411 EAST WISCONSIN CENTER



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FOR LEASE

411 East Wisconsin Avenue | Milwaukee, WI

Learn more about The 411 East Wisconsin Center at
www.411EWC.com

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411 EAST WISCONSIN CENTER

411 East Wisconsin Center is located in the heart of the central business district on Wisconsin Avenue, bordered by the Milwaukee Hop street car line. 411 East Wisconsin Center is the second largest multi-tenant office building in the state, offering a plethora of on-site amenities.

The 30-story office building has nearly 700,000 rentable square feet. The main lobby consists of a tiered 60-foot high, five-story atrium which features granite finishes and an abundance of natural light. The lobby connects to two beautifully landscaped courtyards, perfect for relaxing, tenant meetings and large events. There are 6 low-rise, 6 high-rise and 1 service elevator. The campus offers two attached parking structures with approximately 1,400 parking spaces available to tenants and guests.

NUMBER OF STORIES
30

AVERAGE FLOOR PLATE
24,500 SF

BASE RENT
$20.00/RSF NNN

RENOVATIONS
Spec Suites & Lobby

PARKING
2.1 Per 1,000 RSF

OPERATING EXPENSES
$15.20/RSF

PROPERTY AMENITIES

Amenities at the 411 East Wisconsin Center include: a full-service restaurant, fitness club, on-site banking with an ATM, building conference rooms, a multitude of high-rated telecom providers, a convenience store, on-site property management and engineering, multiple modes of public transportation and a variety of additional tenant perks and amenities.

- Building Café & Catering (Davians)
- Free Common Area Wi-Fi
- Tenant Lounge
- Wisconsin Athletic Club (all of Floor 6 and 1/2 Floor 5)
- On-site Dentist
- On-site Bank & ATM
- Located on the Streetcar Line
- On-site Building Management
- Bublr Bike Station


Grand Exterior with Two Attached Covered Parking Garages


Tenant Lounge and Collaboration Space


Fully Equipped Conference Space

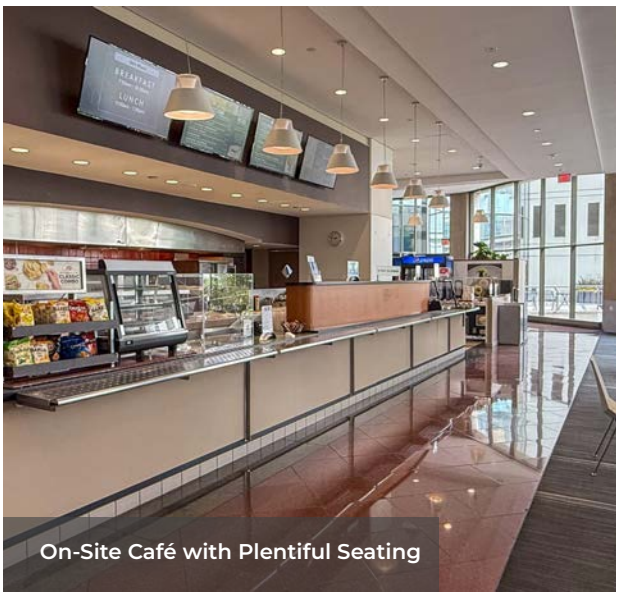

Two Lushly Landscaped Courtyards



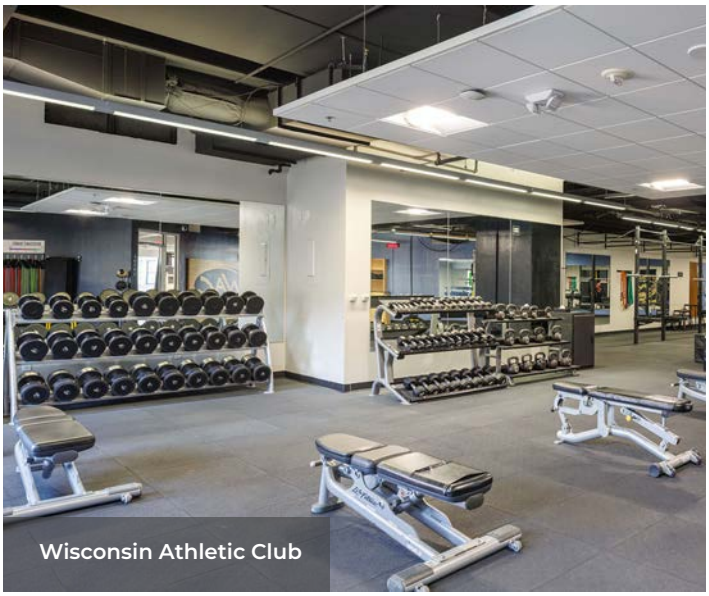
Tenant Lounge



Shared Conference Room



On-Site Café with Plentiful Seating



Wisconsin Athletic Club



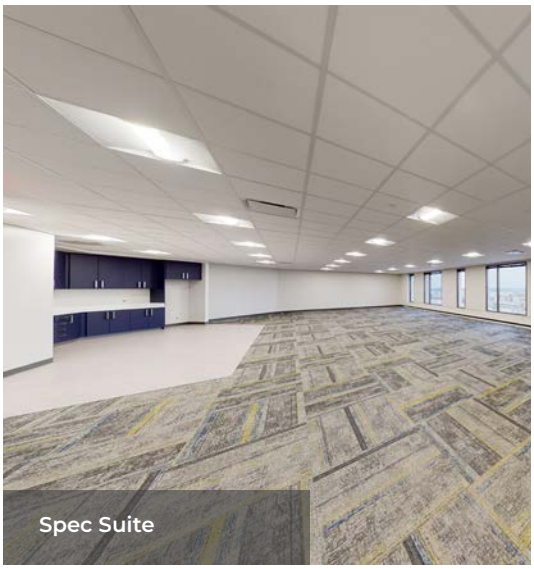
Incredible Views of Downtown Milwaukee

RECENT RENOVATIONS

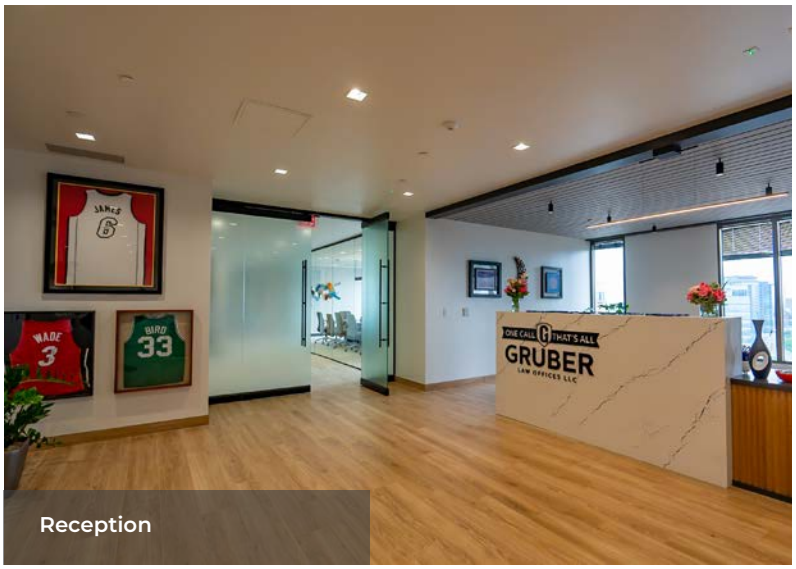
2025 LOBBY REDESIGN & REFRESH



RECENT TENANT BUILD-OUTS



Spec Suite



Reception

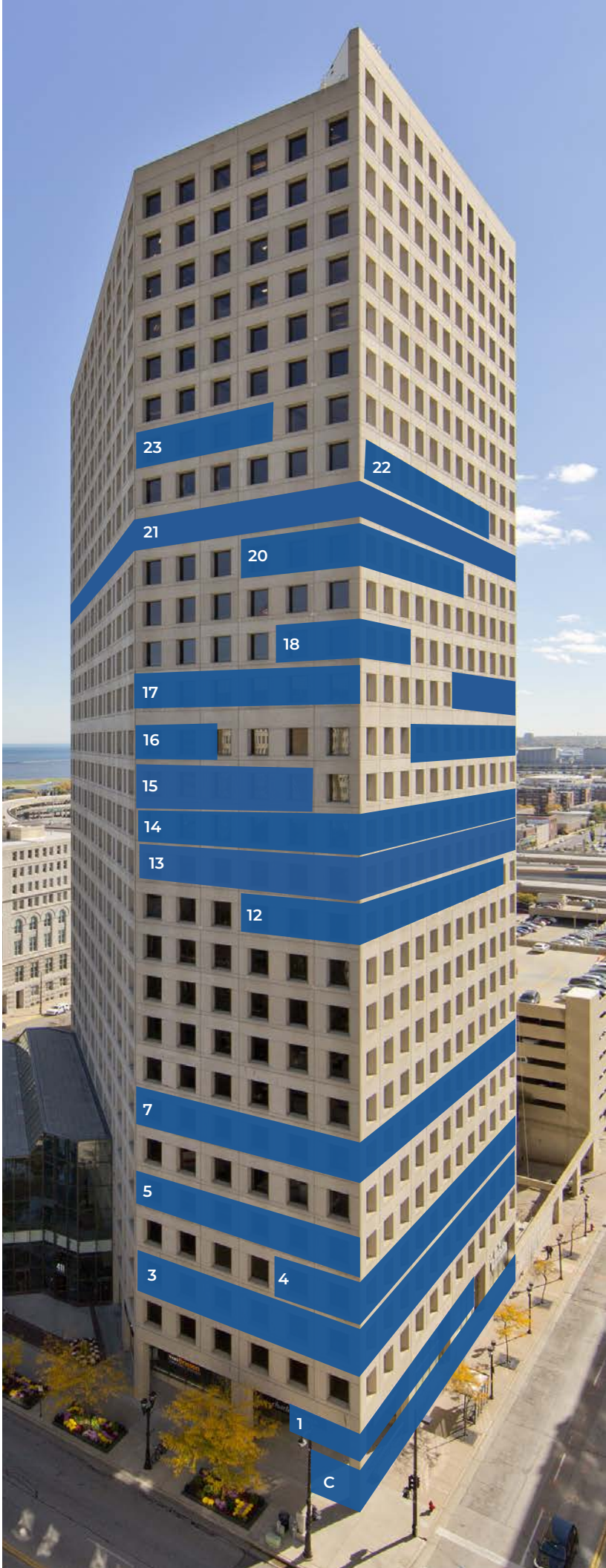


Elevator Lobby

BUILDING AVAILABILITY

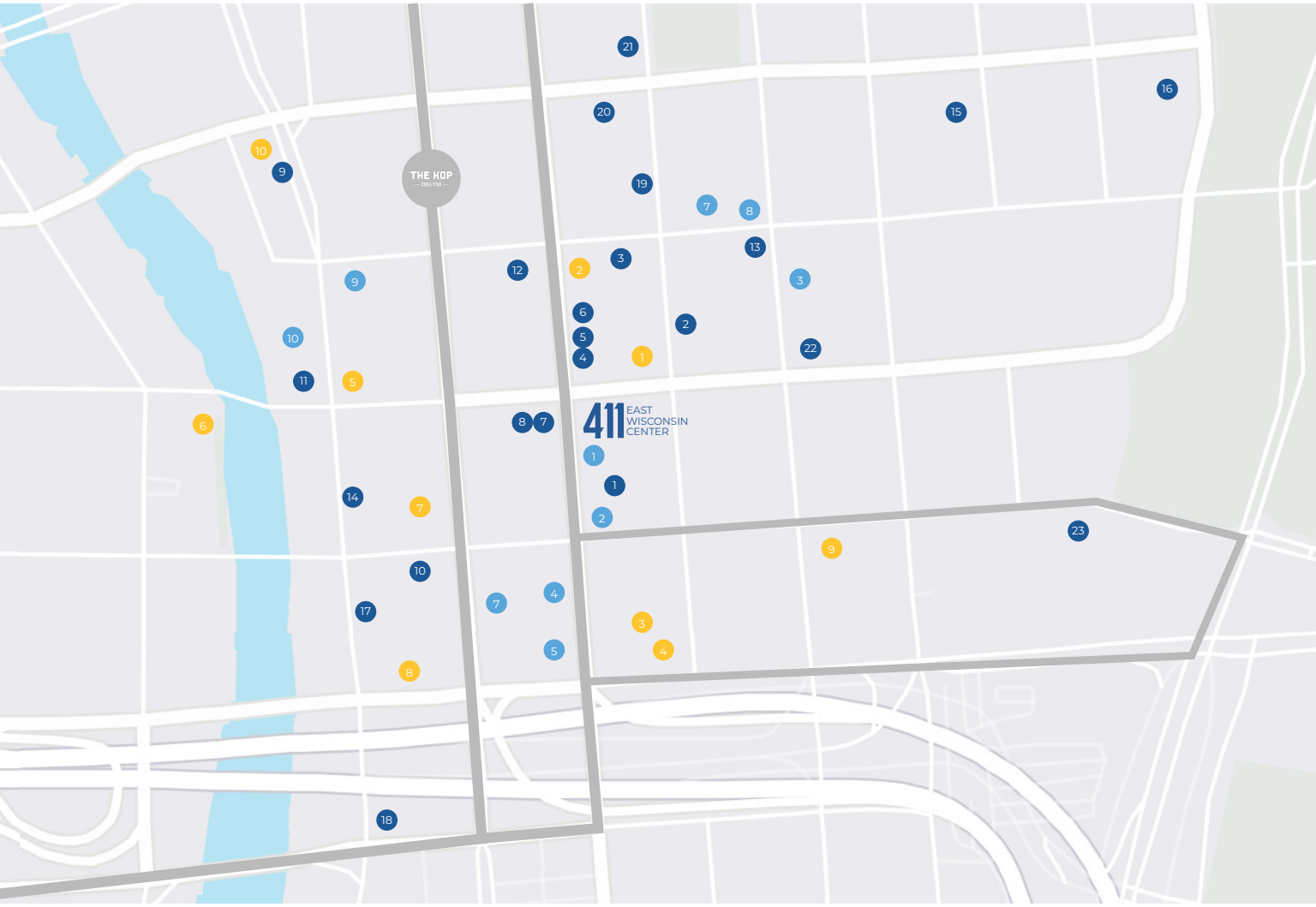
INTERACTIVE STACKING PLAN

Suite 2330	4,116 RSF	
Suite 2299	2,487 RSF	
Suite 2180	5,350 RSF	Contiguous to 12,908 RSF
Suite 2150	7,558 RSF	
Suite 2100	11,862 RSF	
Suite 2050	9,400 RSF	
Suite 1860	2,011 RSF	
Suite 1720	4,601 RSF	Contiguous to 11,425 RSF
Suite 1710	3,210 RSF	
Suite 1700	3,614 RSF	
Suite 1660	2,886 RSF	Contiguous to 9,416 RSF
Suite 1650	5,467 RSF	
Suite 1630	1,063 RSF	
Suite 1550	5,316 RSF	
Suite 1450	9,505 RSF	Contiguous to 23,850 RSF
Suite 1400	14,345 RSF	
Suite 1300	24,026 RSF	
Suite 1225	2,341 RSF	Contiguous to 6,112 RSF
Suite 1200	3,771 RSF	
Suite 700	24,002 RSF	
Suite 519	8,145 RSF	
Suite 499	3,015 RSF	
Suite 450	5,066 RSF	
Suite 350 (Mezz)	9,778 RSF	
Suite 320	1,480 RSF	Contiguous to 7,385 RSF
Suite 315	760 RSF	
Suite 305	5,145 RSF	
Suite 300	10,708 RSF	
Suite 130	588 RSF	Contiguous to 4,691 RSF
Suite 125	4,103 RSF	
Suite CC001	8,339 RSF	



LOCATION OVERVIEW

98
Walk Score



FOOD & DRINK

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

PARKING

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

HOTELS

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

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