

ATLAS
AT THE TANNERY

An Authentic Creative Office
in Milwaukee's Cultural Hub

R
2
COMPANIES

FOUNDERS | 3





THE ATLAS BUILDING

600 W VIRGINIA STREET
MILWAUKEE, WISCONSIN

Building Size:	67,760 GSF																		
Suites Available:	<table border="0"> <tr> <td>Suite 100:</td> <td>3,129 RSF</td> </tr> <tr> <td>Suite 101:</td> <td>2,790 RSF</td> </tr> <tr> <td>Suite 201:</td> <td>1,976 RSF</td> </tr> <tr> <td>Suite 202:</td> <td>3,500 RSF (Available 5/1/2025)</td> </tr> <tr> <td>Suite 203:</td> <td>830 RSF (Available 5/1/2025)</td> </tr> <tr> <td>Suite 400:</td> <td>9,680 RSF</td> </tr> <tr> <td>Suite 502:</td> <td>4,706 RSF</td> </tr> <tr> <td>Suite 503:</td> <td>489 RSF</td> </tr> <tr> <td>Suite 601:</td> <td>3,091 RSF</td> </tr> </table>	Suite 100:	3,129 RSF	Suite 101:	2,790 RSF	Suite 201:	1,976 RSF	Suite 202:	3,500 RSF (Available 5/1/2025)	Suite 203:	830 RSF (Available 5/1/2025)	Suite 400:	9,680 RSF	Suite 502:	4,706 RSF	Suite 503:	489 RSF	Suite 601:	3,091 RSF
Suite 100:	3,129 RSF																		
Suite 101:	2,790 RSF																		
Suite 201:	1,976 RSF																		
Suite 202:	3,500 RSF (Available 5/1/2025)																		
Suite 203:	830 RSF (Available 5/1/2025)																		
Suite 400:	9,680 RSF																		
Suite 502:	4,706 RSF																		
Suite 503:	489 RSF																		
Suite 601:	3,091 RSF																		
Floorplates:	9,680 RSF																		
Max Contiguous:	9,680 RSF																		
Lease Rate:	\$16.00 - \$17.00/SF Net																		
Dedicated Parking:	3 Spaces per 1,000 SF Leased																		
Est. OPEX:	\$9.60/SF																		



BUILDING FEATURES
The Atlas Building

CENTRAL, VIBRANT LOCATION:

Located within Milwaukee's Cultural Hub – Walker's Point – The Atlas is within walking distance to Milwaukee's best restaurants, nightlife and local attractions.

THE BUILDING:

The Atlas Building is a seven-story brick & beam structure – built in 1913. Once the hub of tannery operations at the Pfister and Vogel Leather Company in the early 20th Century, the building was later converted to the Atlas Industrial Center, which served as a bonded U.S. Customs warehouse. Today, the building boasts a modern lobby and amenities, with unique octagonal pillars and striking city views – the building is truly one-of-a-kind.

AMENITY PACKAGE:

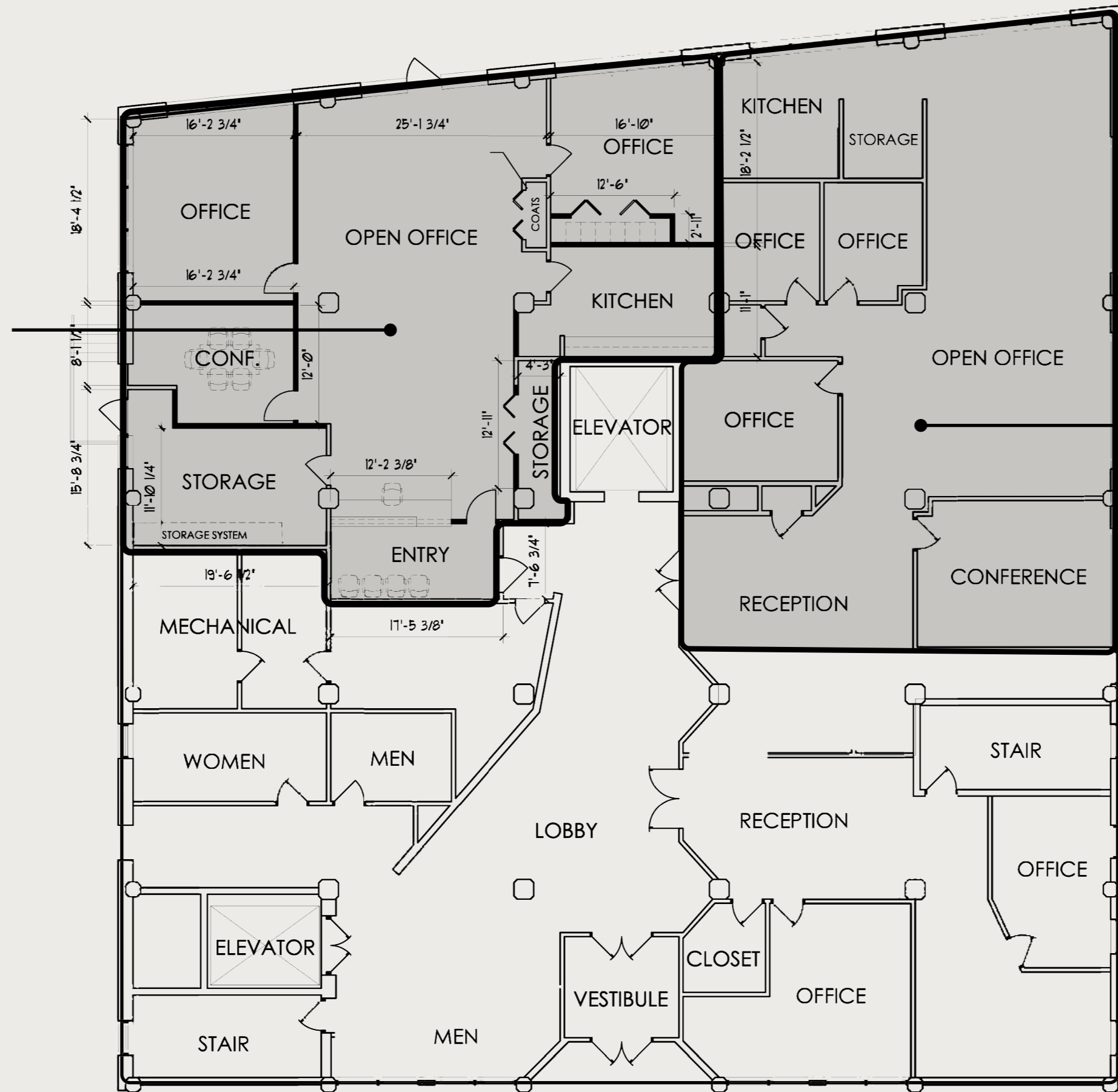
Indoor Fitness Center with Showers & Locker Rooms, Bike Room, Tenant Lounge, Café, Community & Conferencing Facility with Kitchen, Dedicated Signage, Free Parking.

COVER PHOTO CREDIT: JERAMEY JANNENE, URBANMILWAUKEE.COM

ATLAS

1ST FLOOR
2,790 RSF
4,080 RSF

SUITE 101
2,790 RSF



SUITE 100
AVAILABLE
3,129 RSF

FLOOR

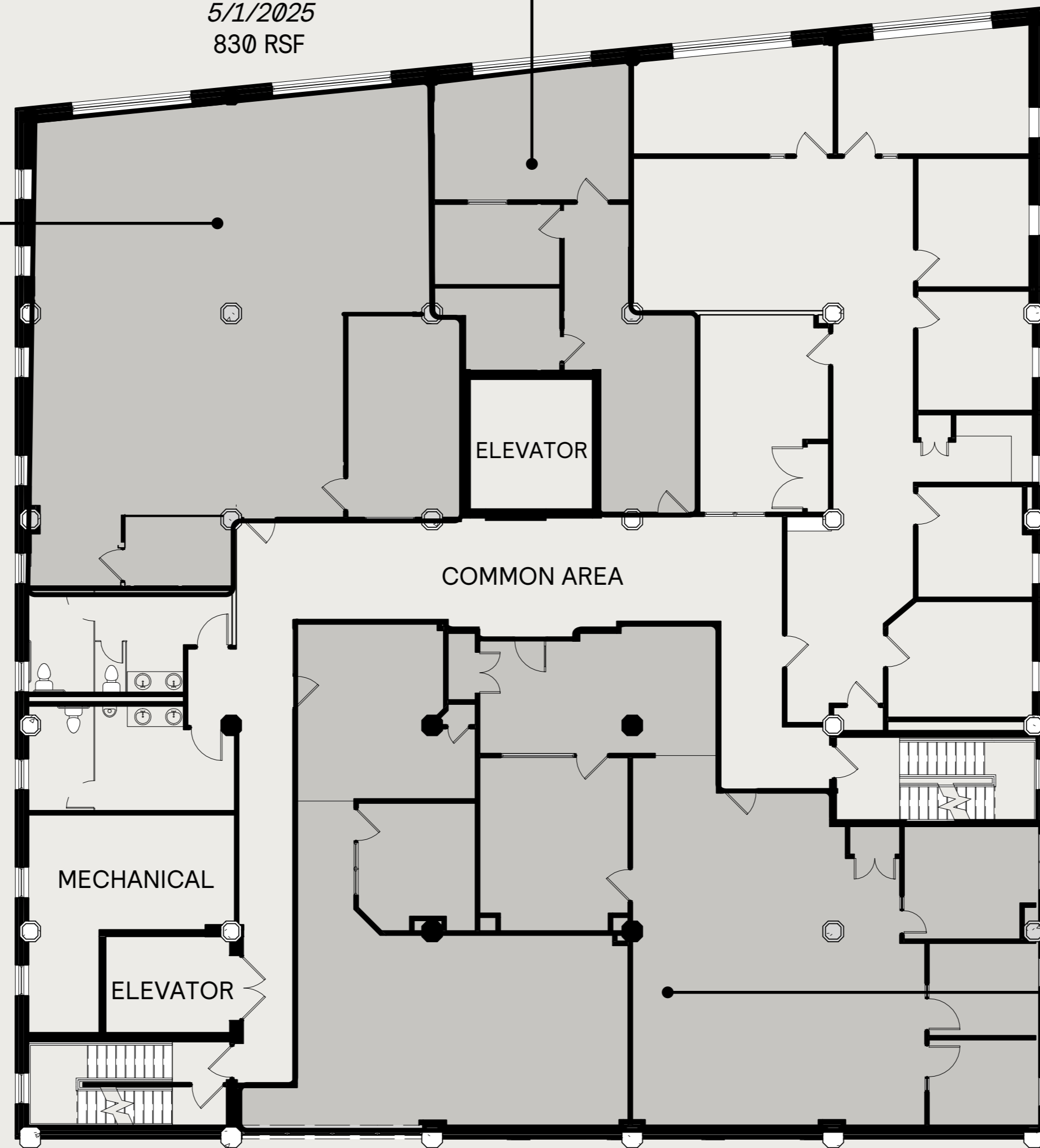
1

ATLAS

2ND FLOOR
1,976 RSF
3,500 RSF
830 RSF

SUITE 201
AVAILABLE
1,976 RSF

SUITE 203
AVAILABLE
5/1/2025
830 RSF



SUITE 202
AVAILABLE
5/1/2025
3,500 RSF

FLOOR

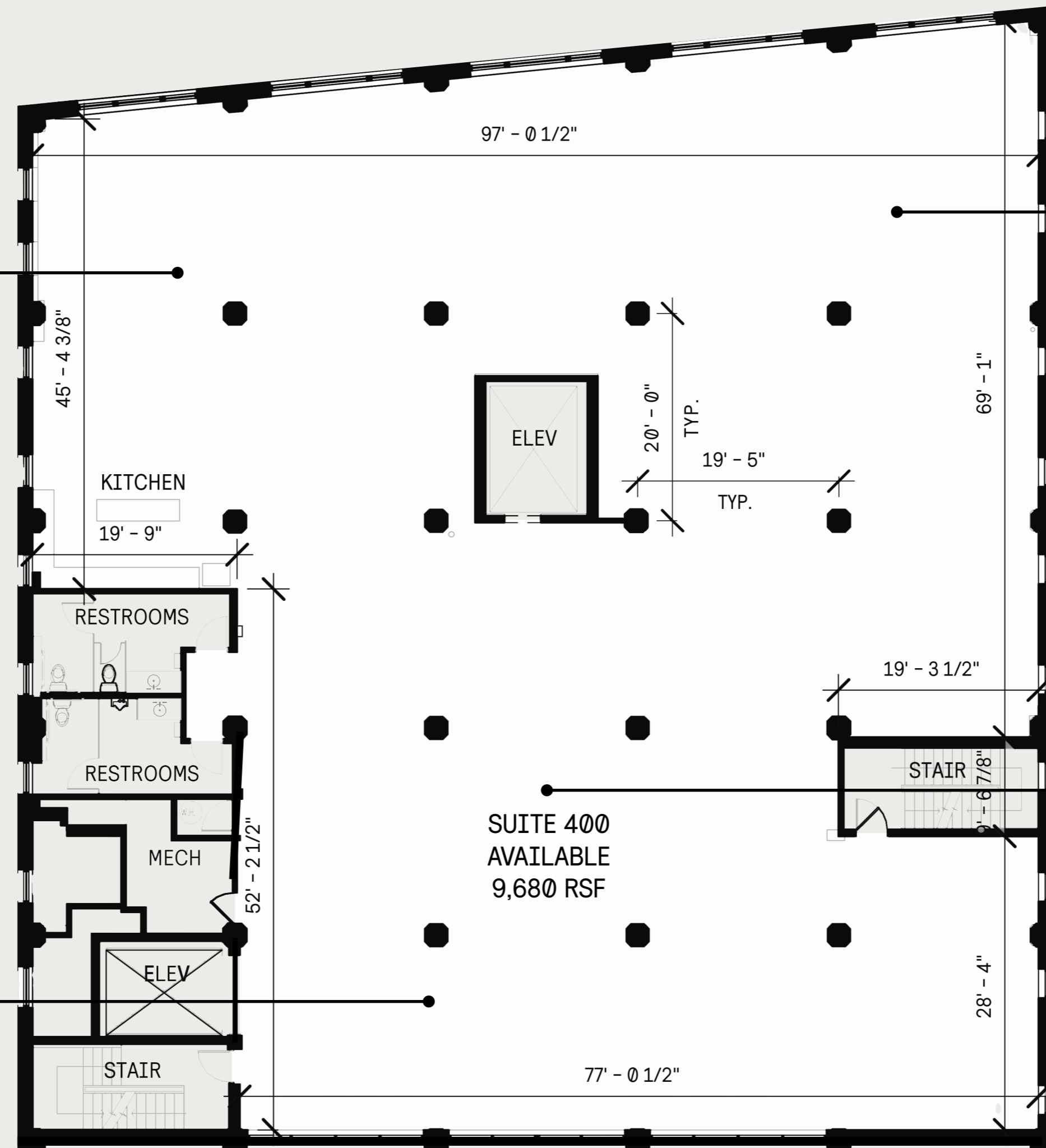
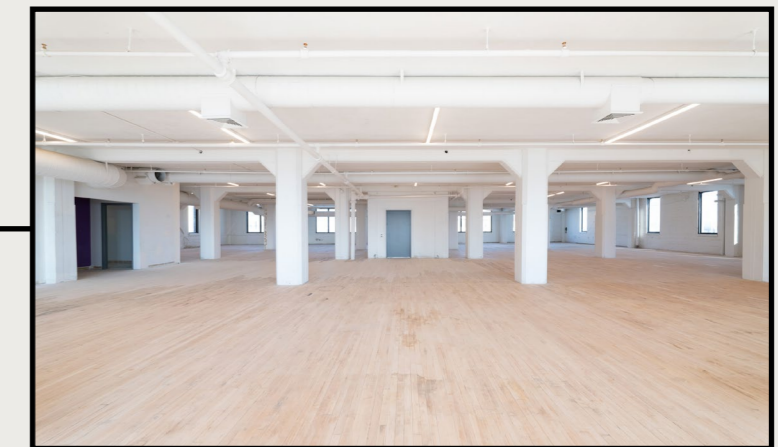
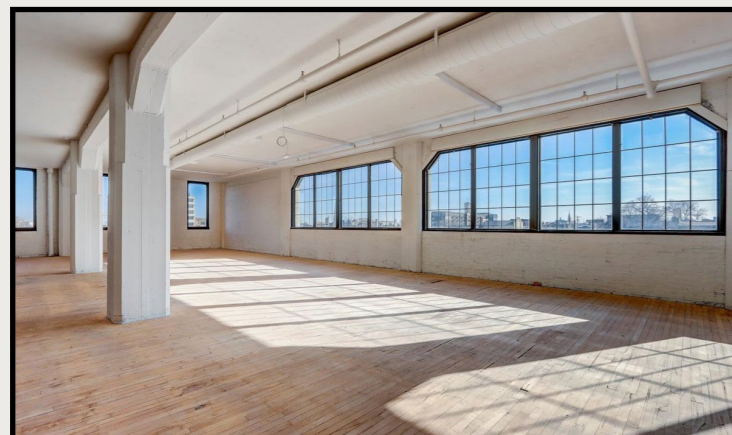
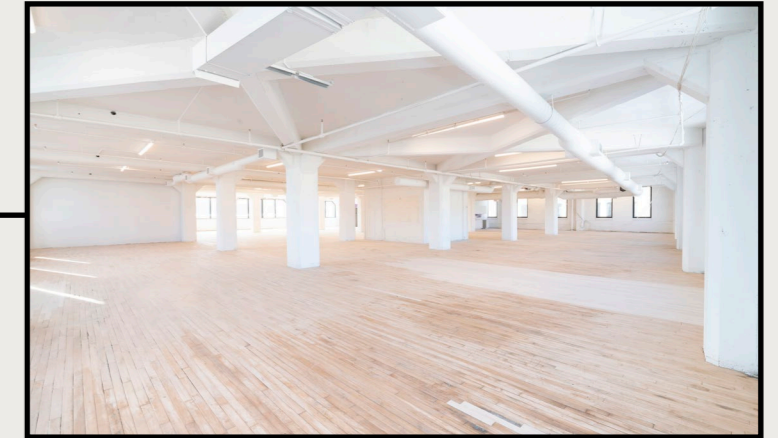
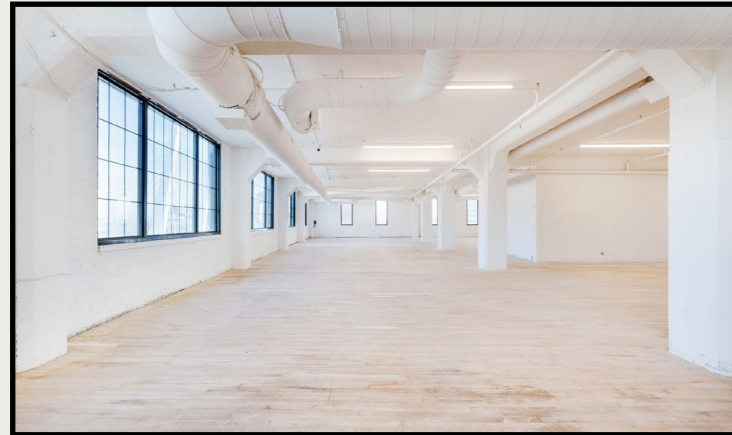
2



—
INTERIOR PRECEDENTS
The Atlas Building

ATLAS

4TH FLOOR
9,680 RSF



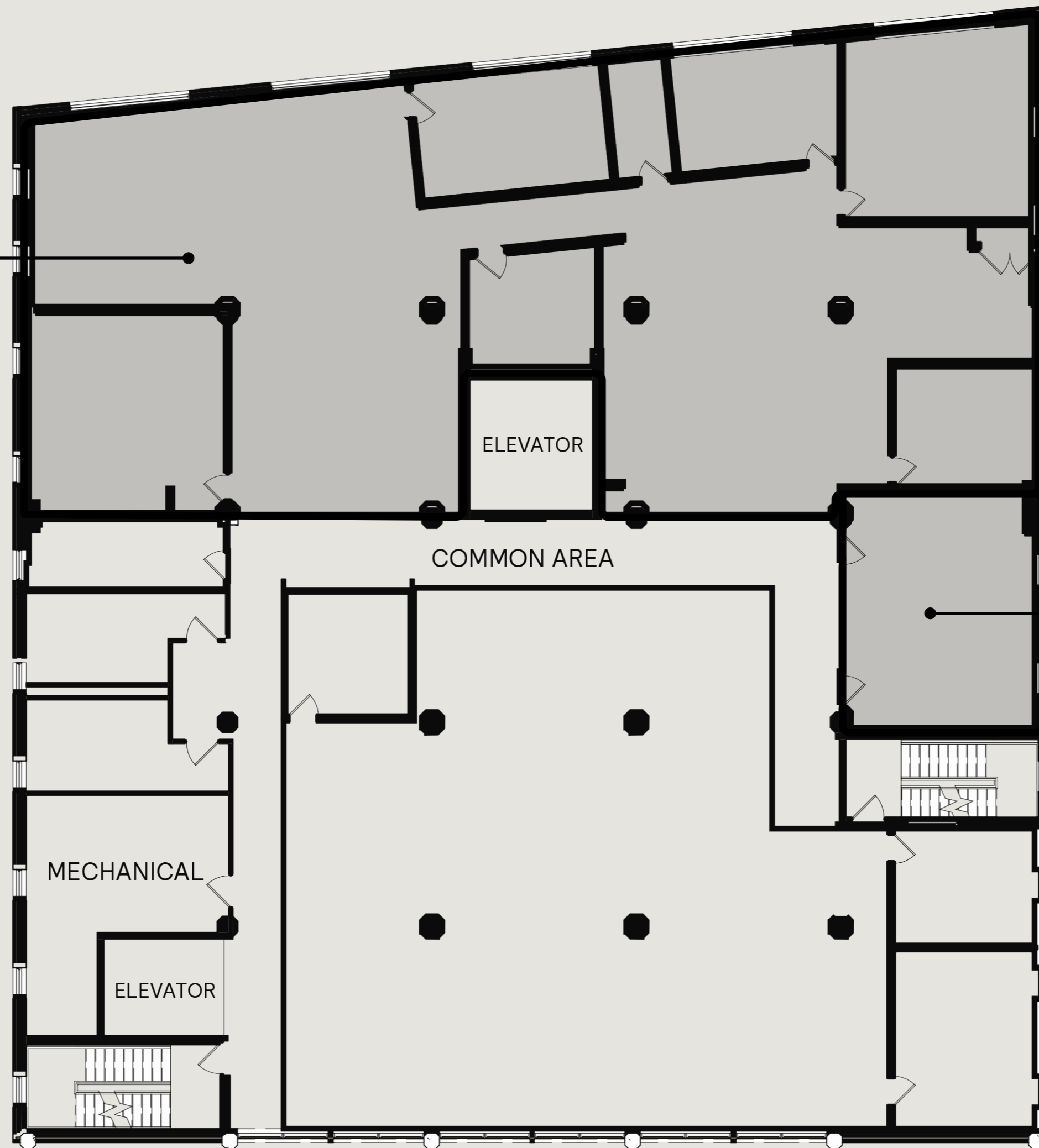
FLOOR

4

ATLAS

5TH FLOOR
4,706 RSF

SUITE 502
AVAILABLE
4,706 RSF



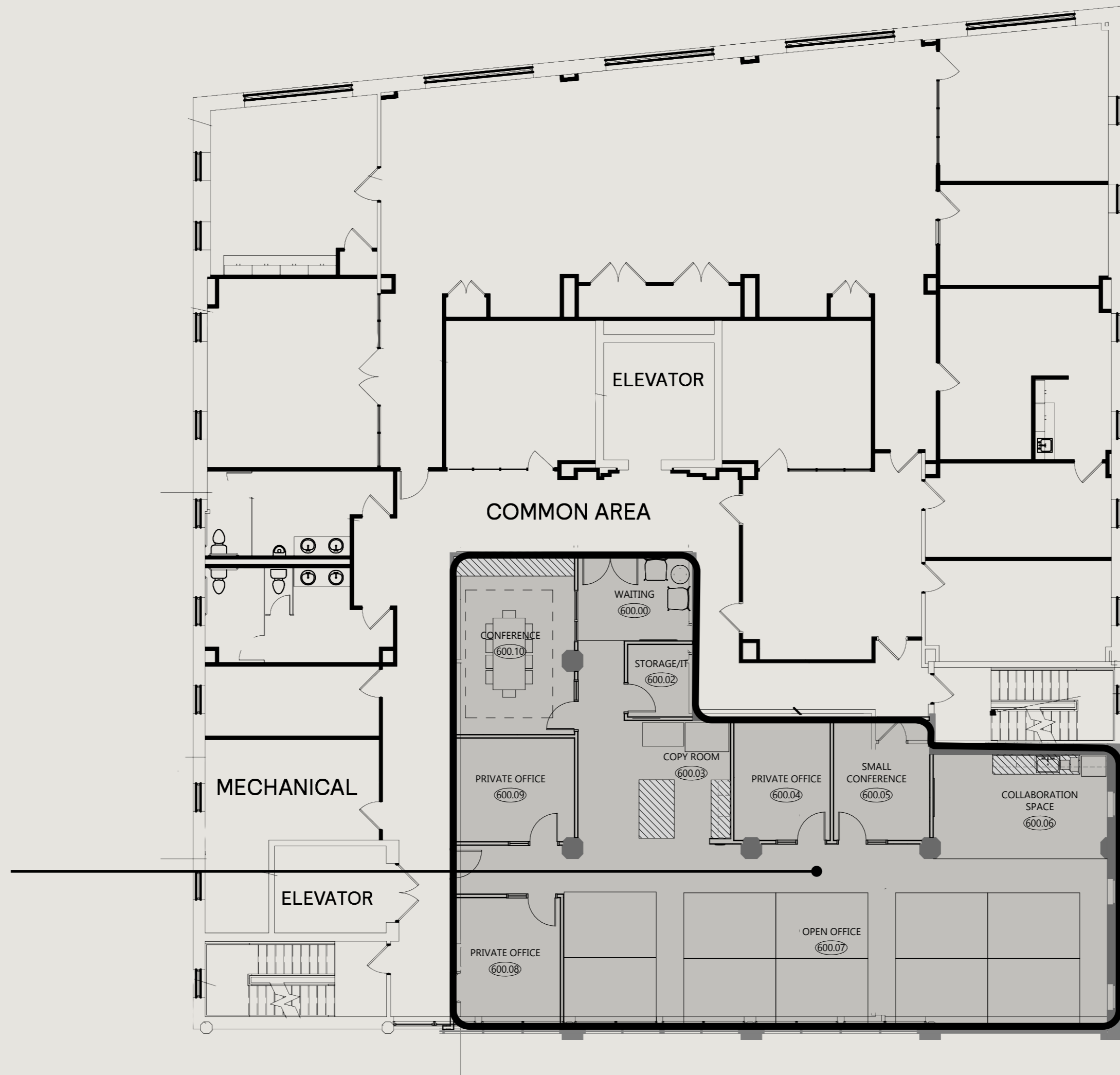
SUITE 503
AVAILABLE
489 RSF

FLOOR

5

ATLAS

6TH FLOOR
3,091 RSF



SUITE 601
AVAILABLE
3,091 RSF

FLOOR

6

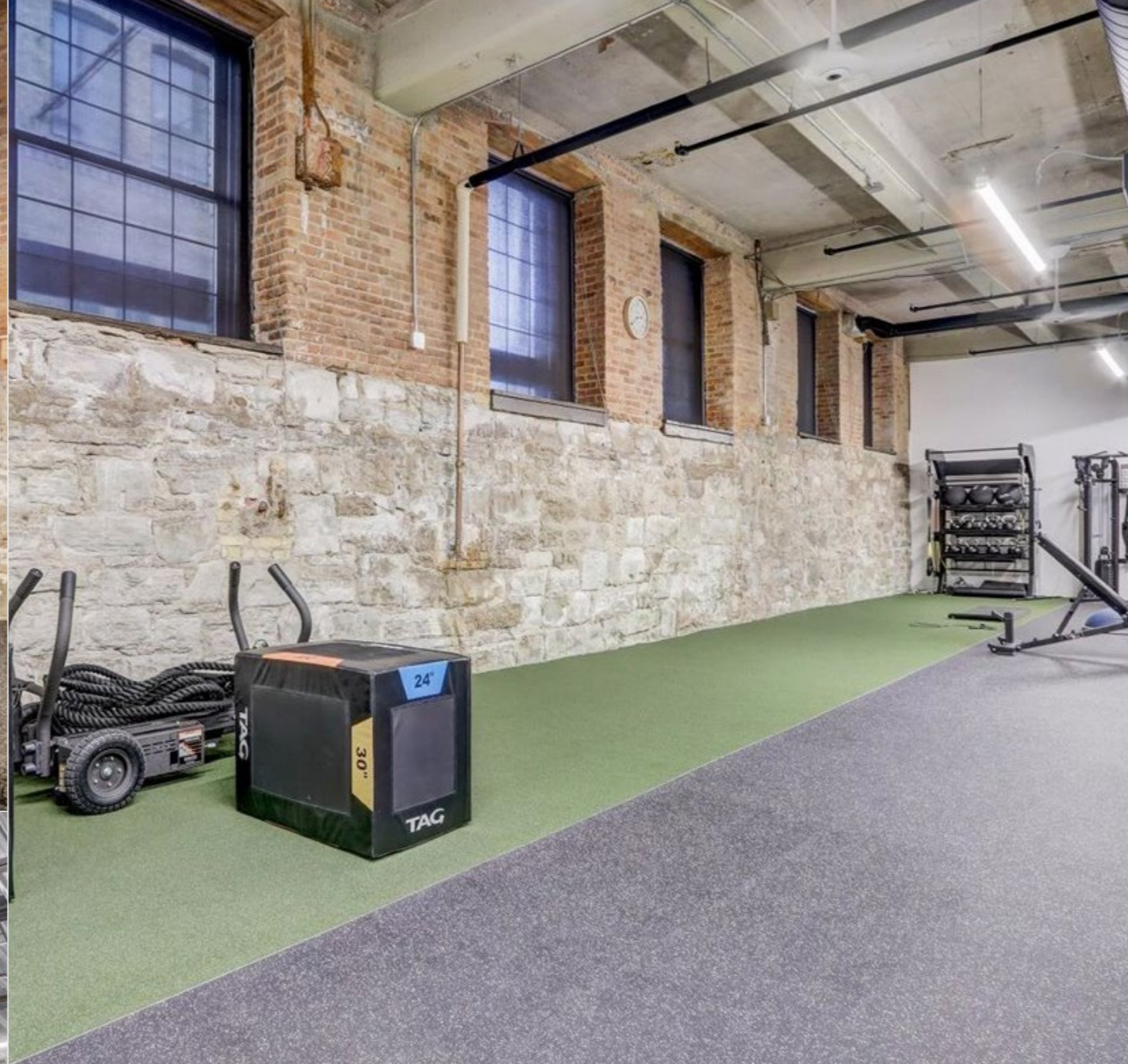


PHOTO CREDIT: JERAMEY JANNENE, URBANMILWAUKEE.COM



—
INTERIOR PRECEDENTS
The Atlas Building





Tenant Amenities

INDOOR FITNESS CENTER

LOCKER ROOMS & SHOWERS

BIKE ROOM

TENANT LOUNGE

DEDICATED SIGNAGE

RESERVABLE COMMUNITY
& CONFERENCE SPACE

—
AMENITIES
The Tannery



R2 COMPANIES



— WALKER'S POINT
Location/Neighborhood



R2 ME



HARLEY DAVIDSON MUSEUM

TANNERY
(251,519 SF)

ATLAS BUILDING
(67,760 SF)

PARKING

PARKING

PARKING

PARKING

THE IRON HORSE HOTEL

RITE HITE HEADQUARTERS

PARKING

PARKING

CONEJITO'S PLACE

LOST VALLEY CIDER CO.

CAMACHO'S BAR

HOTEL MADRID

LA CASA DE ALBERTO

SNIFTER'S TAPAS & SPIRITS

CAROLINE'S

FUEL CAFE 5TH ST

MOREL

HAMBURGER MARY'S



CAMINO

ANODYNE COFFEE CO.

CENTRAL STANDARD CRAFT DISTILLERY

MOVIDA

FIXTURE PIZZA PUB

— WALKER'S POINT
Location/Neighborhood

VAR GALLERY & STUDIOS

THE TIN WINDOW

THE NOBLE

In Relentless Pursuit of Opportunity.

R2 was created to source, acquire and uncover irreplaceable real estate in emerging and in-fill urban locations. R2 owns and operates over 6 million square feet across over 40 buildings and maintains offices in Chicago, Minneapolis & Milwaukee.

R2's vertically integrated platform is led by experienced Principals in Investment, Leasing, Asset Management, Property Management, Design & Construction. R2 has a multi-year track record of successfully repositioning Creative Office buildings across the Midwest.

For additional information, visit [R2.me](https://r2.me).

R
2
-