



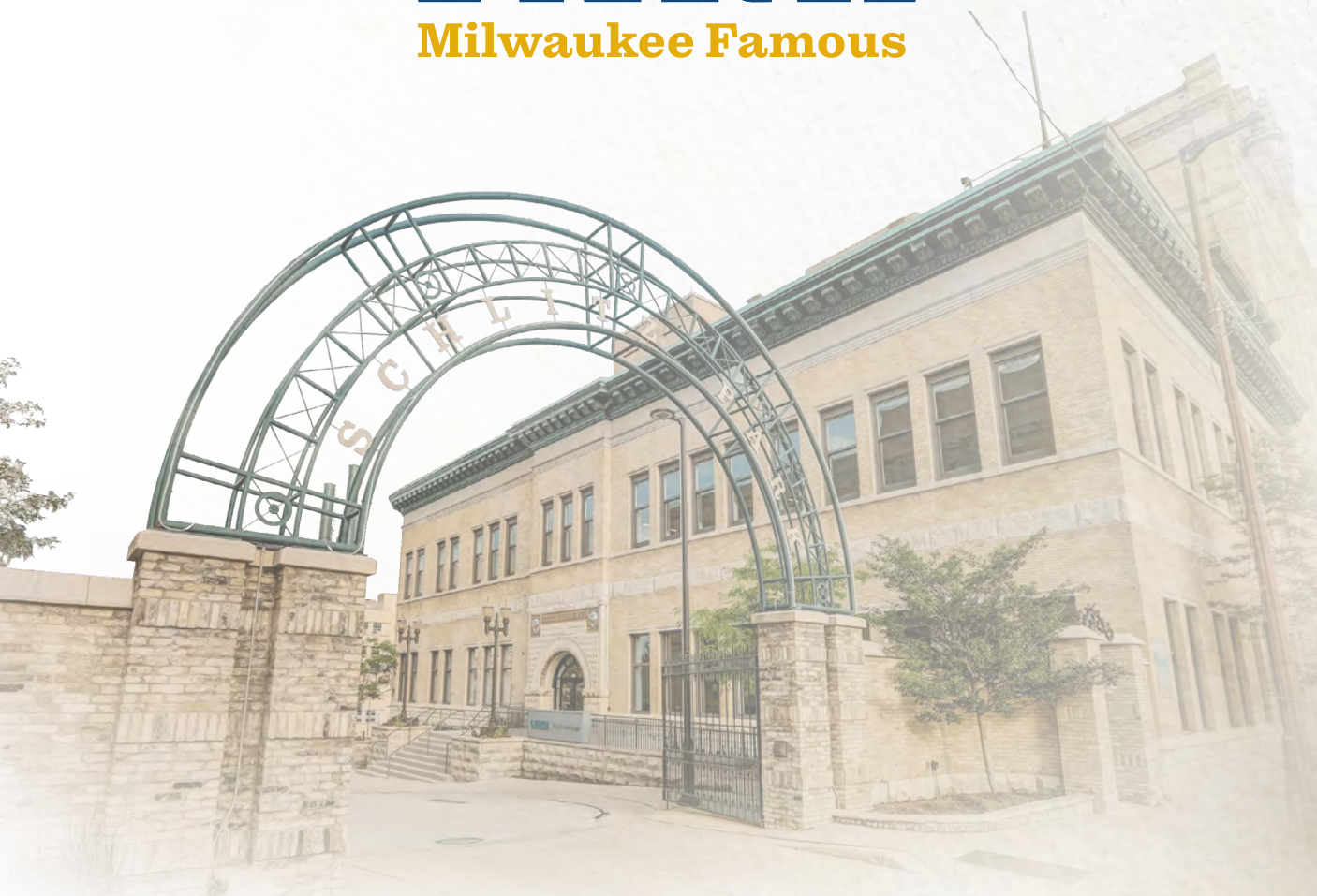
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# SCHLITZ

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M K E **PARK** W I S

**Milwaukee Famous**



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## PAST

Schlitz Brewery was founded in 1870 and operated in Milwaukee for over a century. The original complex consisted of 2.3 million SF of building area on 46 acres of land along the Milwaukee River. The brewery closed in 1982, and was quickly sold to a group of Milwaukee natives who had a vision for the site and believed they could bring new life to the property by redeveloping the site into an office park.

## PRESENT

The Milwaukee landmark that was once home to “The Beer That Made Milwaukee Famous” now houses a landmark office community unlike any other. With a combination of an urban location with the ease of a suburban campus, Schlitz Park transforms the tenant workday in a location that’s been at the epicenter of Milwaukee’s ever-evolving downtown landscape since the 1800’s. Recent renovations have enhanced the tenant experience, with better connectivity across campus, new amenities and fresh finishes.



### UNBEATABLE LOCATION

On the Milwaukee River, blocks away from Milwaukee’s deer district.

### AMENITIES

Walkable neighborhood with modern amenities.

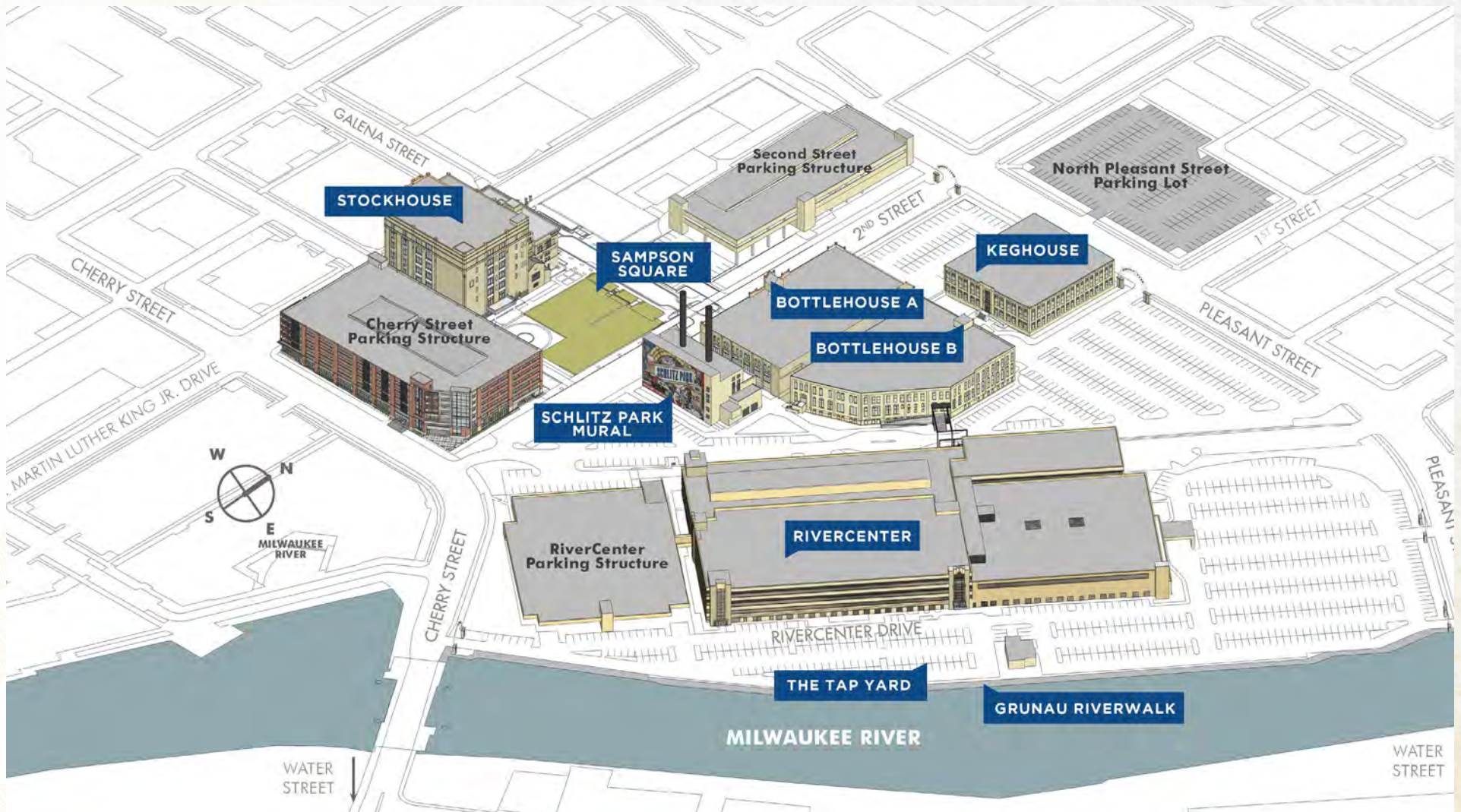
### FLEXIBLE FLOORPLATES

Four buildings that will accommodate tenants of various sizes.





# SITE PLAN





# SCHLITZ PARK OVERVIEW

Lease Rate: \$14.00 - \$16.00 NNN  
Parking: 3.2 / 1,000

Addresses	Rivercenter	1505 - 1575 N RiverCenter Dr
	Stockhouse	1543 N 2nd St
	Bottlehouse	A: 1610 N 2nd St
		B: 101 W Pleasant St
	Keghouse	111 W Pleasant St

Available:	Rivercenter	3,425 - 142,814 RSF
	Stockhouse	1,424 - 19,568 RSF
	Bottlehouse	A: 20,779 RSF
		B: 19,077 RSF
	Keghouse	3,908 - 9,610 RSF

## Amenities



Multiple Fitness Centers



Covered Parking



Electric Vehicle Charging Stations



Pedestrian Walking Trails and Green Space



BublR Bike Station



Milwaukee Riverwalk Access



Multiple Dining Options



24-Hour Security



Brick Interiors



Expansive Ceiling Heights



Ample Surface Parking



Strong Population Density



Campus Wide Wi-Fi



25 Metro Universities



Great Highway Access

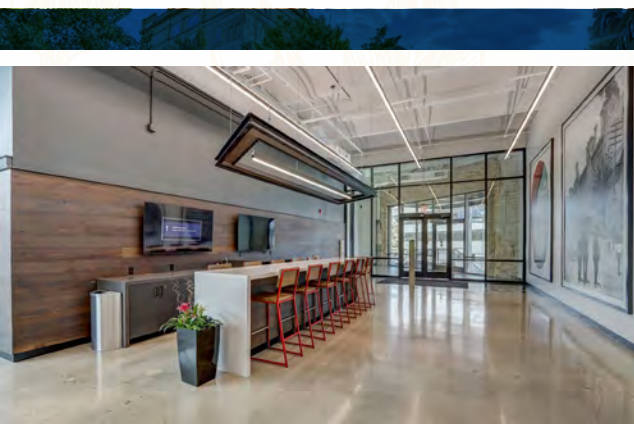
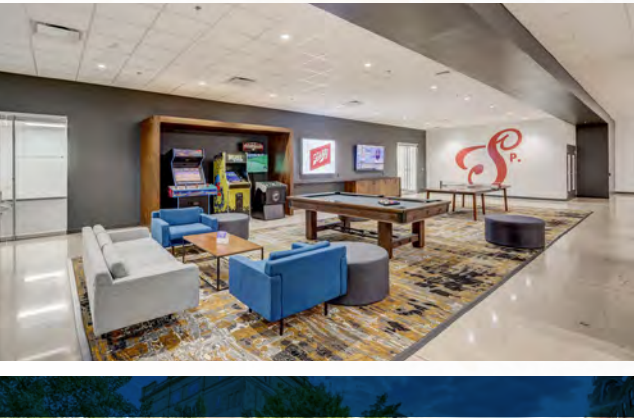


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# SCHLITZ PARK OVERVIEW





# NEIGHBORHOOD AMENITIES



## STEPS AWAY FROM URBAN CONVENIENCE

Walk or bike to nearby coffee shops, restaurants, and entertainment venues. The Schlitz Park campus is adjacent to Brewer's Hill, The Deer District, and the bustling Water Street strip.

## RESTAURANTS

Birch - 3 Minute Walk  
 Avli MKE - 4 Minute Walk  
 Ians Pizza - 6 Minute Walk  
 Deer District Restaurants - 7 Minute Walk  
 Lakefront Brewery - 7 Minute Walk  
 East Pointe Marketplace - 8 Minute Walk

## LANDMARKS

Water Street - 4 Minute Walk  
 Fiserv Forum - 9 Minute Walk  
 Marcus Center - 10 Minute Walk  
 Pabst Theater - 12 Minute Walk

## COFFEE SHOPS

Alderaan Coffee - 3 Minute Walk  
 Pilcrow Coffee - 6 Minute Walk  
 Interval - 6 Minute Walk  
 Starbucks - 8 Minute Walk

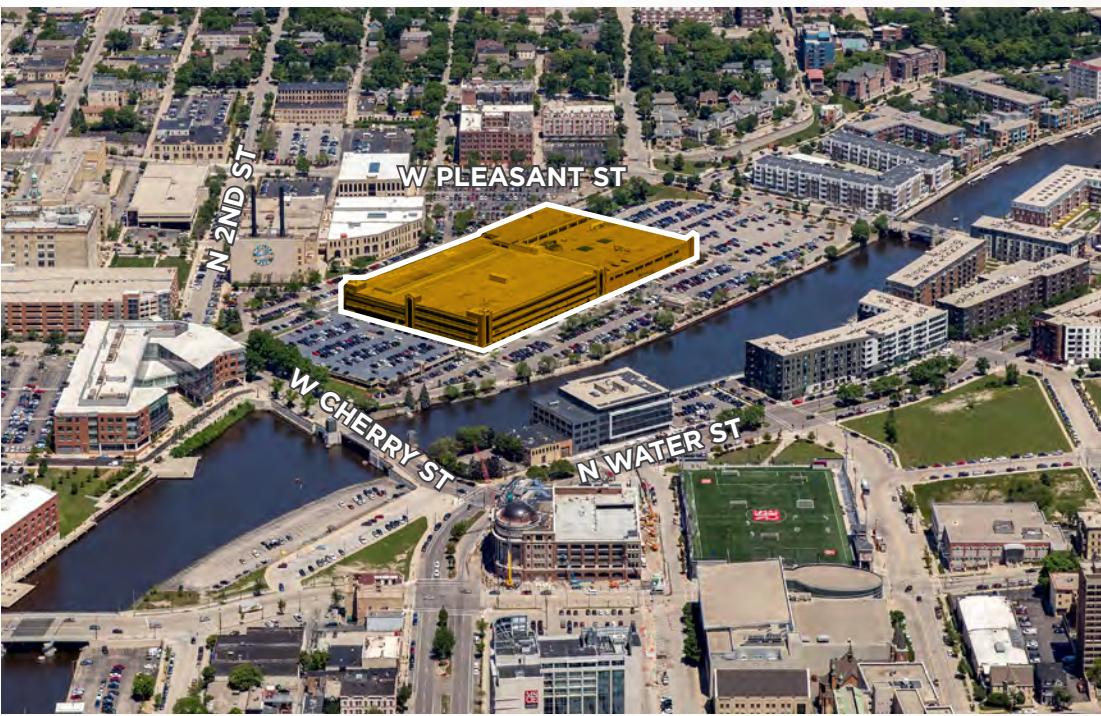


# RIVERCENTER

## OVERVIEW

Address:	1505 - 1575 N RiverCenter Dr
SF Available:	1st FL: 3,425 - 14,364 RSF MEZZ: 9,461 RSF 2nd FL: up to 142,814 RSF
Total Building SF:	439,992
Year Built / Renovated:	Est. 1947 Reno. 2021
Stories:	3

The largest building on the campus has a modern look and feel. The building has an expansive entertainment area with a variety of games, multiple conference and training room options, and an on-site fitness center. All with ample surface parking options and direct access to the Milwaukee River.



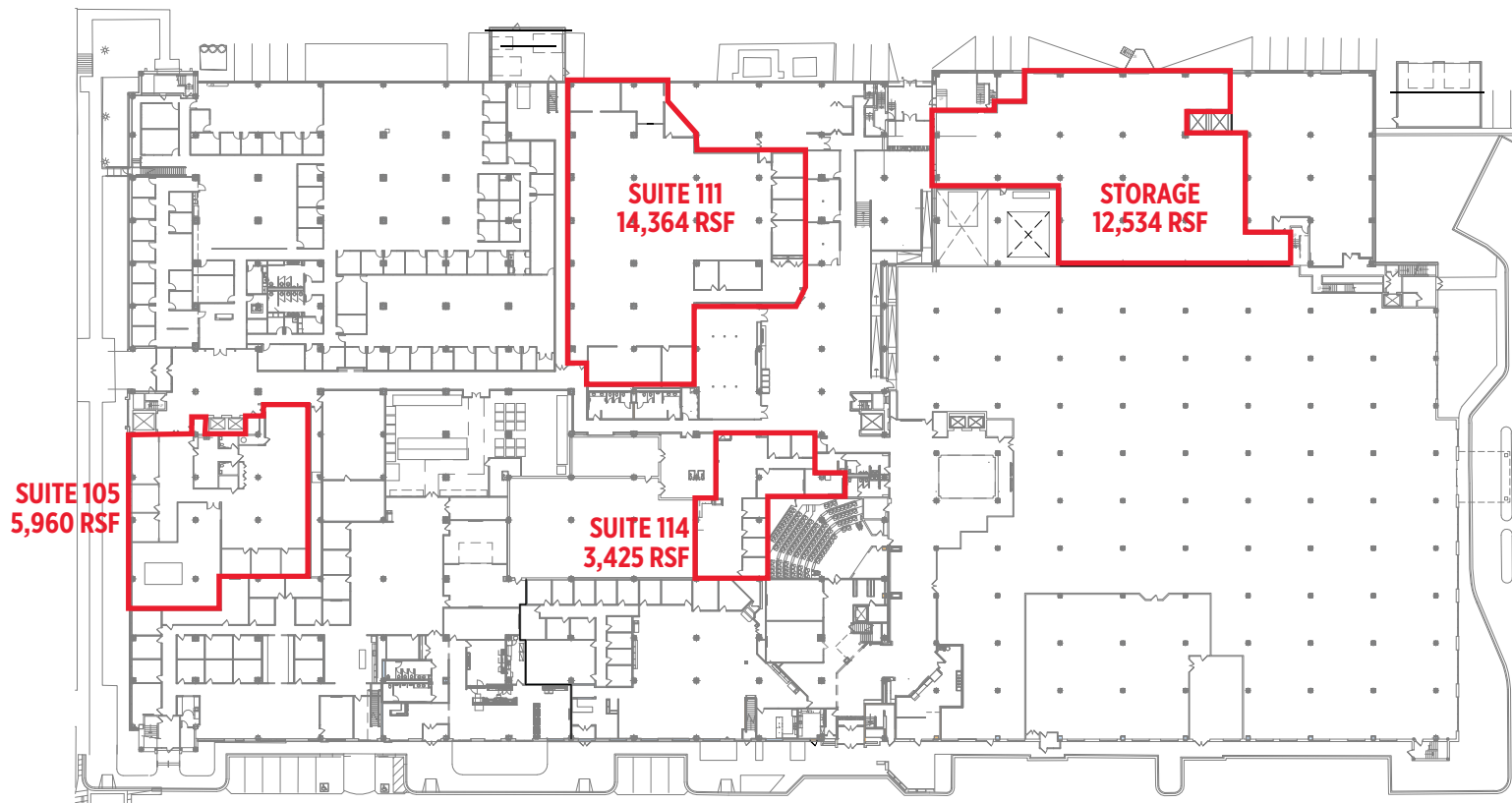
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# FLOOR PLAN

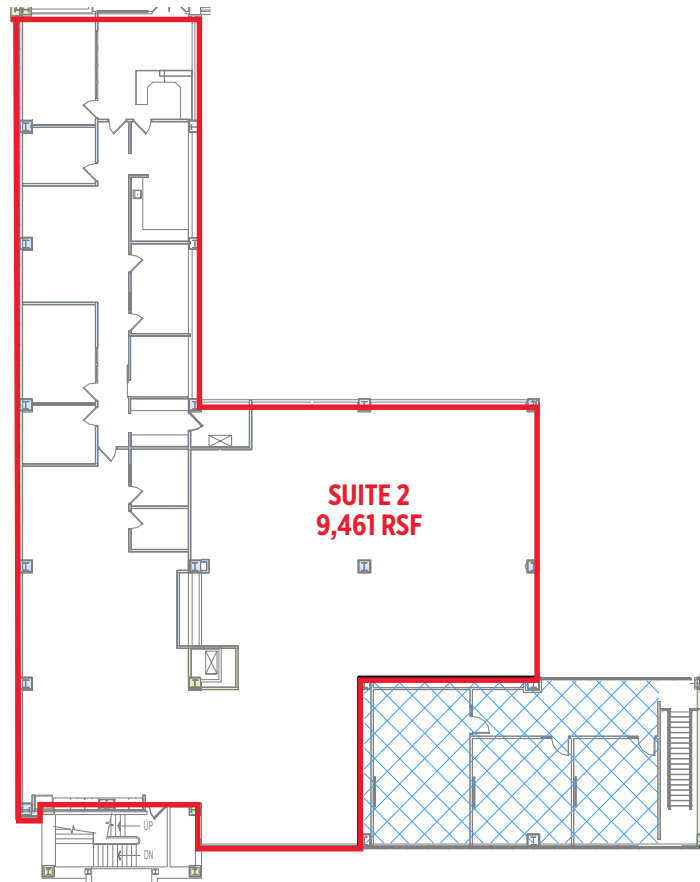
## 1ST FLOOR | RIVERCENTER





# FLOOR PLAN

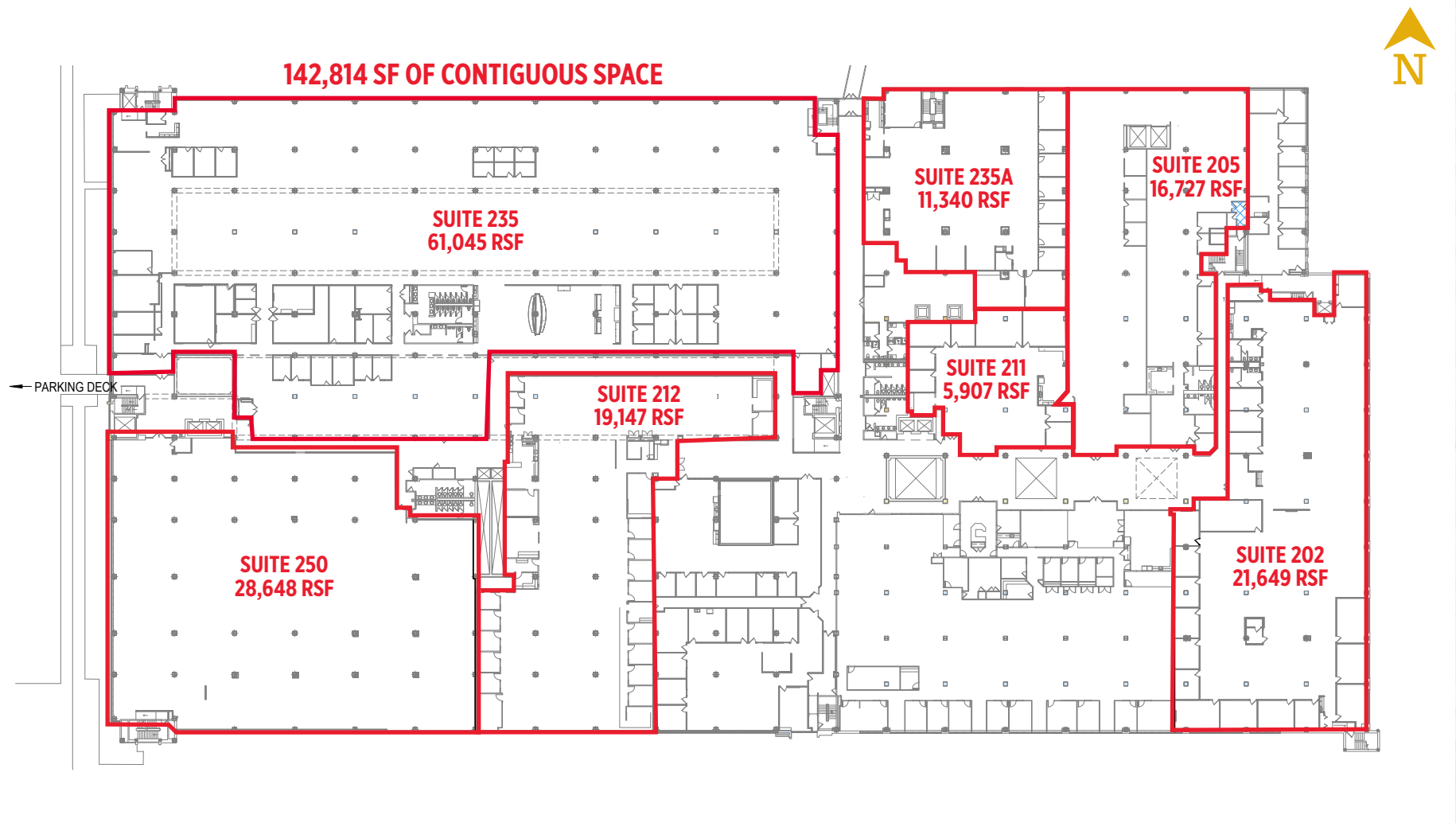
## 2ND FLOOR MEZZ | RIVERCENTER





# FLOOR PLAN

## 2ND FLOOR | RIVERCENTER



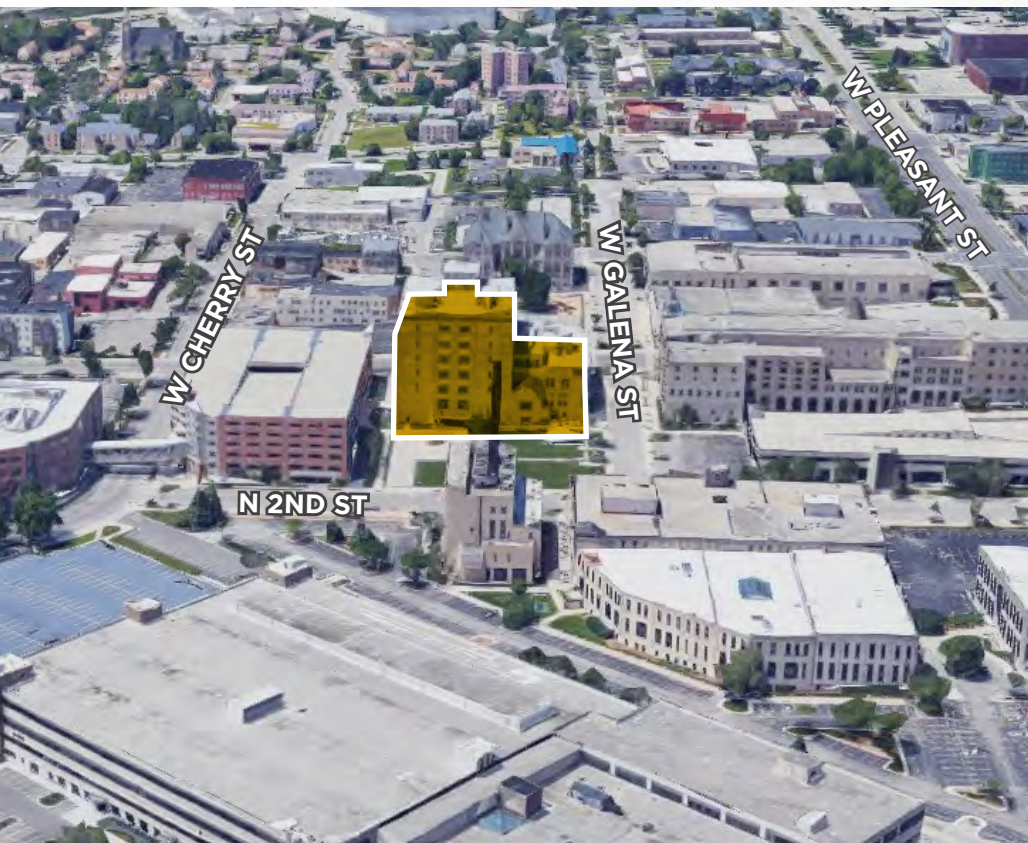


# STOCKHOUSE

## OVERVIEW

Address:	1543 N 2nd St
SF Available:	4th FL: 1,424 - 4,764 RSF 5th FL: 19,568 RSF
Total Building SF:	150,107
Year Built / Renovated:	Est. 1906 Reno. 2021
Stories:	7

As the former executive office for the Schlitz Brewery, the Stockhouse offers tremendous views of the Milwaukee skyline. The Stockhouse looks over Sampson Square, a half acre lawn available for employees events and other outdoor activities.





# FLOOR PLAN

## 4TH FLOOR | STOCKHOUSE





# FLOOR PLAN

## 5TH FLOOR | STOCKHOUSE

**SUITE 500**  
**19,568 RSF**



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# BOTTLEHOUSE

## OVERVIEW

Address:	1610 N 2nd St (A), 101 W Pleasant St (B)
SF Available:	1st Floor: 20,779 RSF 2nd Floor: 19,077 RSF
Total Building SF:	143,192
Year Built / Renovated:	Est. 1899/1907 Reno. 2021
Stories:	3

Originally built as two separate structures, Bottlehouse A and Bottlehouse B were connected in 2012. Offering two floors of space, many offices including cream city brick and original timber. Amenities in the building include an on-site fitness center and The Link, a common conference area suitable for large groups.



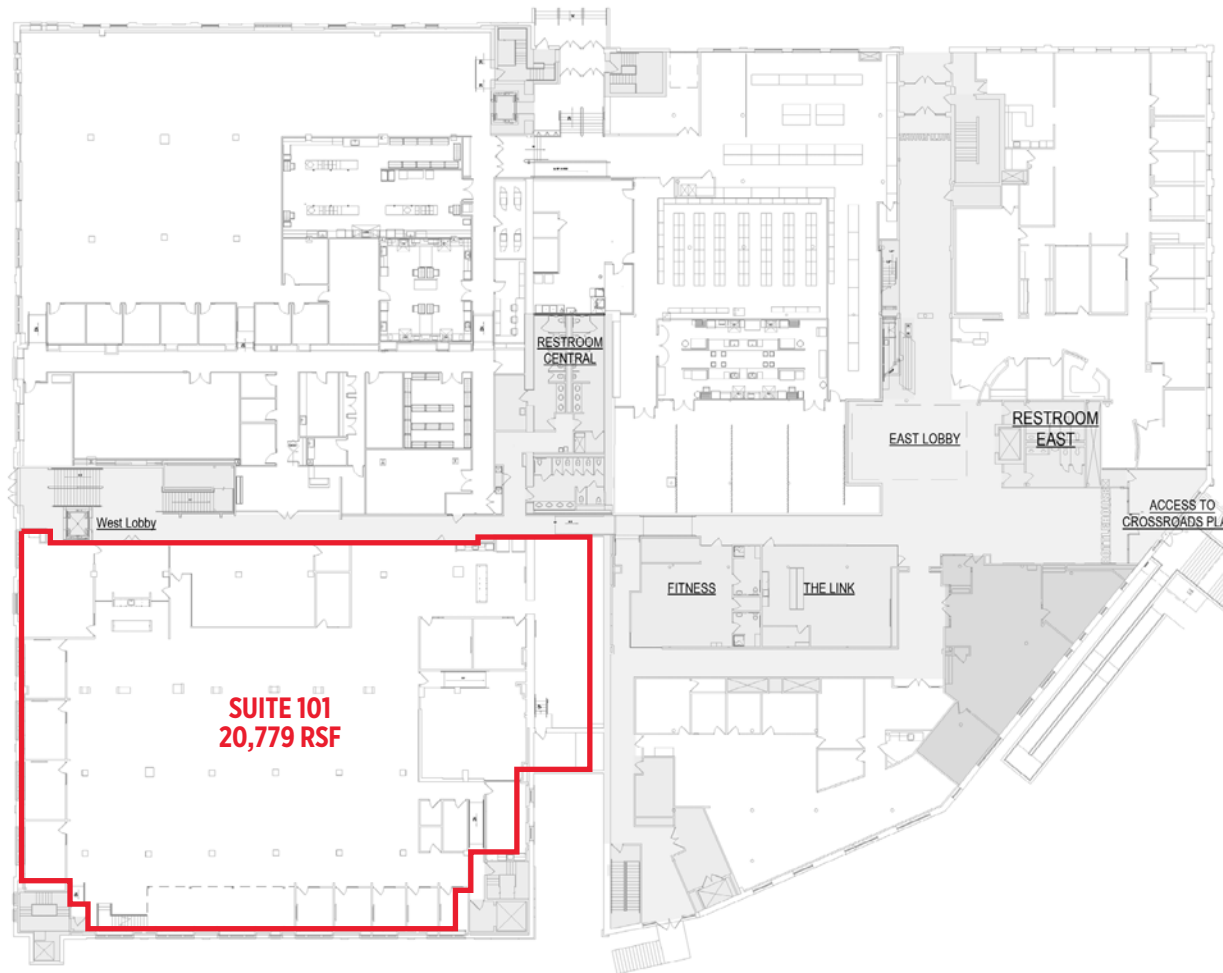
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# FLOOR PLAN

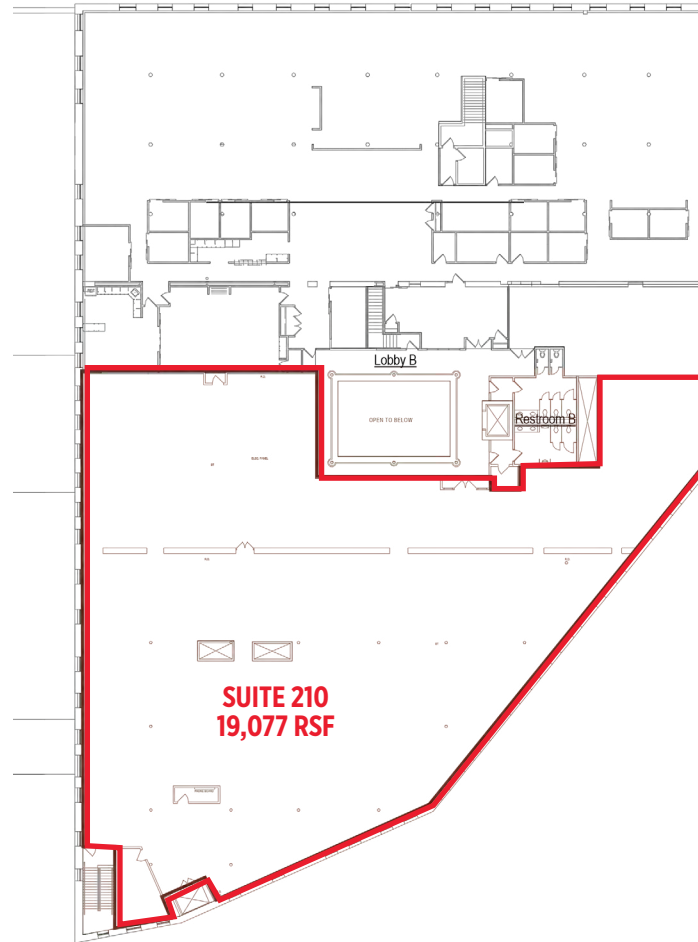
## 1ST FLOOR | BOTTLEHOUSE A





# FLOOR PLAN

## 2ND FLOOR | BOTTLEHOUSE B



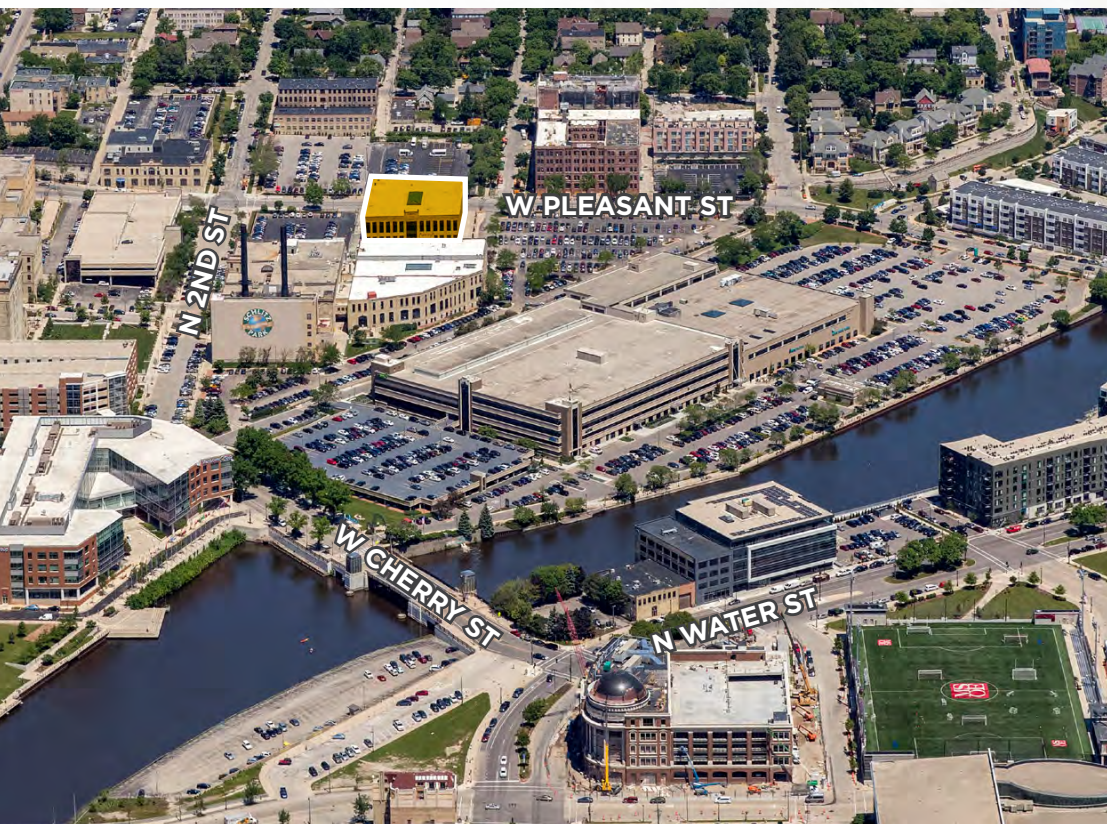


# KEGHOUSE

## OVERVIEW

Address:	111 W Pleasant St
SF Available:	1st FL: 3,908 - 9,610 RSF
Total Building SF:	45,568 SF
Year Built / Renovated:	Est. 1901 Reno. 2014
Stories:	2

With its two-story atrium and impressive ceiling heights, the Keghouse can offer smaller tenants branding opportunities in addition to access to all of the other amenities at Schlitz Park.



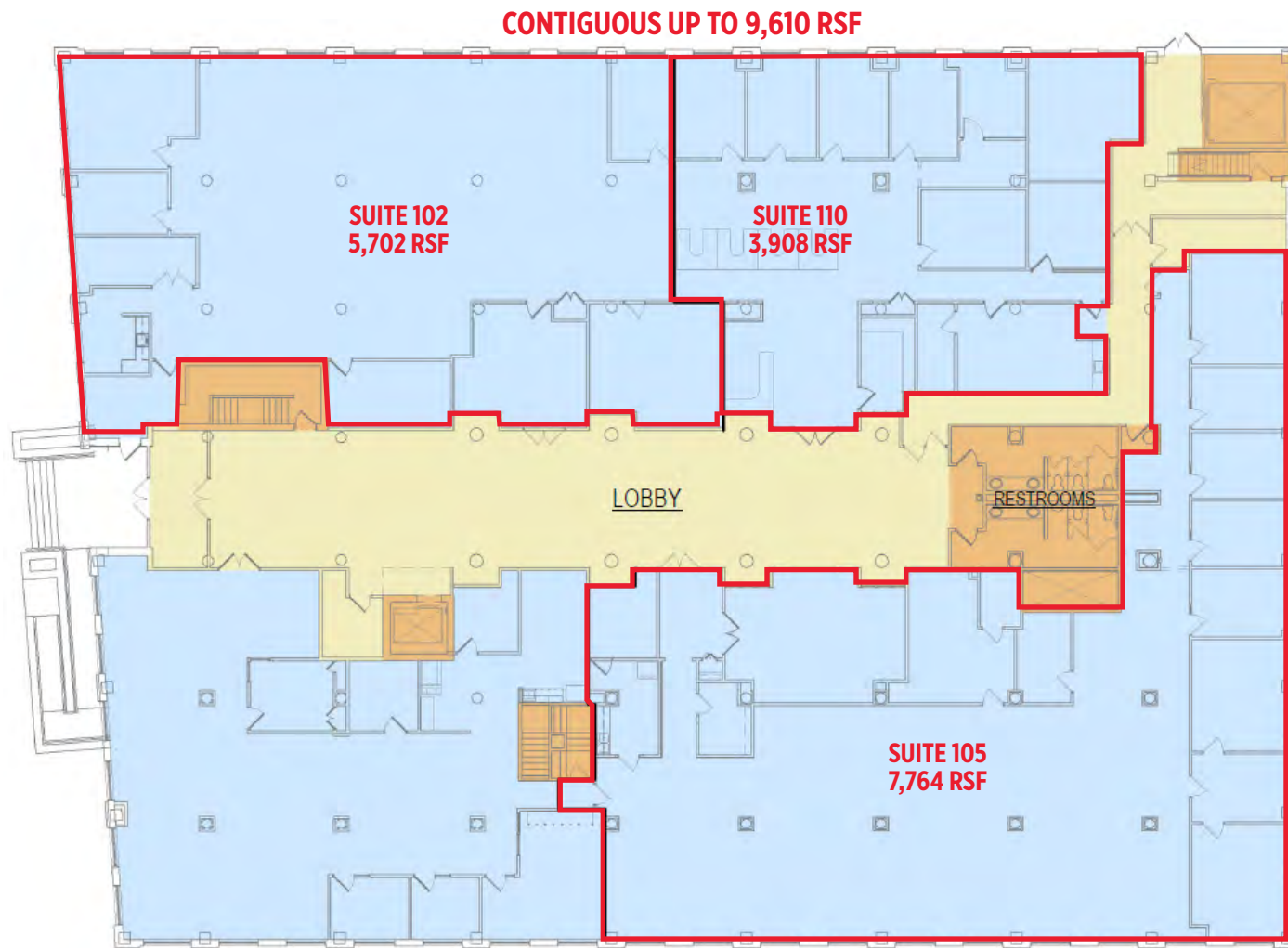
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# FLOOR PLAN

## 1ST FLOOR | KEGHOUSE







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