

PALLADIUM
1400 N WATER STREET



F3



THE ART OF THE OFFICE.

Palladium is a neo-classical wonder in the heart of Downtown Milwaukee. Developed and built by the Hammes Company, the building's effervescent details, exemplary property management and high-profile tenant roster are just a few of the accolades that make the Class A building one of Milwaukee's most-elite office destinations with Phase One completed in 2019 & Phase Two forthcoming.

Alongside it's showstopping exterior, the light-filled lobby and gallery showcase architectural motifs with a collection of art, sculpture and engraved quotes complementing the classical details and antiqued-bronze light fixtures.

With superb visibility, unrivaled window lines and natural light, high ceilings, abundant onsite parking, and a state-of-the-art fitness center; Palladium is the perfect destination for the user who desires nothing but the best.

IT'S ALL IN THE DETAILS.

AVAILABLE SPACE

PHASE ONE -- 79,000 RSF

1ST FLOOR: 13,064 RSF
4TH FLOOR: 2,437 RSF

PHASE TWO -- 65,000 RSF

1ST-5TH FLOORS: 13,000 RSF FLOOR PLATES

1400 N WATER STREET

ADDRESS

TOTAL BUILDING SIZE 144,000 RSF

STORIES

FIVE

PARKING

360 STALLS ONSITE

YEAR BUILT

2019 (PHASE ONE)

THE LEASING TEAM.

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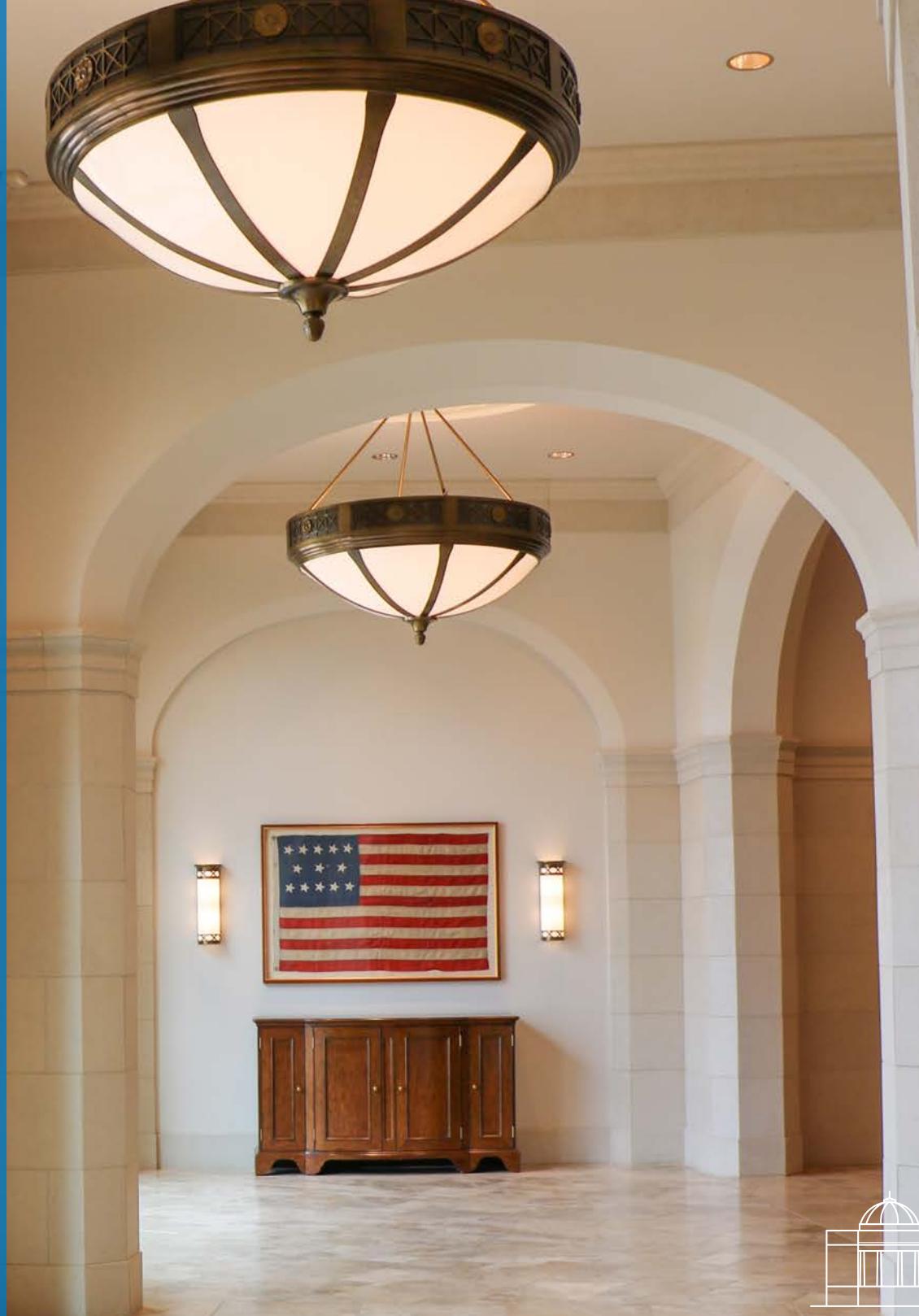
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FOUNDERS 3

REAL ESTATE SERVICES

Information shown herein was provided by Seller/Lessor and/or third parties and has not been verified by the broker unless otherwise indicated.





STUDY POLITICAL AND WAR THAT WE
MAY HAVE LIBERTY AND INDEPENDENCE;
MATHEMATICS AND PHYSICS SO THAT WE
MAY STUDY MATHEMATICS AND PHYSICS;
GEOGRAPHY, GEOGRAPHY, NATURAL
HISTORY, NAVAL ARCHITECTURE,
AVIATION, COMMERCE AND
NATURE; IN ORDER TO GIVE THEM
EVEN A CHANCE TO STUDY PAINTING,
SCULPTURE, MUSIC, ARCHITECTURE,
DRAMA, TAPESTRY AND PORCELAIN.

JOHN ADAMS
LETTER TO ABRAHAM ADAMS
FRIED MAY 1776

F3

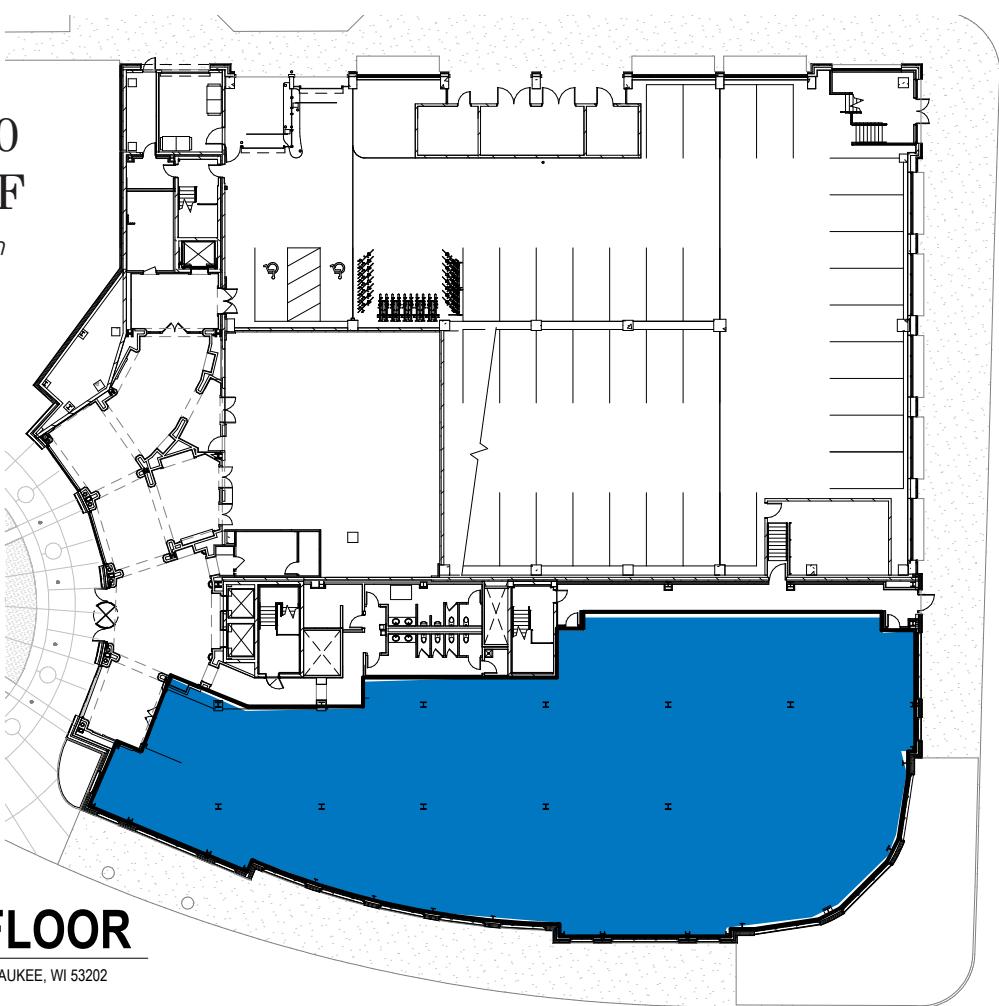


Phase One



Suite 100
13,064 SF

*Divisible down
to 4,000 SF*



FIRST FLOOR

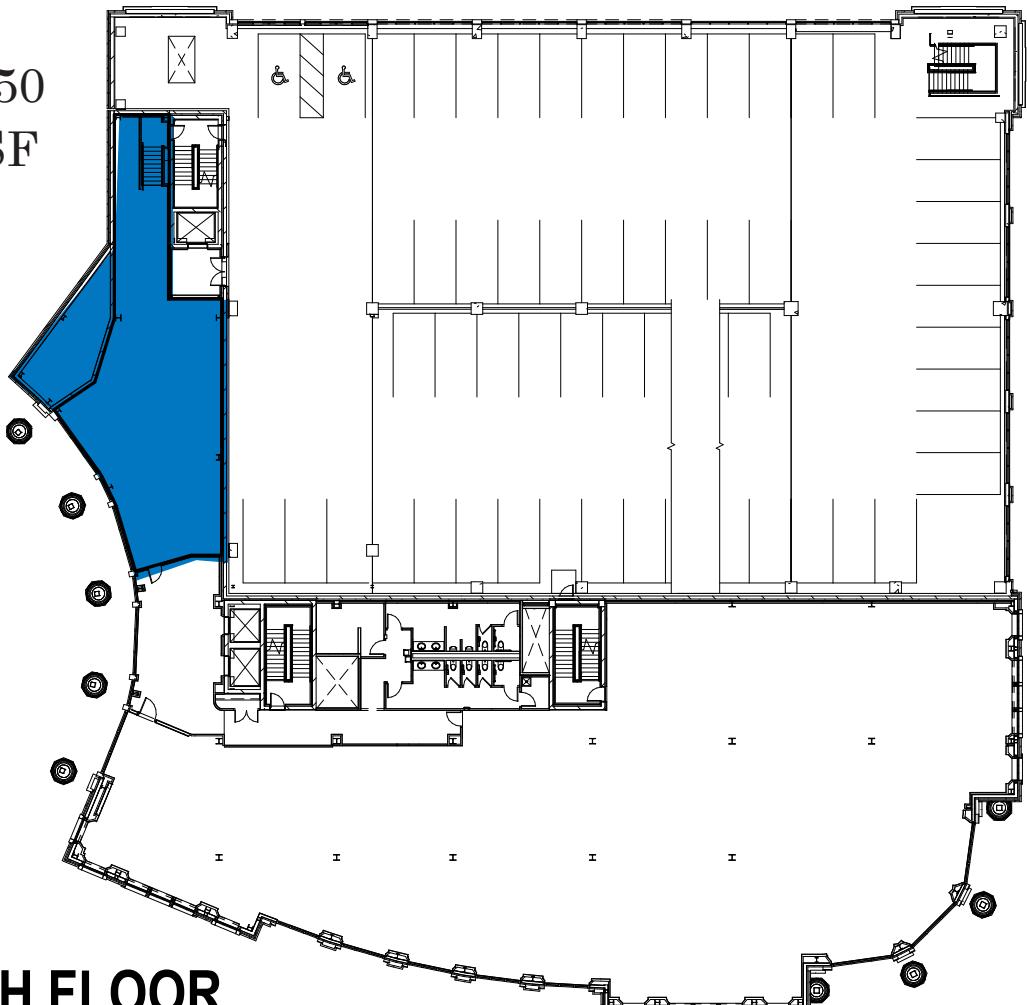
1400 N. WATER ST. MILWAUKEE, WI 53202



Phase One



Suite 450
2,437 SF

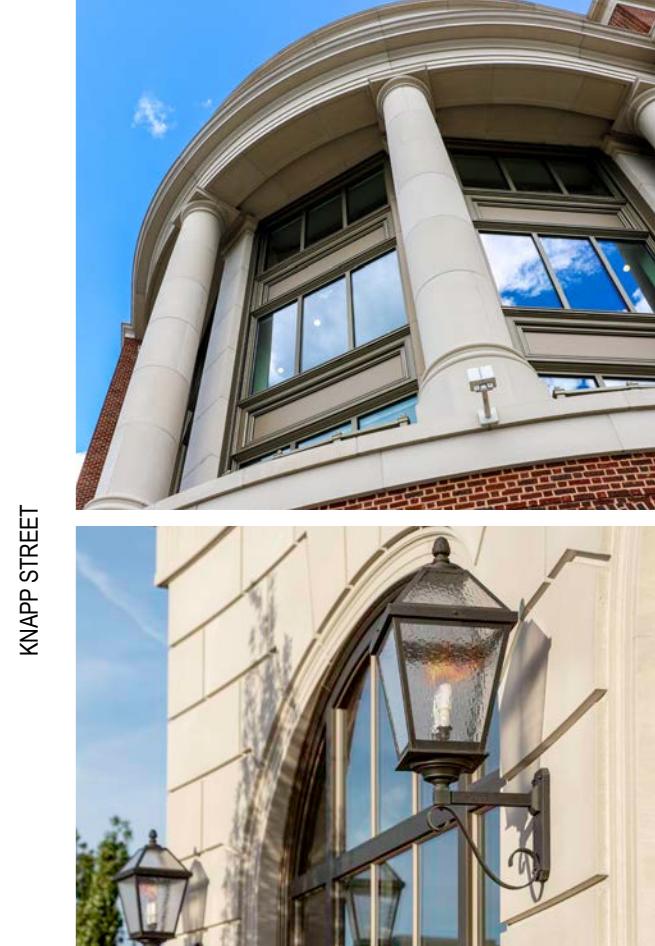
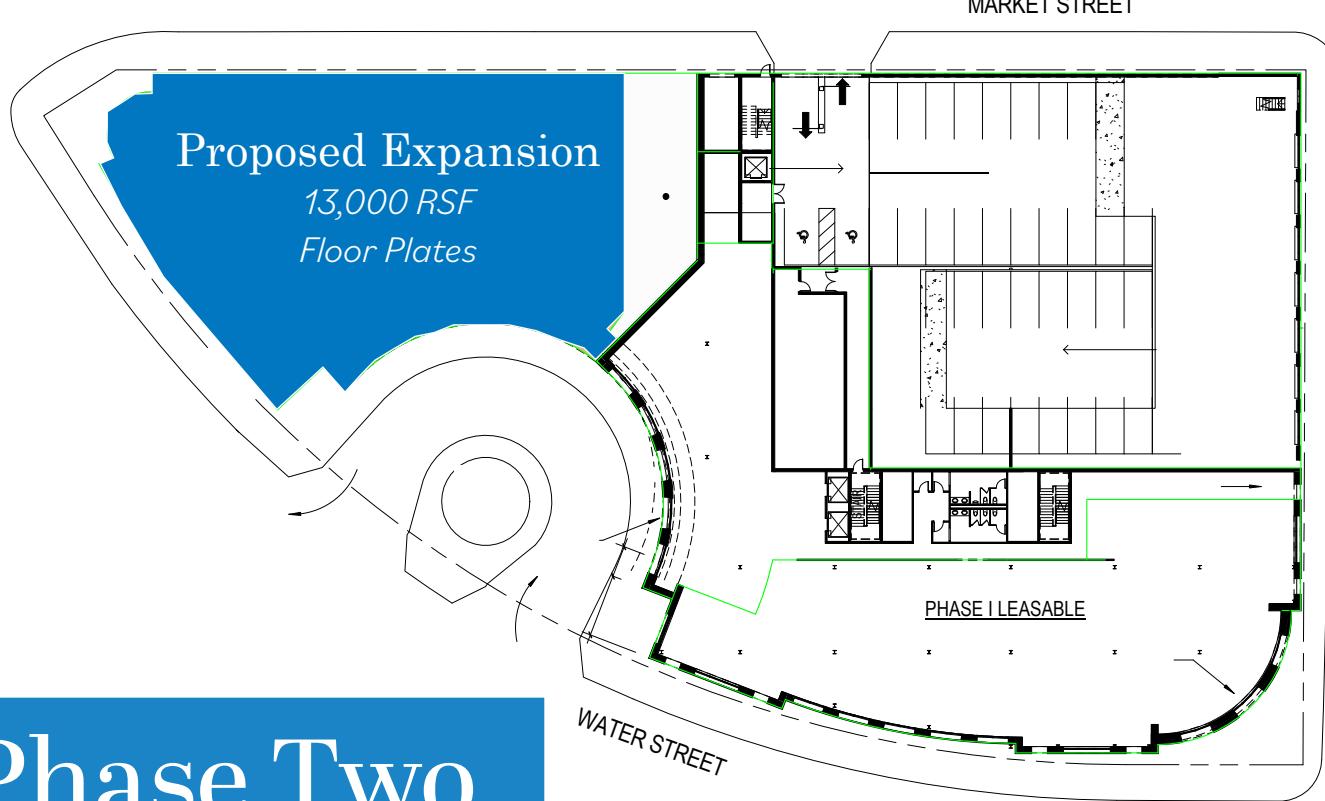


FOURTH FLOOR

1400 N. WATER ST. MILWAUKEE, WI 53202



Phase Two



CORPORATE CONVENIENCE



ELITE
INTERIOR
PARKING



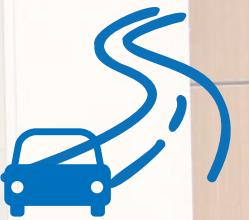
93
WALKABILITY
SCORE



FITNESS
CENTER &
LOCKER ROOMS



ONSITE
SECURITY
TEAM



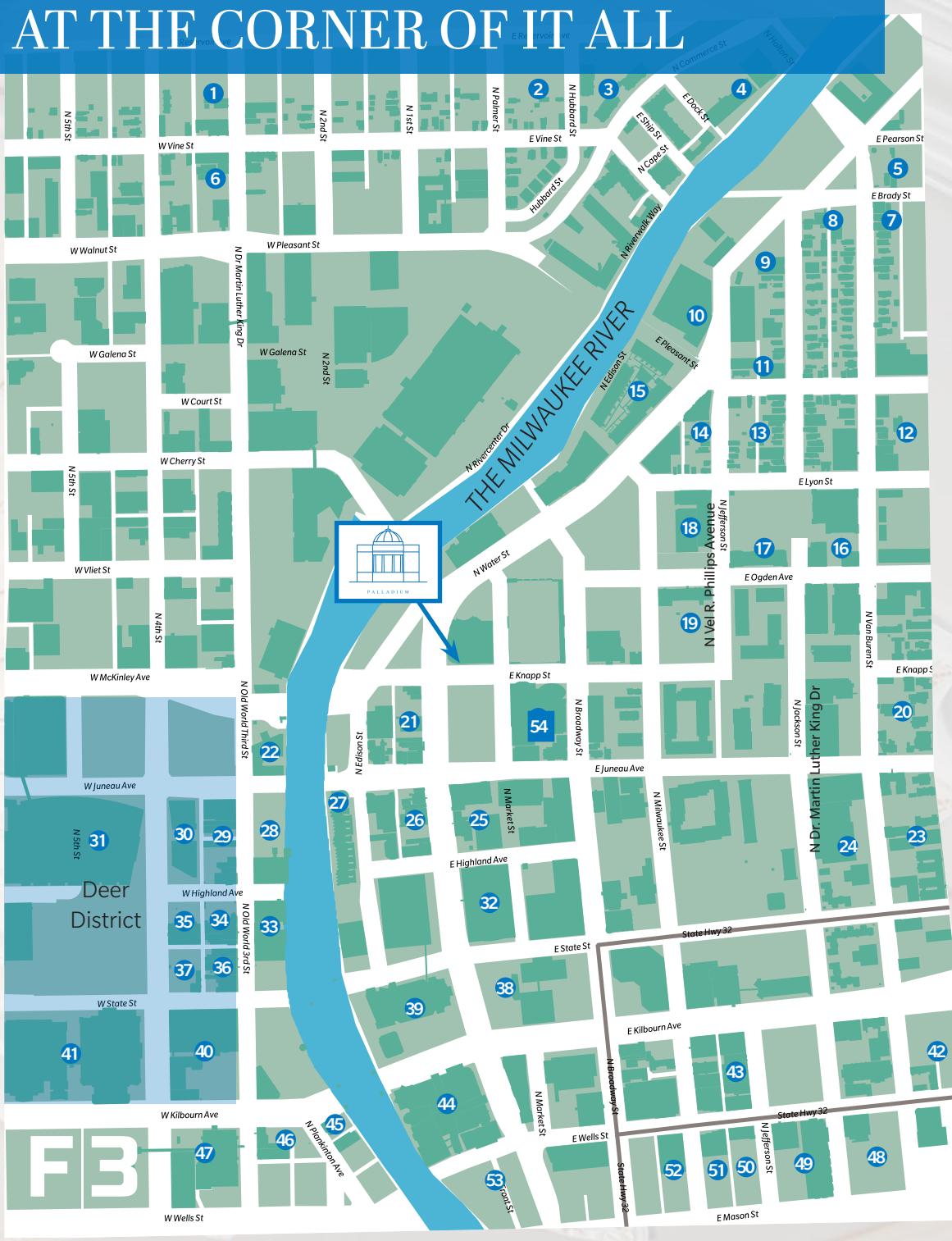
DIRECT
FREEWAY
ACCESS



THIRTEEN
MINUTES TO
AIRPORT



AT THE CORNER OF IT ALL



ARTS & EVENTS

31	Fiserv Forum
39	Marcus Performing Arts Center
41	Miller Highlife Theatre
41	Milwaukee Admirals
41	Milwaukee Wave Pro Soccer
29	The Beer Garden
44	The Pabst Theatre
<u>HEALTH & FITNESS</u>	
15	Anytime Fitness
35	Ascent Fitness
54	MSOE Kern Center

HEALTH & FITNESS

- 15 Anytime Fitness
- 35 Ascent Fitness
- 54 MSOE Kern Center

HOTELS & LODGING

- 22 Aloft Milwaukee Downtown
- 47 Hyatt Regency
- 44 Saint Kate
- 23 The Plaza Hotel

RESIDENTIAL

- 48 7Seventy7 Apartments
- 7 Avenir Apartments
- 15 The North End
- 9 The Rhythm
- 4 Trostle Square Apartments

DINING & NIGHTLIFE

21	AJ Bombers	29	The Loaded Slate
14	Alderaan Coffee	30	The Mecca Sports Bar and Grill
28	Ale Asylum Riverhouse	29	The Pub Club
49	Belmont Tavern	32	The Rumpus Room
45	Benihana	26	Trinity Three Irish Pubs
15	Birch	34	Trio Restaurant
29	Brick 3 Pizza	2	Uncle Wolfies
36	Buck Bradley's	26	Vagabond
42	Buckley's	3	View MKE
26	Buffalo Wild Wings	49	Ward's House of Prime
46	Calderone Club	26	Water Street Brewery
28	Cantina Milwaukee	36	Who's On Third
29	Carson's Prime Steaks	9	Wicked Urban Grill
5	Casablanca	12	Y-Not II
14	Chipotle	5	Zayna's Pizza
43	Classy Girl Cupcakes	18	Zoup

SALONS & BARBERS

- 15 Gloss Nail Salon
- 8 Polished Nail Bar

SHOPPING

- 10 Fresh Thyme Farmers Market
- 48 Maurer's Urban Market
- 24 Metro Market
- 34 Spice House
- 19 The UPS Store