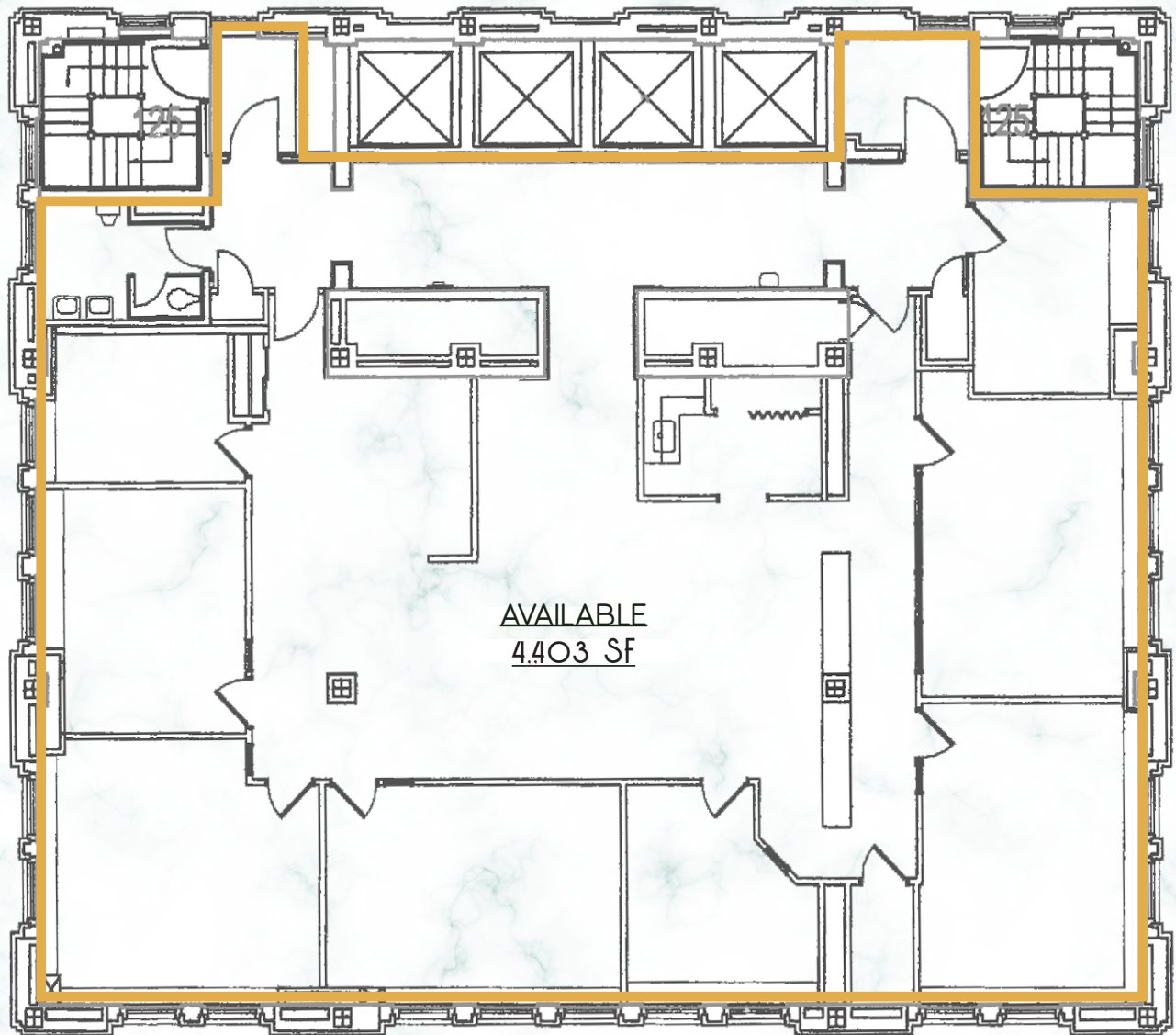


LOCATION

STACKING PLAN

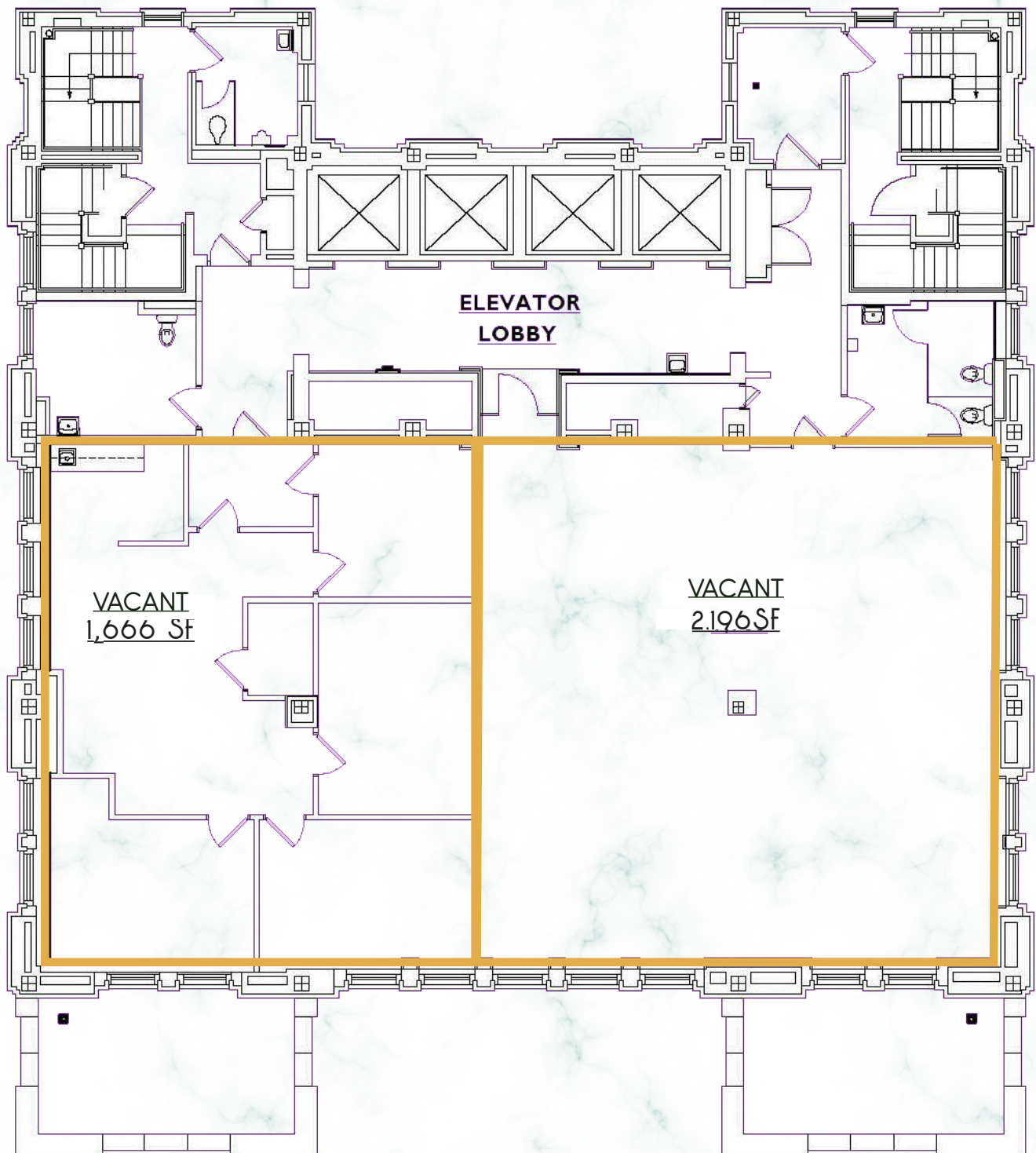


"WHEN THERE'S A FLICKERING FLAME. EXPECT SNOW OR RAIN!"

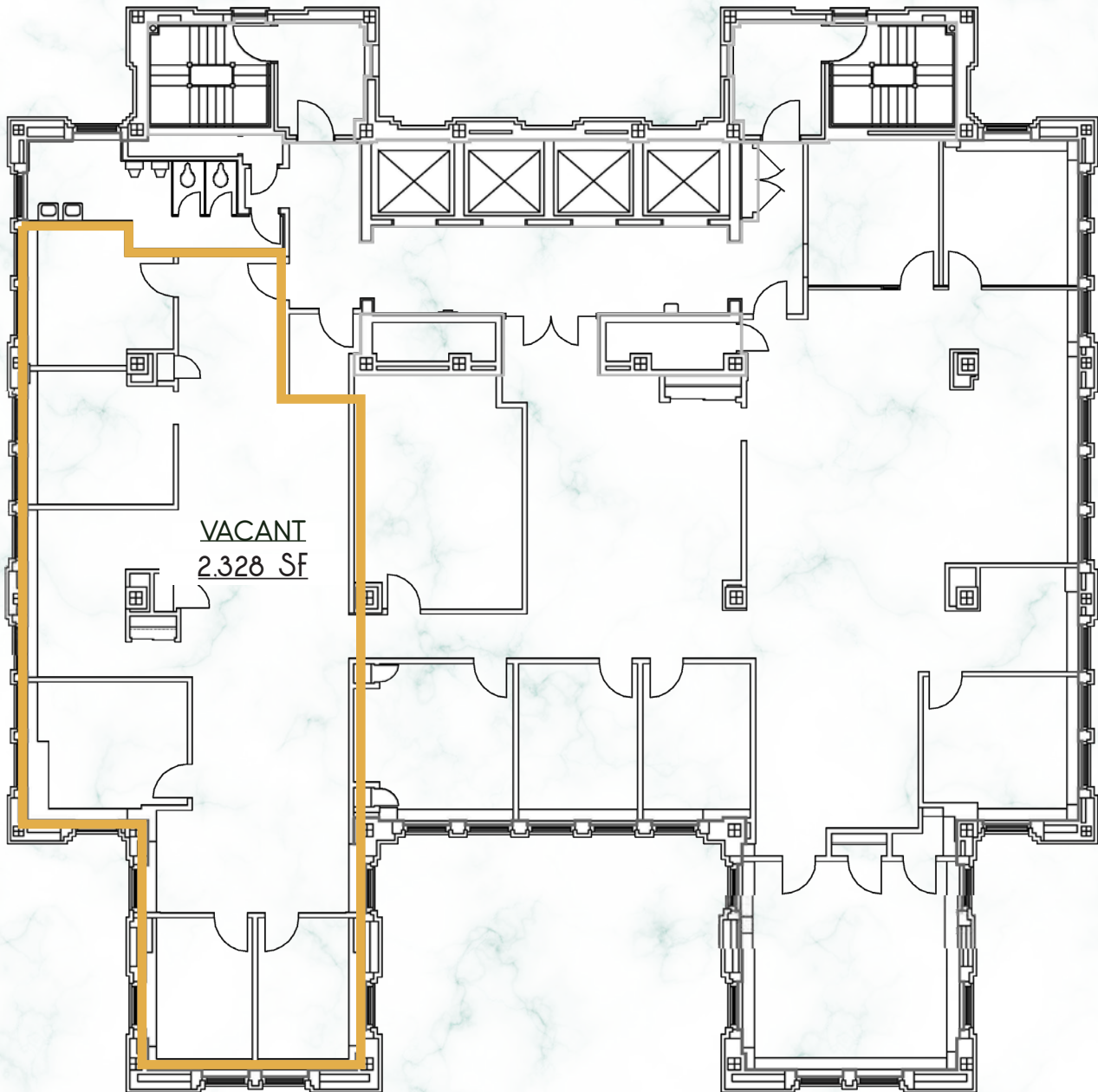


15TH FLOOR

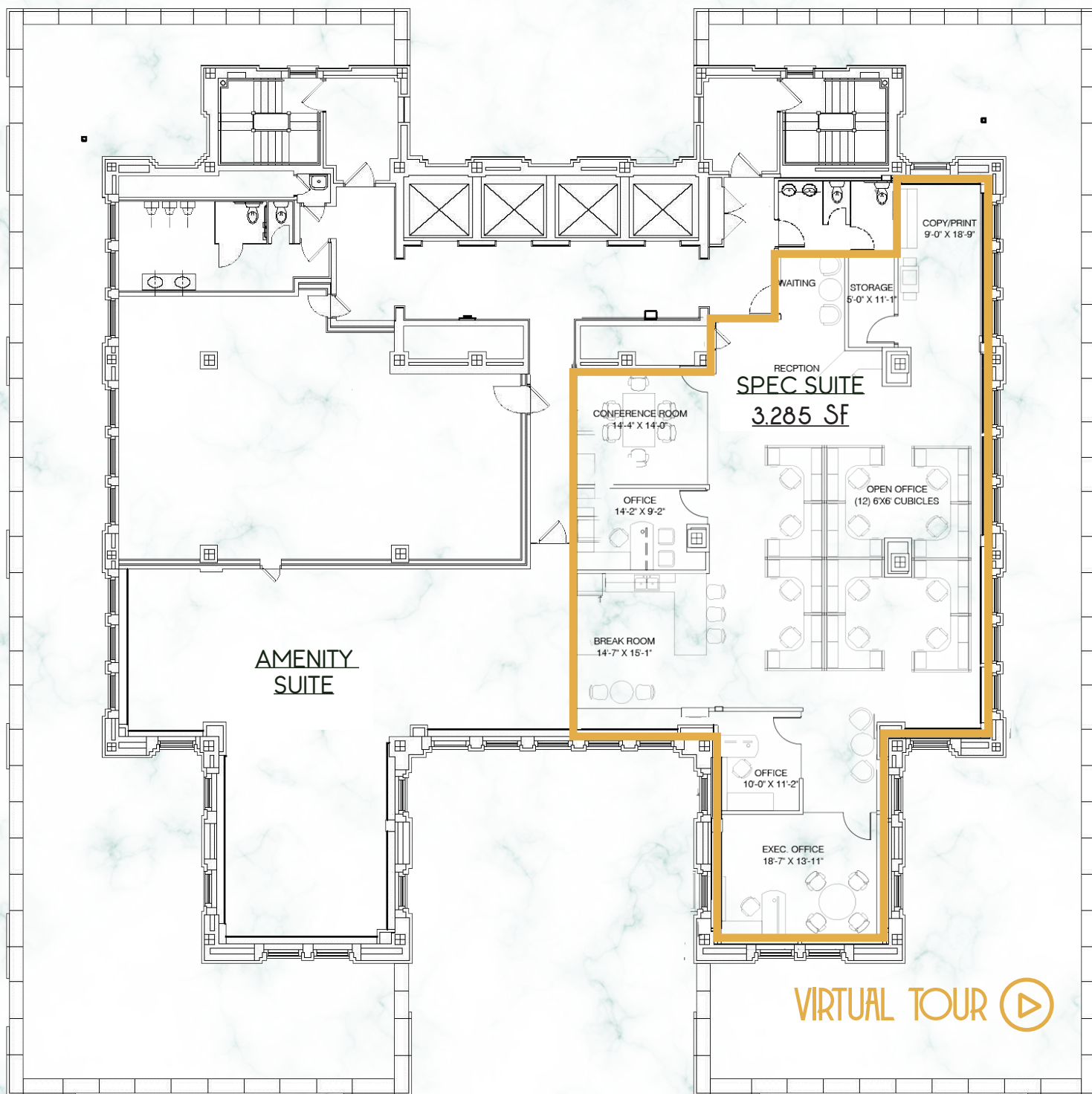
FLOOR PLANS



13TH FLOOR

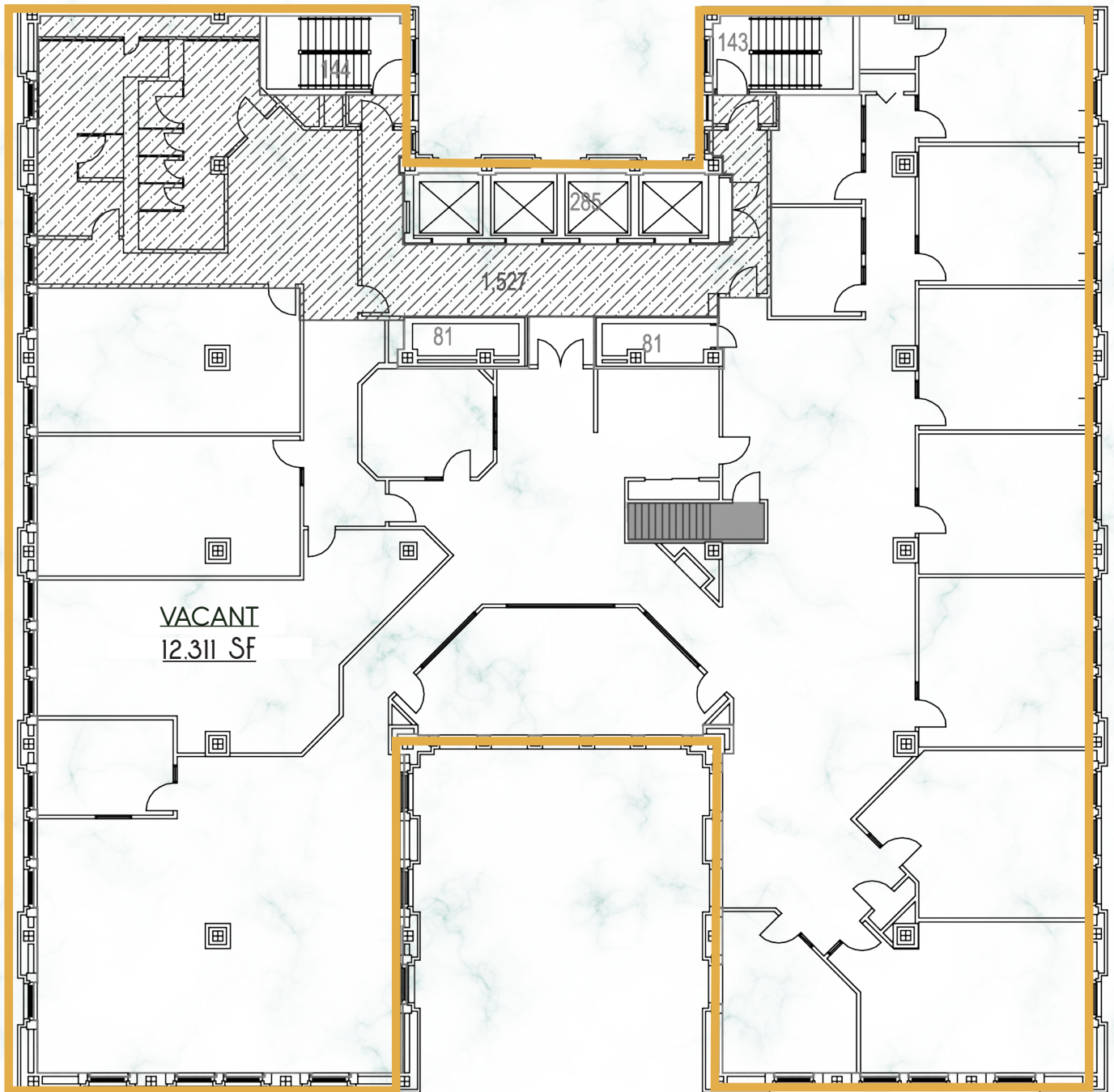


10TH FLOOR

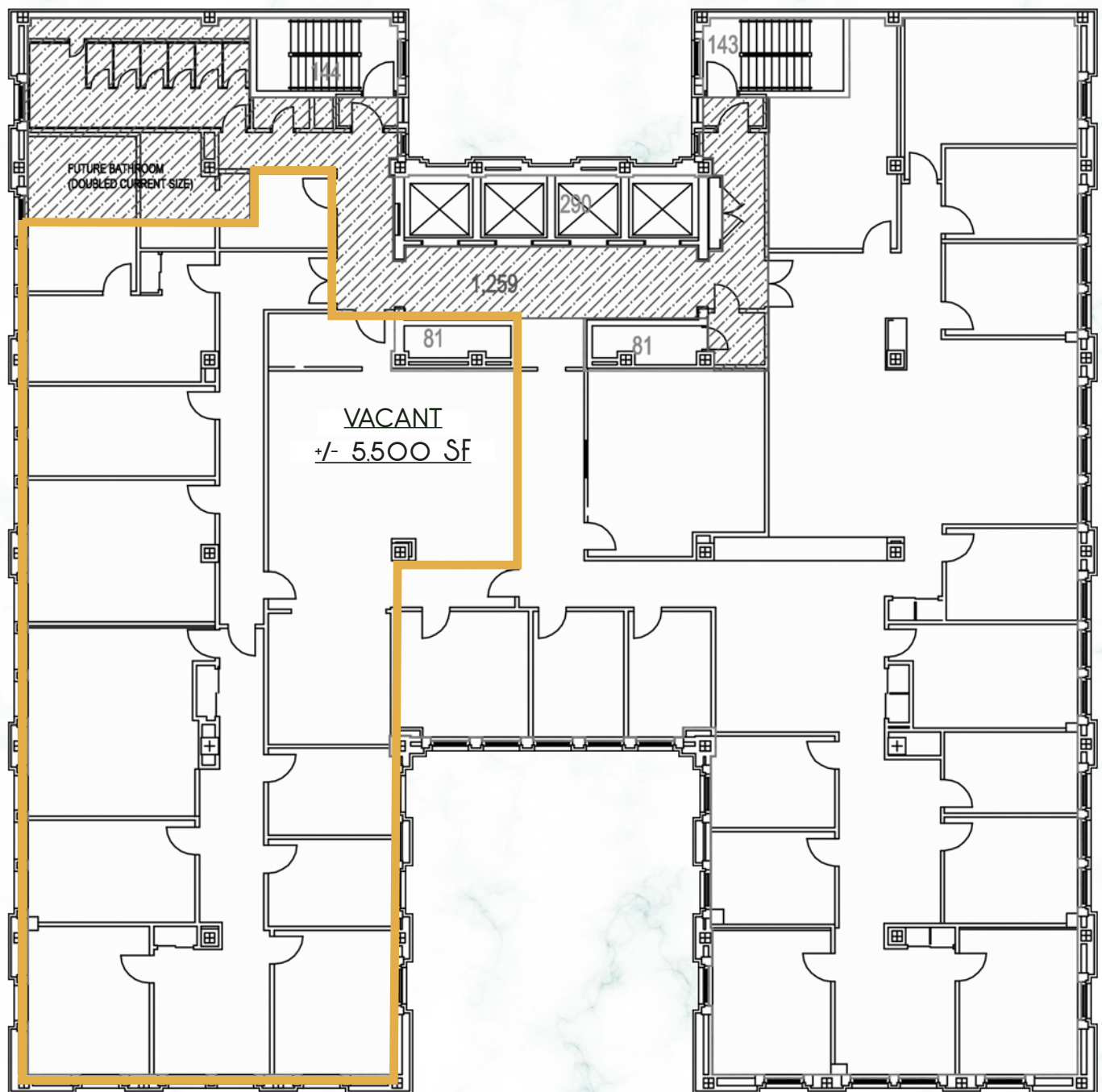


VIRTUAL TOUR 

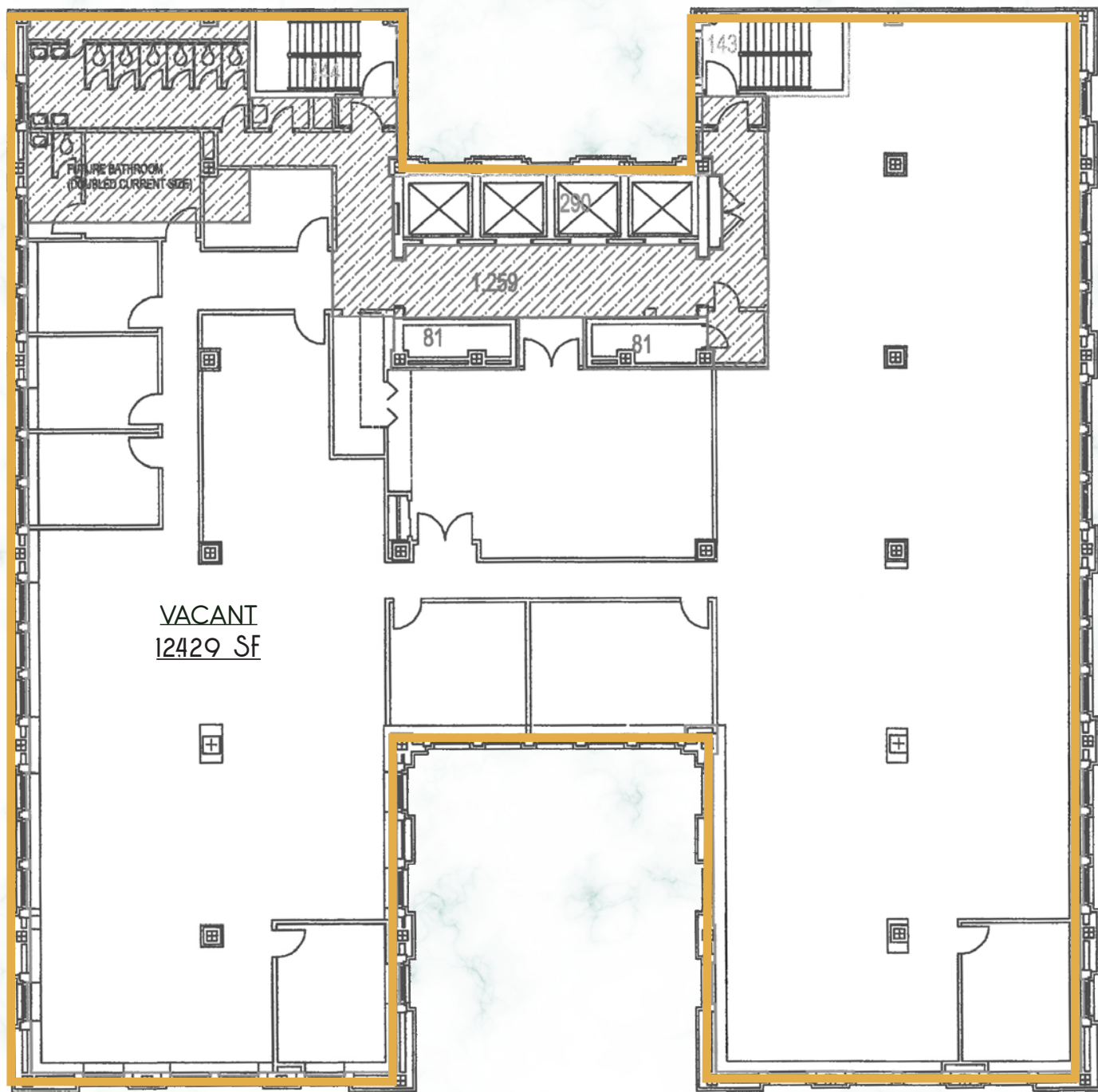
9TH FLOOR



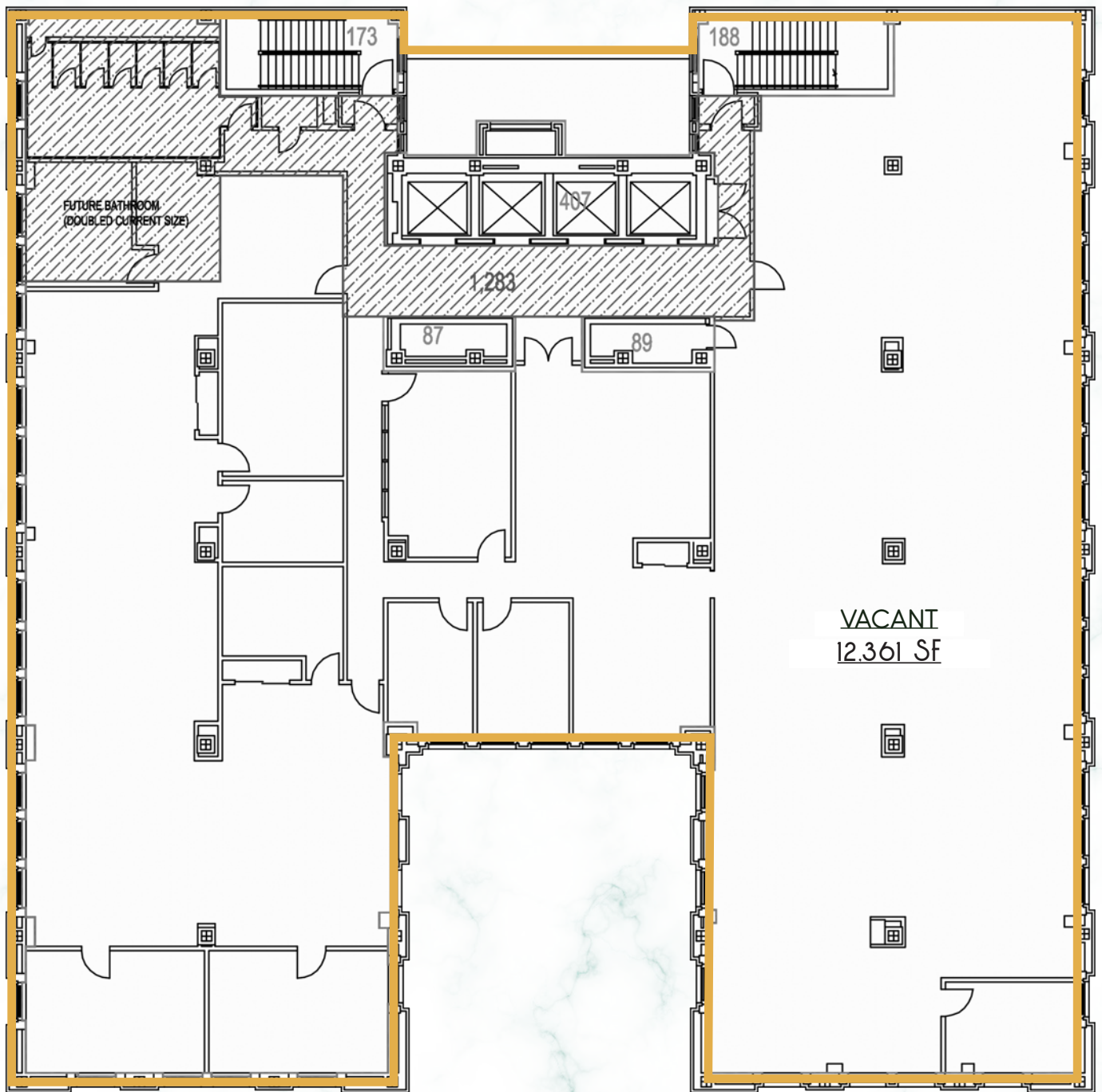
7TH FLOOR



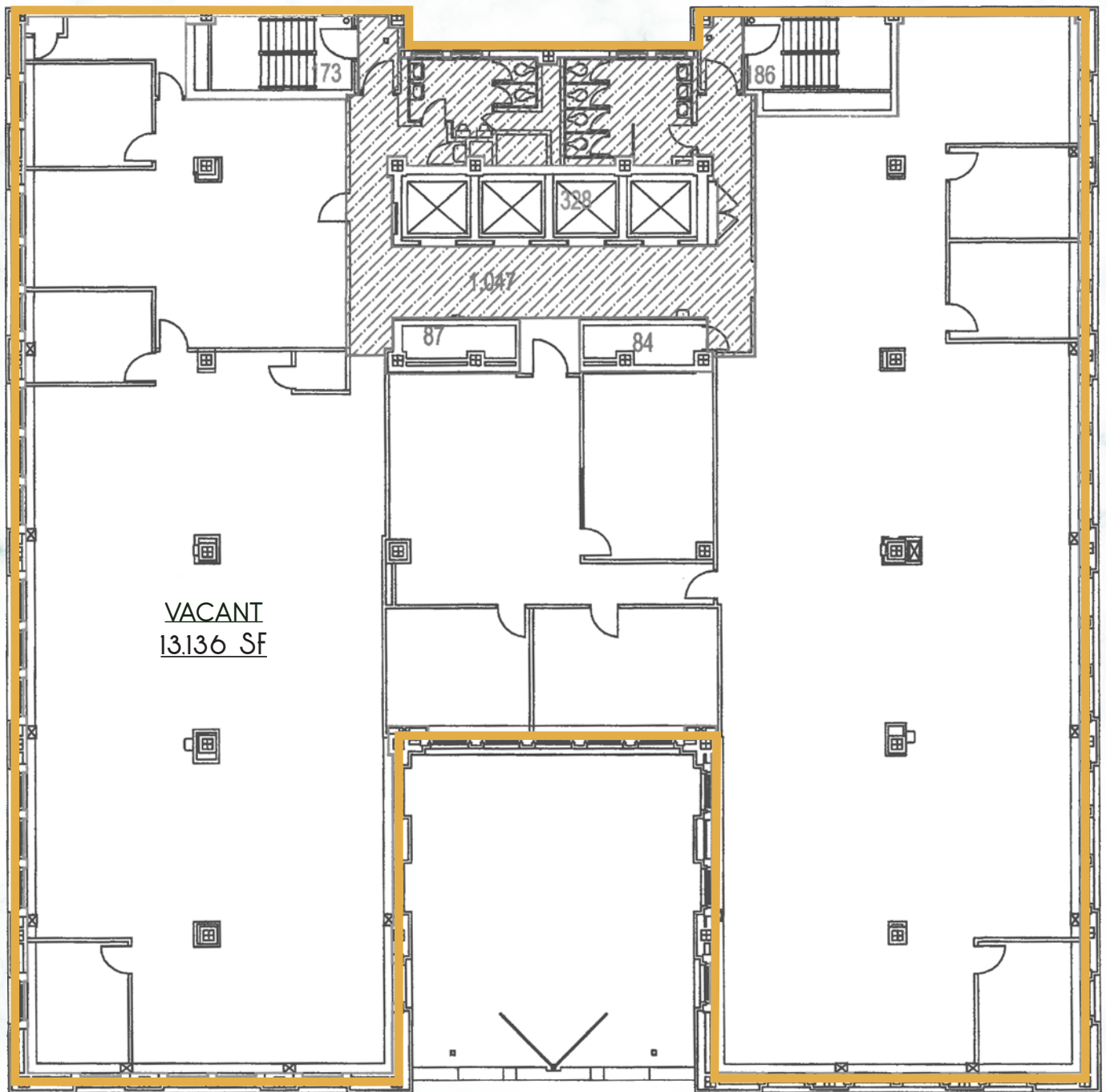
6TH FLOOR



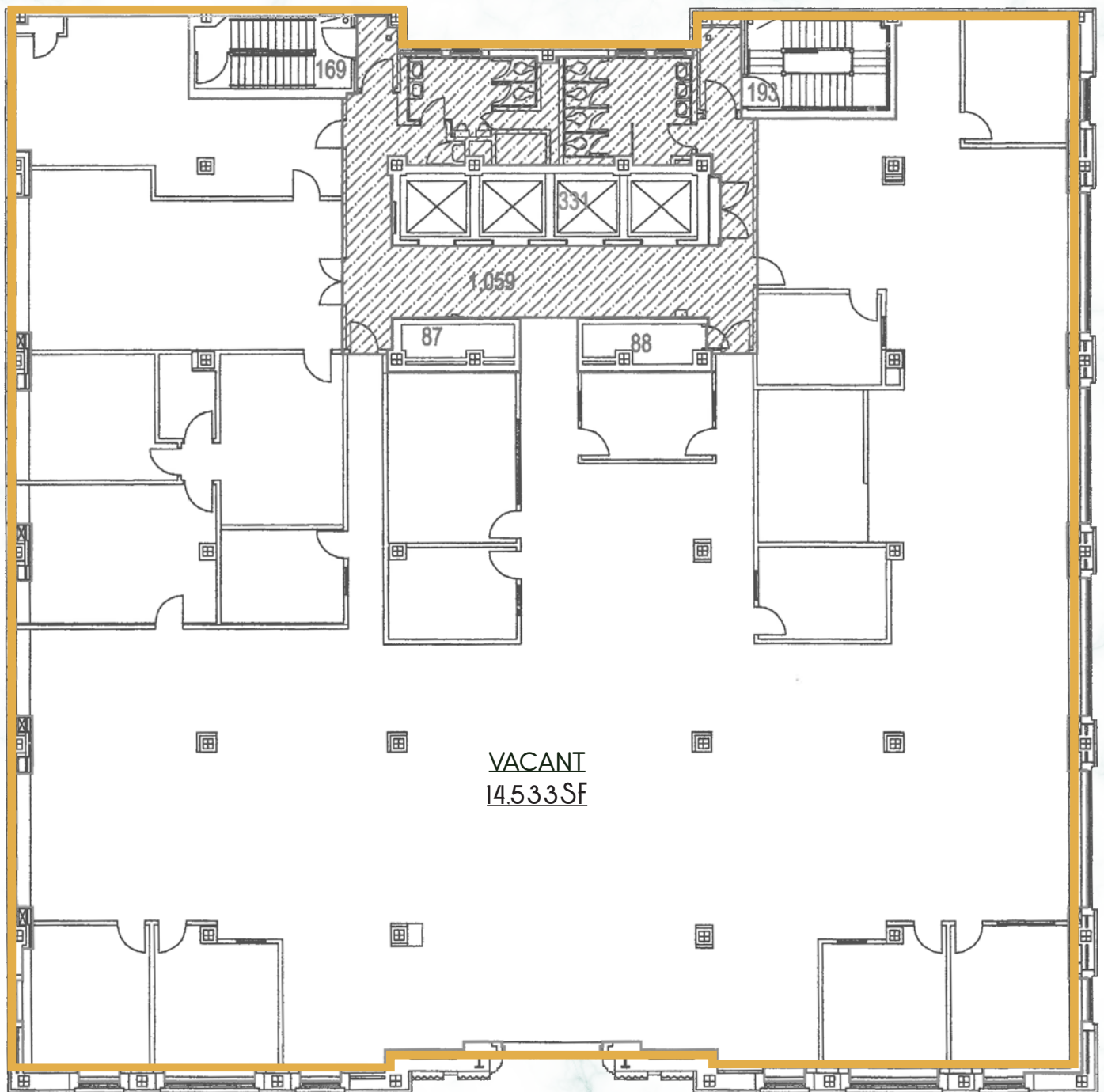
5TH FLOOR



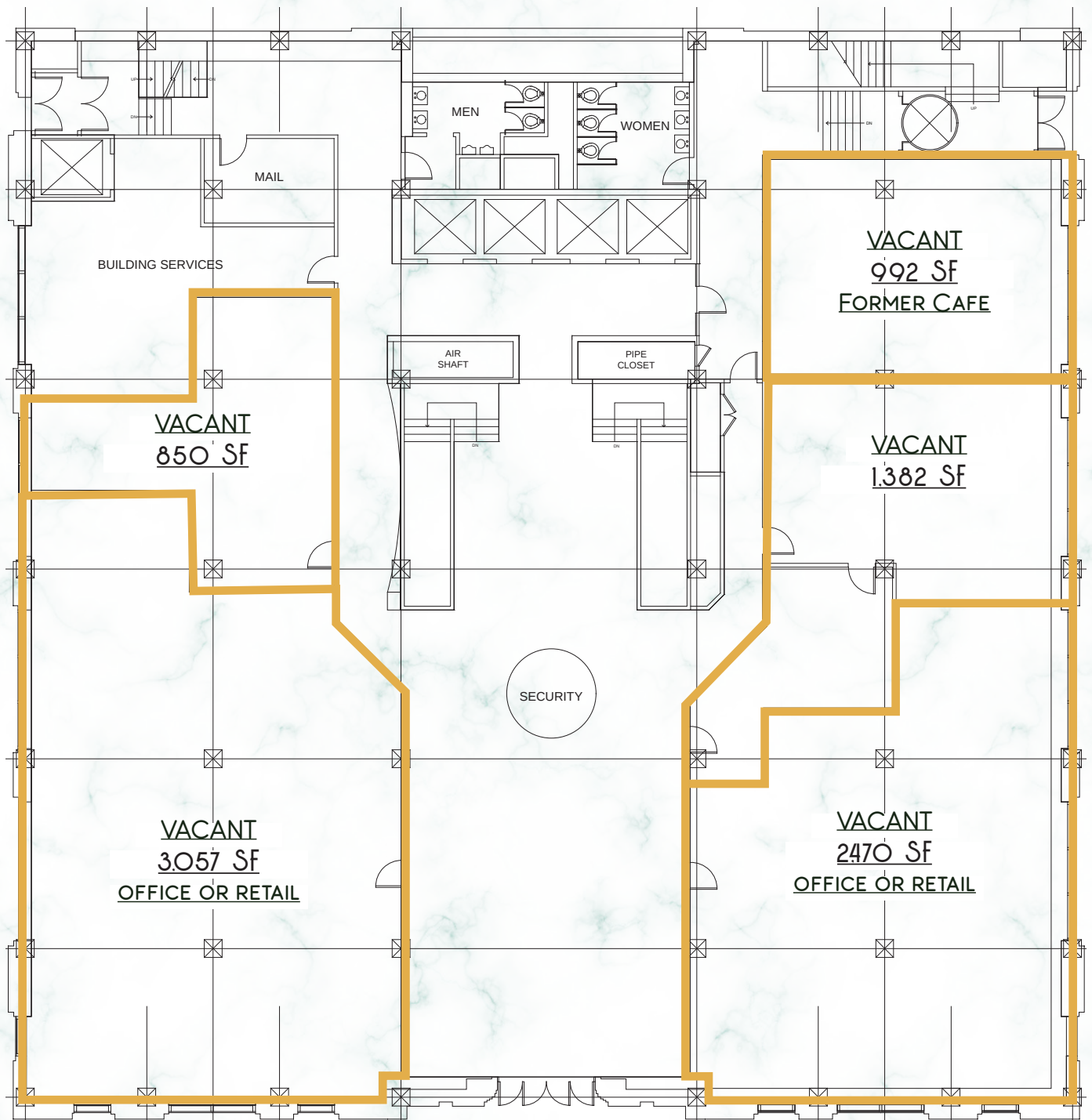
4TH FLOOR



3RD FLOOR



2ND FLOOR



1ST FLOOR

SPEC SUITE

SUITE 900 - 3,285 RSF

Newly completed in 2023, Suite 900 now offers 2 private offices, 1 executive office, room for 12 workstations, 1 medium sized conference room, large breakroom, copy/print area, storage room and reception area.

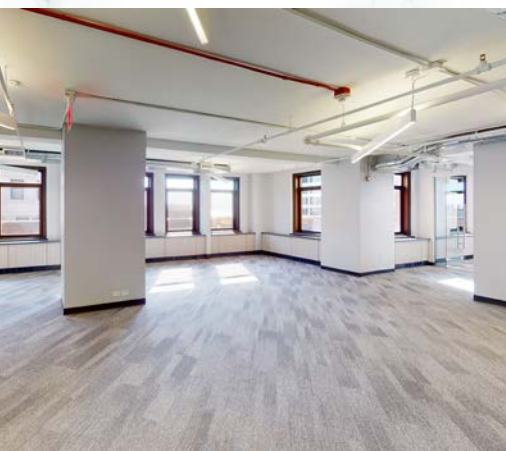
VIRTUAL TOUR 



CONFERENCE ROOM



EXECUTIVE OFFICE



BREAK ROOM





THIRTEEN



TENANT CONFERENCE CENTER



REVITALIZED LOBBY EXPERIENCE



TENANT LOUNGE







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