

OFFICE SPACE FOR SUBLEASE

100

manpower place

Milwaukee, WI

CBRE

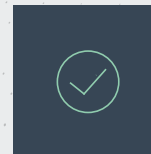
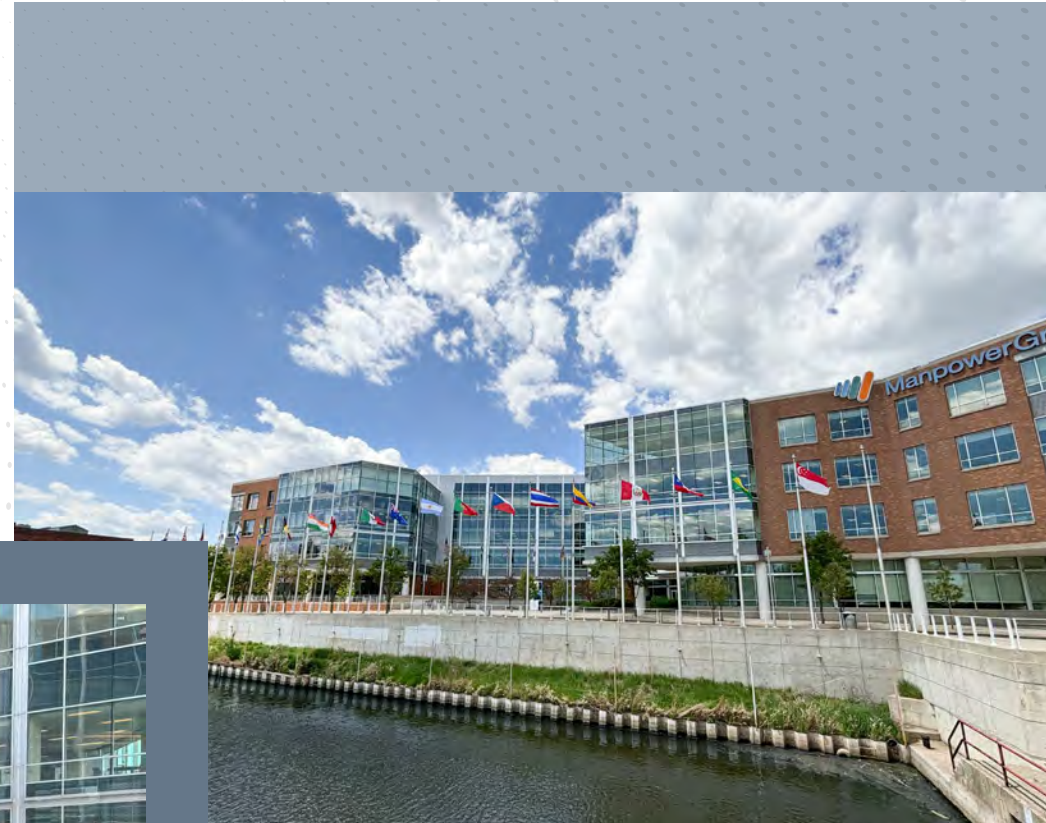
ManpowerGroup

UP TO
62,427 SF
FOR SUBLEASE

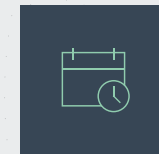
100 Manpower

Secure your spot in downtown Milwaukee with this prime office space available for immediate sublease through August 31, 2031. Situated directly on the scenic Milwaukee Riverwalk, 100 Manpower connects you to the heart of downtown Milwaukee all the way to the vibrant Third Ward, providing easy access to an abundance of restaurants, entertainment, and amenities.

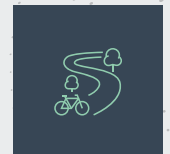
Parking is hassle-free with a parking structure connected by a skywalk and unmetered street parking surrounding the building.



AVAILABLE
IMMEDIATELY



SUBLEASE THROUGH
AUGUST 31, 2031



DIRECTLY ON
THE MILWAUKEE
RIVERWALK



ONSITE FITNESS CENTER AVAILABLE TO ALL TENANTS

PROPERTY OVERVIEW

1st Floor	7,906 RSF
2nd Floor	54,521 RSF (demisable)
Rentable SF	62,427 SF
Asking Rent	\$25.00/SF Gross

ONSITE AMENITIES

Experience urban convenience and modern design at this fully-furnished downtown Milwaukee office building. With floor-to-ceiling windows, this office space is wired for data and cable and features raised flooring throughout for easy reconfiguration of furniture and technology. Security is paramount with key fob access and security personnel at the main entrances.

Amenities include an on-site coffee shop and cafeteria, a fitness center, and an outdoor seating area. Multiple conference rooms with seating for 20-150 people, coupled with a catering kitchen, make for seamless corporate events. Located directly on the scenic Milwaukee Riverwalk, this office building encapsulates a work environment that's both engaging and efficient.



**FITNESS
CENTER**



**ONSITE
COFFEE SHOP**



**ONSITE
CAFETERIA**



**OUTDOOR
SEATING AREA**



**AMPLE
PARKING**



**SECURE
BUILDING**

ONSITE AMENITIES

Conference & Training Rooms

Boost business operations with a range of conference and training rooms in 100 Manpower. Numerous multipurpose spaces can be adapted to various configurations and can accommodate between 20 to 150 individuals, ideal for small meetings or large-scale presentations. All rooms are equipped with projectors and screens for presenting and can be reserved as needed.

Enjoy the added convenience of the on-site catering kitchen, offering a range of food options to serve attendees.



BREAKOUT ROOM / PRIVATE EVENT SPACE



100 Manpower also offers a unique flex room ideal for hosting clients, parties, and team events. This space boasts an oversized smartboard for collaboration and multiple screens for dynamic presentations. The area is furnished with a mix of high-top tables and couches designed to facilitate conversations and networking.

Conveniently located off the cafeteria dining area, the space offers easy access to food and refreshments.

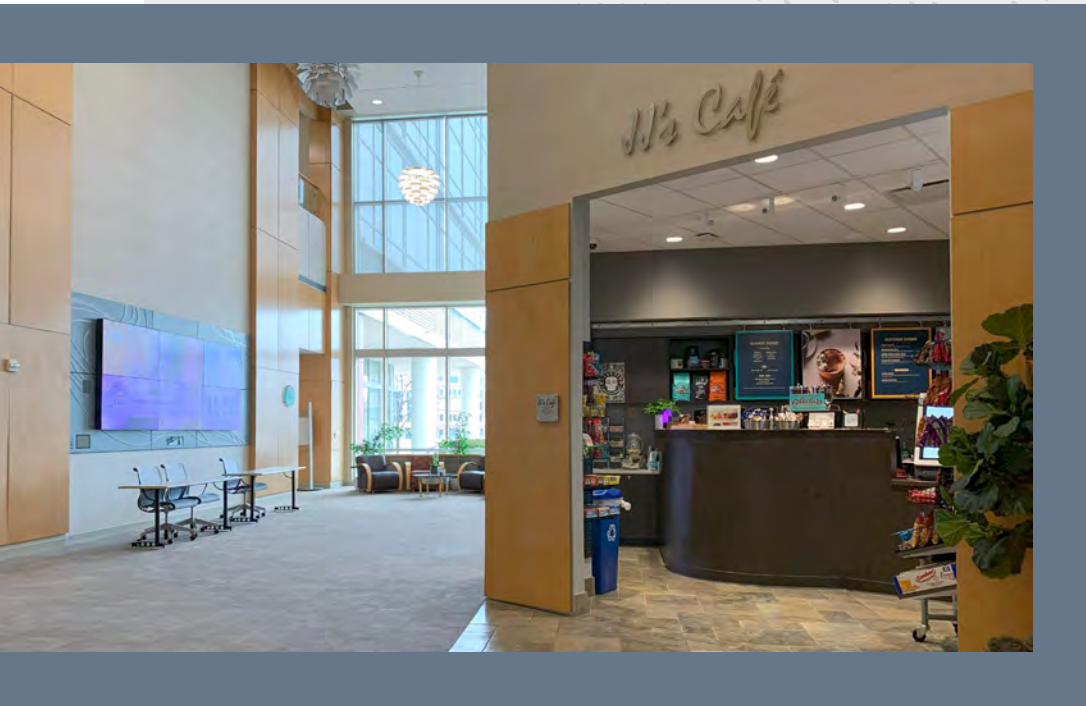


ONSITE AMENITIES

Catering Kitchen & Cafeteria

100 Manpower boasts an in-house kitchen providing a daily array of fresh, diverse cuisines for a variety of lunch options as well as servicing the catering needs for on-site meetings and events.

Open all day and accommodating seating for over 150 people, the cafeteria dining area is a highly flexible space for collaborative work, networking, or a simple coffee break.



On-Site Coffee Shop

Nestled in the first floor off the lobby of the building is 100 Manpower's on-site coffee shop, JJ's Café. Fully staffed with baristas, the Café proudly offers locally sourced Colectivo coffee, refreshing beverages, and a variety of quick snacks.

For added convenience, tenants can order food and coffee ahead of time using a mobile app. Orders can be placed via app with notifications confirming food and drinks are ready to be picked up.

FLOOR PLANS

1st Floor



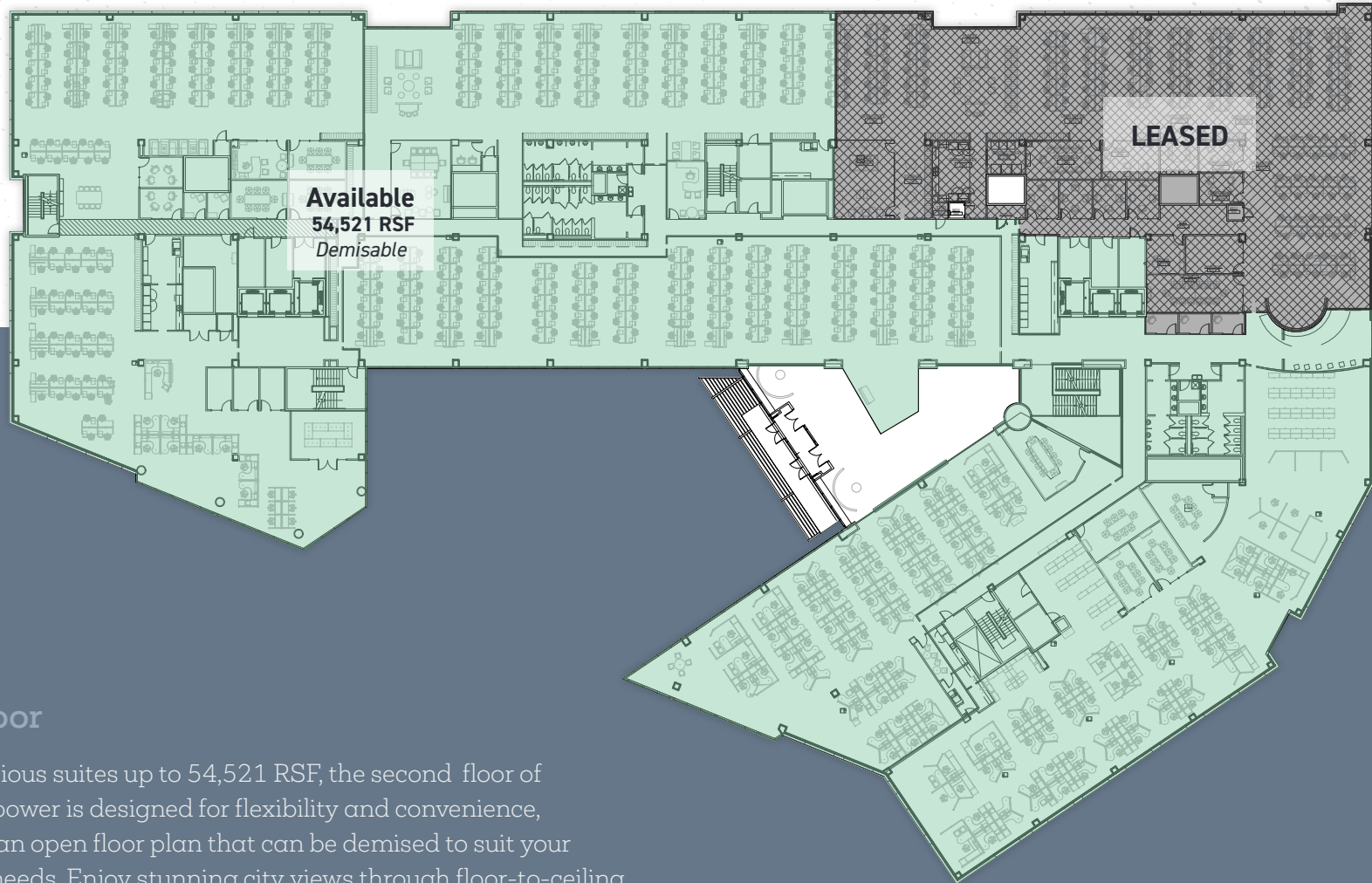
1st Floor

The ground floor of 100 Manpower is the amenity hub of the building. Housing several conference rooms, a breakout room / private event space, fitness center, cafeteria with dining space, as well as a coffee shop serving Colectivo Coffee, all visitors are greeted at the main entrance by reception and fully-staffed security.

Available for lease on the first floor is a corner office consisting of 7,906 RSF. This suite has an open floor plan and can accommodate multiple office uses.

FLOOR PLANS

2nd Floor (Demisable)



2nd Floor

With spacious suites up to 54,521 RSF, the second floor of 100 Manpower is designed for flexibility and convenience, featuring an open floor plan that can be demised to suit your business needs. Enjoy stunning city views through floor-to-ceiling windows, multiple restrooms, and conference rooms for collaborative work.

The space is wired for data and cable, and features raised flooring throughout for easy reconfiguration of furniture and technology. Plus, the option of included furniture makes this space a ready-to-move-in solution for businesses seeking a prime location

DOWNTOWN MILWAUKEE

Enjoy Skyline Views from the Heart of the City

100 Manpower's floor-to-ceiling windows look out over some of the best views of the impressive Milwaukee Skyline. Sitting along the Milwaukee River with direct access to the Riverwalk, the building is within easy walking distance to numerous downtown restaurants, bars, and attractions. Plus, the spot is next door to a summer culinary perk: Tuesdays at Schlitz Park, some of Milwaukee's most popular food trucks gather along W Cherry Street.



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manpower place

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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.

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(l) 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.