

TRADE CENTER
AT THE TANNERY

A Creative & Historic Office
in Milwaukee's Cultural Hub

R
2
COMPANIES

FOUNDERS|3





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TRADE CENTER
Tannery



THE TRADE CENTER

647 W VIRGINIA STREET
MILWAUKEE, WISCONSIN

DRONE VIDEO

BUILDING FEATURES:

Building Size:	47,000 RSF
RSF Available:	11,750 RSF – 47,000 RSF
Suites:	Garden – 11,750 RSF Suite 100 – 11,750 RSF Suite 200 – 11,750 RSF Suite 300 – 11,750 RSF
Dedicated Parking:	3 Spaces per 1,000 SF Leased
Lease Rate:	\$16.00 – \$17.00/SF Net
Est. OPEX:	\$11.00/SF

CENTRAL, VIBRANT LOCATION:

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

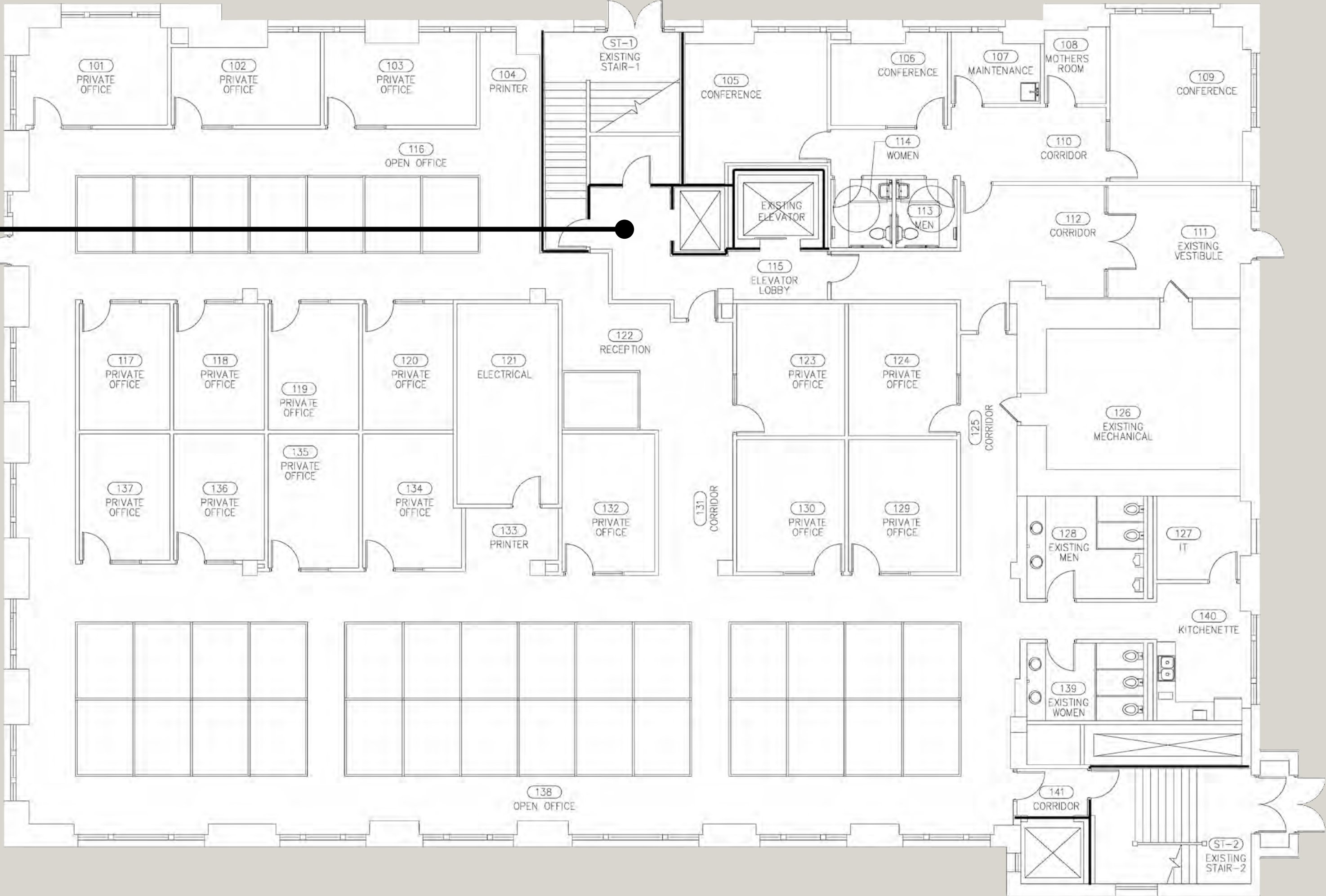
THE BUILDING:

The Trade Center is a three-story brick building with full garden level. It has intricate crown molding and historical finishes throughout -- built in 1912, it was once the administration and trade hub of tannery operations at the Pfister and Vogel Leather Company in the early 20th Century. Today, the building boasts a modern office buildout with a central open staircase. Beautiful moldings and pillars, a historic boardroom with fireplace, and former bank vaults on every floor are just a few of the unique offerings of the building. Striking city views, impeccable freeway visibility, and free parking for office tenants and their guests make this an incredible destination for any user.

Full Plug ‘n’ Play options with furniture are available, as well as building signage.

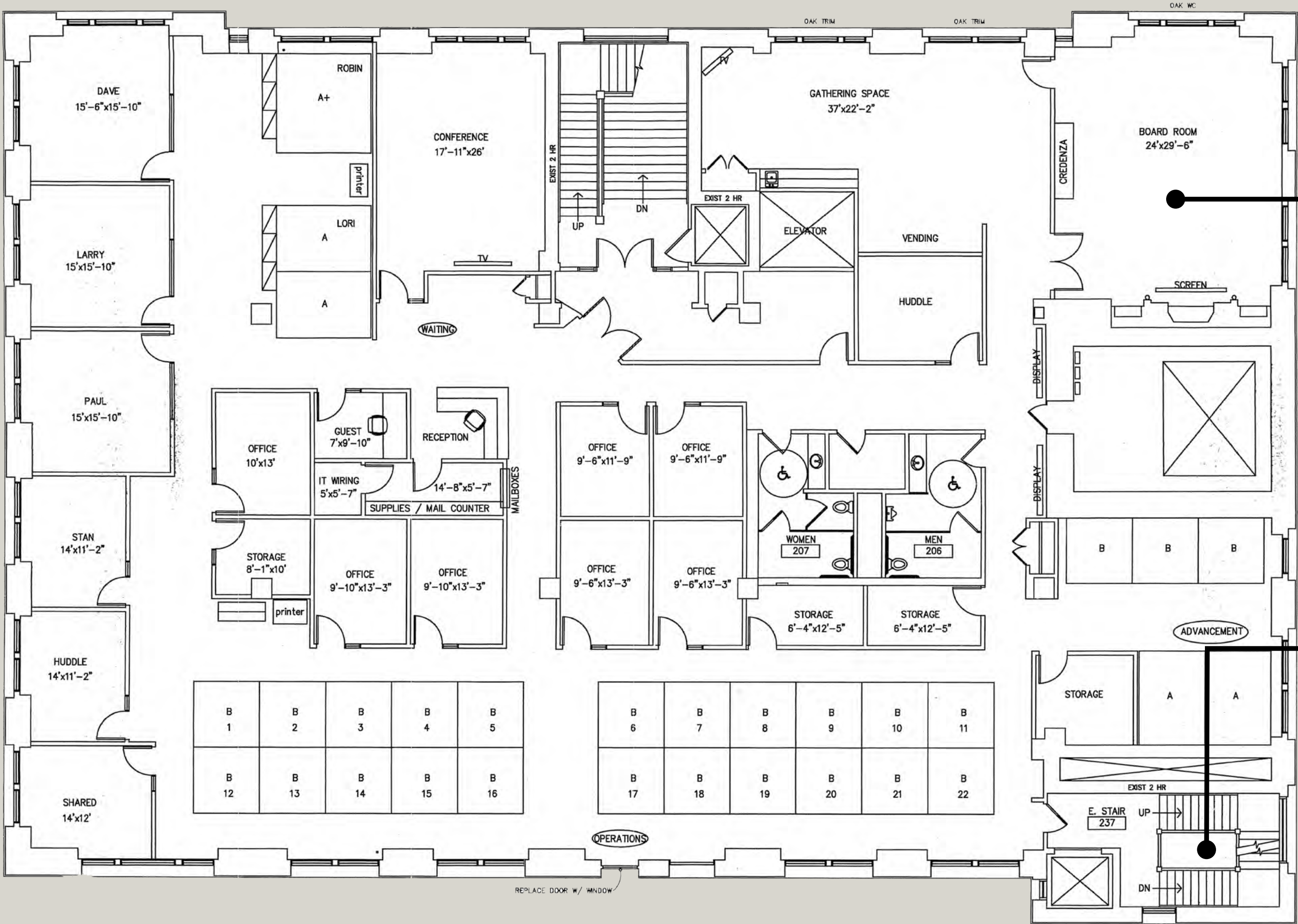
CAMPUS AMENITY PACKAGE:

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



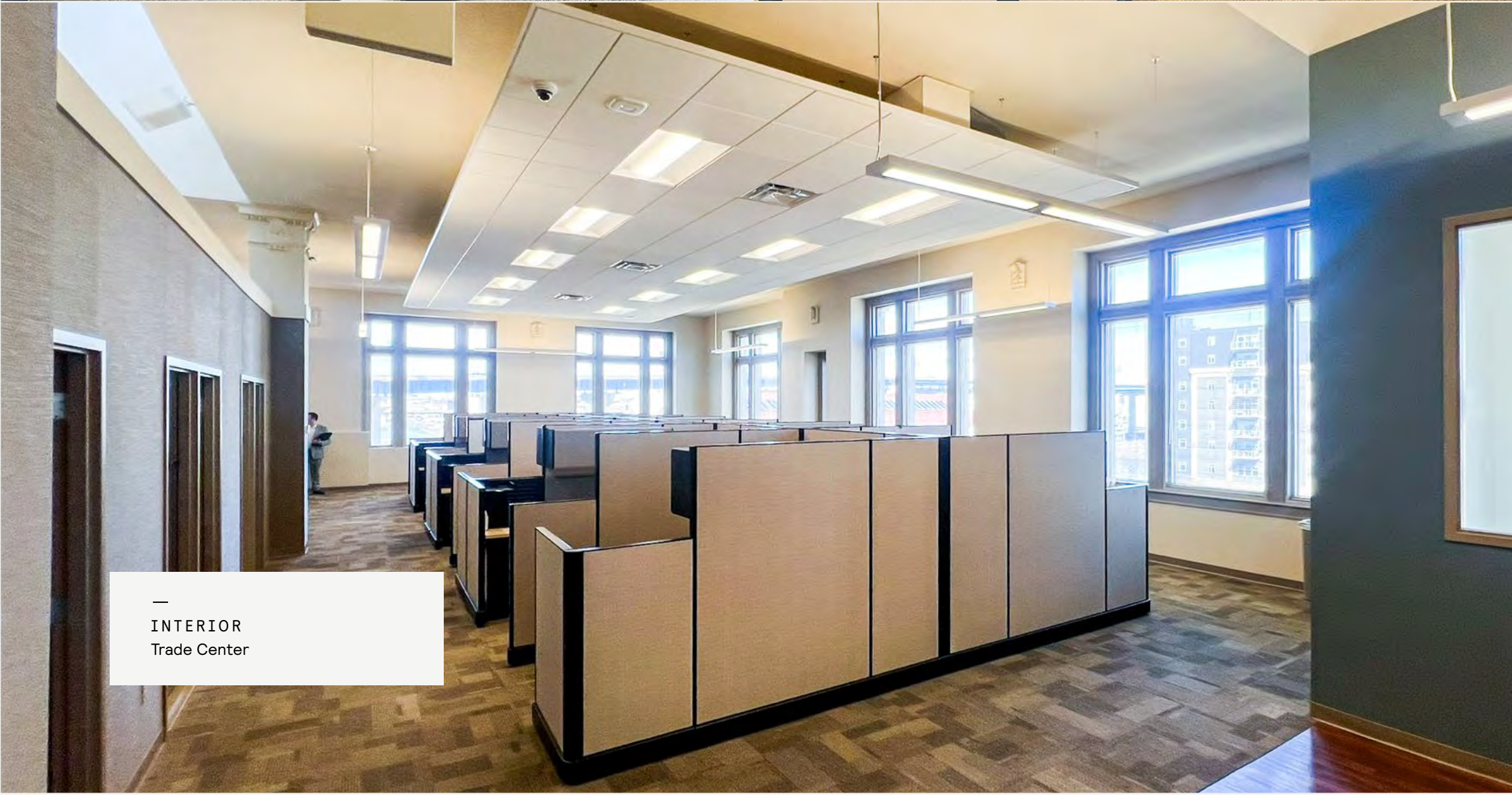
FLOOR - 11,750 RSF

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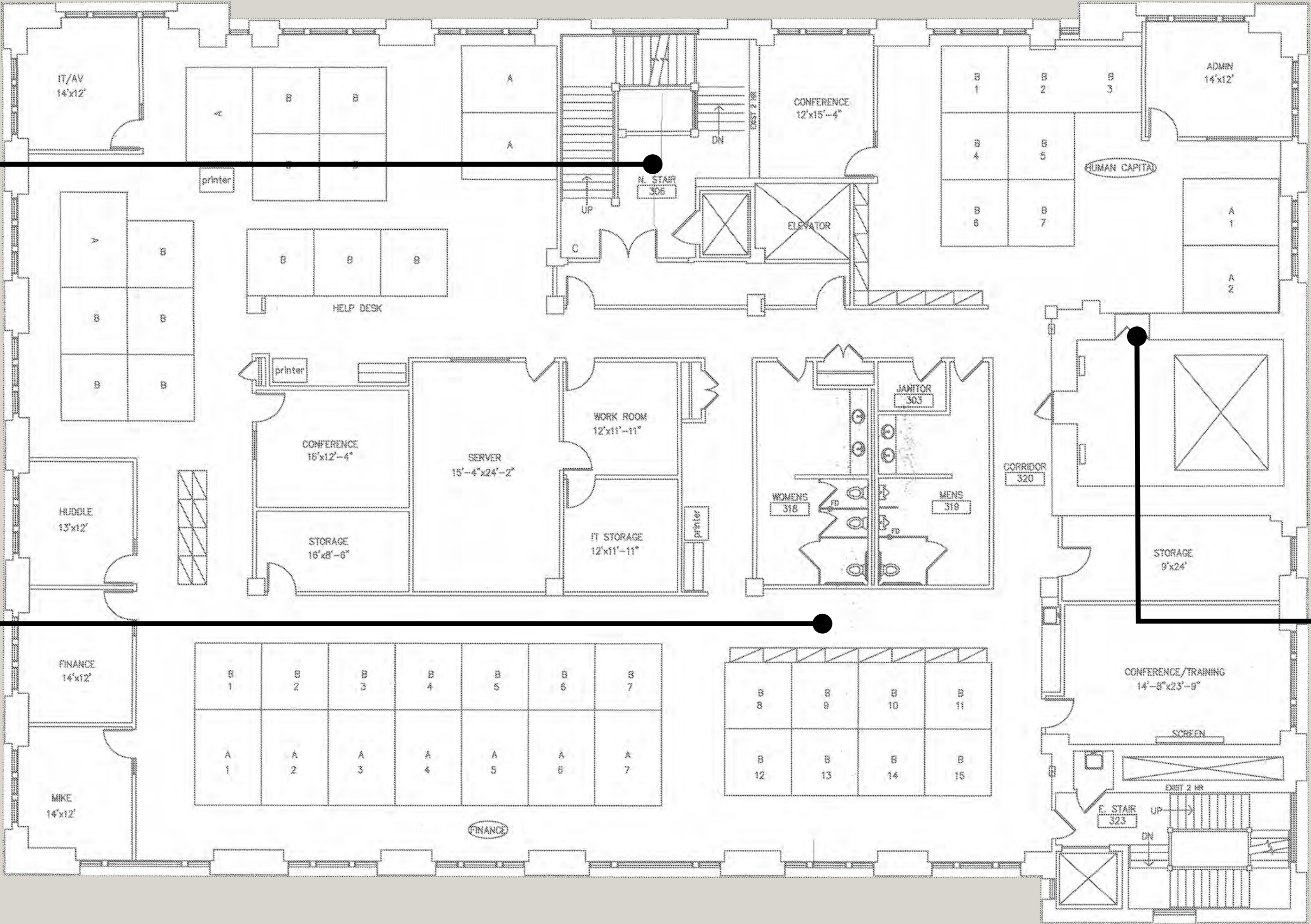
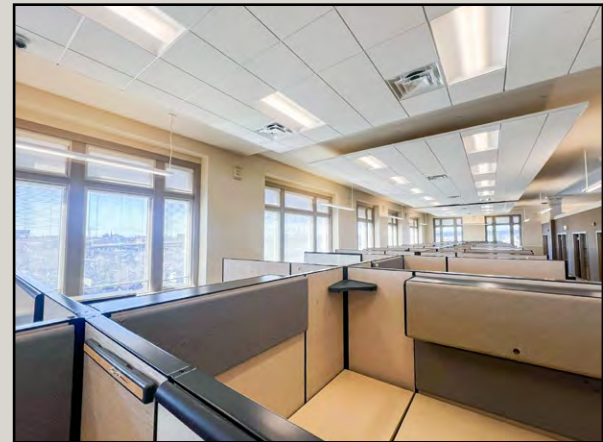


FLOOR - 11,750 RSF

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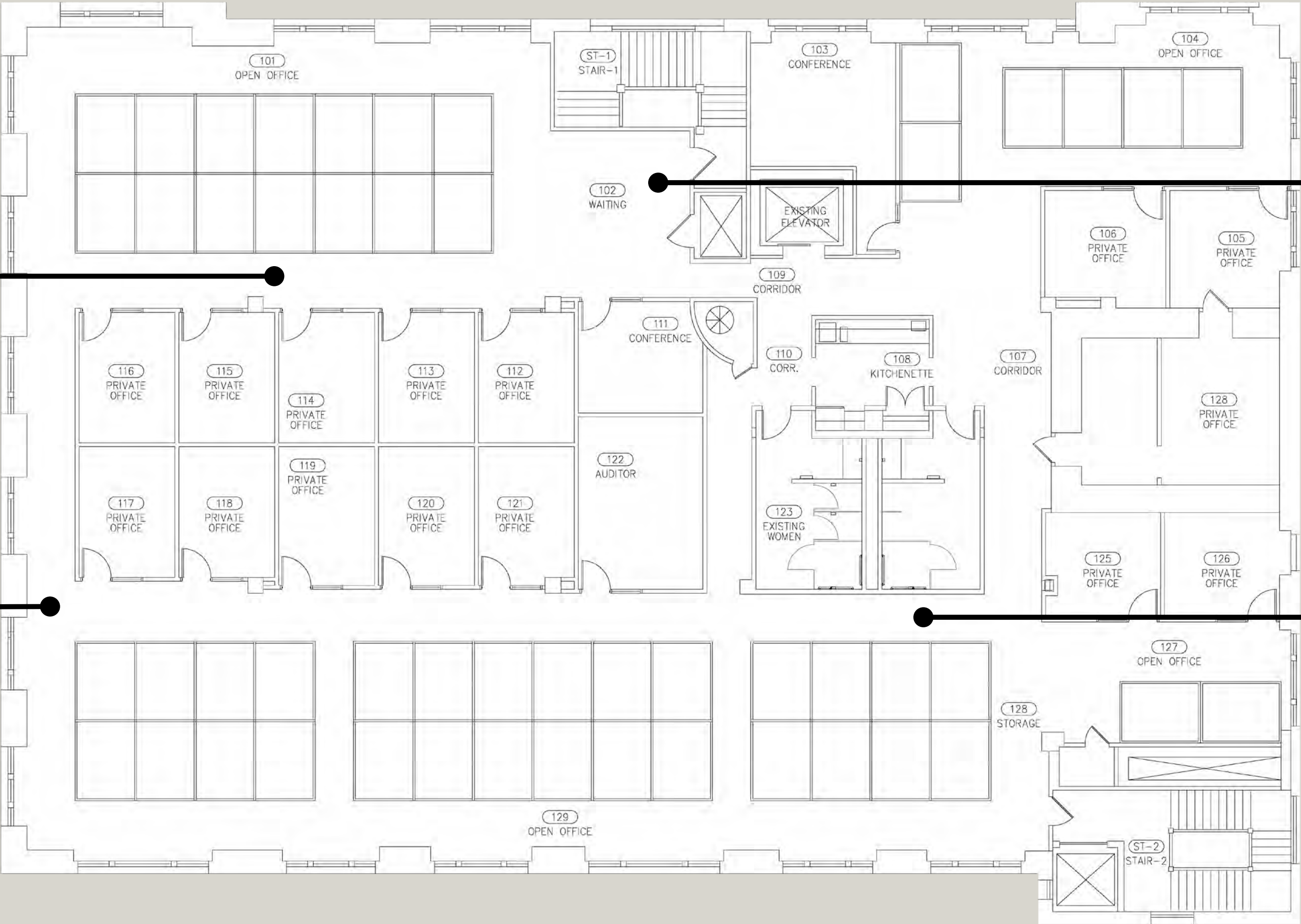
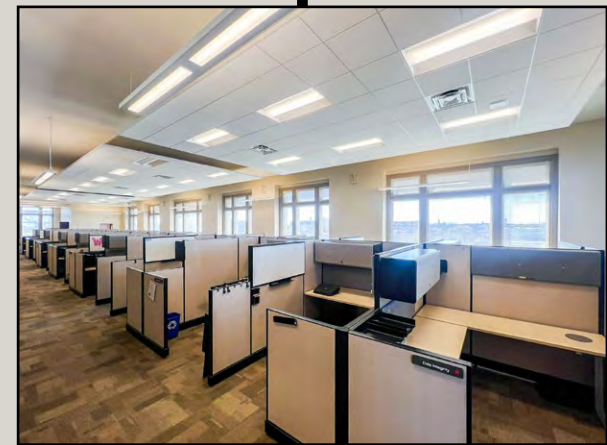
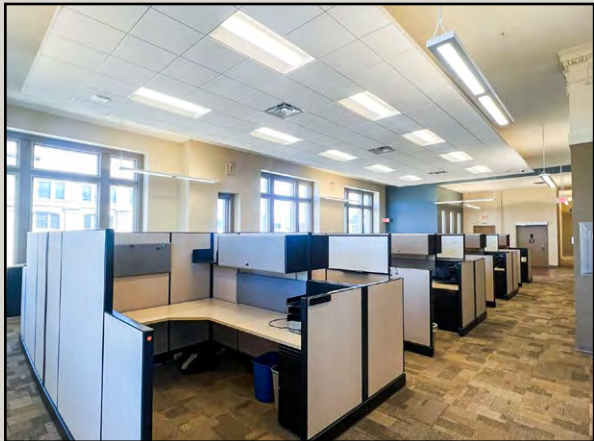


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INTERIOR
Trade Center



FLOOR - 11,750 RSF

2



FLOOR - 11,750 RSF

3



Tenant Amenities

[INSIDE ADJACENT TIMBERS BUILDING]

INDOOR FITNESS CENTER

LOCKER ROOMS & SHOWERS

BIKE ROOM

TENANT LOUNGE

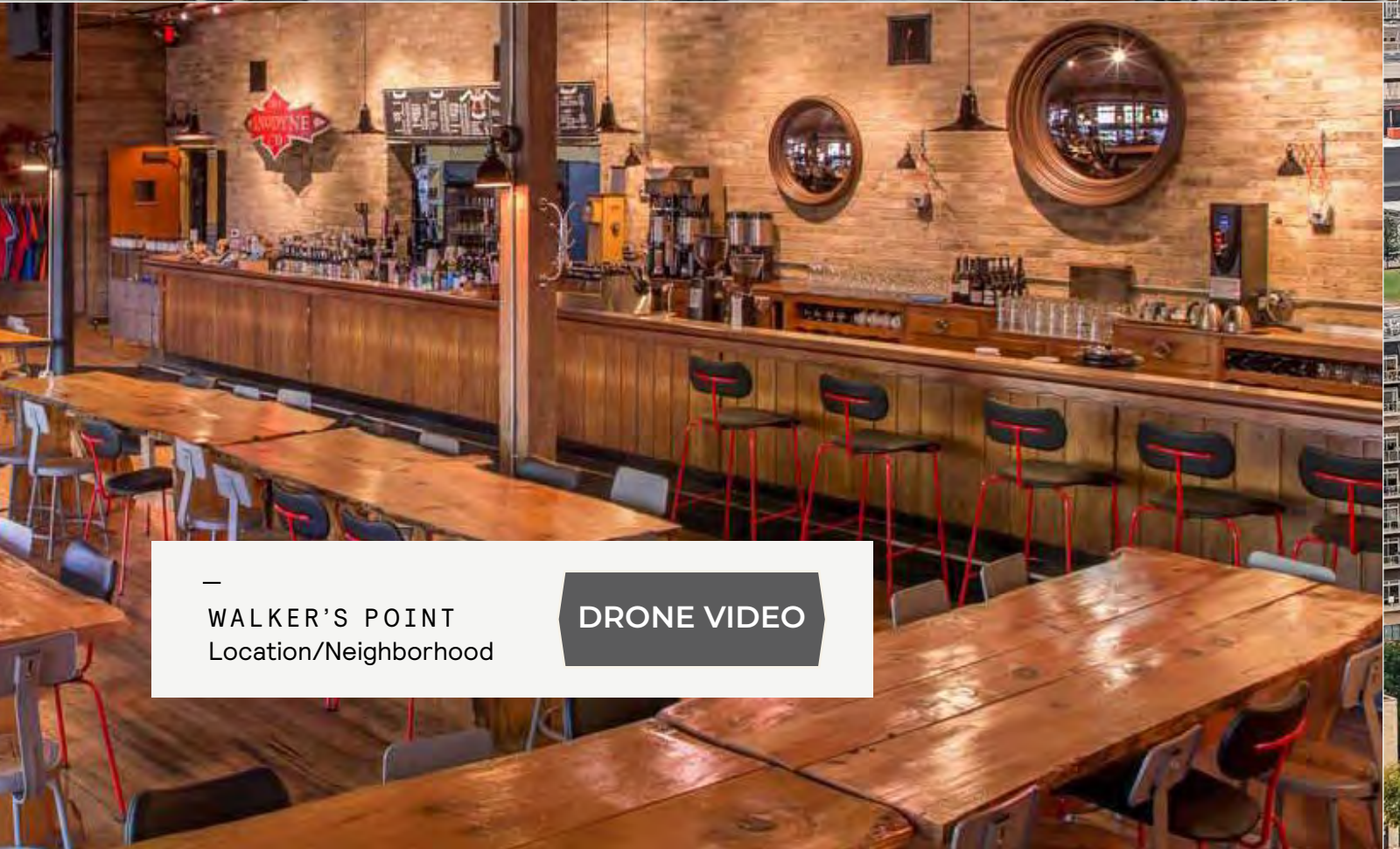
DEDICATED SIGNAGE

RESERVABLE COMMUNITY
& CONFERENCE SPACE



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CAMPUS AMENITIES
The Tannery





WALKER'S POINT
Location/Neighborhood

DRONE VIDEO

R2 COMPANIES

R2 ME

TRADE CENTER

AT THE TANNERY

TWISTED FISHERMAN

AMTRAK STATION

THE TRADE CENTER
(47,000 SF)

TANNERY COMPLEX
(251,519 SF)

HARLEY DAVIDSON
MUSEUM

PARKING

PARKING

PARKING

PARKING

THE IRON HORSE HOTEL

RITE HITE
HEADQUARTERS

GREAT LAKES
DISTILLERY

THELMA & CAROL
WINE MERCHANTS

CONEJITO'S PLACE &
MOBCRAFT BREWERY

LOST VALLEY
CIDER CO.

BLACK SHEEP & PURPLE
DOOR ICE CREAM

MOVIDA @
HOTEL MADRID

LA CASA DE ALBERTO

ZOCALO BAR & FOOD
TRUCK PARK

SNIFTER'S TAPAS
& SPIRITS

FUEL CAFE 5TH ST &
JUICED COLD PRESS

CHEF'S TABLE

CAROLINE'S &
HEN DELI

THE LAUGHING TAP &
URBAN HARVEST

MOREL

HAMBURGER MARY'S

CAMINO

BOTANAS

ANODYNE COFFEE CO.

SHAKERS

—
WALKER'S POINT
Location/Neighborhood

DRONE VIDEO

FIXTURE PIZZA PUB

INDEED BREWING

VAR GALLERY &
STUDIOS

CLOCK SHADOW
CREAMERY

THE TIN WINDOW

STENY'S & FAT DADDY'S

In Relentless Pursuit of Opportunity.

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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