

For Lease

Pabst Professional Center

1036 W Juneau Avenue | Milwaukee, WI 53205



Colliers



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Pabst Professional Center

Site Specifications

Building Size	41,042 RSF
Stories	5
Parking	1.5/1,000 RSF \$150/stall/month
OpEx (Est.)	\$11.10 PSF <i>separately metered electric and gas</i>

Available Space

2,438 - 7,721 RSF

Lease Rate

\$17.00 PSF NNN

Building Highlights

Move-in ready conditions, with the opportunity for a fully furnished and wired suite

Monument signage available along Juneau Avenue

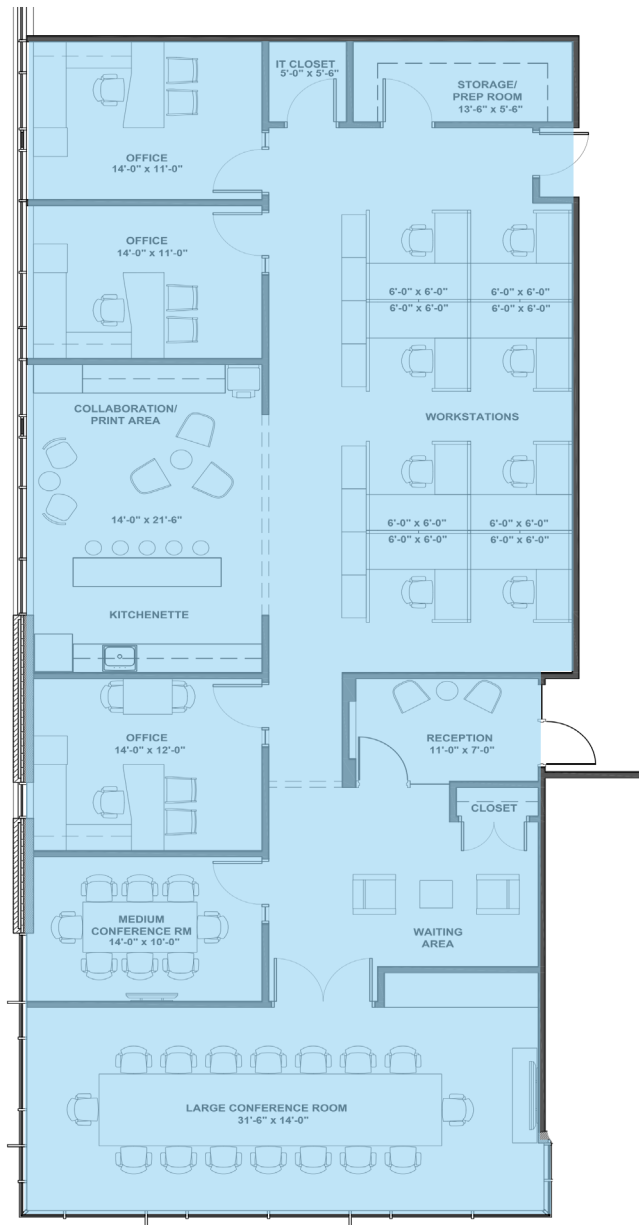
Rooftop signage facing I-43 with visibility to over 150,000 VPD

Newly constructed, high-end office building

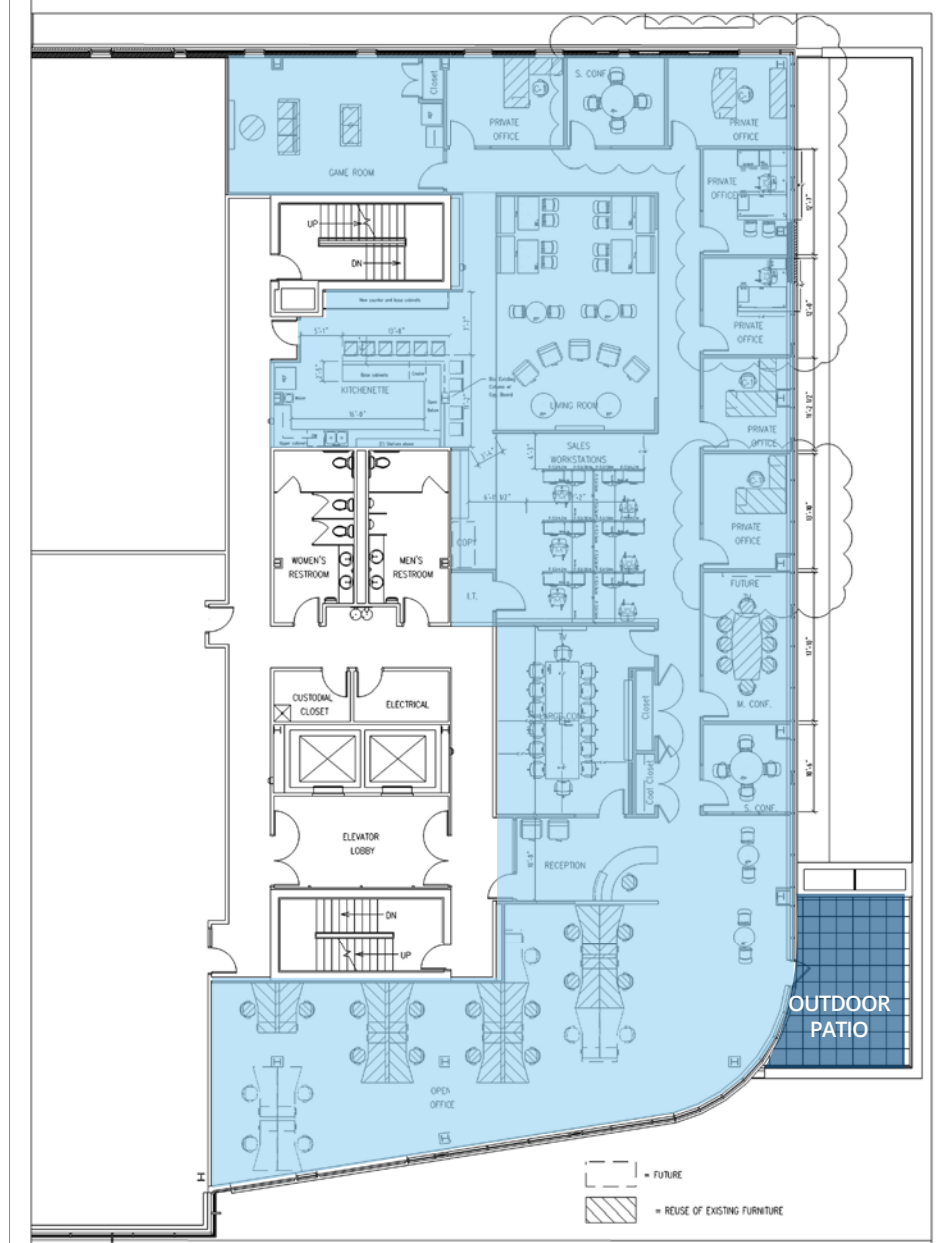
Executive indoor parking available at 1.5/1,000 SF with parking structure within one block and other parking options within Brewery District

Common area conference rooms available

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Third Floor
Suite 301 - 3,173 RSF (*Furniture can be made available*)



Third Floor
Suite 302 - 7,721 RSF

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Fourth Floor

Suite 401 - 3,767 RSF

Suite 403 - 2,438 RSF

Contiguous to 6,205 RSF



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- Residential
- Retail
- Office

Vim & Vigor
190 Apartments

Blue Ribbon Lofts
95 Apartments

Mike Film
Incubator

Boiler House
Office Building

UWM School
of Public Health

Brewery Point
Apartments
48 Senior Apts

Brewery Parking
Structure

Vim & Vigor
84 Apartments

Amped
Karaoke

Frederick Lofts
100 Apartments

Hyatt Place
150 Rooms

The Brewhouse
Inn & Suites
90 Room
Hotel &
Restaurant

Central
Waters
Brewery

Brewery Lofts
118 Apartments

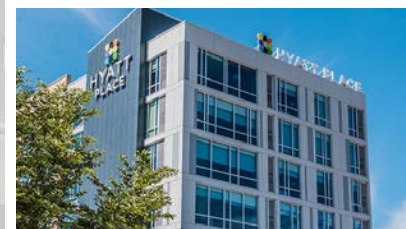
Best Place

The
Forty-Two
Office Space

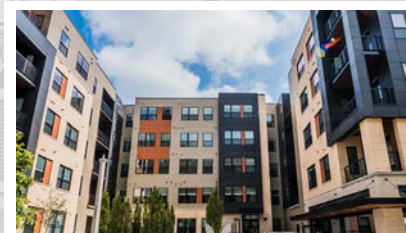
ELEVEN25
at Pabst
Student
Apartments

Pilot Project
Brewing
& Event Space

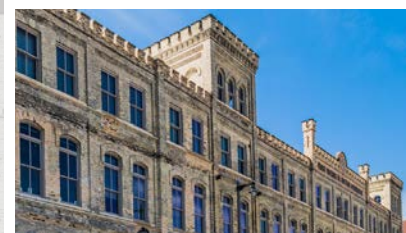
MPS



Hyatt Place Milwaukee Downtown



Vim & Vigor Apartments



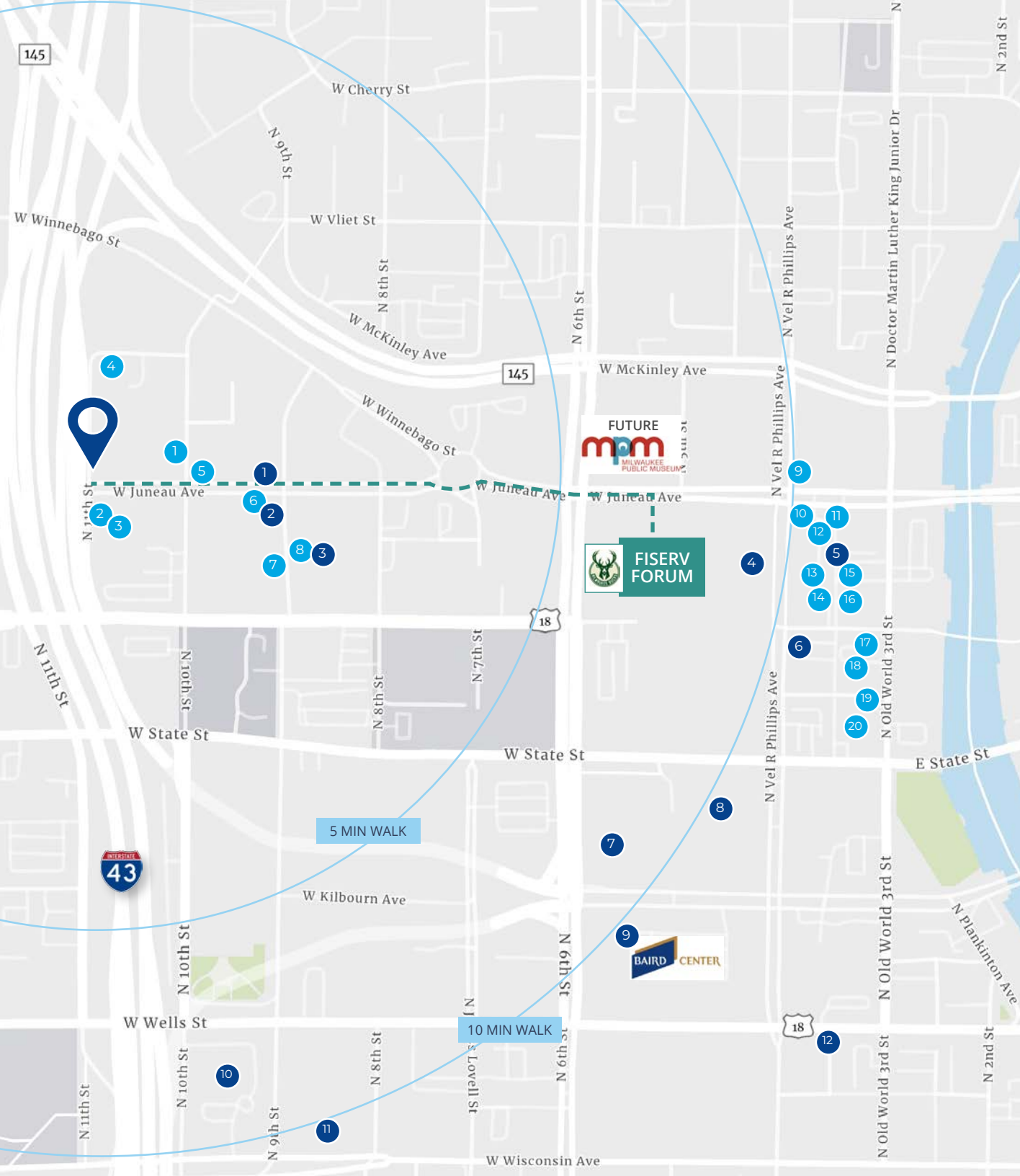
Eleven25 at Pabst



Pilot Project Brewing



Pabst Professional Center



Area Amenities

Food & Drink

- | | |
|-----------------------------------|--------------------------|
| 1 On Tap Bar & Grill | 11 Carson's Prime Steaks |
| 2 Central Waters Bering Co. | 12 Tom's Watch Bar |
| 3 Troublemakers Cocina | 13 The New Fashioned |
| 4 Cafe N6 (Located in N6 Studios) | 14 Drink Wisconsinly Pub |
| 5 Go Grocer MKE | 15 Uncle Buck's |
| 6 Best Place Coffee & Spirits | 16 Brick Pizza |
| 7 The Restaurants at Eleven25 | 17 Deer Camp MKE |
| 8 Pilot Project Brewing | 18 Milwaukee Brat House |
| 9 Il Cervo | 19 Old German Beer Hall |
| 10 Good City Brewing | 20 Who's on Third |

and among others!

Attractions

- | | |
|----------------------------------|--|
| 1 Amped Karaoke & Events | 7 Miller High Life Theatre |
| 2 Best Place at Historical Pabst | 8 UW-Milwaukee Panther Arena |
| 3 Pilot Project Event Space | 9 The Baird Center |
| 4 The Deer District | 10 The Wisconsin Club |
| 5 The Deer District- Beer Garden | 11 Milwaukee Central Library |
| 6 Turner Hall Ballroom | 12 The Avenue 3rd Street Market Hall |





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The Deer District

Pabst Professional Center is located just four blocks from the unprecedented \$1 billion Bucks arena and The Deer District. Additionally, a live entertainment public plaza and a state-of-the-art practice facility was opened in 2017. This new district is within walking distance of the Pabst area development.



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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 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. The 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 with 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 to 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 and 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. 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 Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that 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 and its Agents by other means. At a later time, you may also provide the Firm and its Agents with other information you consider to be confidential.

Confidential information: _____

Non-Confidential information: (The following information may be disclosed by 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.

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/>