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## FOR LEASE

411 East Wisconsin Avenue | Milwaukee, WI



Learn more about The 411 East Wisconsin Center at  
[www.411EWC.com](http://www.411EWC.com)



## 411 EAST WISCONSIN CENTER

411 East Wisconsin Center is located in the heart of the central business district on Wisconsin Avenue, bordered by the Milwaukee Hop street car line. 411 East Wisconsin Center is the second largest multi-tenant office building in the state, offering a plethora of on-site amenities.

The 30-story office building has nearly 700,000 rentable square feet. The main lobby consists of a tiered 60-foot high, five-story atrium which features granite finishes and an abundance of natural light. The lobby connects to two beautifully landscaped courtyards, perfect for relaxing, tenant meetings and large events. There are 6 low-rise, 6 high-rise and 1 service elevator. The campus offers two attached parking structures with approximately 1,400 parking spaces available to tenants and guests.



**NUMBER OF STORIES**  
30



**AVERAGE FLOOR PLATE**  
24,500 SF



**BASE RENT**  
\$19.00/RSF NNN



**RENOVATIONS**  
Spec Suites & Lobby



**PARKING**  
2.1 Per 1,000 RSF



**OPERATING EXPENSES**  
\$15.20/RSF

# PROPERTY AMENITIES

Amenities at the 411 East Wisconsin Center include: a full-service restaurant, fitness club, on-site banking with an ATM, building conference rooms, a multitude of high-rated telecom providers, a convenience store, on-site property management and engineering, multiple modes of public transportation and a variety of additional tenant perks and amenities.



Building Café & Catering  
(Davians)



Free Common Area Wi-Fi



Tenant Lounge



Wisconsin Athletic Club (all of  
Floor 6 and 1/2 Floor 5)



On-site Dentist



On-site Bank & ATM



Located on the Streetcar Line



On-site Building Management



Bublr Bike Station



Grand Exterior with Two Attached  
Covered Parking Garages



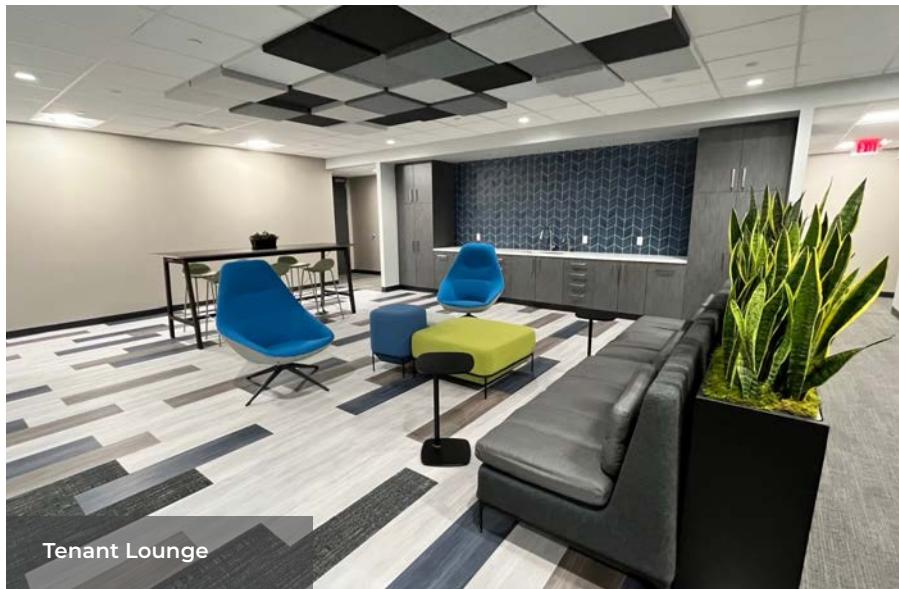
Tenant Lounge and Collaboration Space



Fully Equipped Conference Space



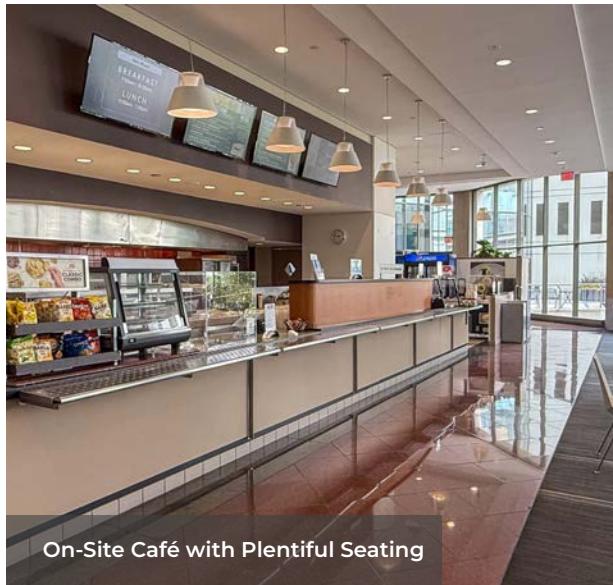
Two Lushly Landscaped Courtyards



Tenant Lounge



Shared Conference Room



On-Site Café with Plentiful Seating



Wisconsin Athletic Club



Incredible Views of Downtown Milwaukee

# RECENT RENOVATIONS

## 2025 LOBBY REDESIGN & REFRESH



## RECENT TENANT BUILD-OUTS

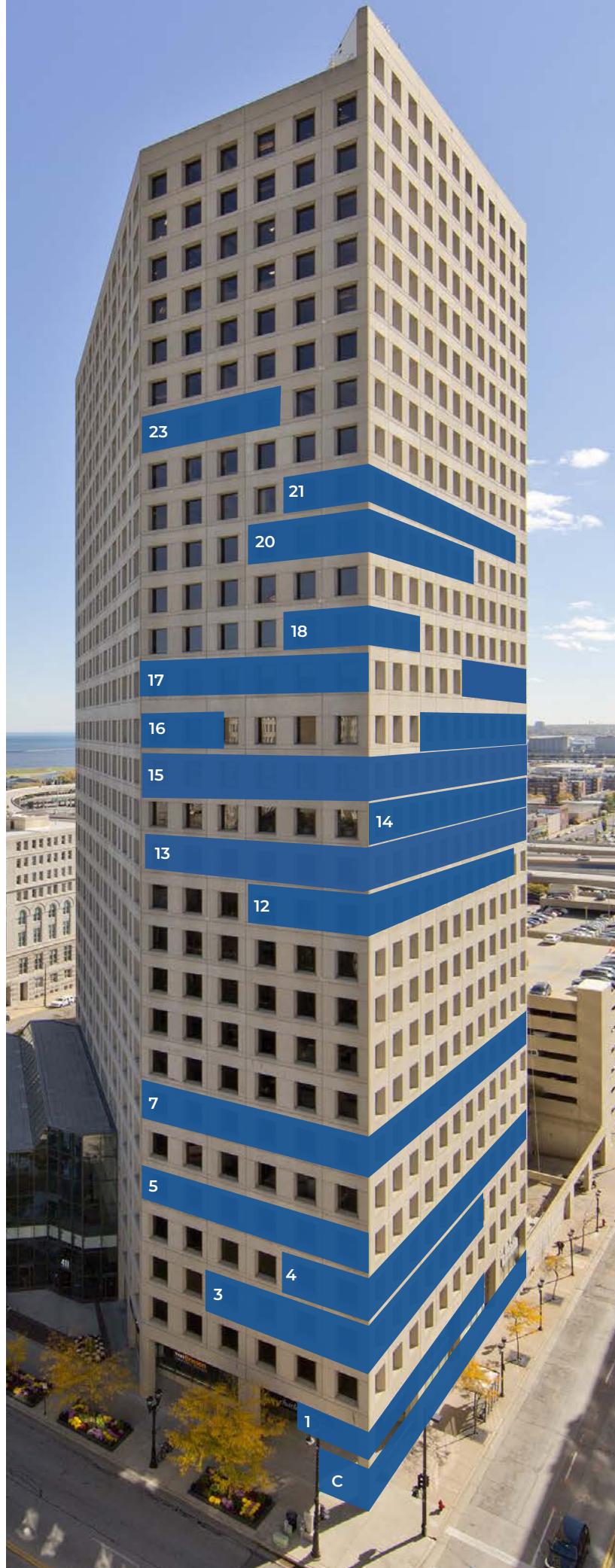


# BUILDING AVAILABILITY

INTERACTIVE  
STACKING PLAN



Suite 2330	4,116 RSF
Suite 2180	5,350 RSF
Suite 2150	7,558 RSF
Suite 2050	9,400 RSF
Suite 1860	2,011 RSF
Suite 1720	4,601 RSF
Suite 1710	3,210 RSF
Suite 1700	3,614 RSF
Suite 1660	2,886 RSF
Suite 1650	5,467 RSF
Suite 1630	1,063 RSF
Suite 1500	24,016 RSF
Suite 1450	9,505 RSF
Suite 1300	24,026 RSF
Suite 1225	2,341 RSF
Suite 1200	3,771 RSF
Suite 700	24,002 RSF
Suite 519	8,145 RSF
Suite 499	3,015 RSF
Suite 450	5,066 RSF
Suite 315	760 RSF
Suite 305	5,145 RSF
Suite 300	10,708 RSF
Suite 130	588 RSF
Suite 125	4,103 RSF
Suite CC001	8,339 RSF

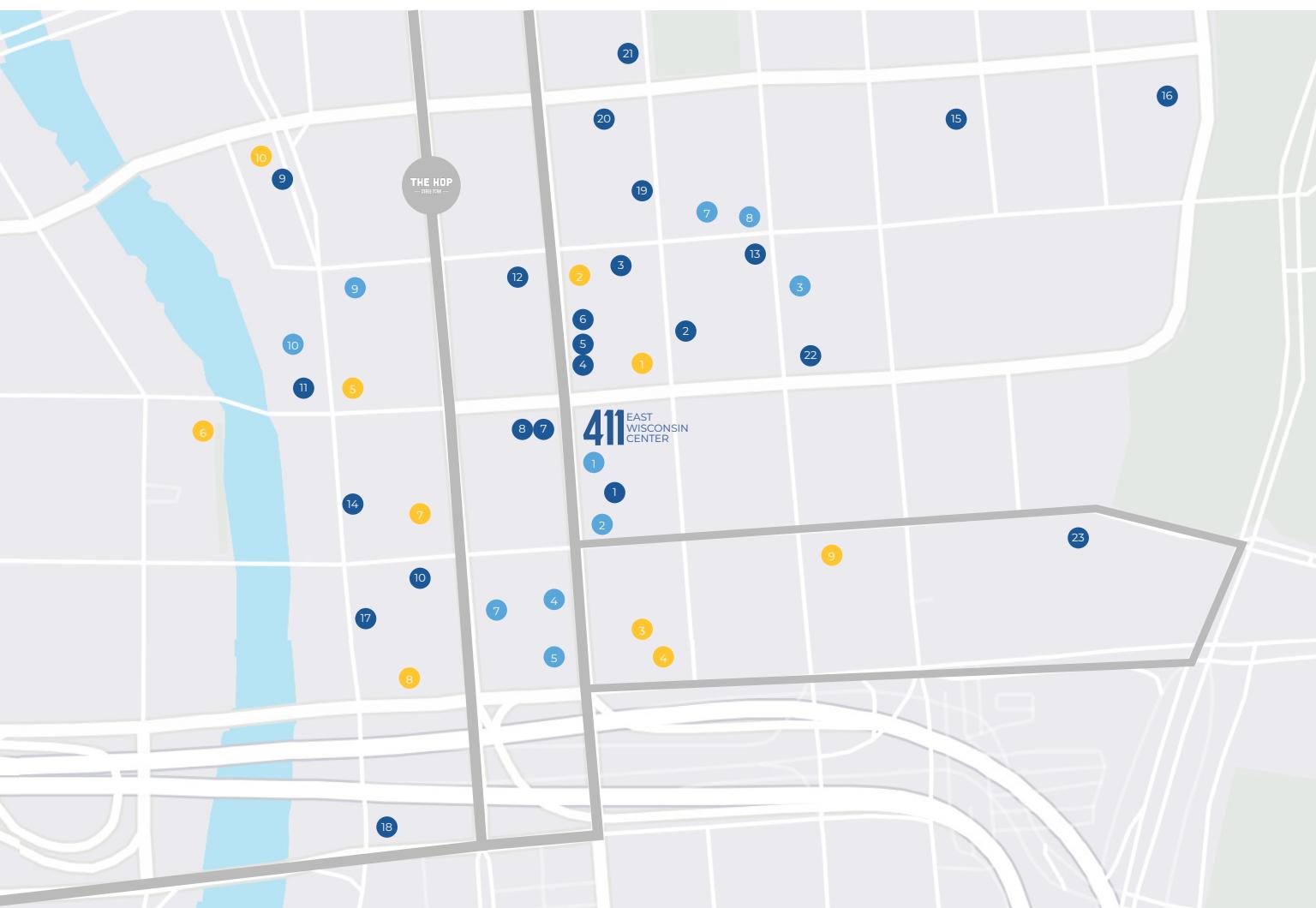


# LOCATION OVERVIEW



**98**

Walk Score



## FOOD & DRINK

- 1 Davians Café
- 2 Mason Street Grill
- 3 Oggies'
- 4 Carnevør
- 5 Cubanitas
- 6 Third Coast Provisions
- 7 Amilinda
- 8 Alem Ethiopian Village
- 9 Rodizio Grill Milwaukee
- 10 Swingin' Door Exchange
- 11 Mo's Steakhouse
- 12 Zarletti
- 13 Artisan Ramen
- 14 Elmnt Lounge
- 15 Buckley's Restaurant and Bar
- 16 Bacchus
- 17 BrownStone Social Lounge
- 18 The Milwaukee Public Market
- 19 The Sofie
- 20 Flannery's
- 21 Elsa's On the Park
- 22 600 East Café
- 23 Rare Steakhouse

## PARKING

- 1 411 Parking - Connected to building
- 2 411 Annex Parking - Connected via skywalk
- 3 Gas Light Garage
- 4 JCI Parking Structure
- 5 Discovery World (SP+ Parking)
- 6 Clybourn & Marquette Parking Lot
- 7 770 Garage
- 8 Cathedral Place Garage
- 9 100 East Wisconsin - Lot #61
- 10 City Center Garage

## HOTELS

- 1 The Pfister Hotel
- 2 Hotel Metro
- 3 Holiday Inn Express
- 4 Home2 Suites by Hilton
- 5 Drury Plaza
- 6 Residence Inn by Marriott
- 7 Hilton Garden Inn
- 8 Homewood Suites by Hilton
- 9 The Westin Milwaukee
- 10 Saint Kate - The Arts Hotel

**411** EAST  
WISCONSIN  
CENTER

**Quarles**

WISCONSIN ATHLETIC CLUB

Morgan Stanley

BRIAN C RAU DDS DENTISTRY

411 SHOPS | 411 CAFE

**411**  
EAST WISCONSIN

The 2010 National TOBY  
Building of the Year  
for 2010

TOBY  
AWARDS

Regional  
Management  
STATE & REGIONAL WINNERS

30

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