

# TWO-FIFTY

250 E WISCONSIN AVENUE

A CENTRAL. BUSINESS. DESTINATION.



**FOUNDERS3**  
REAL ESTATE SERVICES



# YOUR NEW HOME BASE.

## Two-Fifty

is the complete package for office users in Milwaukee's Central Business District. Renovated to create a modern lobby, tenant lounge, onsite training center, fitness center, and more, thoughtful design and attention to detail abound. The building is among Milwaukee's best-located assets along E. Wisconsin Ave., with access to the Milwaukee Skywalk and streetcar and ample controlled structure parking. Midwest-based owner Millbrook Real Estate takes pride in ownership with an onsite management staff providing an unrivaled level of service to tenants.

As the world re-thinks what the traditional day at the office looks like for employees, Two-Fifty provides amenity and common area spaces designed to afford ultimate flexibility in where and how you work.

## Facts & Figures

### AVAILABLE SPACE

\*DENOTES CONTIGUOUS SUITES

7TH FLOOR:	1,884 RSF
8TH FLOOR:	1,569 RSF*
	4,638 RSF*◇
	1,385 RSF*
9TH FLOOR:	1,319 RSF*
	3,222 RSF*◇
	2,086 RSF*
	1,166 RSF*
11TH FLOOR:	6,197 RSF
12TH FLOOR:	3,518 RSF
	2,411 RSF
	1,398 RSF (SPEC SUITE)
14TH FLOOR:	16,170 RSF
15TH FLOOR:	2,930 RSF
	2,156 RSF ◇
16TH FLOOR:	3,635 RSF

### ADDRESS

250 EAST WISCONSIN AVENUE

### BUILDING SIZE

204,157 RSF

### STORIES

TWENTY

### PARKING

2/1,000 SF RATIO

### PARKING RATE

\$165/MO UNRESERVED \$205/MO RESERVED

### YEAR BUILT/RENOVATED

1973 / 2016

### LEASE RATE

\$12.00 - \$14.00/SF NET

### DISCOUNTED RATE ◇

\$10.00/SF NET

### EST. OPEX

\$12.54/SF NET

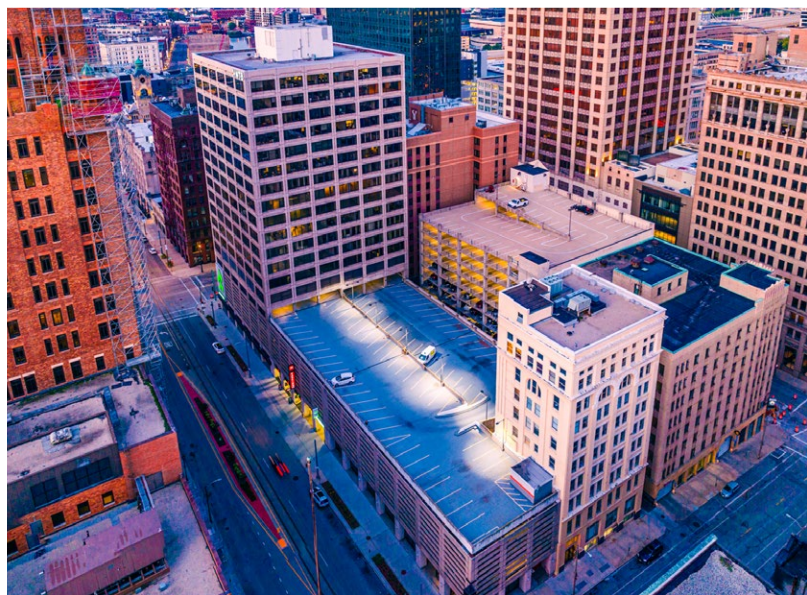
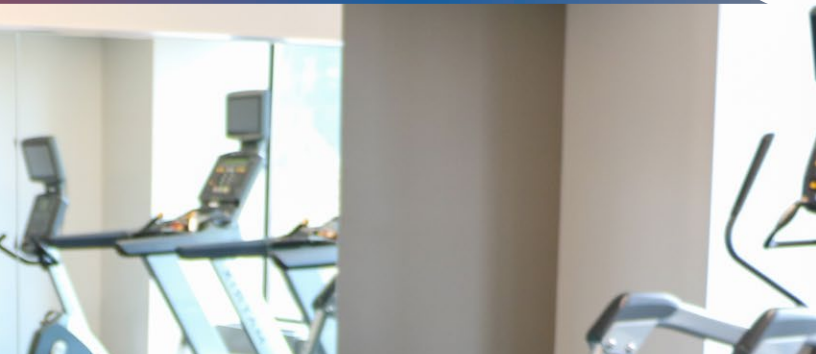
## Ready to Tour?

John Davis  
414.249.2303  
jdavis@founders3.com

Ned Purtell, CCIM, SIOR  
414.249.2330  
npurtell@founders3.com

Matt Hock  
414.429.2301  
mhock@founders3.com





## NOTEWORTHY AMENITIES.

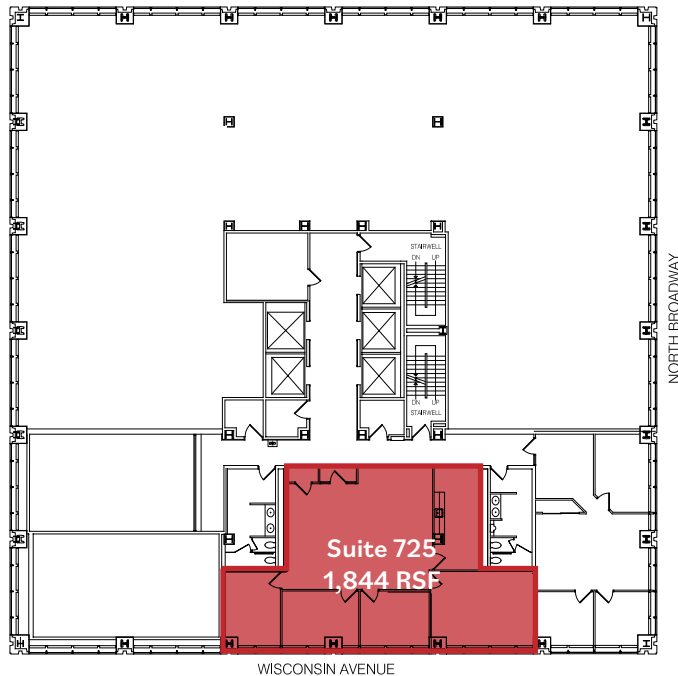
- CONFERENCE CENTER
- TENANT LOUNGE
- FITNESS FLOOR & BIKE STORAGE
- 400+ COVERED & CONNECTED PARKING SPACES



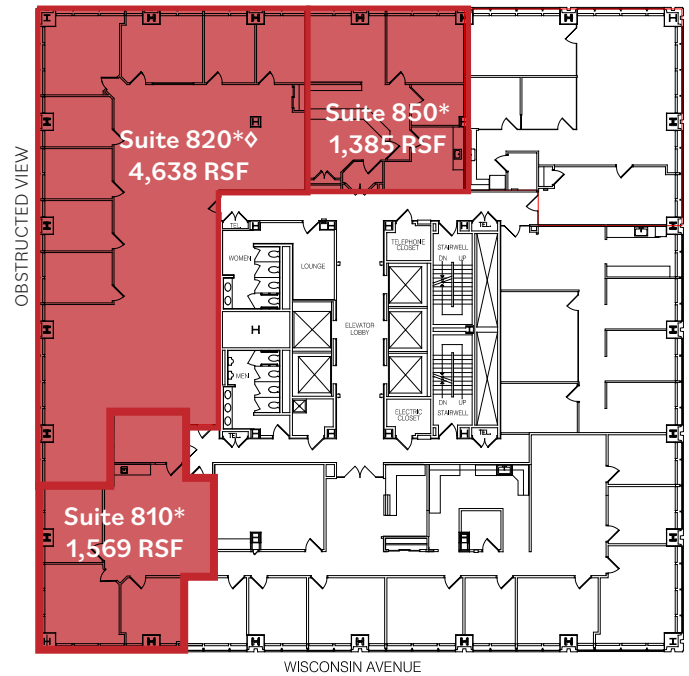
# CUSTOMIZABLE SUITES.

Suites ranging from 1,166 RSF to 16,170 RSF (Full Floor)

## 7TH FLOOR



## 8TH FLOOR



## 9TH FLOOR



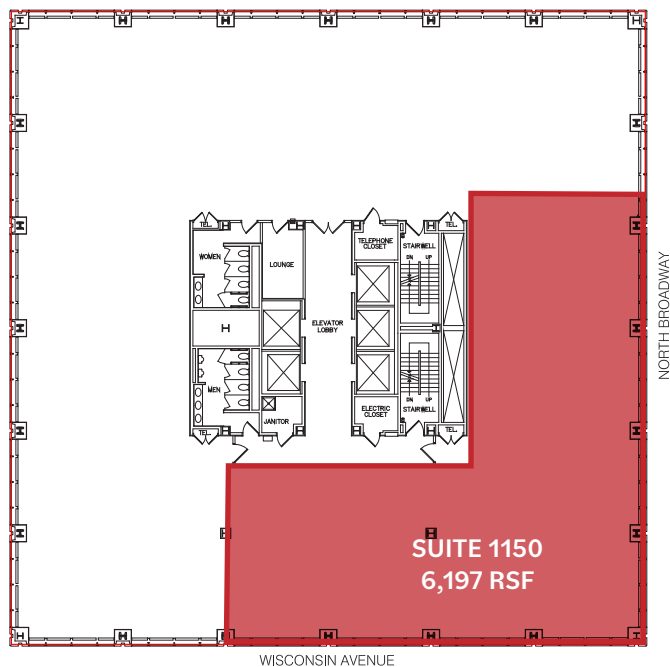
◇ Discounted Rental Rate: View is partially obstructed



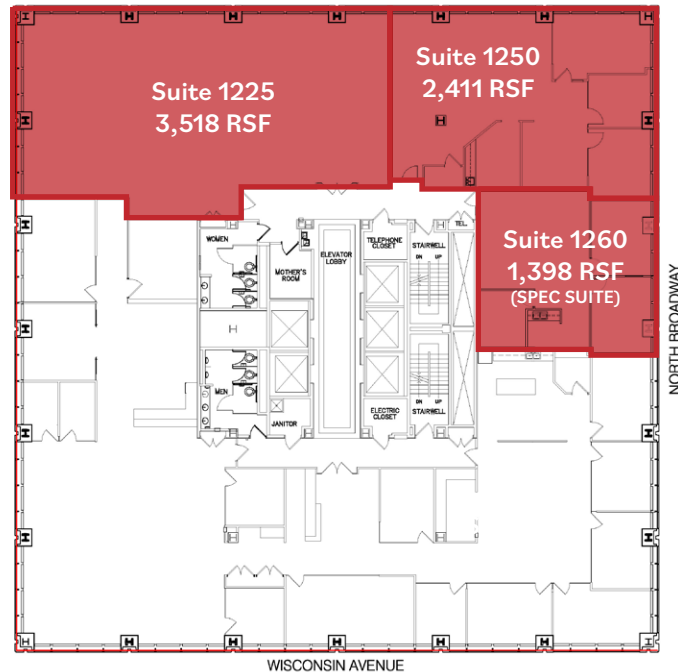
# READY TO ACCOMMODATE ANY TENANT.

Suites ranging from 1,166 RSF to 16,170 RSF (Full Floor)

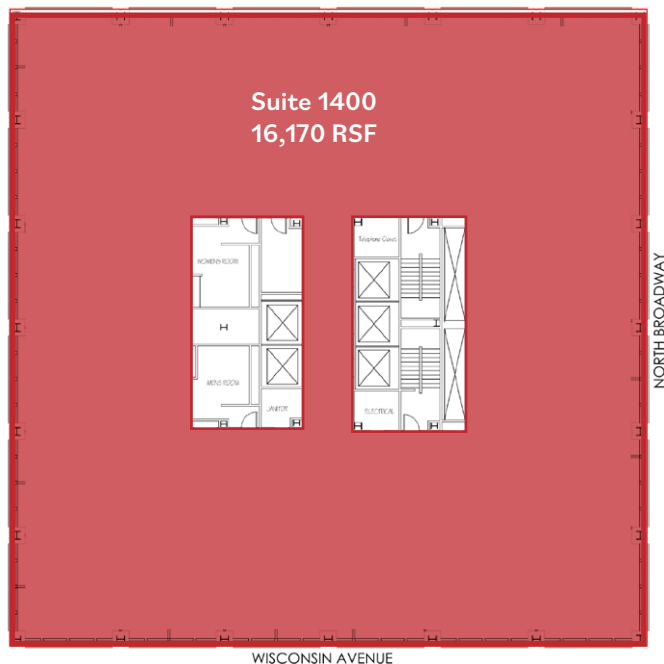
## 11TH FLOOR



## 12TH FLOOR



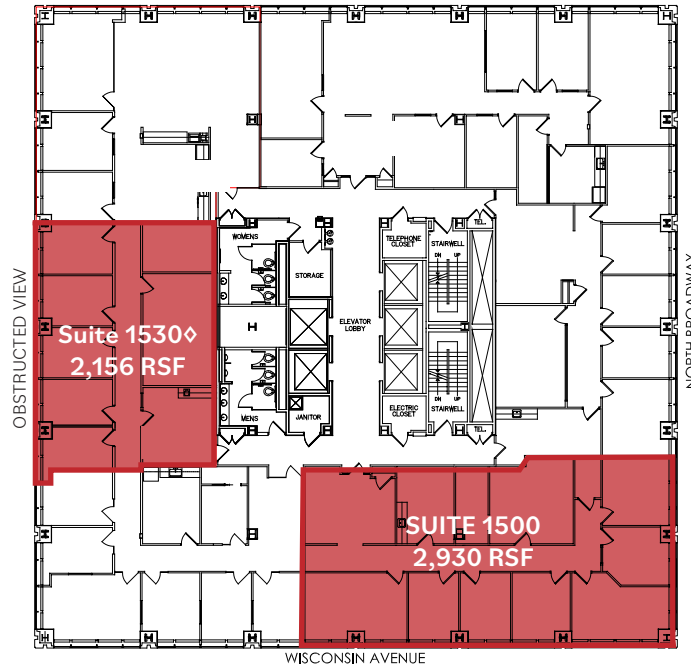
## 14TH FLOOR



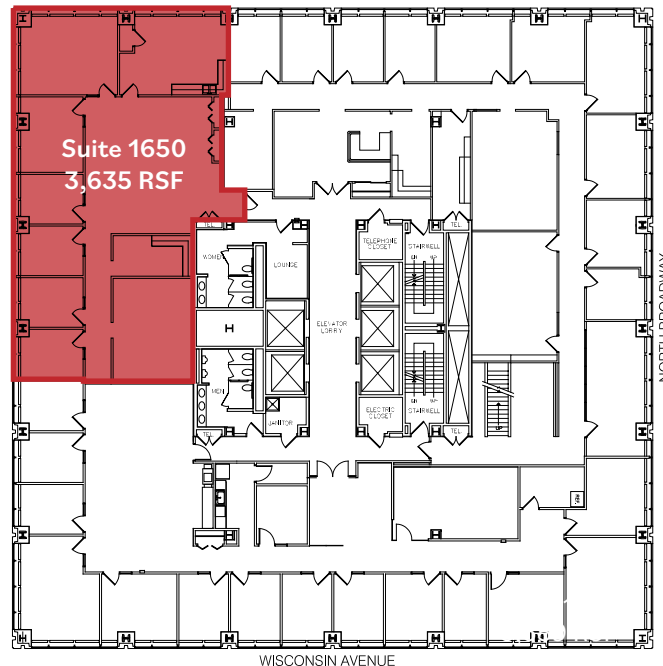
# READY TO ACCOMMODATE ANY TENANT.

Suites ranging from 1,166 RSF to 16,170 RSF (Full Floor)

## 15TH FLOOR



## 16TH FLOOR



◇ Discounted Rental Rate: View is partially obstructed

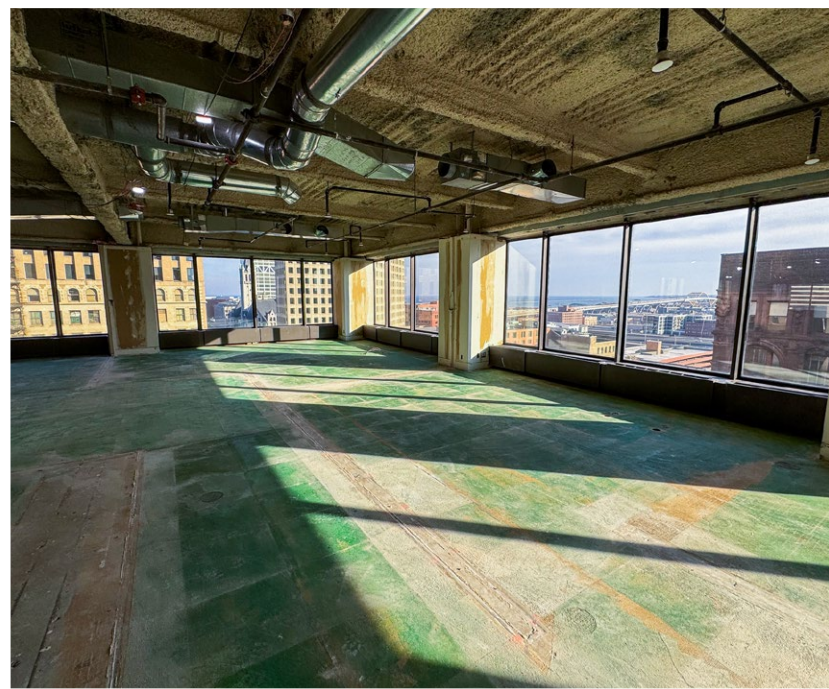
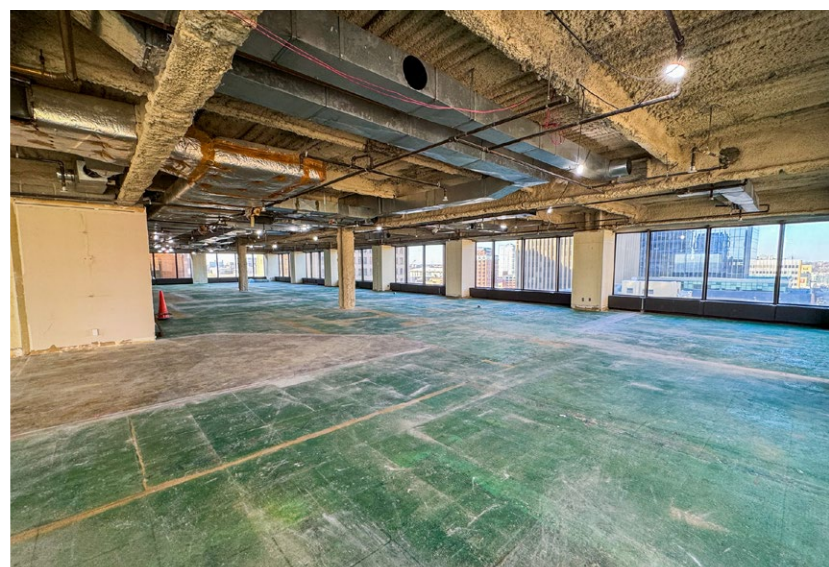
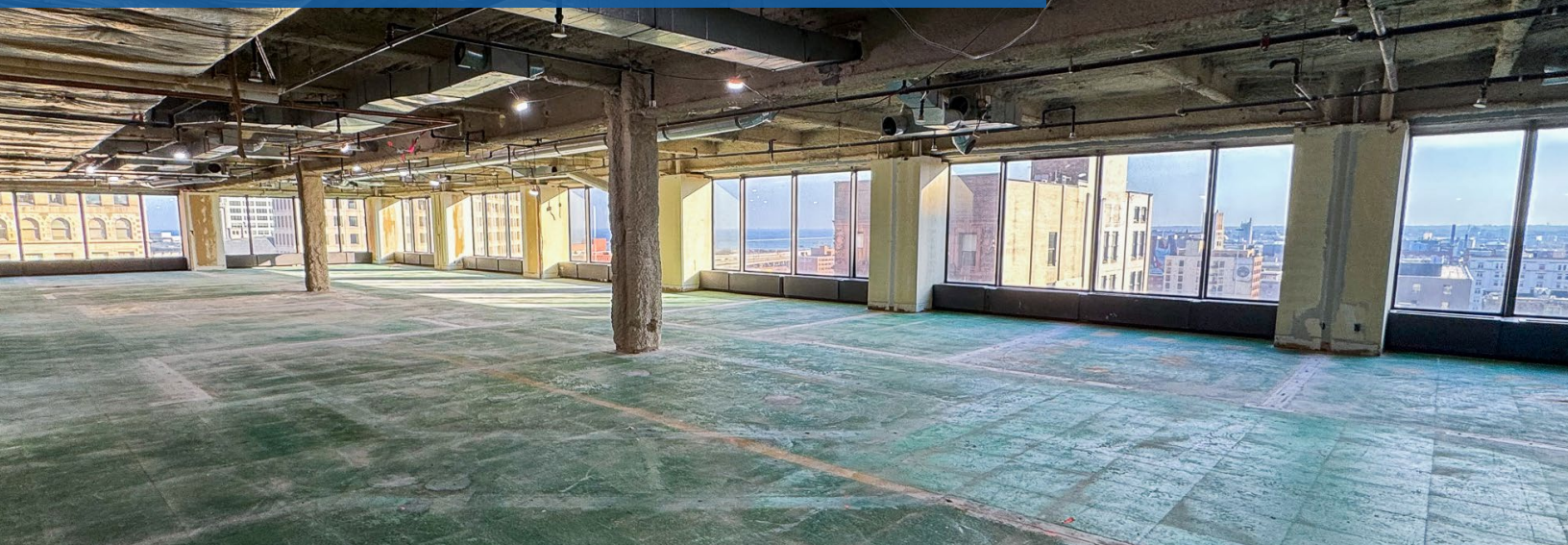


# BUILDING STANDARD FINISHES





## RECENT DEMO - 14<sup>TH</sup> FLOOR





## IN THE HEART OF THE CITY.

**ARTS & EVENTS**

- 34 Lily Pad Gallery West
- 23 The Grain Exchange - A Bartolotta Catering & Events Venue
- 3 The Pabst Theater

**HEALTH & FITNESS**

- 32 Barre Code
- 26 Club Pilates
- 16 Golds Gym
- 26 Orange Theory Fitness
- 27 Solidcore

**HOTELS & LODGING**

- 15 Drury Plaza Hotel Milwaukee
- 19 Hilton Garden Inn Milwaukee
- 23 Homewood Suites by Hilton
- 12 Hotel Metro
- 35 Kimpton Journeyman
- 21 Milwaukee Marriott
- 11 The Pfister
- 22 The Westin

**DINING & NIGHTLIFE**

- 20 Alem Ethiopian Village
- 30 Aloha Poke
- 9 Artisan Ramen
- 10 Bacchus - A Bartolotta Restaurant
- 8 Belmont Tavern
- 11 Blu
- 32 Blue Bat
- 12 Brunch
- 1 Buckley's Restaurant & Bar
- 11 Café at the Pfister
- 28 Café Benelux
- 12 Carnivore
- 14 City Net Jazz Café
- 2 Classy Girl Cupcakes
- 30 Colectivo Coffee
- 4 Colour Palate - MKE
- 12 Cubanitas
- 21 East Town Kitchen and Bar
- 2 Elsa's On the Park
- 7 Flannery's
- 23 Fore Milwaukee
- 17 Grassroots Salad Company
- 26 Holey Moley Doughnuts & Coffee
- 4 Jimmy Johns
- 33 Jing's
- 36 Kanpai Izakaya
- 13 Lucid Light Lounge
- 32 Lucky Ginger
- 11 Mason Street Grill
- 32 Milwaukee Ale House
- 4 Milwaukee Water Front Deli
- 24 Milwaukee Public Market
- 5 My Office
- 34 Onesto
- 6 Ouzo Café
- 8 Plum Lounge
- 33 Press
- 29 Red Elephant

- 4 Rodizio Grill Milwaukee
- 30 Shake Shack
- 8 Smax Box
- 26 Smoke Shack
- 8 Sport Club
- 21 Starbucks
- 30 Starbucks
- 22 Stella Van Buren
- 39 Sweet Diner
- 23 Swinging Door Exchange
- 7 Taylor's
- 35 The Outsider
- 29 The Wicked Hop
- 12 Third Coast Provisions
- 35 Tre Rivali
- 28 Wahlburgers
- 9 Ward's House of Prime
- 13 Zarletti

**SALONS & BARBERS**

- 4 Di Carlo Salon and Barbershop
- 37 Dry Bar
- 1 East Town Spa
- 25 Groom for Men
- 13 Milwaukee Street Barber Shop
- 27 Neroli Salon and Spa
- 3 Nula Nail Salon
- 23 Ricco's Swinging Door Barber
- 5 Salon Cass
- 32 Sevva
- 9 The Collective
- 11 Well Spa + Salon

**SHOPPING**

- 32 A Trio Jewelry
- 11 Allen Edmonds
- 39 Allison Beike Designs
- 29 Anthropologie
- 39 Broadway Paper
- 32 Cream City Restoration
- 20 Downtown Books
- 40 Edie Boutique
- 15 Edible Arrangements
- 14 FedEx
- 6 Frieschskys
- 33 Harley's Co. HH Clothing
- 39 Inspired
- 7 Kessler's Diamonds
- 29 Lela
- 30 Lululemon
- 40 Metro Eye
- 34 Mod Gen
- 27 Moda 3
- 34 NL Suits
- 20 Power's Jewelry
- 37 Restoration Hardware Outlet
- 34 Shoo
- 29 SoHo Boutique
- 24 Milwaukee Public Market
- 12 Uncommon Items
- 5 Urban Milwaukee - The Store
- 30 West Elm
- 32 Arch Apothecary
- 31 The Home Market
- 29 Warby Parker



CONNECTED  
TO 1.5 MILE  
SKYWALK



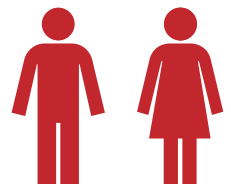
ELEVEN  
LOCAL BUS  
ROUTES



20,000  
VEHICLES  
DAILY



LOCATED  
AT STREETCAR  
STOP



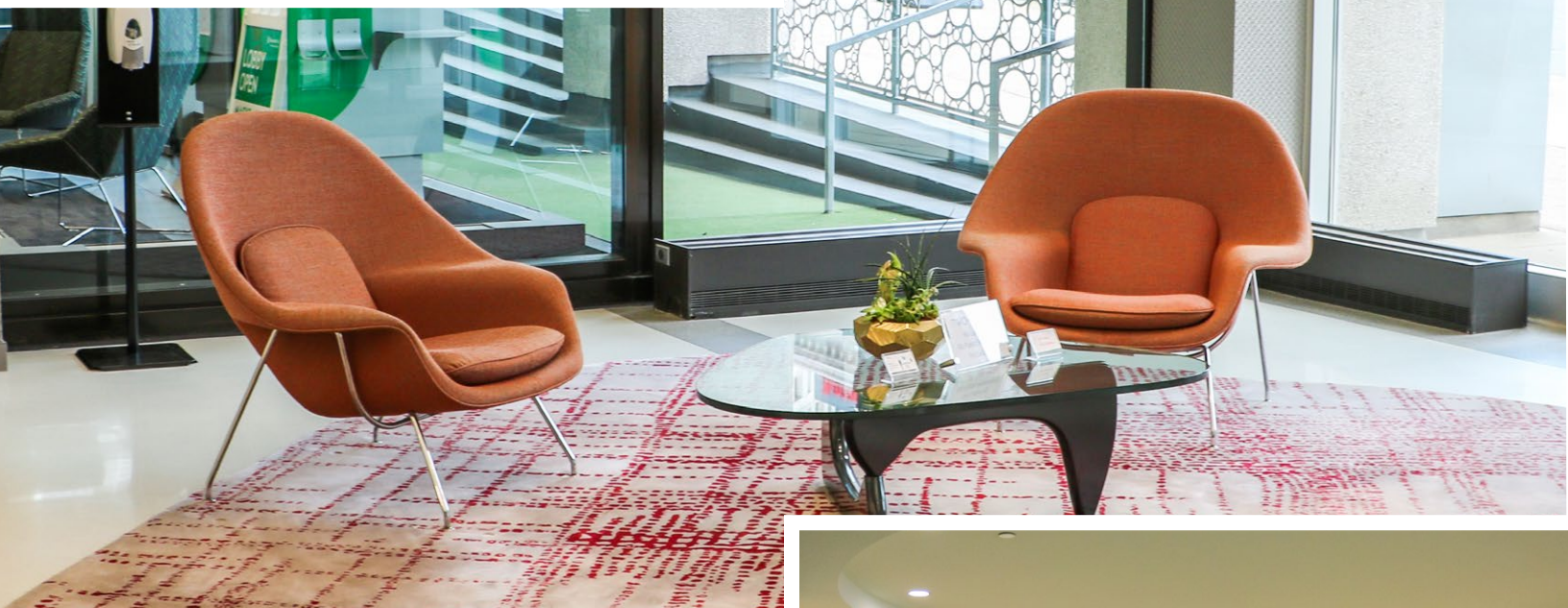
98  
WALKABILITY  
SCORE





## EXCEPTIONAL SERVICE.

- HANDS-ON OWNERSHIP GROUP
- 24/7 SECURITY
- ONSITE, PROFESSIONAL MANAGEMENT
- TENANT PROGRAMMING THROUGH DEDICATED TENANT COORDINATOR





BROADWAY

# TWO-FIFTY

WISCONSIN

MILLBROOK  
PROPERTIES

**FOUNDERS3**  
REAL ESTATE SERVICES

MATT HOCK  
direct 414 249 2301  
cell 262 337 0883  
mhock@founders3.com

JOHN DAVIS  
direct 414 249 2303  
cell 414 254 5074  
jdavis@founders3.com

NED PURTELL, CCIM, SIOR  
direct 414 249 2330  
cell 414 801 3999  
npurtell@founders3.com

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