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CONTACT US:

MATT FAHEY

Senior Vice President

+1 414 276 6860

matt.fahey@colliers.com

JENNA MAGUIRE

Vice President

+1 414 982 6960

jenna.maguire@colliers.com

COLLIERS | WISCONSIN

833 E Michigan St., Suite 500

Milwaukee, WI 53202

+1 414 276 5000

Colliers

WANGARD
INVESTMENT REAL ESTATE. SIMPLIFIED.





ABOUT THE BUILDING

875 sits prominently along Wisconsin Avenue, offering breathtaking views of Lake Michigan and the iconic Milwaukee Art Museum from all floors. Conveniently accessible to the US Bank Center via Skyway, The Couture and its emerging retail amenities, and all events located along Lincoln Memorial Drive; 875 provides an unparalleled experience for their tenants.

Ownership has plans to make significant upgrades to the building including; renovation and activation of outdoor spaces, tenant lounge, training room, fitness center, and upgrades to the lobby.

2024/2025/2026 RENOVATIONS

Fall 2024 - Exterior Renovations, Activated Green Space, Lounge Areas

Winter 2025 - Lobby Upgrades

2026 - Tenant Lounge, Training, Conference Room, Fitness Center, Bike Storage



NUMBER OF STORIES
8



AVERAGE FLOOR PLATE
27,568 SF



BASE RENT
\$22.00-\$24.00/RSF NNN



OPERATING EXPENSES
\$14.82/RSF + Utilities



SIGNAGE
Exterior Building Signage



PARKING
In-building: 2.0/1,000 SF;
Starting at \$210.00/stall/mo

1,000+ stalls located in the
Milwaukee Art Museum Parking Structure
Starting at \$162.00/stall/mo

Total Space Available

3RD FLOOR

6,000 - 27,568 RSF

2ND FLOOR

6,000 - 20,000 RSF

1ST FLOOR

3,370 RSF

7,040 RSF

TOTAL CONTIGUOUS

47,568 RSF

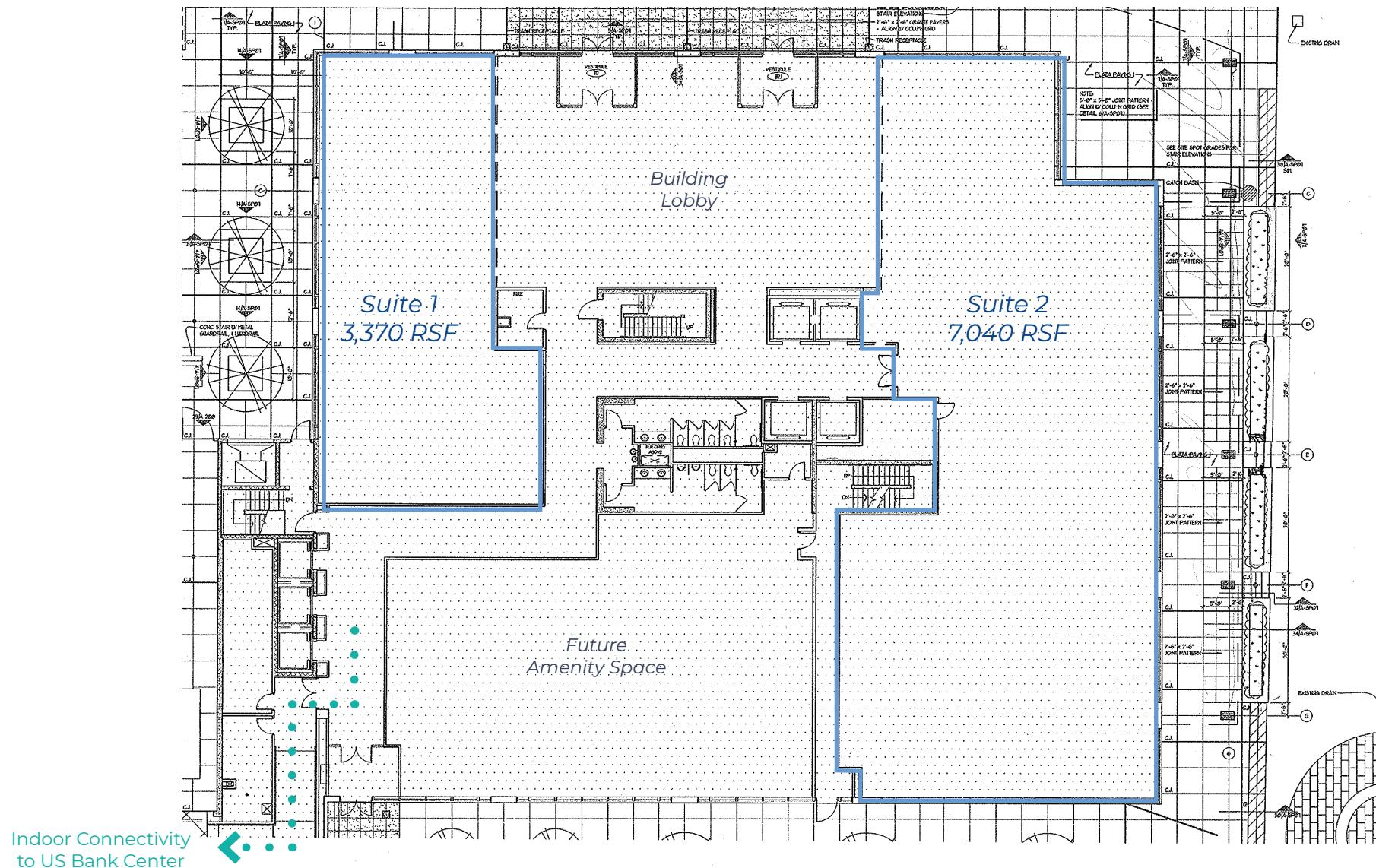


Potential Tenant Deck



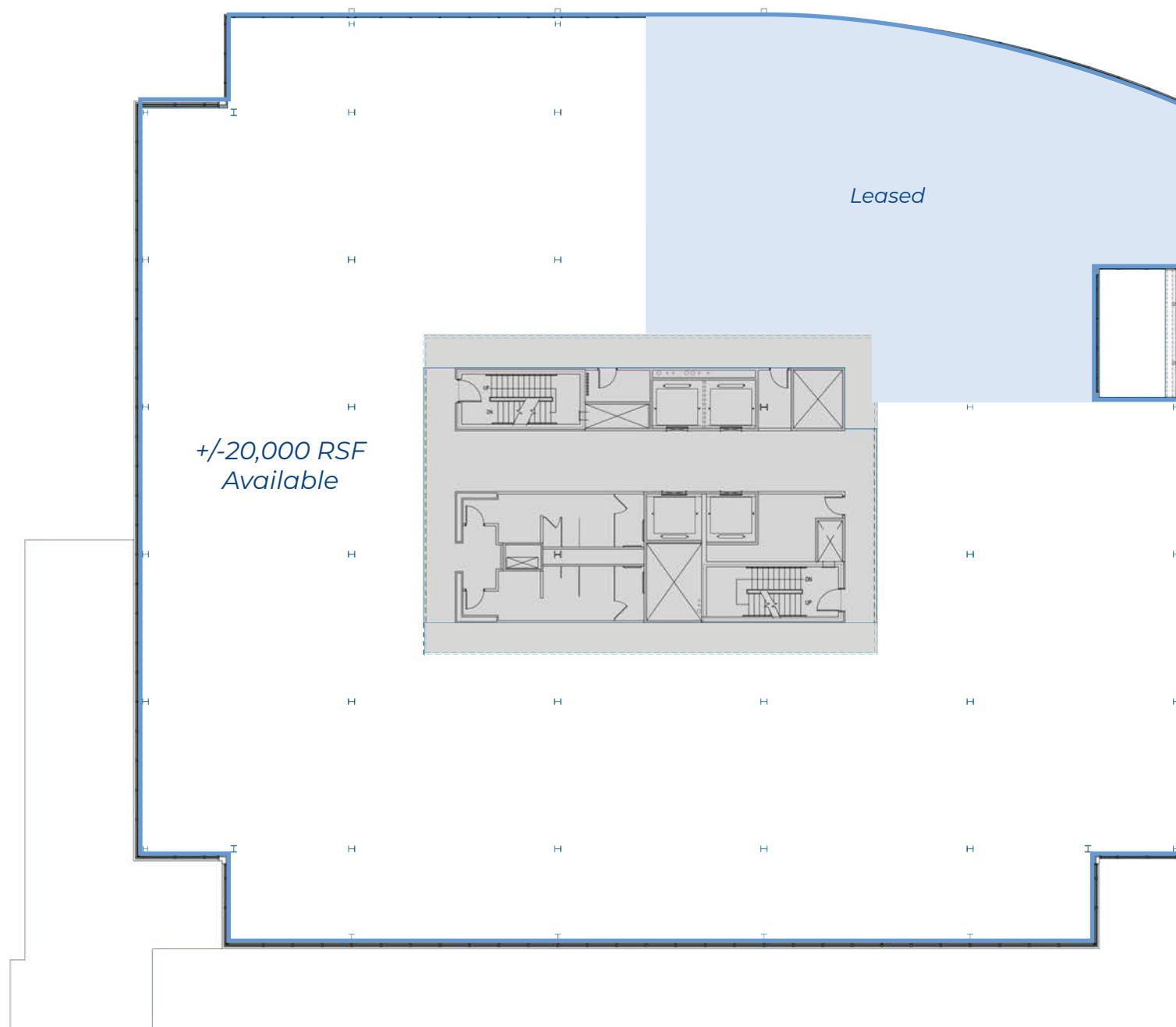
FLOOR PLAN

Floor 1



FLOOR PLAN

Floor 2



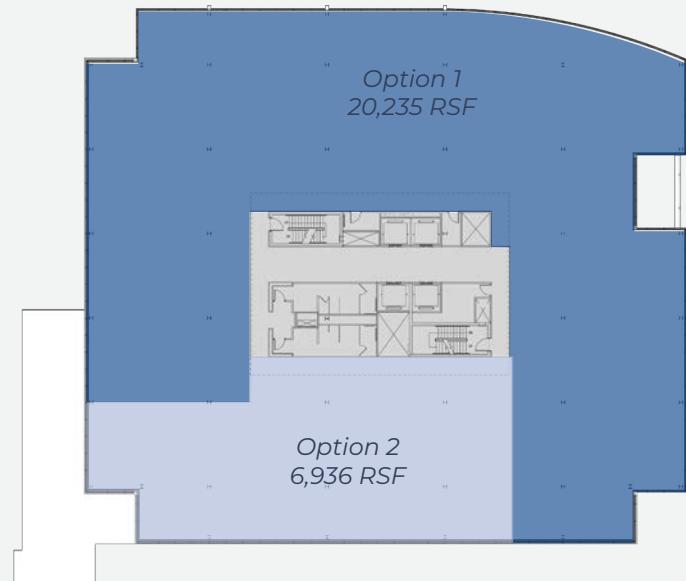
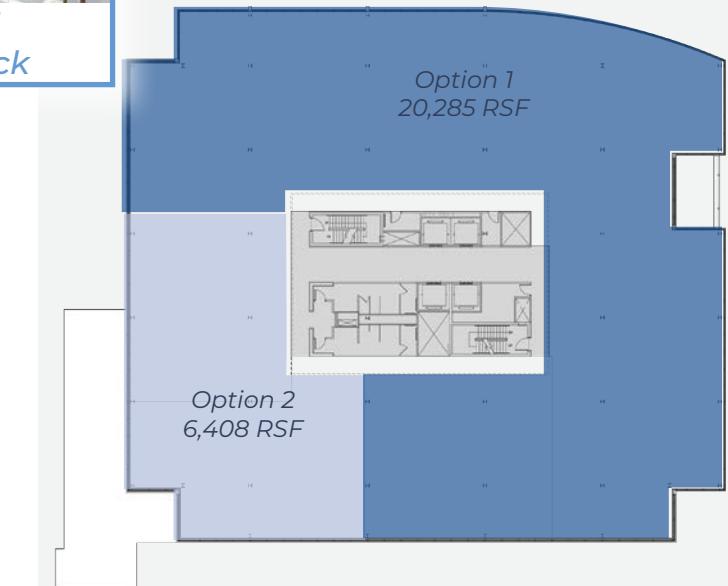
FLOOR PLAN

Floor 3



Potential
Private Deck

Potential Demise



BUILDING IMPROVEMENTS

PHASE 1 (2024)

A newly constructed outdoor terrace showcases lush green spaces, cozy lounge areas, and breathtaking views of the lake.

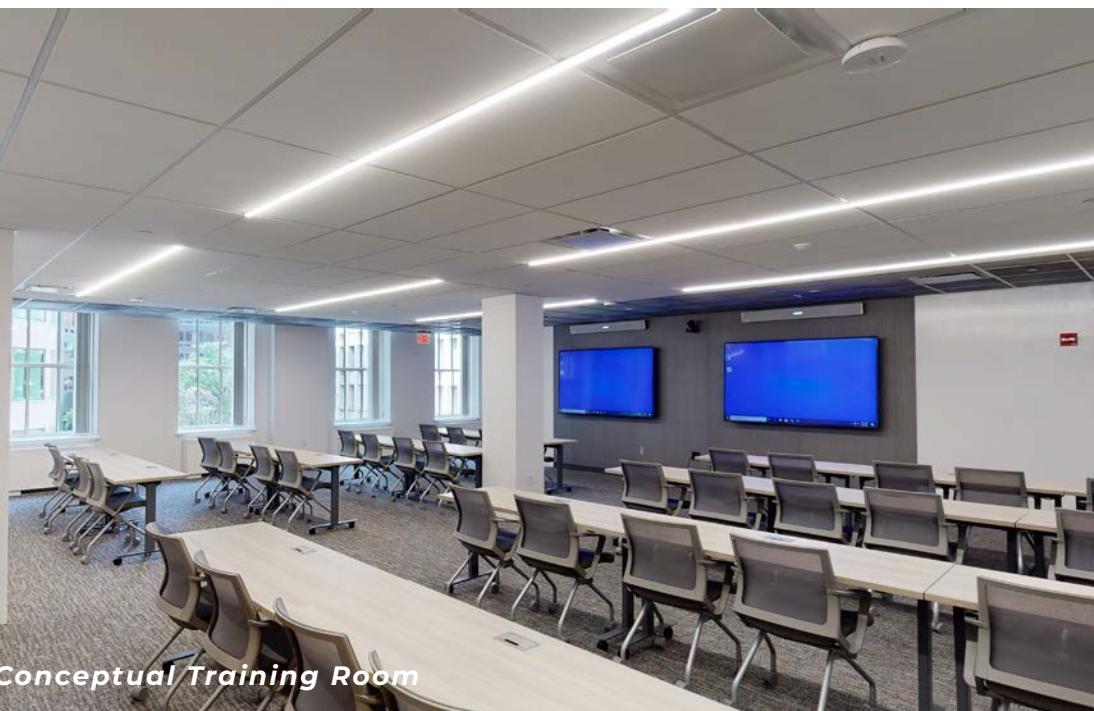




Conceptual Tenant Lounge

PHASE 2 (2025-2026)

Phase two will focus on all indoor amenities, including a fitness center with showers, a 50+ person training / conference / tenant lounge with outdoor access and a refreshed lobby.



Conceptual Training Room



Conceptual Fitness Center

Indoor Connectivity
to **US Bank Center**



LOCATION



875 E Wisconsin Avenue

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State of Wisconsin | Broker Disclosure

Non-Residential Customers

Wisconsin law requires all real estate licensees to give the following information about brokerage services to prospective customers.



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 broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide brokerage services to you, the broker owes 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 prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the confidential information to other parties.
- The duty to safeguard trust funds and other property the broker holds.
- 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. A broker or salesperson 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 a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

Confidentiality Notice to Customers

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential. Unless the information must be disclosed by law or you authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker 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 broker 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 broker is aware of what specific information you consider confidential, you may list that information below. At a later time, you may also provide the broker with other information you consider to be confidential.

Confidential information: _____

Non-Confidential information: (The following information may be disclosed by Broker): _____

(Insert information you authorize the broker to disclose such as financial qualification information.)

Consent to Telephone Solicitation

I/We agree that the broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we withdraw this consent in writing.

List Home/Cell Numbers: _____

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/>

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 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 intent to meet his or her obligations under a contract or agreement made concerning the transaction.