

For Lease

# ASQ Center

648 N Plankinton Avenue  
Milwaukee, WI 53202

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# Building Details

## Central Milwaukee Riverfront Creative Office Space for Lease

Situated where the CBD, Westtown, and Third Ward neighborhoods converge, The ASQ Center is truly located in Milwaukee's center. Formerly a Gimbel's Department Store, the building was converted to a mixed use commercial development in the early 2000's and now includes office, retail, and hospitality.

The ASQ Center features over 400 feet of frontage along the Milwaukee River, offering RiverWalk accessibility and a dedicated boat slip. The property is by skywalk the nearly 2 mile sky walk system, providing easy indoor access to buildings throughout the city.

### Property Profile

Address 648 N Plankinton Ave., Milwaukee, WI 53202

Building Size 240,000 SF

Availability 3,400 - 15,129 RSF

Stories 8

Lease Rate \$15.50-\$16.50/SF NNN

OpEx \$13.00/SF (2024 Est.)

Parking Up to 8.0/1,000 SF



- ULI Award for Excellence honoree
- Over 400 feet of frontage along the Milwaukee River with boat slip
- Notable co-tenants include Frank Productions, Korb Architects, Gardner Builders, The Residence Inn Milwaukee, Visit Milwaukee, and Planet Fitness.
- Extensive 8 per 1,000 SF parking within the building and across the street
- Rare full floor vacancy with plans for a private rooftop deck

# Tenant Experience

## ASQ tenants have access to The Avenue's amenities including the following:

- Third Street Market Hall
- 100-Person Conference Facility [Virtual Tour](#)
- Fitness Center [Virtual Tour](#)
- Locker Room with Showers
- Corporate Peloton and on Demand Fitness Accounts for Tenants
- Pickleball Courts [Virtual Tour](#)
- Indoor Pet Exercise & Grooming Room [Virtual Tour](#)
- Pet Friendly Campus
- Secure Bike Storage
- Onsite Airbnb Units
- 24/7 Security
- Access to Milwaukee Skywalk System



### RETHINK YOUR WORKDAY

*The way we work has shifted and so has the modern office*

The Avenue provides custom built office suites that match your brand and your workflow. The integration of thoughtfully designed breakout areas encourages team collaboration and a change of scenery every day.

### 3<sup>RD</sup> STREET MARKET HALL

*Onsite dining, entertainment, and collaboration hub*

The Avenue is anchored by the 3<sup>rd</sup> Street Market Hall, a 35,000 SF food hall and entertainment

destination offering 24 local vendor stalls, a 50 person central bar, Top Golf Swing Suites, shuffleboard and more.

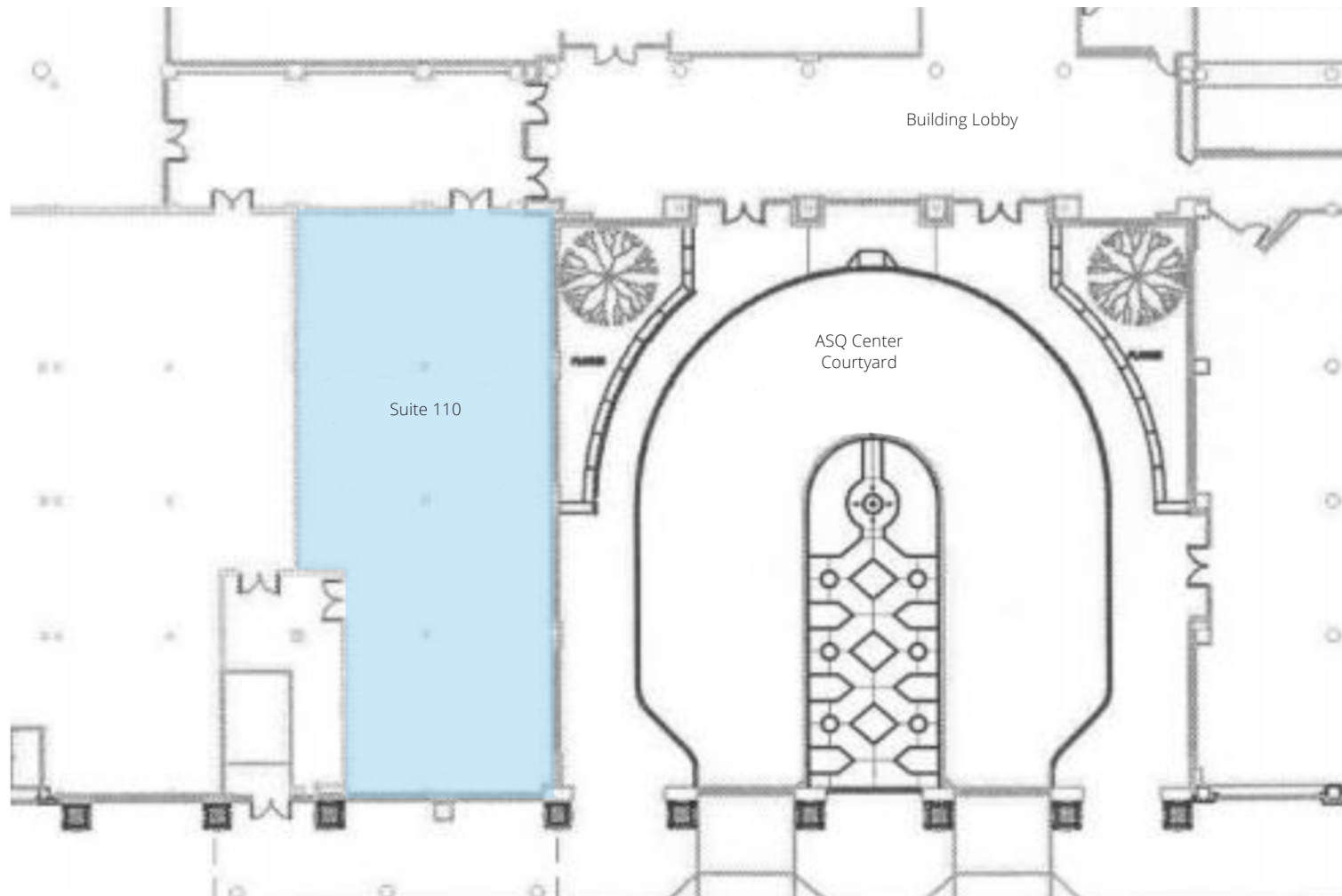


### UNBEATABLE AMENITIES

*Some of the best and most unique tenant amenities in Milwaukee*

The Avenue offers tenants a 100 person conference room, a full fitness center, a dog wash and play area (pet friendly campus), bike storage, Pickleball courts and much more. The campus is truly one of the most unique and amenity rich buildings in the city.

# Availability

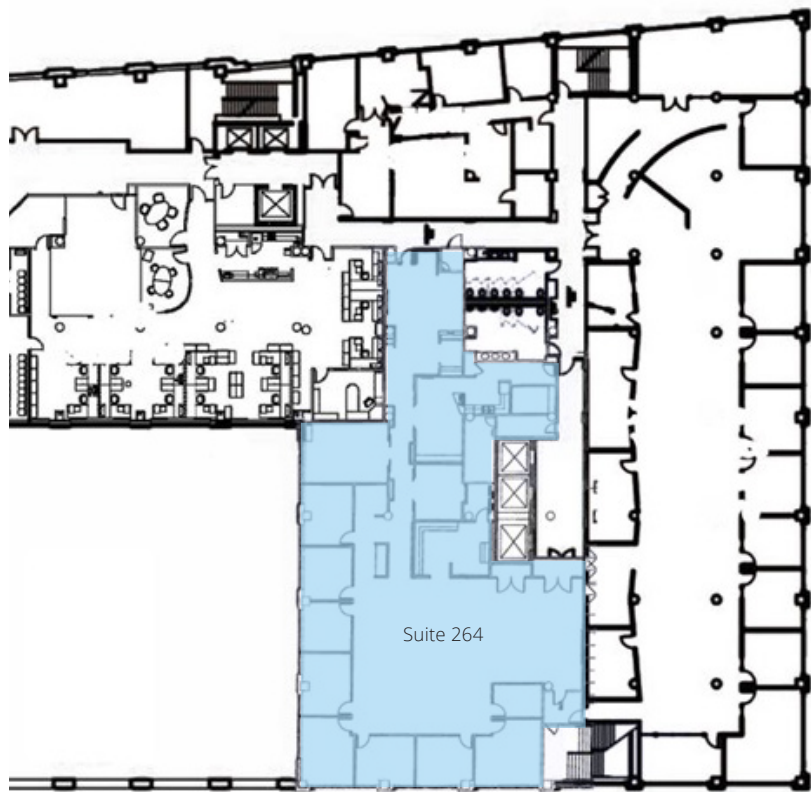


## **First Floor**

Suite 110 - 3,400 RSF

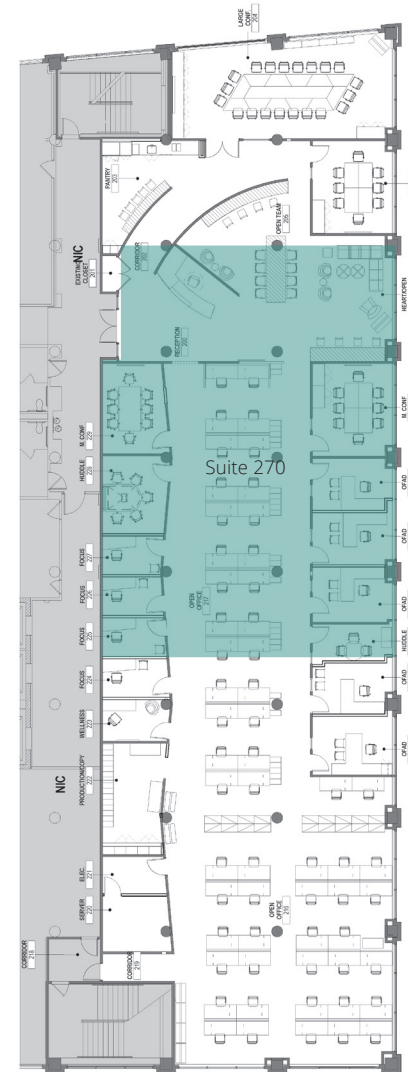
*Street level access*

# Availability



## Second Floor

Suite 264 - 6,937 RSF

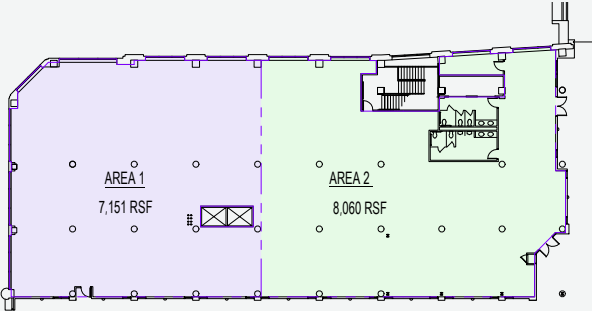


## Second Floor

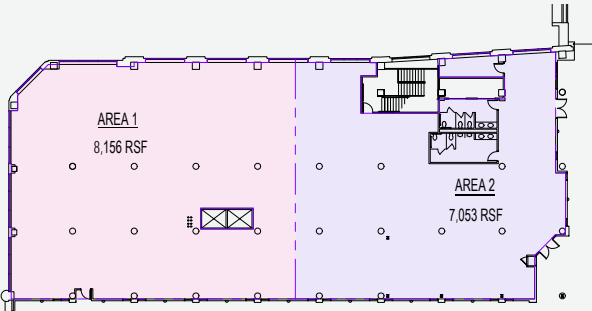
Suite 270 - 4,476 RSF

# Availability

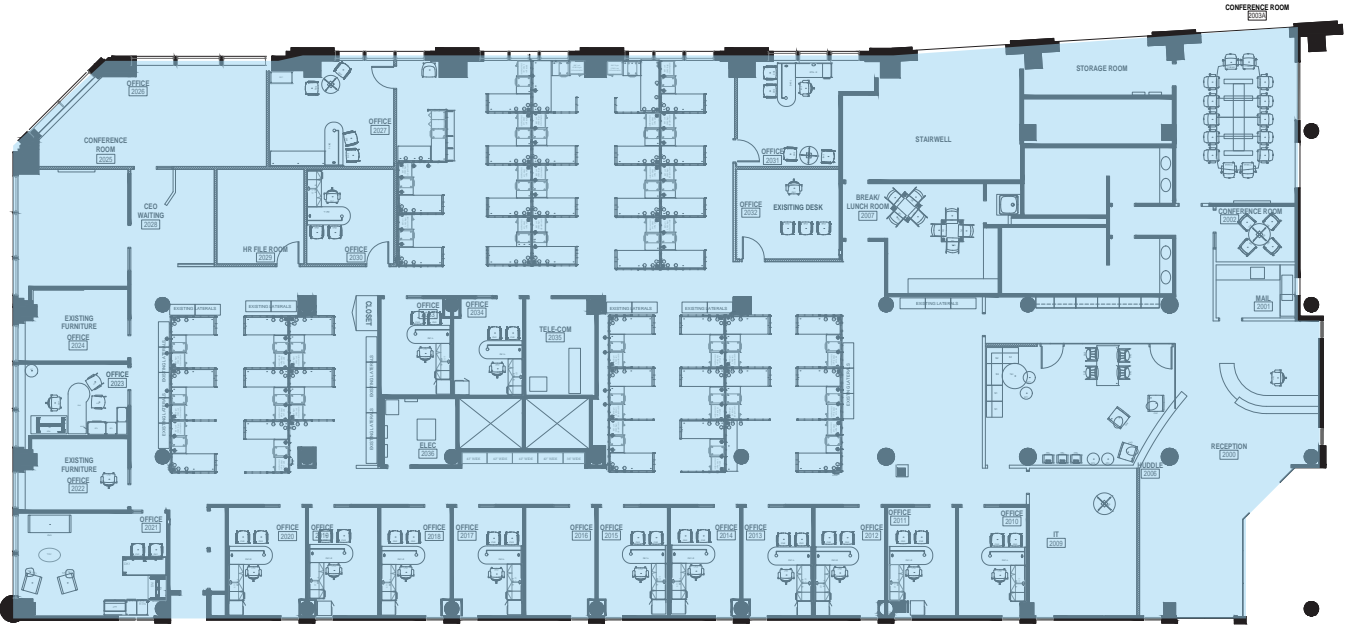
## Demising Options



Area 1 - 7,151 RSF  
Area 2 - 8,060 RSF



Area 1 - 8,156 RSF  
Area 2 - 7,063 RSF



**Second Floor**  
Suite 200 - 15,129 RSF



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