

F3

507 EAST MICHIGAN  
MILWAUKEE, WIS.

PATENT  
EST. 1902  
BB  
BLOCK

A HISTORIC CONNECTION  
WITH A MODERN NEW VISION

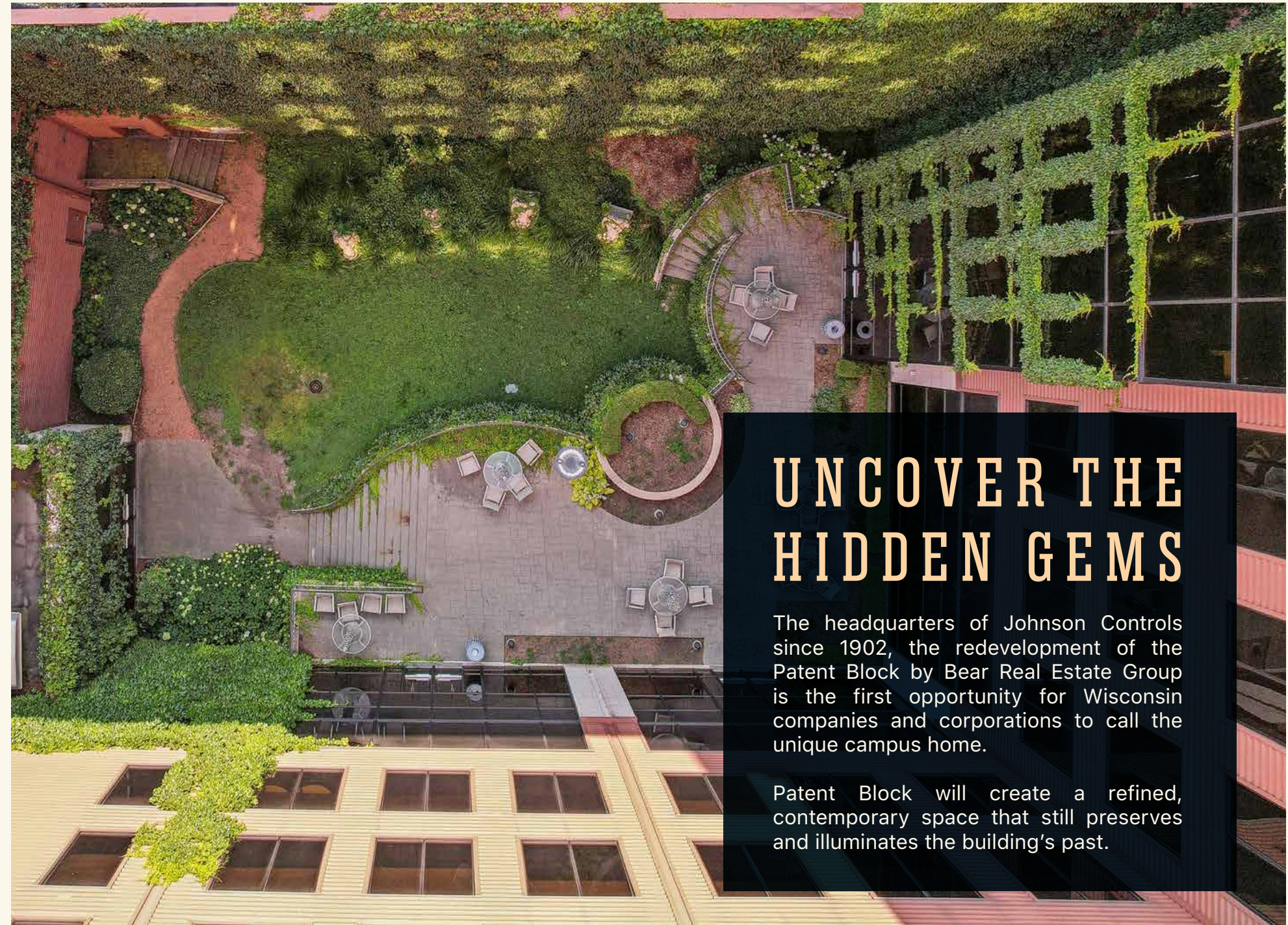


# PATENT BLOCK ST. HO



## INDUSTRIALISM + HERITAGE INTO MODERN INNOVATION

Rooted in the spirit of industrialism & heritage, The Patent Block honors over a century of innovation, resilience, and a dedication to excellence. Embracing the industrious drive and enduring craftsmanship of the past, The Patent Block is also a symbol of progression and optimism, representing a bold new chapter of growth and modernity. Radiating a dynamic energy, it propels us forward, fostering a space where tradition meets contemporary vision—an invitation to build, create, and inspire in an ever-evolving world.



## UNCOVER THE HIDDEN GEMS

The headquarters of Johnson Controls since 1902, the redevelopment of the Patent Block by Bear Real Estate Group is the first opportunity for Wisconsin companies and corporations to call the unique campus home.

Patent Block will create a refined, contemporary space that still preserves and illuminates the building's past.



RENDERING



### A LANDMARK LOCATION WITH TIMELESS APPEAL

The property features two connected seven-story buildings, each with a flexible layout and multiple entry points from surrounding streets. The building's historic exterior is enhanced by large windows and expansive window lines, flooding the interior with natural light. The central courtyard of the campus further enhances daylighting within the spaces. In addition to strategically placed elevators, numerous restrooms throughout the building make it easier to divide the floorplates efficiently, reducing the need for costly corridors and renovations.

### PROPERTY SPECS



247,610 RSF approx.  
BUILDING SIZE



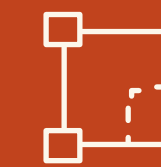
\$16.00-\$18.00/SF NNN  
LEASE RATE



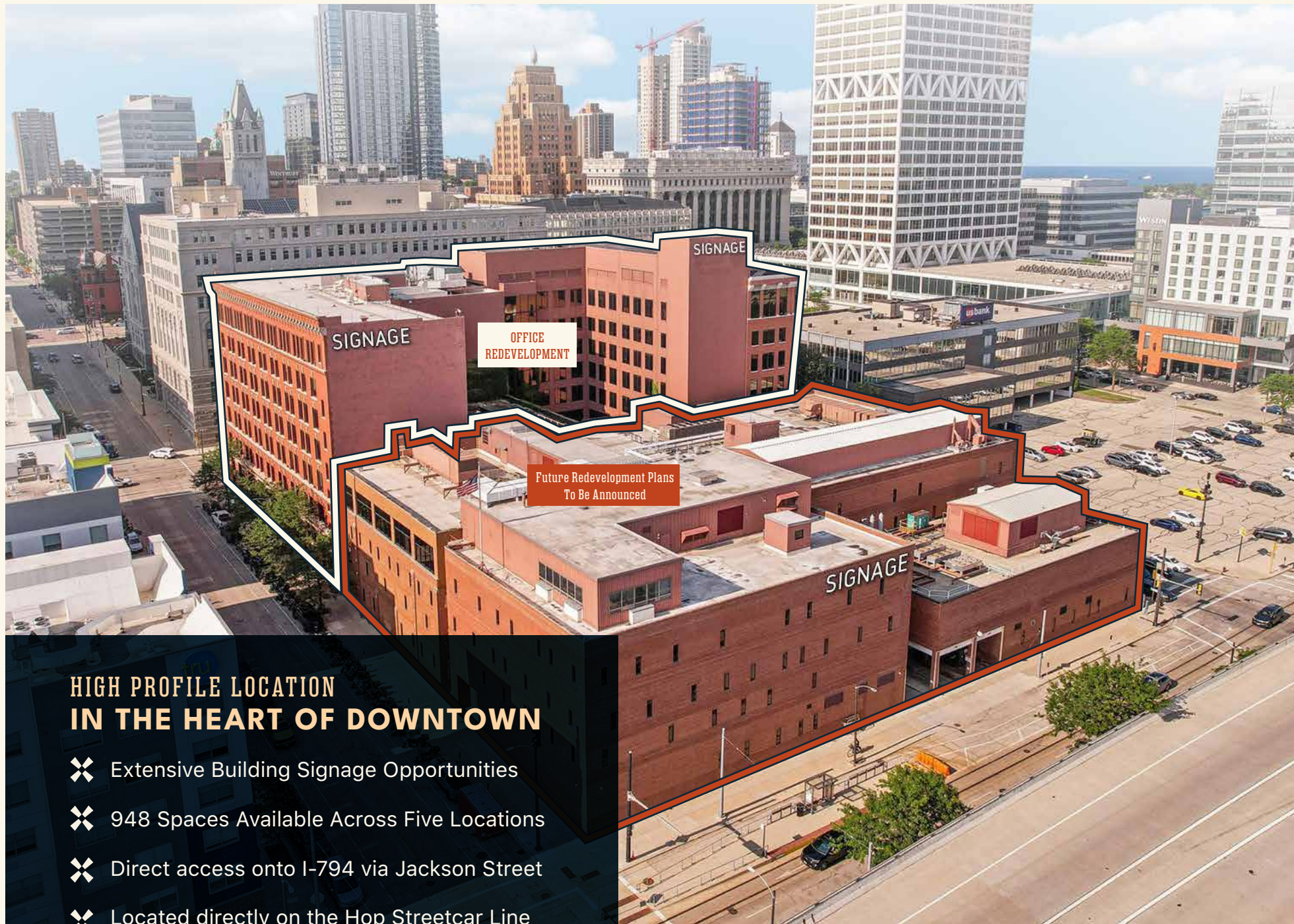
28,603 - 34,682 RSF  
TYPICAL FLOORPLATES



948 SPACES (4/1,000 SF)  
535 N MILWAUKEE - 501 SPACES  
212 N MILWAUKEE - 192 SPACES  
630 E BUFFALO - 152 SPACES  
515 E CLYBOURN - 66 SPACES  
433 E CLYBOURN - 37 SPACES



14,000 RSF  
MINIMUM DIVISIBLE



## HIGH PROFILE LOCATION IN THE HEART OF DOWNTOWN

- ✦ Extensive Building Signage Opportunities
- ✦ 948 Spaces Available Across Five Locations
- ✦ Direct access onto I-794 via Jackson Street
- ✦ Located directly on the Hop Streetcar Line



### ARTS & EVENTS

- 34 Lily Pad Gallery West
- 40 Milwaukee Chamber Theater
- 40 Skylight Theater
- 23 The Grain Exchange
- 3 The Pabst Theater

### HEALTH & FITNESS

- 32 Barre3
- 26 Club Pilates
- 16 Golds Gym
- 5 Milwaukee Athletic Club
- 26 Orange Theory Fitness
- 28 Solidcore

### HOTELS & LODGING

- 15 Drury Plaza Hotel Milwaukee
- 19 Hilton Garden Inn Milwaukee
- 23 Homewood Suites by Hilton
- 41 Holiday Inn Express
- 12 Hotel Metro
- 35 Kimpton Journeyman
- 20 Kinn Guesthouse
- 21 Milwaukee Marriot
- 11 The Pfister
- 22 The Westin
- 41 Tru by Hilton

### 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
- 13 Carbon Steak
- 12 Carnivore
- 25 Central Standard Distillery
- 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
- 15 Freshii
- 23 Fore Milwaukee
- 17 Grassroots Salad Company
- 26 Holey Moley Doughnuts & Coffee
- 4 Jimmy Johns
- 33 Jing's
- 36 Kanpai Izakaya
- 32 Lucky Ginger
- 11 Mason Street Grill
- 4 Milwaukee Water Front Deli
- 24 Milwaukee Public Market
- 34 Onesto
- 6 Ouzo Café
- 33 Press
- 4 Rodizio Grill Milwaukee

- 30 Shake Shack
- 26 Smoke Shack
- 8 Sport Club
- 19 Social Tavern
- 21 Starbucks
- 22 Stella Van Buren
- 39 Sweet Diner
- 23 Swinging Door Exchange
- 7 Taylor's
- 28 The Edison
- 35 The Outsider
- 29 The Wicked Hop
- 20 The Wolf
- 12 Third Coast Provisions
- 35 Tre Rivali
- 23 Tupelo Honey
- 9 Ward's House of Prime
- 13 Zarletti

### SALONS & BARBERS

- 4 Di Carlo Salon and Barbershop
- 37 Dry Bar
- 1 East Town Spa
- 27 Groom for Men
- 13 Milwaukee Street Barber Shop
- 28 Neroli Salon and Spa
- 23 Nula Nail Salon
- 23 Ricco's Swinging Door Barber
- 5 Salon Cass
- 32 Seva
- 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
- 28 Moda 3
- 34 NL Suits
- 20 Power's Jewelry
- 37 Restoration Hardware Outlet
- 34 Shoo
- 29 SoHo Boutique
- 24 Milwaukee Public Market
- 5 Urban Milwaukee - The Store
- 30 West Elm
- 29 Warby Parker



EXISTING  
FURNITURE  
AVAILABLE

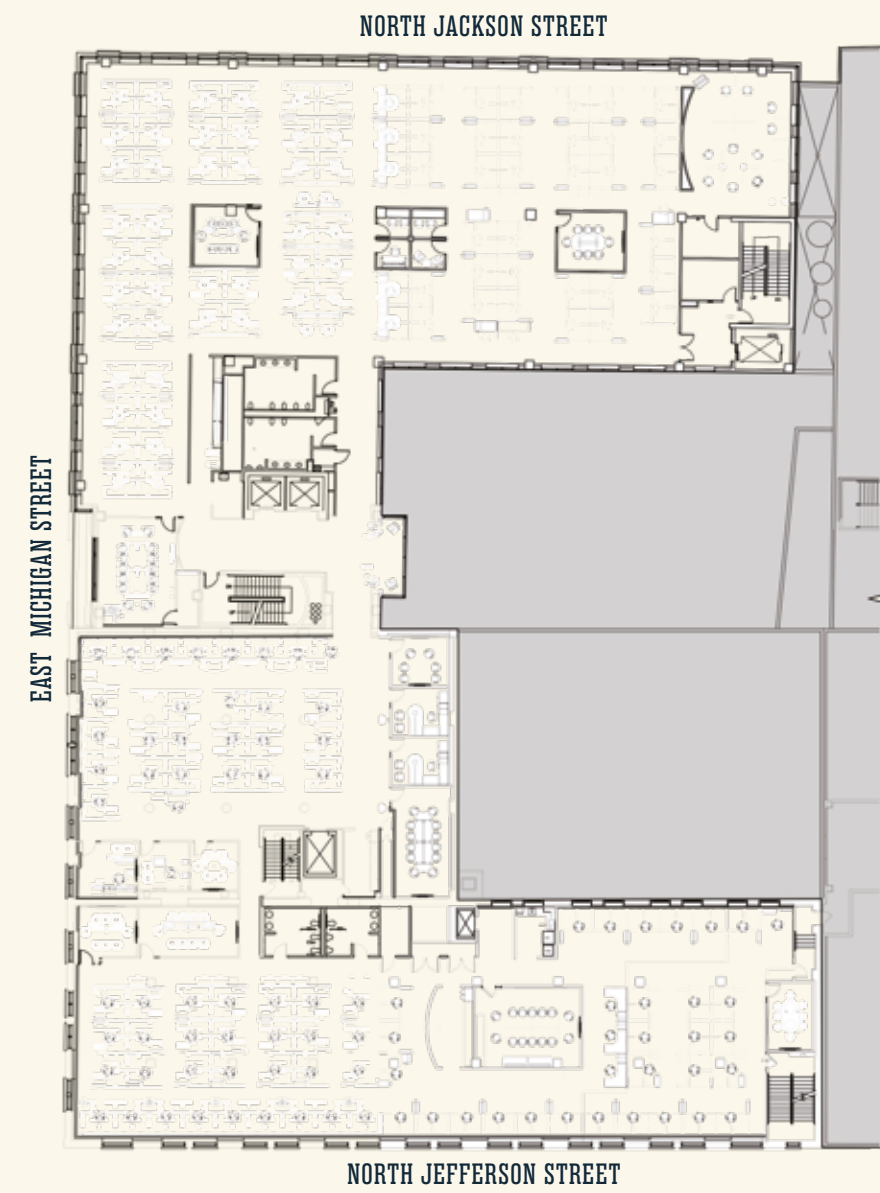
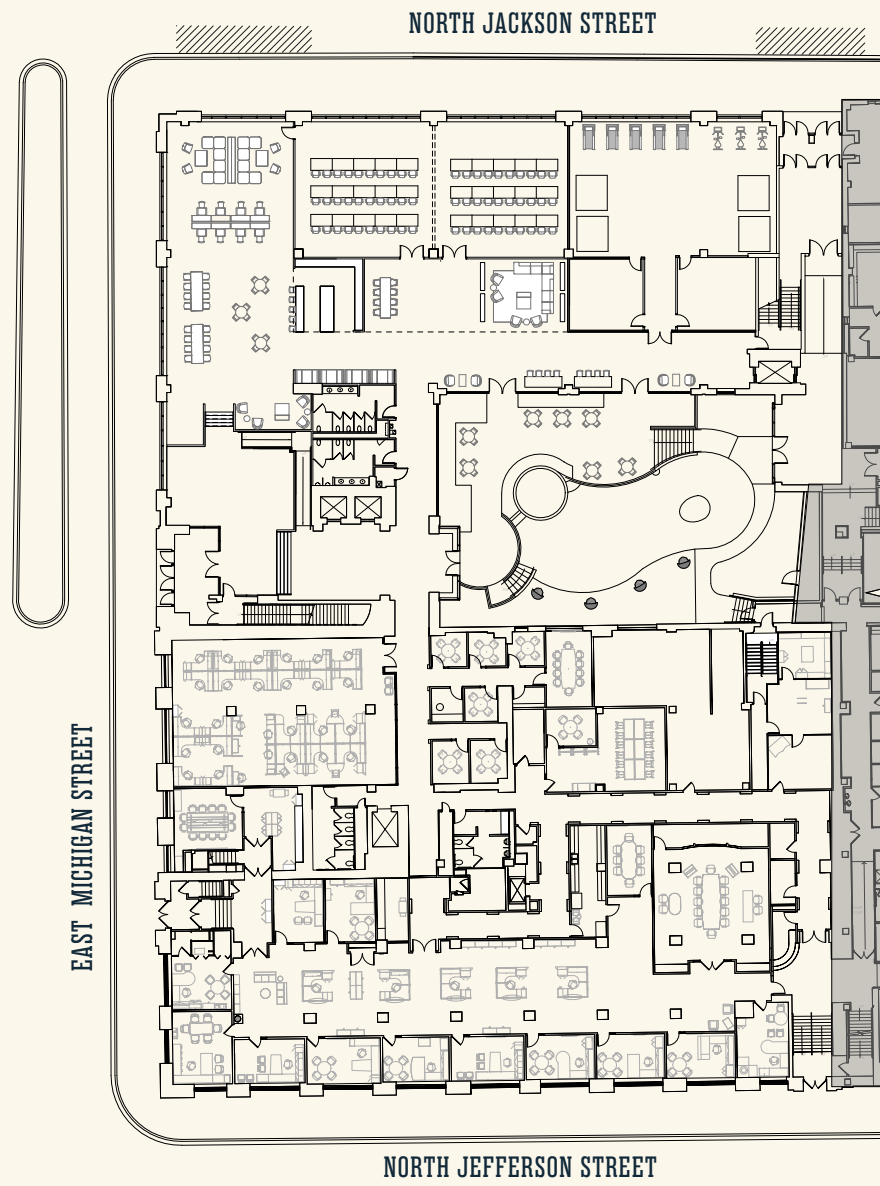


**FLOOR 1** 34,650 RSF

**FLOORS 2-3** 34,682 RSF

**FLOORS 4-6** 28,603 RSF

**FLOOR 7** 28,603 RSF





## STATE-OF-THE-ART AMENITIES CUSTOMIZED TO TENANT NEEDS

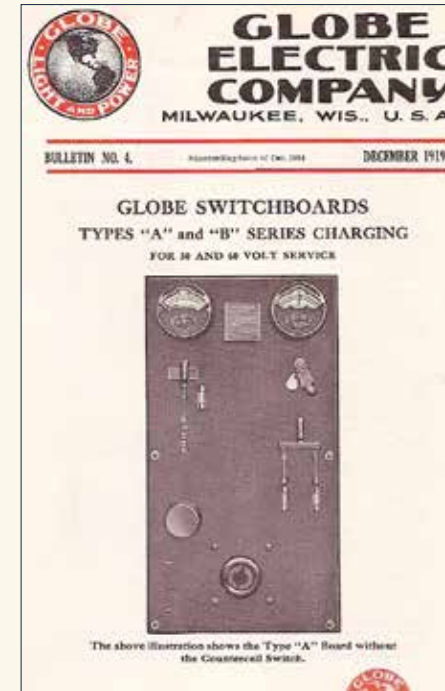
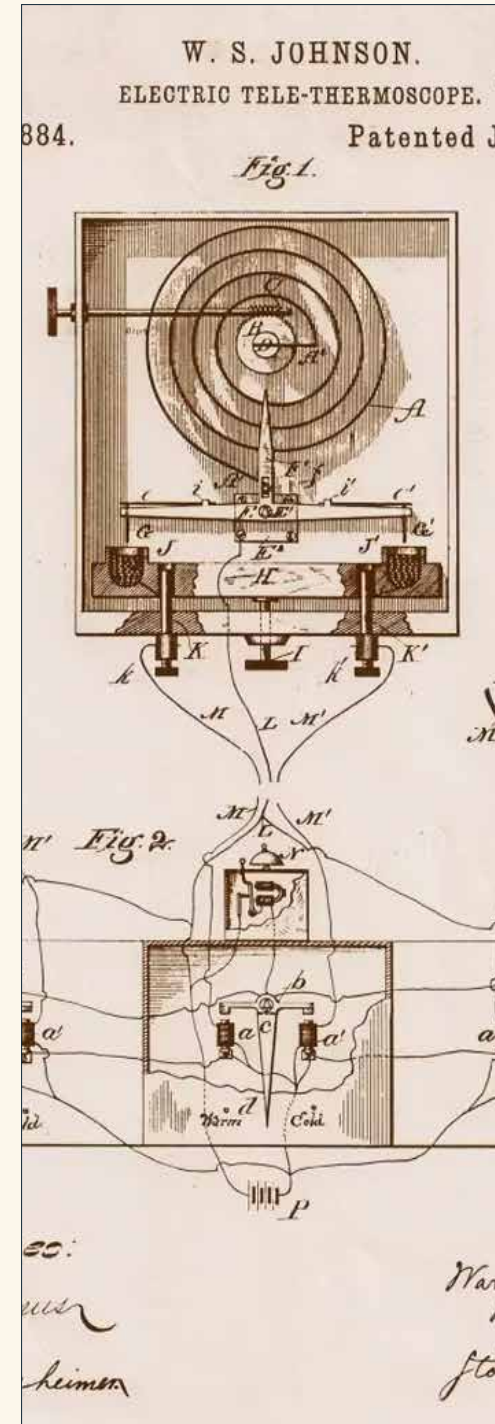
The redevelopment of the Patent Block places the Tenant needs at top priority. Initial tenants will have the opportunity to help shape the building's amenities and tailor them to support their unique preferences -- ensuring an environment that enhances productivity, comfort, and community.

Current plans include a common conference center and breakout spaces with cutting-edge technology, high-end fitness center with locker rooms, and an indoor/outdoor lounge utilizing the existing courtyard.



# “THE PATENT BLOCK” EMBODIES THE PIONEERING SPIRIT OF INVENTION AND PROGRESS

Paying homage to the legacy of Warren S. Johnson, the inventor behind over 50 patents for Johnson Control.





PATENT  
EST. **PB** 1902  
BLOCK

**CONTACTS**

NED PURTELL, CCIM, SIOR

414.249.2330

[NPURTELL@FOUNDERS3.COM](mailto:NPURTELL@FOUNDERS3.COM)

JOHN DAVIS

414.249.2303

[JDAVIS@FOUNDERS3.COM](mailto:JDAVIS@FOUNDERS3.COM)

**FOUNDERS 3**  
REAL ESTATE SERVICES

**BEAR** GROUP  
REAL ESTATE

507 EAST MICHIGAN  
MILWAUKEE, WIS.