



Investment Opportunity

Office Condo - Units 4 & 5

Century Building

230 W Wells Street, Floors 7 & 8
Milwaukee, WI 53203

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By acknowledging your receipt of this Offering Memorandum, you agree:

- 1) The Offering Memorandum and its contents are confidential;
- 2) You will hold it and treat it in the strictest of confidence;
- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller; and
- 4) By accepting this material, you are not entering into a co-broker relationship with Colliers or Seller. Neither Colliers nor Seller has any obligation to pay a commission to outside brokers unless agreed to via a separate agreement
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If you wish not to pursue negotiations leading to the acquisition of the Century Building, Floors 7 & 8 or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

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Portfolio Overview

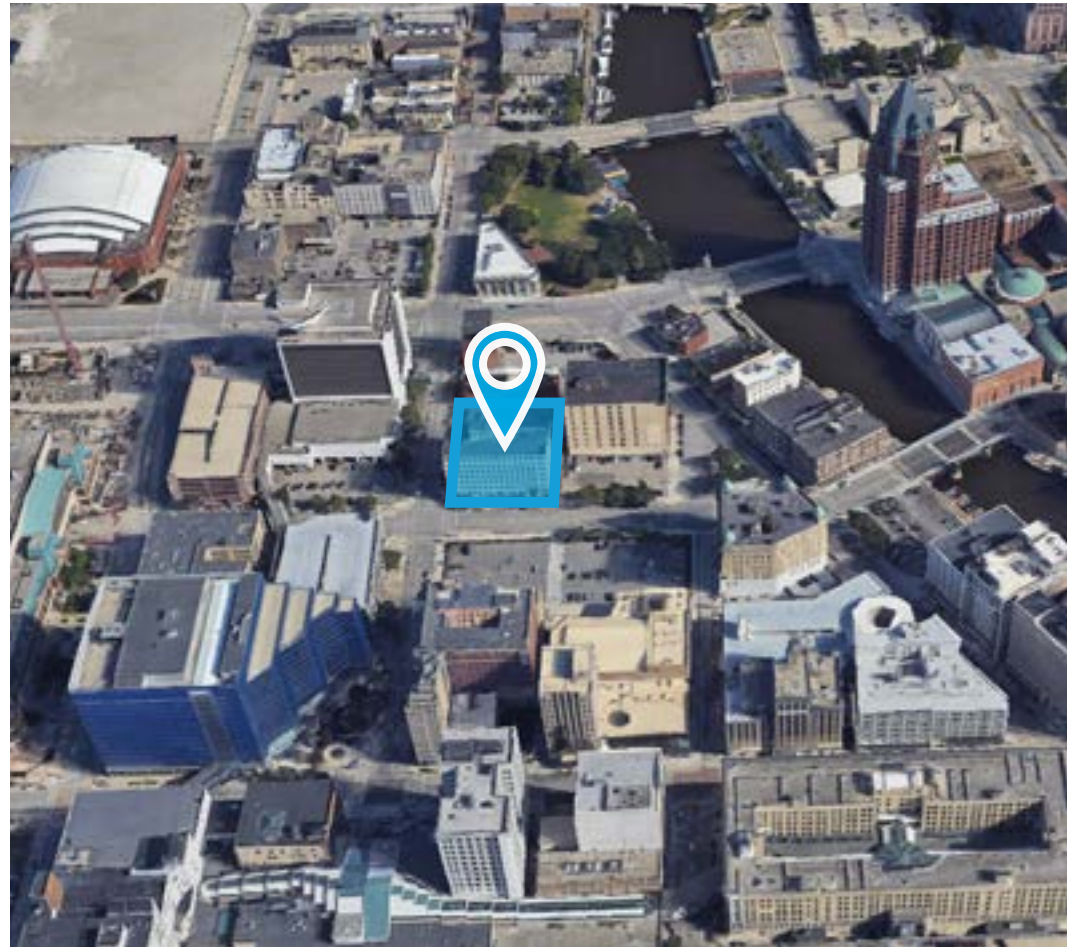
Colliers | Wisconsin is pleased to exclusively market for sale an office condo on the seventh and eighth floors of the Century Building. Situated in Downtown Milwaukee's Westtown neighborhood, this property is in close proximity to the rapidly expanding Deer District.

Crafted by Alfred S. Alschuler, the Century Building, an eight-story structure, was completed in 1925. Its first floor served as commercial space, while the upper levels were dedicated to offices. Its structural framework incorporates reinforced-concrete columns and beams, featuring a terracotta veneer on the primary facades (west and south) and brick infill on the north and east elevations. Preserving its historic charm, the lobby showcases various original elements, including marble walls and flooring, doors, and fixtures.

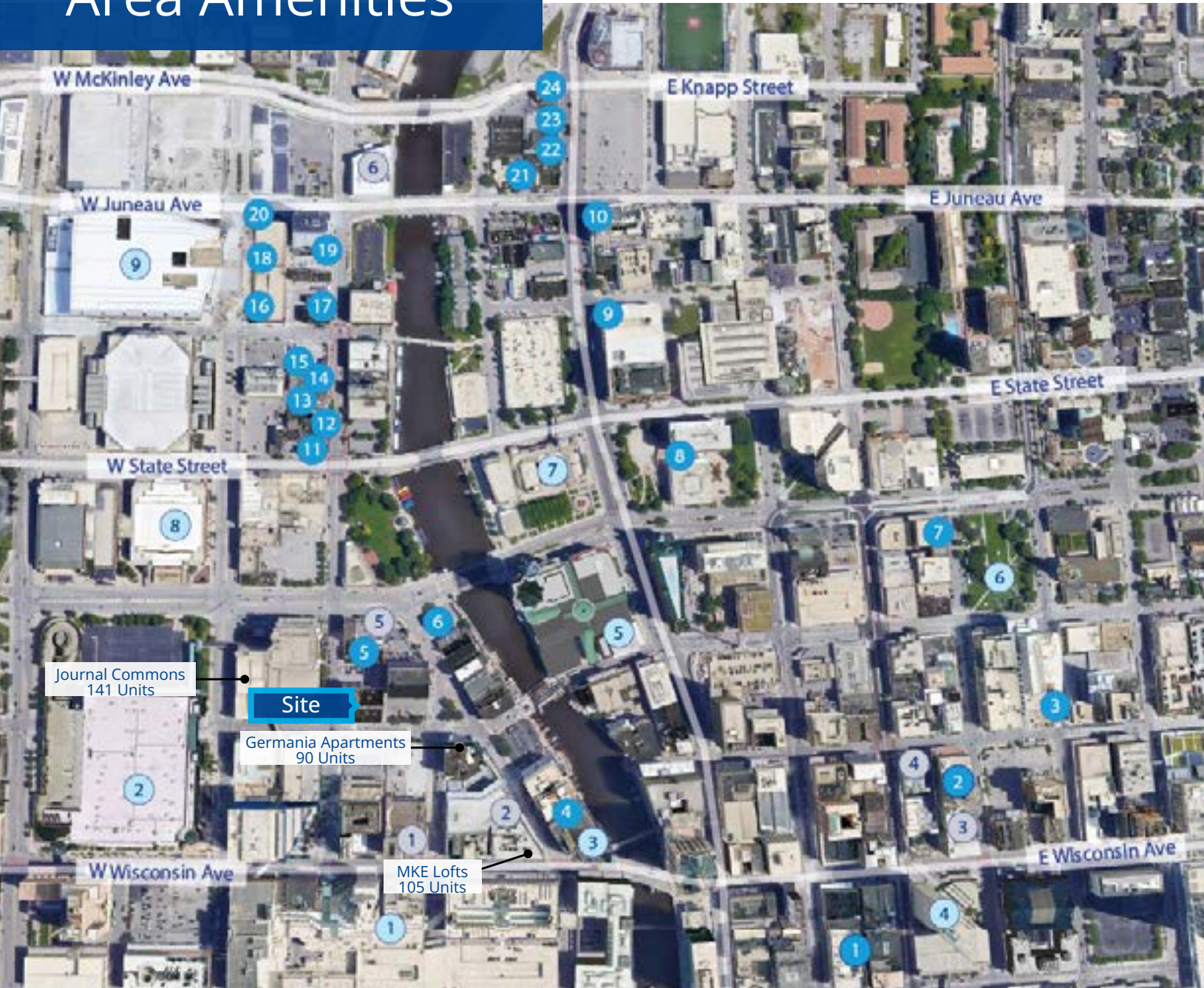
Asking Price: \$1,229,390

Price Per SF: \$46.44

Annual Income: \$36,840



Area Amenities



Bar/Restaurant/Cafe

1. Amalinda
2. Mason Street Grill
3. Ward's House of Prime
4. Mo's...A Place for Steaks
5. Caledrone
6. Benihana
7. Elsa's on the Park
8. Starbucks
9. Rumpus Room
10. Qdoba
11. Taco Mike's
12. Who's on Third
13. Milwaukee Brat House
14. Deer Camp Mke
15. Mader's
16. Drink Wisconsinly Pub
17. Brick3
18. The Mecca Sports Bar
19. Uncle Buck's
20. Good City Brewing

Hotels

1. Fairfield Inn
2. Hampton Inn
3. The Pfister
4. Hotel Metro
5. Hyatt
6. Aloft

Entertainment/Area Attractions

1. The Avenue MKE
2. The Wisconsin Center
3. The Riverside Theatre
4. Wisconsin Athletic Club
5. The Pabst Theatre
6. Cathedral Square Park
7. Marcus Center for the Performing Arts
8. UWM Panther Arena
9. Fiserv Forum

Rent Roll

Tenant Name	Lease From	Lease To	Square Feet	Annual Base Rent	Rent PSF
7th Floor					
Vacant	-	-	3,879 SF	-	-
Vacant	-	-	1,844 SF	-	-
Vacant	-	-	4,349 SF	-	-
8th Floor					
Vacant	-	-	9,141 SF	-	-
Vacant	-	-	754 SF	-	-
Rooftop					
Dish Wireless	07/01/28	06/30/28	-	\$14,400	-
T-Mobile	04/19/21	04/18/26	-	\$22,440	-

Property Overview



Property Details

Address:	230 W Wells St, Floors 7 & 8 Milwaukee, WI 53203
County:	Milwaukee
Tax Key:	392-3004-000, 392-3005-000
Asset Class:	Office
Condo Size:	26,472 SF
Year Built:	1925
Zoning:	Commercial - Central Business
2023 Assessment:	\$948,000
2023 Taxes:	\$24,196.89



Contact Us

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