

ATLAS  
AT THE TANNERY

An Authentic Creative Office  
in Milwaukee's Cultural Hub

R  
2  
COMPANIES

FOUNDERS | 3







THE ATLAS BUILDING

600 W VIRGINIA STREET  
MILWAUKEE, WISCONSIN

Building Size:	67,760 GSF
Suites Available:	Suite 101: 2,790 RSF
	Suite 202: 1,768 RSF
	Suite 400: 9,680 RSF
	Suite 502: 4,706 RSF
	Suite 601: 3,091 RSF
Floorplates:	9,680 RSF
Max Contiguous:	9,680 RSF
Lease Rate:	\$16.00 - \$17.00/SF Net
Dedicated Parking:	3 Spaces per 1,000 SF Leased
Est. OPEX:	\$9.60/SF



BUILDING FEATURES  
The Atlas Building

CENTRAL, VIBRANT LOCATION:

Located within Milwaukee’s Cultural Hub – Walker’s Point – The Atlas is within walking distance to Milwaukee’s best restaurants, nightlife and local attractions.

THE BUILDING:

The Atlas Building ia a seven-story brick & beam structure – built in 1913. Once the hub of tannery operations at the Pfister and Vogel Leather Company in the early 20th Century, the building was later converted to the Atlas Industrial Center, which served as a bonded U.S. Customs warehouse. Today, the building boasts a modern lobby and amenities, with unique octagonal pillars and striking city views – the building is truly one-of-a-kind.

AMENITY PACKAGE:

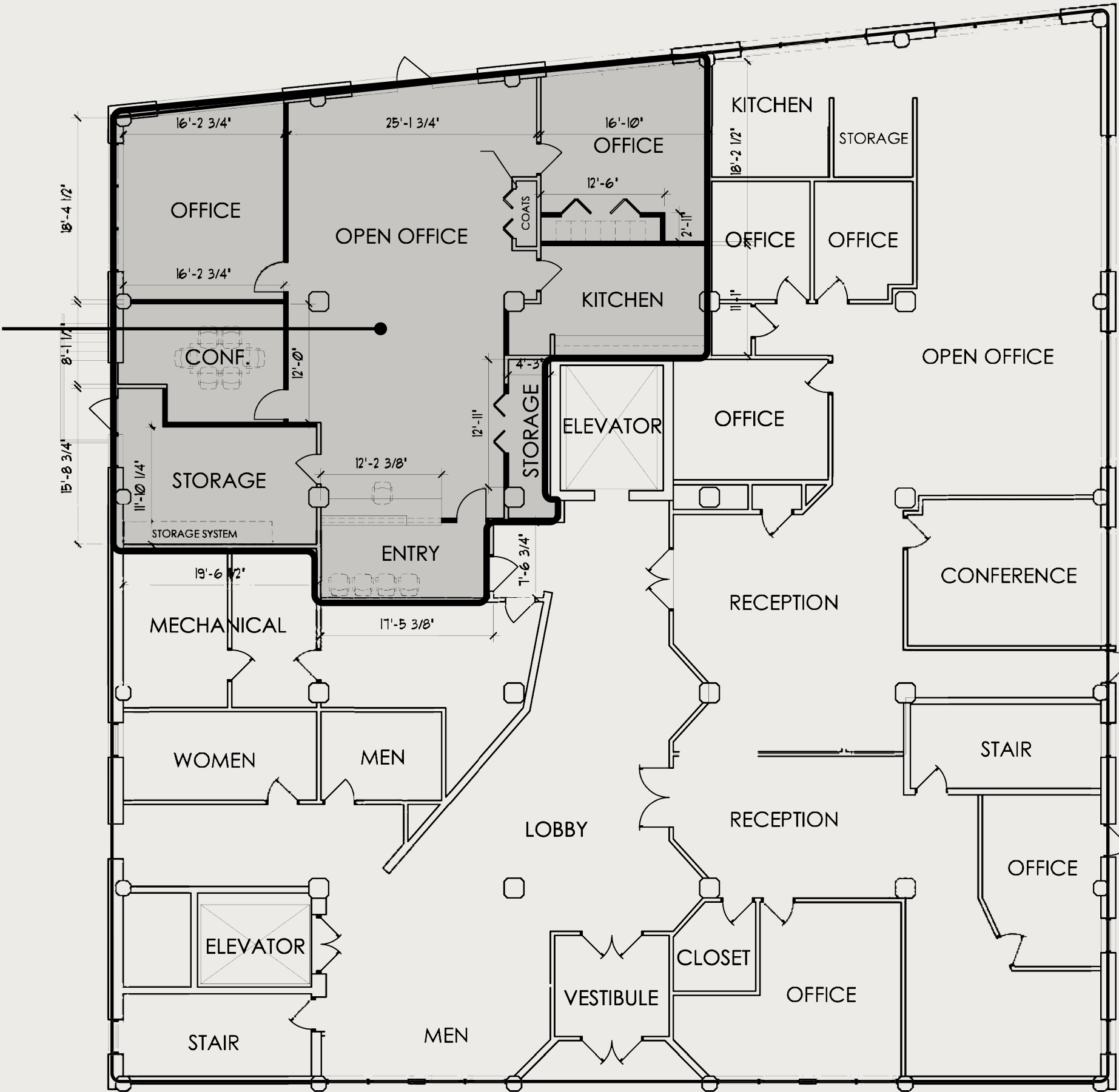
Indoor Fitness Center with Showers & Locker Rooms, Bike Room, Tenant Lounge, Café, Community & Conferencing Facility with Kitchen, Dedicated Signage, Free Parking.



ATLAS

1ST FLOOR  
2,790 RSF

SUITE 101  
2,790 RSF



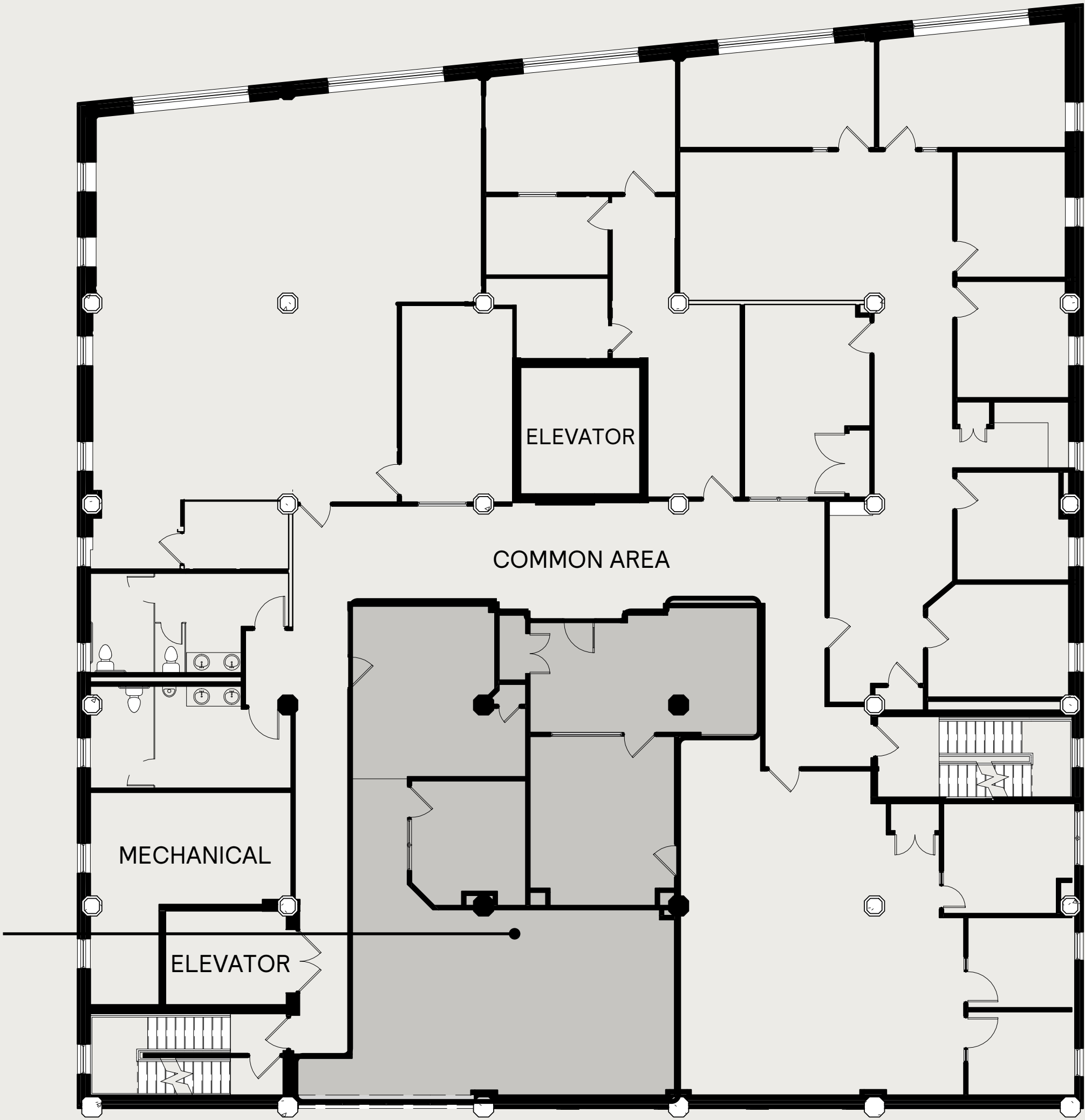
FLOOR

1

ATLAS

2ND FLOOR  
1,873 RSF

SUITE 202  
AVAILABLE  
1,768 RSF



FLOOR

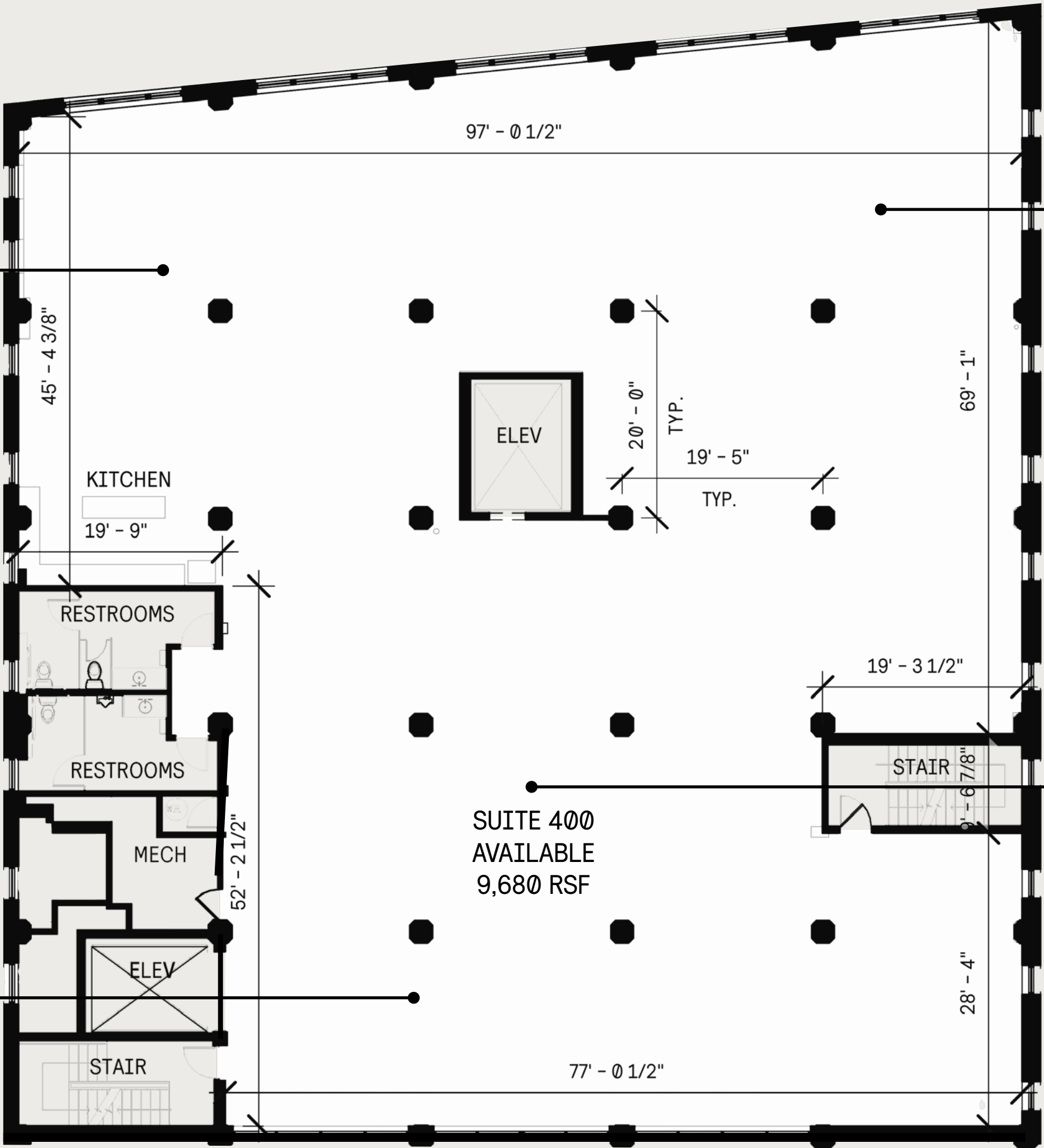
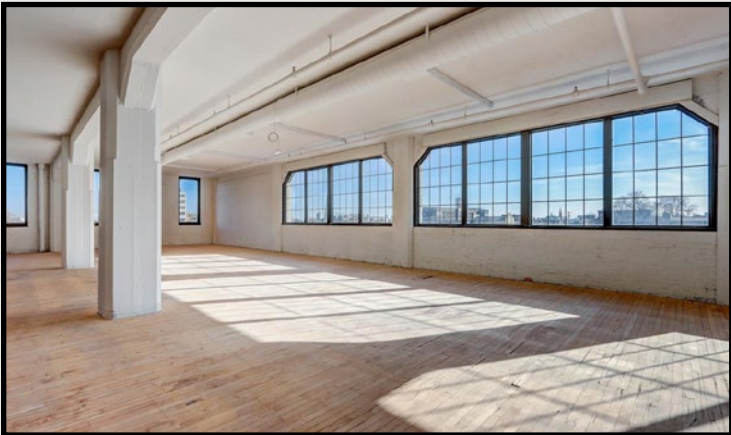
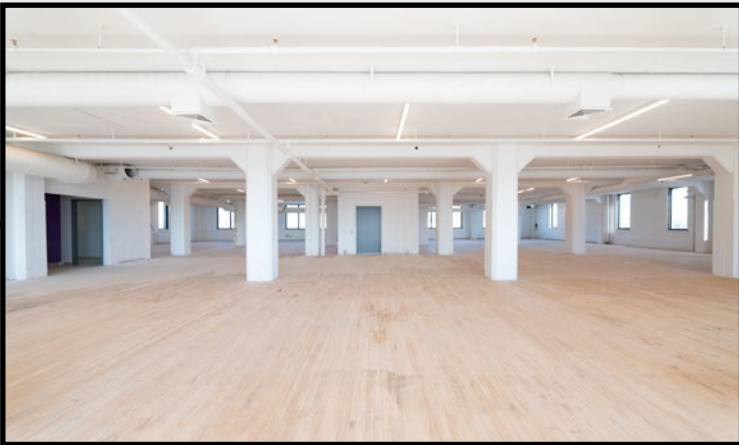
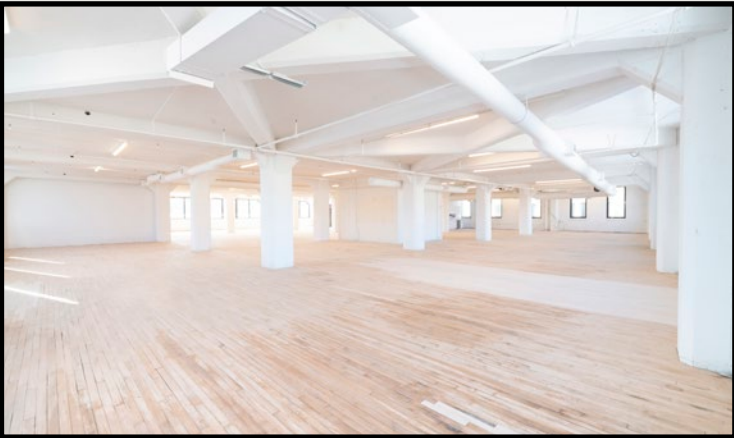
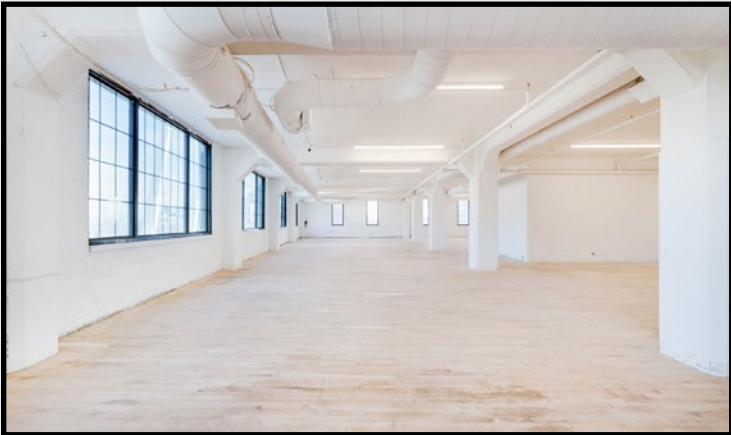
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INTERIOR PRECEDENTS  
The Atlas Building

ATLAS

4TH FLOOR  
9,680 RSF



FLOOR

4



ATLAS

5TH FLOOR  
4,706 RSF

SUITE 502  
AVAILABLE  
4,706 RSF



FLOOR

5

ATLAS

6TH FLOOR  
3,091 RSF



SUITE 601  
AVAILABLE  
3,091 RSF

FLOOR

6





PHOTO CREDIT: JERAMEY JANNENE, URBANMILWAUKEE.COM



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INTERIOR PRECEDENTS  
The Atlas Building







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AMENITIES  
The Tannery



## Tenant Amenities

INDOOR FITNESS CENTER

LOCKER ROOMS & SHOWERS

BIKE ROOM

TENANT LOUNGE

DEDICATED SIGNAGE

RESERVABLE COMMUNITY  
& CONFERCING SPACE





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WALKER'S POINT  
Location/Neighborhood







HARLEY DAVIDSON  
MUSEUM

TANNERY  
(251,519 SF)

ATLAS BUILDING  
(67,760 SF)

PARKING

PARKING

PARKING

PARKING

THE IRON HORSE HOTEL

RITE HITE  
HEADQUARTERS

LOST VALLEY CIDER  
CO.

CONEJITO'S PLACE

PARKING

CAMACHO'S BAR

HOTEL MADRID

LA CASA DE ALBERTO

SNIFTER'S TAPAS  
& SPIRITS

FUEL CAFE 5TH ST

HAMBURGER MARY'S

CAROLINE'S

MOREL

CAMINO

ANODYNE COFFEE CO.

CENTRAL STANDARD  
CRAFT DISTILLERY

FIXTURE PIZZA PUB

MOVIDA

VAR GALLERY &  
STUDIOS

THE TIN WINDOW

THE NOBLE

—  
WALKER'S POINT  
Location/Neighborhood



# In Relentless Pursuit of Opportunity.

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R2 was created to source, acquire and uncover irreplaceable real estate in emerging and in-fill urban locations. R2 owns and operates over 6 million square feet across over 40 buildings and maintains offices in Chicago, Minneapolis & Milwaukee.

R2's vertically integrated platform is led by experienced Principals in Investment, Leasing, Asset Management, Property Management, Design & Construction. R2 has a multi-year track record of successfully repositioning Creative Office buildings across the Midwest.

For additional information, visit [R2.me](https://r2.me).



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