

TWO-FIFTY

250 E WISCONSIN AVENUE

A CENTRAL. BUSINESS. DESTINATION.



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?

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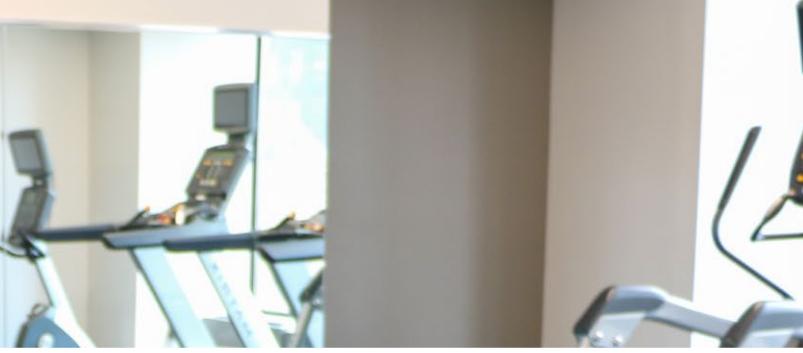
npurtell@founders3.com

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NOTEWORTHY AMENITIES.

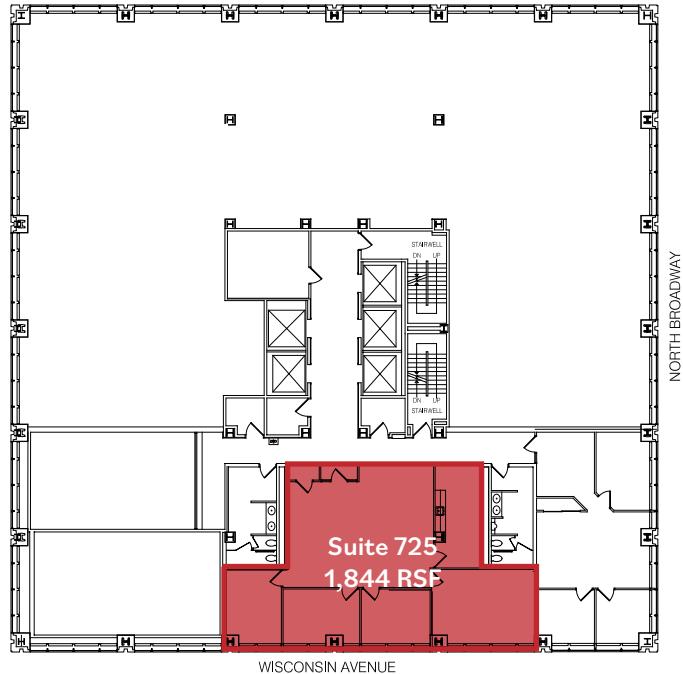
- CONFERENCE CENTER
- TENANT LOUNGE
- FITNESS FLOOR & BIKE STORAGE
- 400+ COVERED & CONNECTED PARKING SPACES



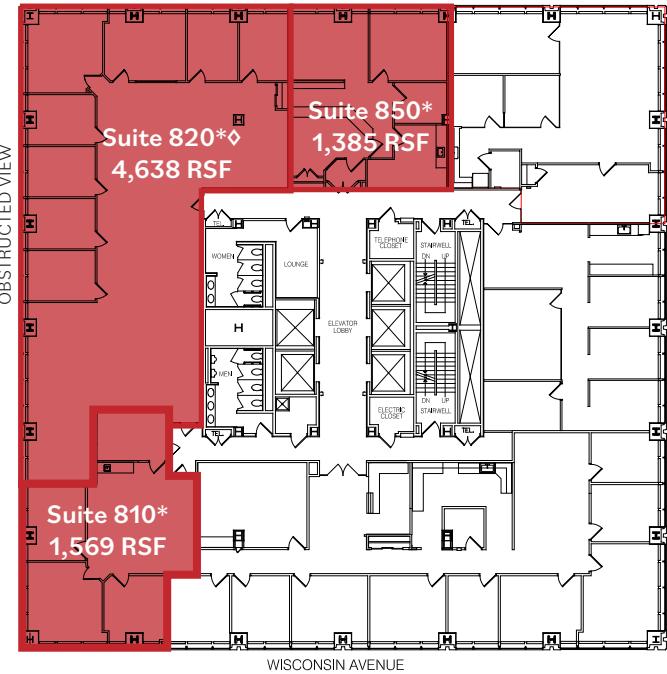
CUSTOMIZABLE SUITES.

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

7TH FLOOR



8TH FLOOR



9TH FLOOR

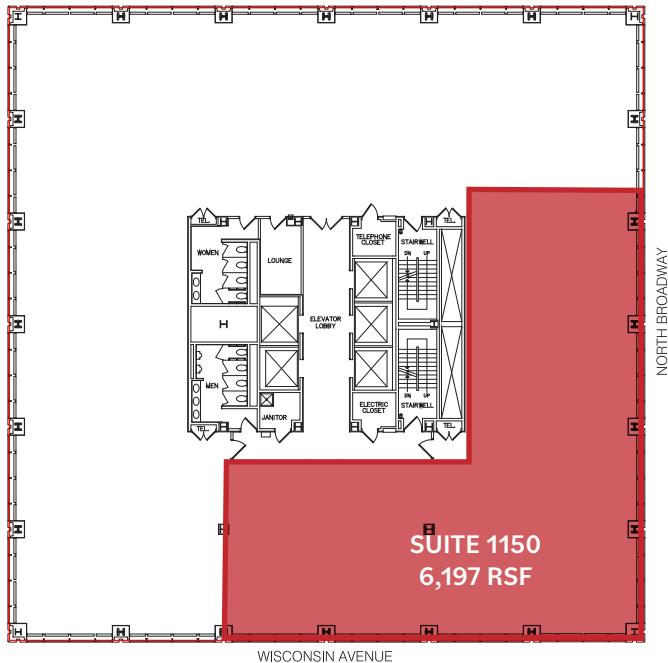


◊ Discounted Rental Rate: View is partially obstructed

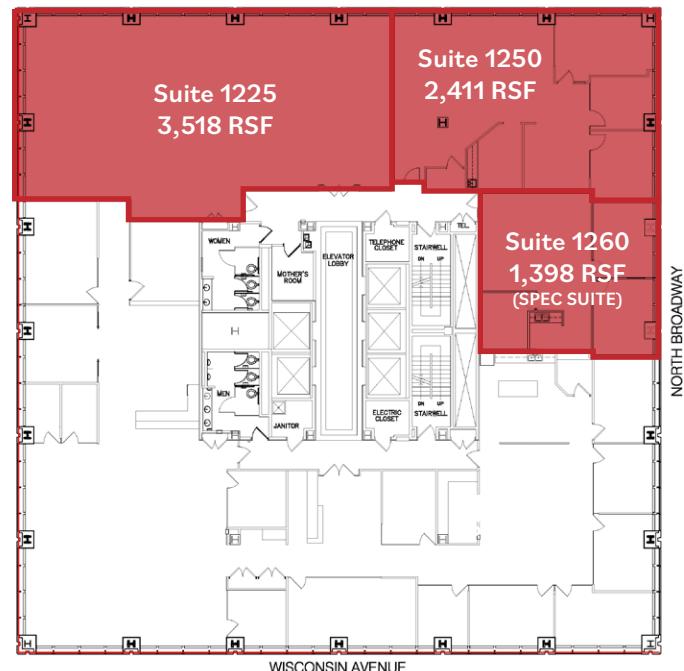
READY TO ACCOMMODATE ANY TENANT.

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

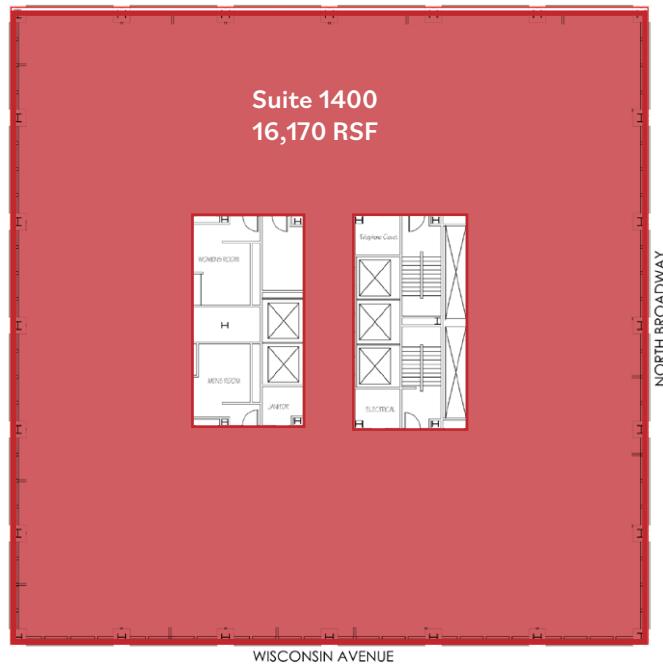
11TH FLOOR



12TH FLOOR



14TH FLOOR

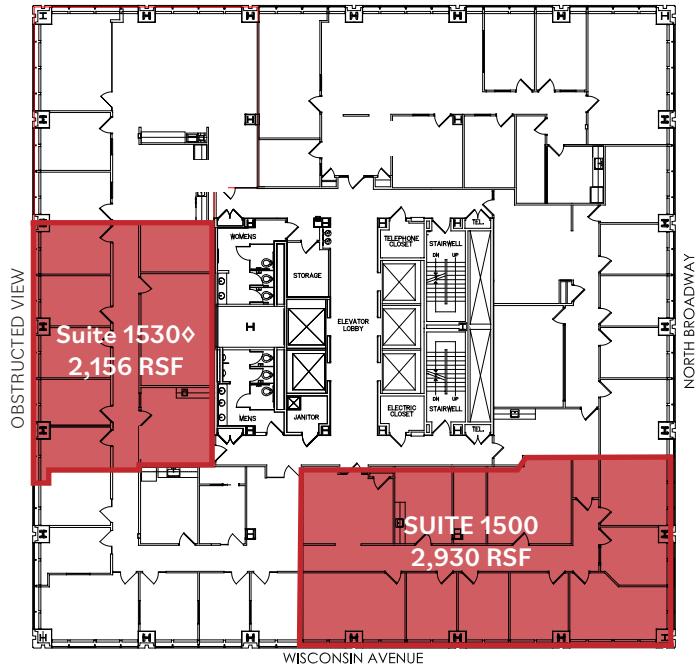


TWO - FIFTY

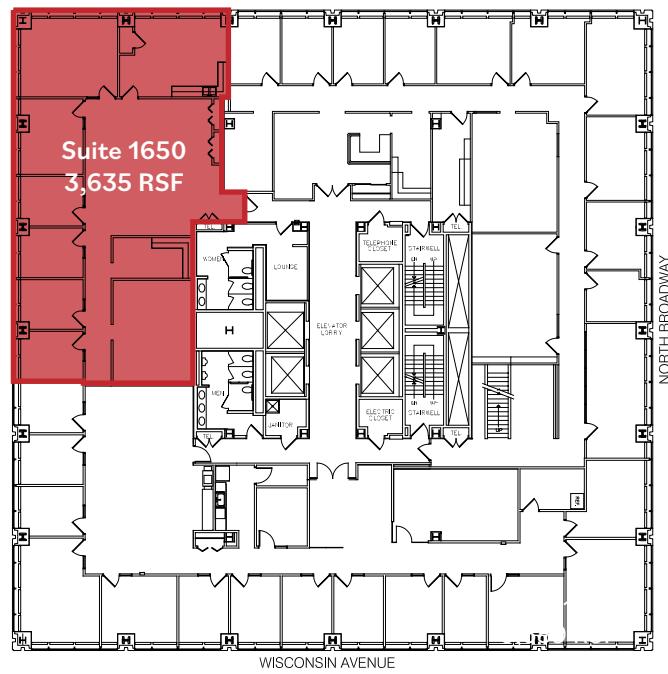
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Suites ranging from 1,166 RSF to 16,170 RSF (Full Floor)

15TH FLOOR



16TH FLOOR



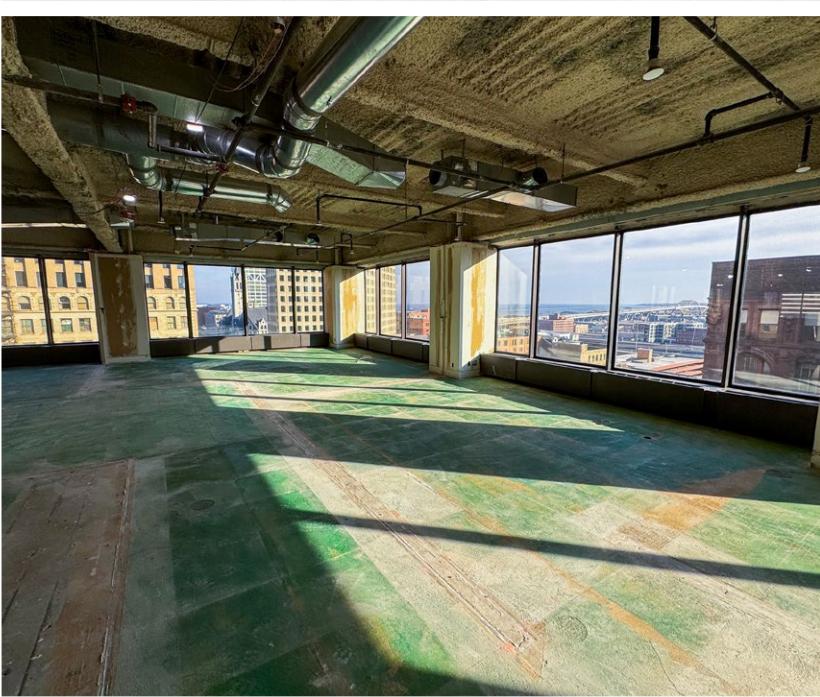
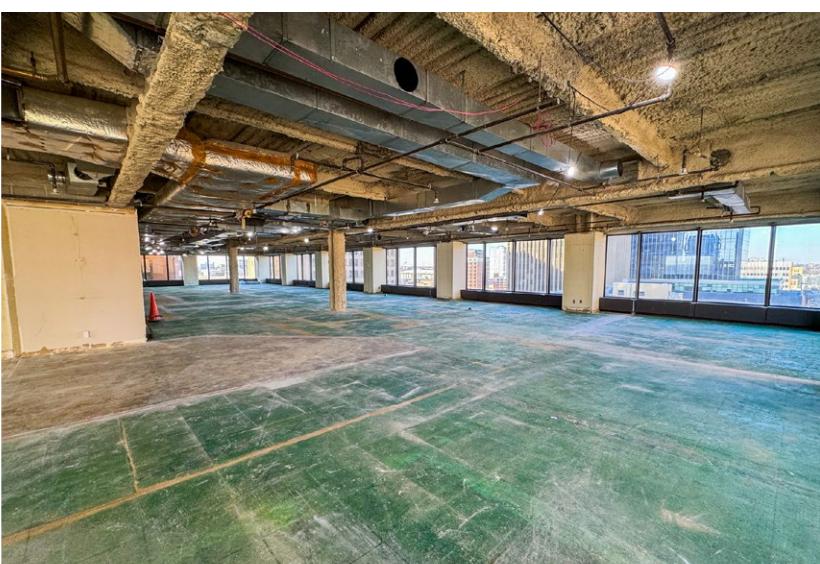
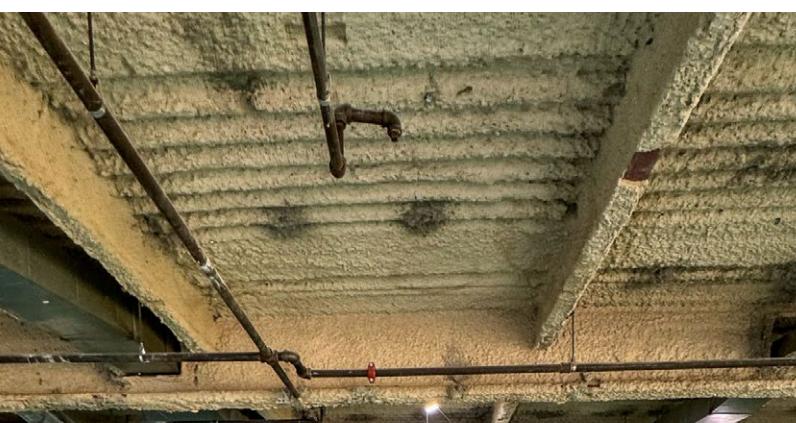
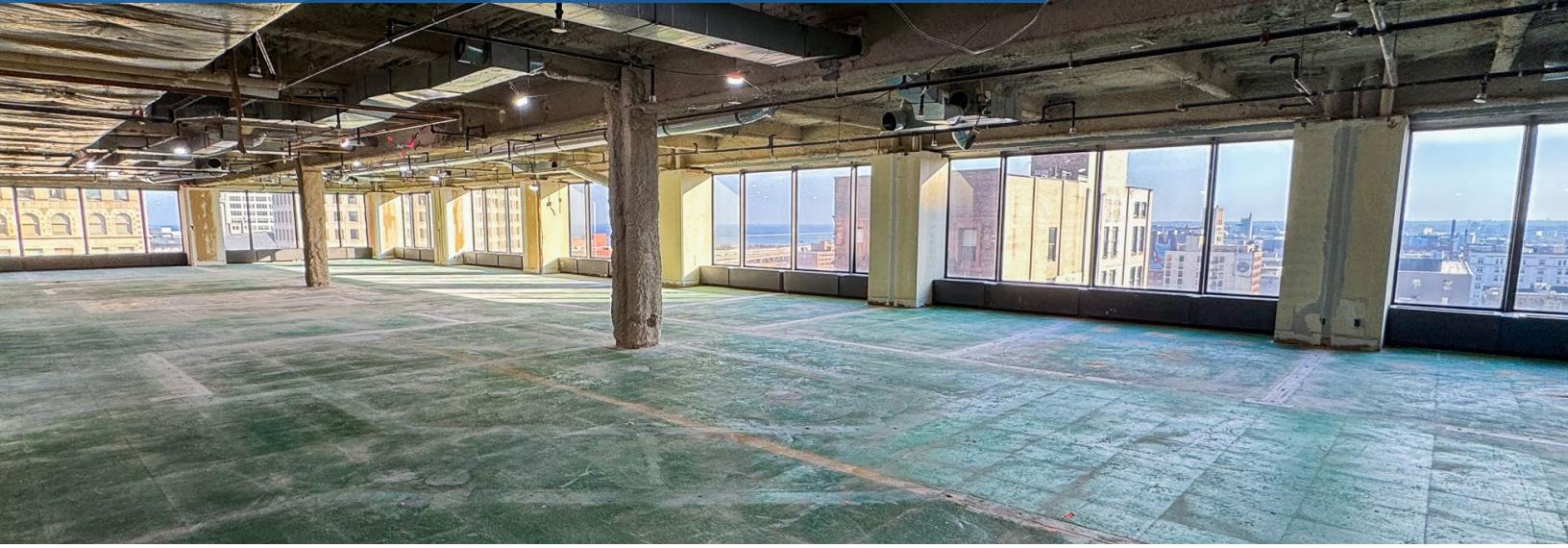
◊ Discounted Rental Rate: View is partially obstructed

BUILDING STANDARD FINISHES



TWO - FIFTY

RECENT DEMO - 14TH FLOOR



TWO - FIFTY

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
- 16 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 Marriot
- 11 The Pfister
- 22 The Westin

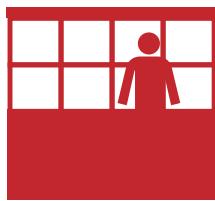
- 4 Rodizio Grill Milwaukee
- 30 Shake Shack
- 8 Smax Box
- 26 Smoke Shack
- 8 Sport Club
- 21 Starbucks
- 30 Starbucks
- 22 Stella Van Buren
- 39 Sweet Diner
- 23 Swinging Door Exchange
- 7 Taylor's
- 35 The Outsider
- 29 The Wicked Hop
- 12 Third Coast Provisions
- 35 Tre Rivali
- 28 Wahlburgers
-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



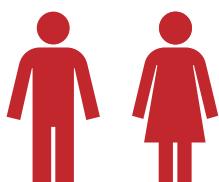
ELEVEN
LOCAL BUS
ROUTES



20,000
VEHICLES
DAILY



LOCATED
AT STREETCAR
STOP

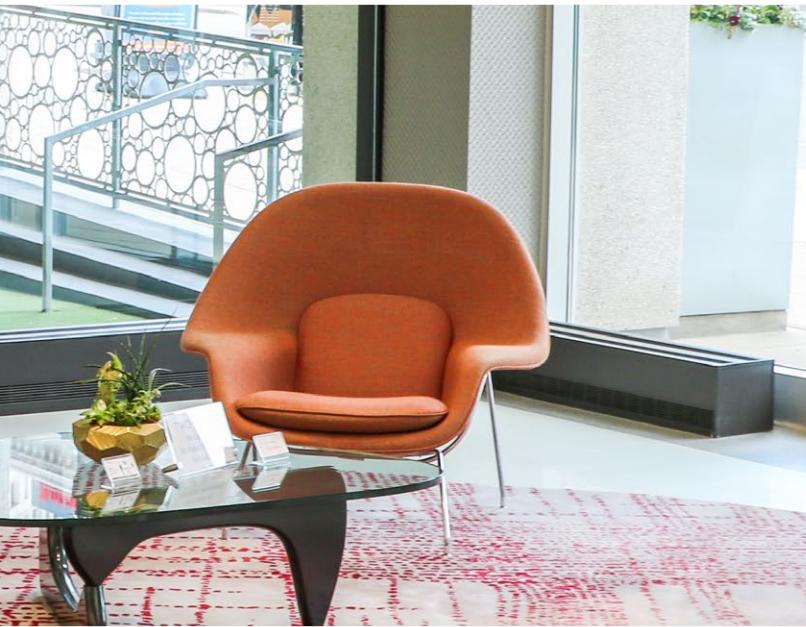


98
WALKABILITY
SCORE



EXCEPTIONAL SERVICE.

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



TWO-FIFTY

BROADWAY

WISCONSIN

MILLBROOK
PROPERTIES

FOUNDERS|3

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*Information shown herein this marketing brochure was provided by Owner/Lessor
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