



TIME EQUITIES INC.

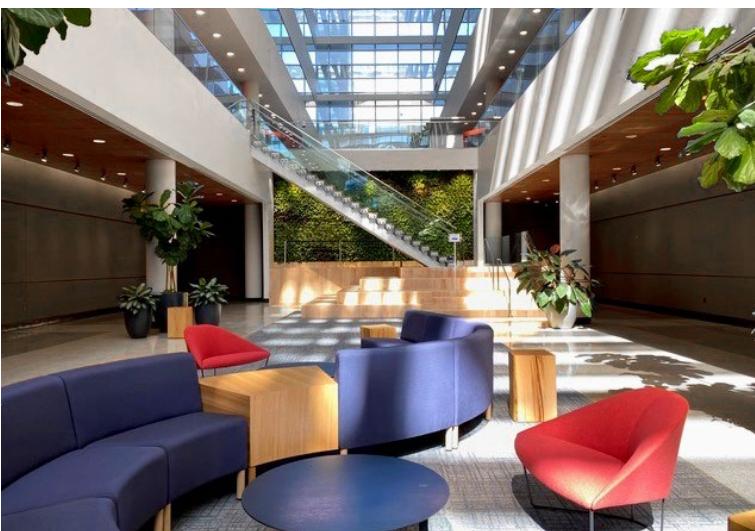
CBRE



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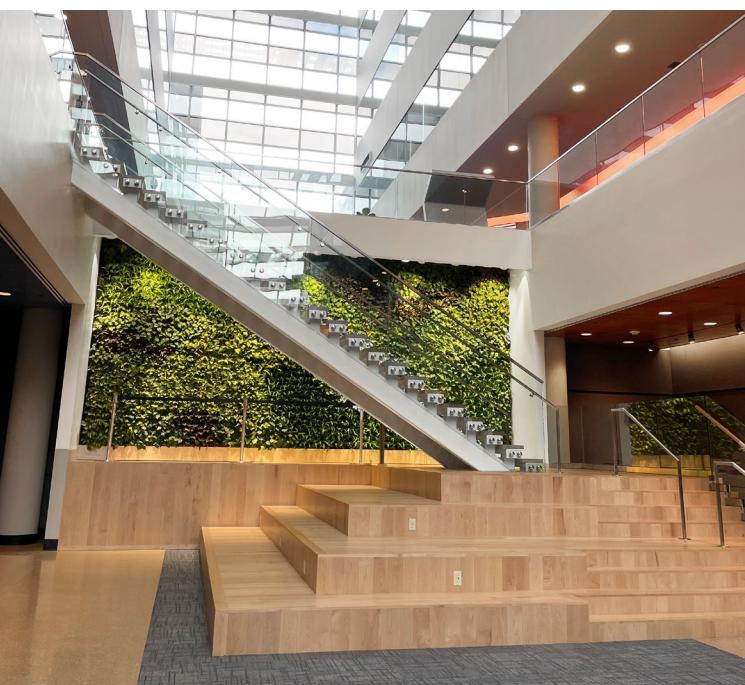
Welcome to 310W

310W is a 624,000 SF building consisting of two towers connected by an awe inspiring atrium. Located in downtown Milwaukee's hottest neighborhood, Westown, 310W is undergoing a \$30 million renovation under its new ownership, Time Equities. With suites ranging from 1,500 SF to full floors (32,000 SF) 310W can meet the needs of any tenant looking for outstanding office space in a prime location with new and plentiful amenities, abundant and easy on-site parking, walkability, and aggressive leasing packages.

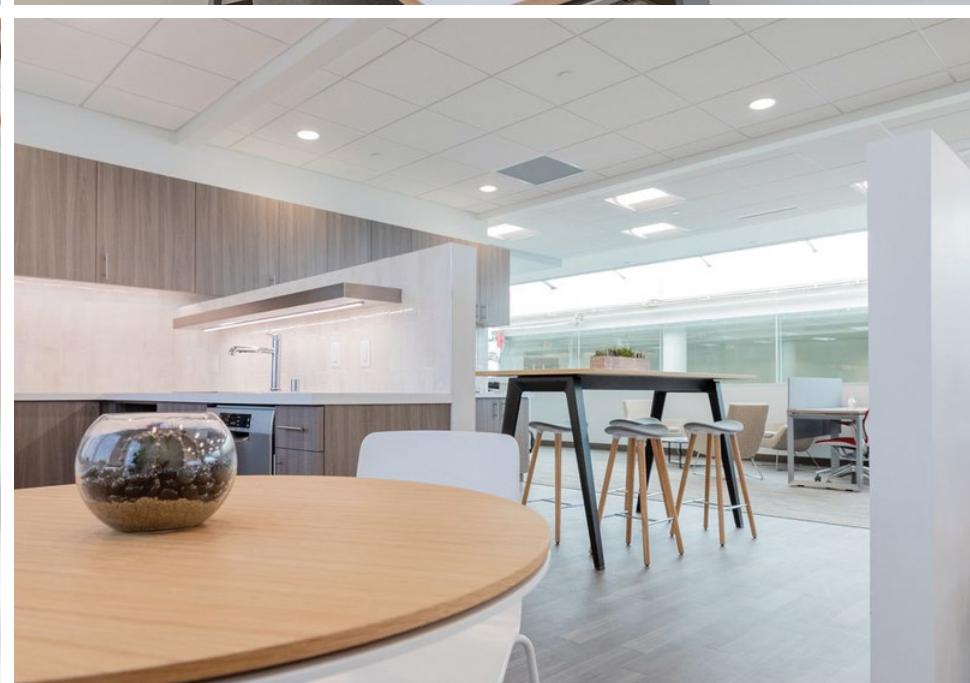
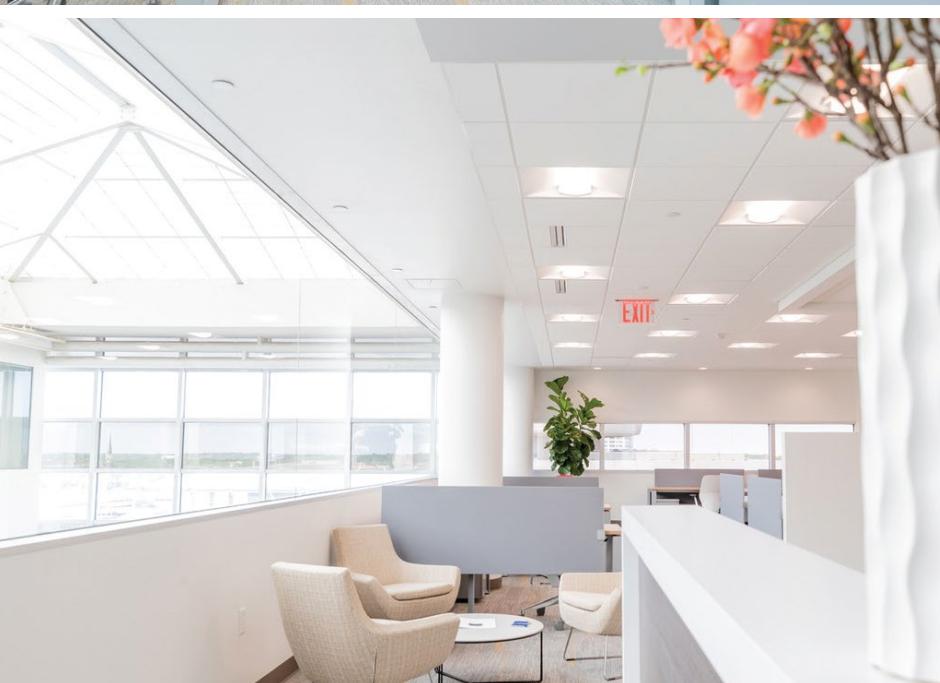


Completed Improvements

- ▶ Energy efficiency and building sustainability upgrades
- ▶ 15 new passenger elevators
- ▶ New atrium skylight
- ▶ Updated common area conference center and training facility
- ▶ New WiFi Lounge
- ▶ Updated restrooms and common areas (ongoing)
- ▶ Escalator removal and social stair installation
- ▶ New building signage
- ▶ Common area improvements
- ▶ New spec suites



New Spec Suites



Parking & Transportation

On-Site Parking

- ▶ 1/1,000 parking ratio
- ▶ Easy visitor parking

Public Transportation

- ▶ 310W is located on several MCTS bus routes
- ▶ There are over 12 different bus routes stops within a 3-block radius
- ▶ 4-blocks from a current HOP stop and on the proposed expansion route

Enterprise Car Rental location on-site



Connectivity

On Milwaukee's Skywalk System connecting our tenants to:

- ▶ Over 10,000 parking spaces
- ▶ 10 hotels
- ▶ 5 fitness centers
- ▶ 11 financial institutions
- ▶ The expanded and renovated Baird Center
- ▶ 3rd Street Market Hall
- ▶ Numerous restaurants, coffee houses/cafes, and shops
- ▶ Located on the 1st floor of 310W is the beautiful and delicious, The Capital Grille.

▶ [Click here to see all the downtown amenities connected to the Skywalk System](#)



Westown's Renaissance

- ▶ 2,000+ new residential units since 2015 in Westown
- ▶ 2,800+ hotel rooms in Westown
- ▶ \$420 million Baird Center 112,000 SF expansion opened in 2024
- ▶ \$52 million conversion of The Grand Avenue to the 3rd Street Market Hall and The Avenue
- ▶ \$90 million renovation of the Warner Grand Theater
- ▶ \$524 million new Fiserv Forum
- ▶ 2500+ new jobs in the neighborhood with the relocation of Fiserv and Milwaukee Tool Headquarters
- ▶ The center for all of Westown's parades, parties, and NEWaukee events



- ▶ \$18.50 - \$21.50 PSF MG
- ▶ Space available from 1,500 to 210,000 SF
- ▶ Generous tenant improvement packages available

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www.the310w.com

State of Wisconsin Broker Disclosure To Non-Residential Customers

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

CBRE

Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

Broker Disclosure to Customers

You are the 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 the behalf of the broker, may provide brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer the following duties:

- The duty to prove 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 within 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 (see “Definition of Material Adverse Facts” below).
- The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information of 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 & 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(I) 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 by law, or 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 (see “definition of material adverse facts” below).
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 below. At a later time, you may also provide the broker with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION: _____

NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by Broker): _____

(Insert information you authorize to 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/> or by phone at (608)240-5830.<http://offender.doc.state.wi.us/public/> or by phone at (608) 240-5830.

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 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.

No representation is made as to the legal validity of any provision or the adequacy of any provision on any specific transaction.