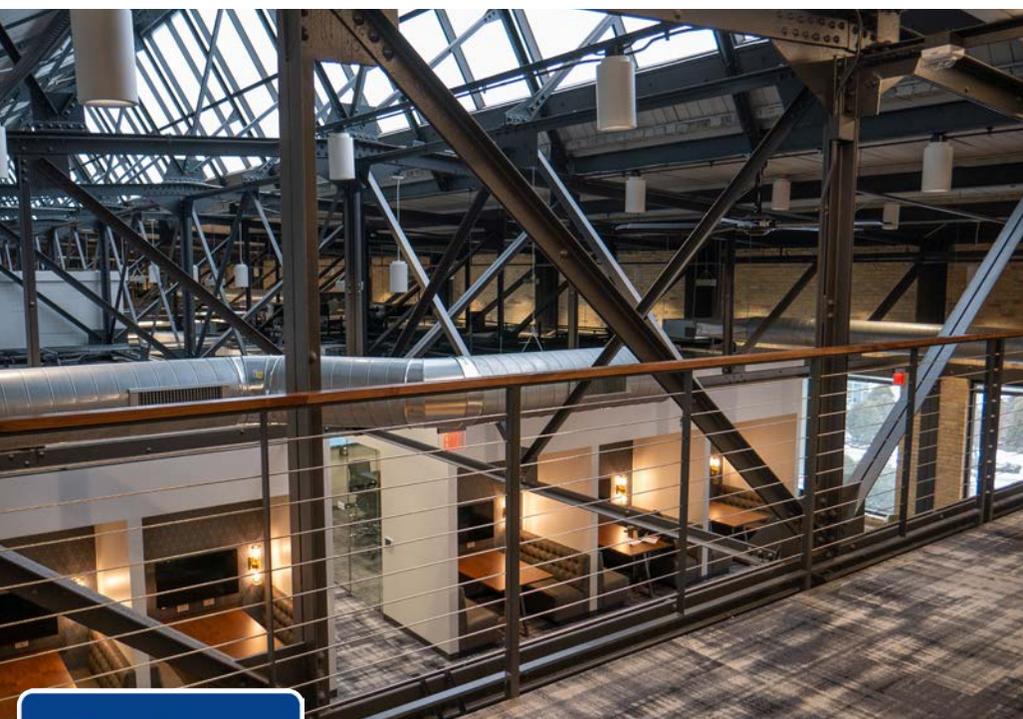
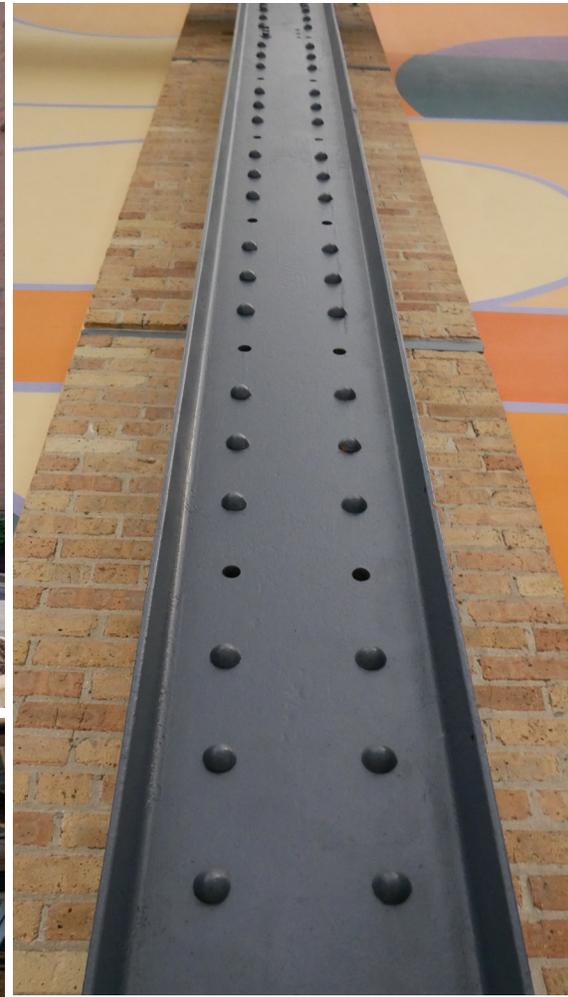


# SUMMIT PLACE

6737 W. Washington Street, Milwaukee, WI



Colliers

01

# ABOUT SUMMIT

FORMER ALLIS CHALMERS CAMPUS



## This is more than a workplace; it's where inspiration lives.

Summit Place is a classic example of urban adaptive re-use. This building was developed by the Whitnall-Summit Company on the former Allis Chalmers Campus. Allis Chalmers manufactured some of the world's largest machinery at this location and enjoyed great success as it filled countless mills, mines and factories around the globe. The building retained much of this industrial aesthetic from the past and provides abundant natural light, historic brick, structural steel with hundreds of linear feet of skylights. With over 650,000 square feet of office space and approximately 2,500 people working onsite, Summit Place has been transformed into the most unique suburban office location throughout the Milwaukee market.

- Year Built: 1903
- Year Converted: 2003
- Building Size: 655,000 RSF
- Four Stories
- Modified Gross Rate: \$18.00-\$20.00/RSF + Electric
- Indoor Parking Available at Prevailing Monthly Rate
- Free Outdoor and Structured Parking (4.5 spaces/1,000 RSF)
- On-site Property Management: Colliers
- Building Ownership: Whitnall-Summit Company, LLC

# + HISTORY

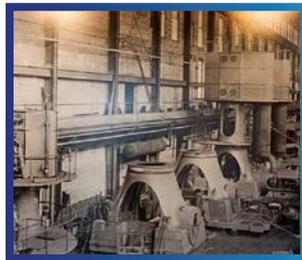
From manufacturing some of the world's largest machinery to urban adaptive re-use, Summit Place kept it's charm and industrial aesthetic along the way.

**1900**



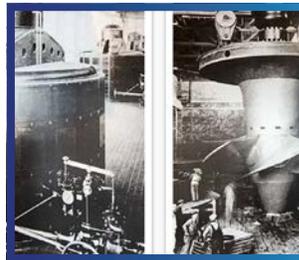
Originally constructed by the Allis Chalmers Company in the early 1900s, Summit Place was part of Allis Chalmers' 130 - acre manufacturing campus which at its height employed more than 17,000 people.

**1970**



Allis Chalmers manufactured some of the world's largest machinery at this location, and enjoyed great success through the 1970's.

**1987**



Summit Place's use as a manufacturing facility continued through Allis Chalmers' 1987 liquidation bankruptcy.

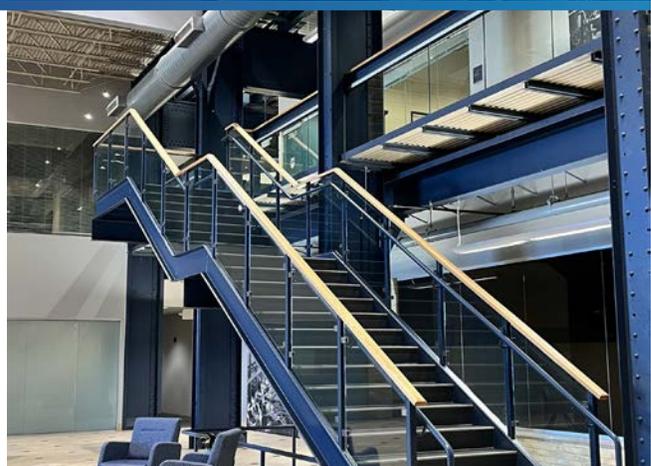
**2002**



In 2002 planning began to convert the northern portion of this space - approximately 200,000 square feet- to office. In the Spring of 2003 work began on the conversion, and by September the first tenants took occupancy.

## CURRENT DAY

The building retained much of its industrial aesthetic by featuring exposed structural steel frames, high ceilings, steel roof trusses, skylights, and exposed original brick walls. The building has approximately 2,500 people working here that are offered numerous amenities to create the charming community of today's Summit Place.



# 03 THE AMENITIES





**FITNESS CENTER**



**BUBLR RENTAL BIKE**



**WEST ALLIS DAYCARE**



**SALON VOGA & SPA**



**CLOSE PROXIMITY TO  
OTHER SERVICES**



**HIGH SPEED DATA &  
VOICE**



**DRY CLEANING IN-SUITE  
PICK-UP & DELIVERY**

## **BUILDING & AMENITIES**

Summit Place is an award-winning example of an adaptive reuse from the former Allis Chalmers Works into the largest singular multi-tenant office facility located in the center of the Milwaukee Marketplace. With over 655,000 rentable square feet of unique space designed to meet the needs of tenants who desire a functional, flexible and value-driven location. The distinctive architectural features from its industrial past provide abundant natural light, historic brick, structural steel and hundreds of linear feet of skylights. This legacy provides a myriad of opportunities to create a signature, working environment, which is unmatched anywhere else.

# 04 THE LOCATION

In recent years, West Allis has experienced remarkable growth, marked by a surge in developments, the influx of retailers, and an increasing number of residents choosing to make the city their home.



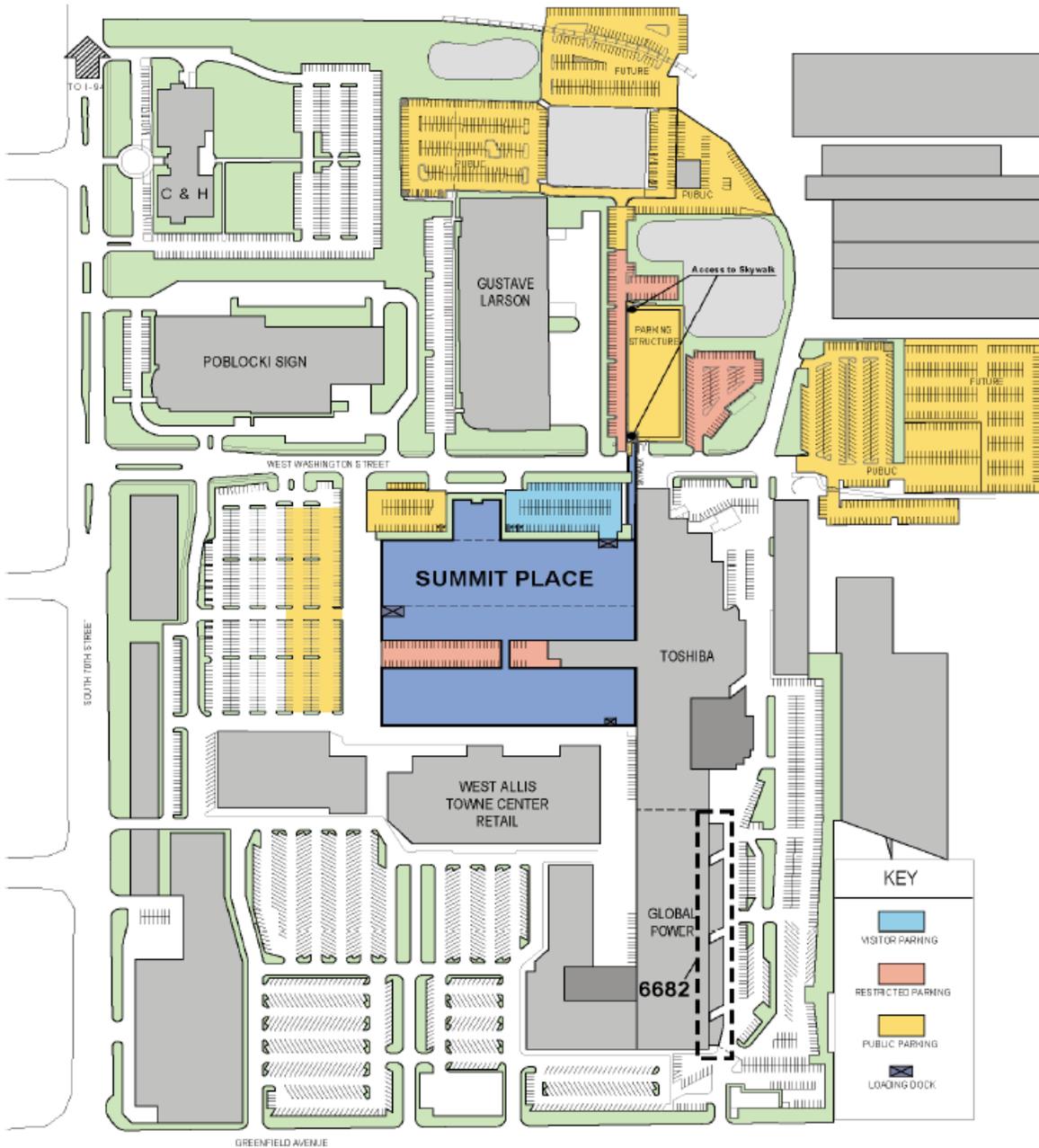
5  
mins to American  
Family Field



10  
mins to  
downtown



19  
mins to the  
airport



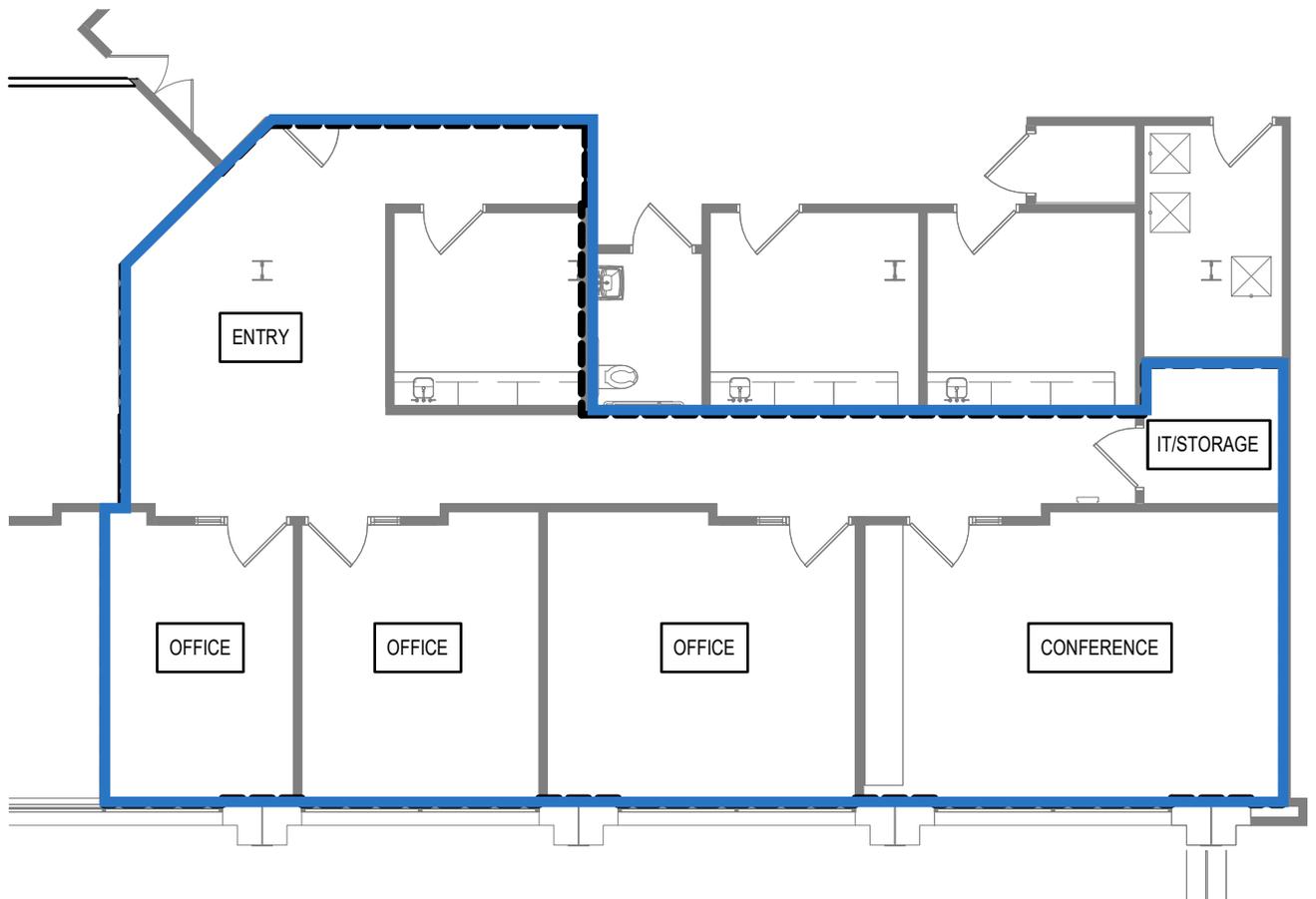
6737 W. WASHINGTON ST. WEST ALLIS, WI • SUMMIT PLACE OFFICE PARK

# SITE MAP

# 05 THE AVAILABILITIES

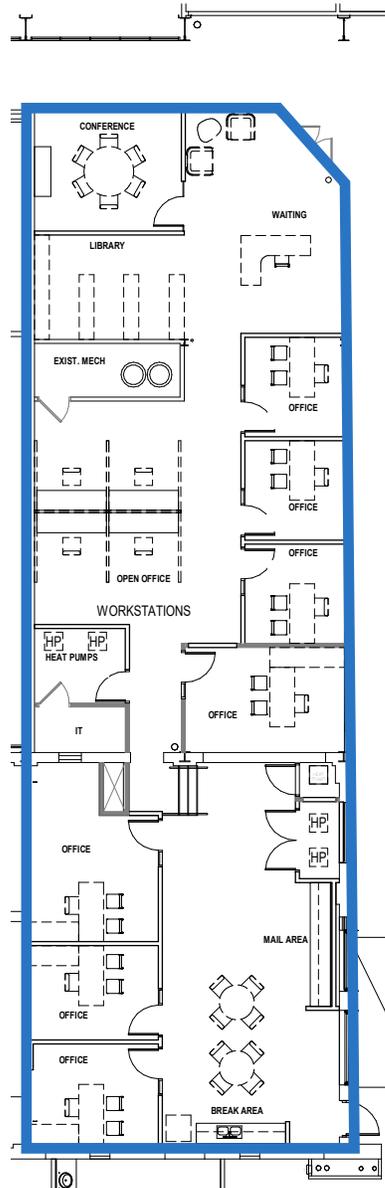
## SUITE 3350 - 1,723 RSF

Floor 3



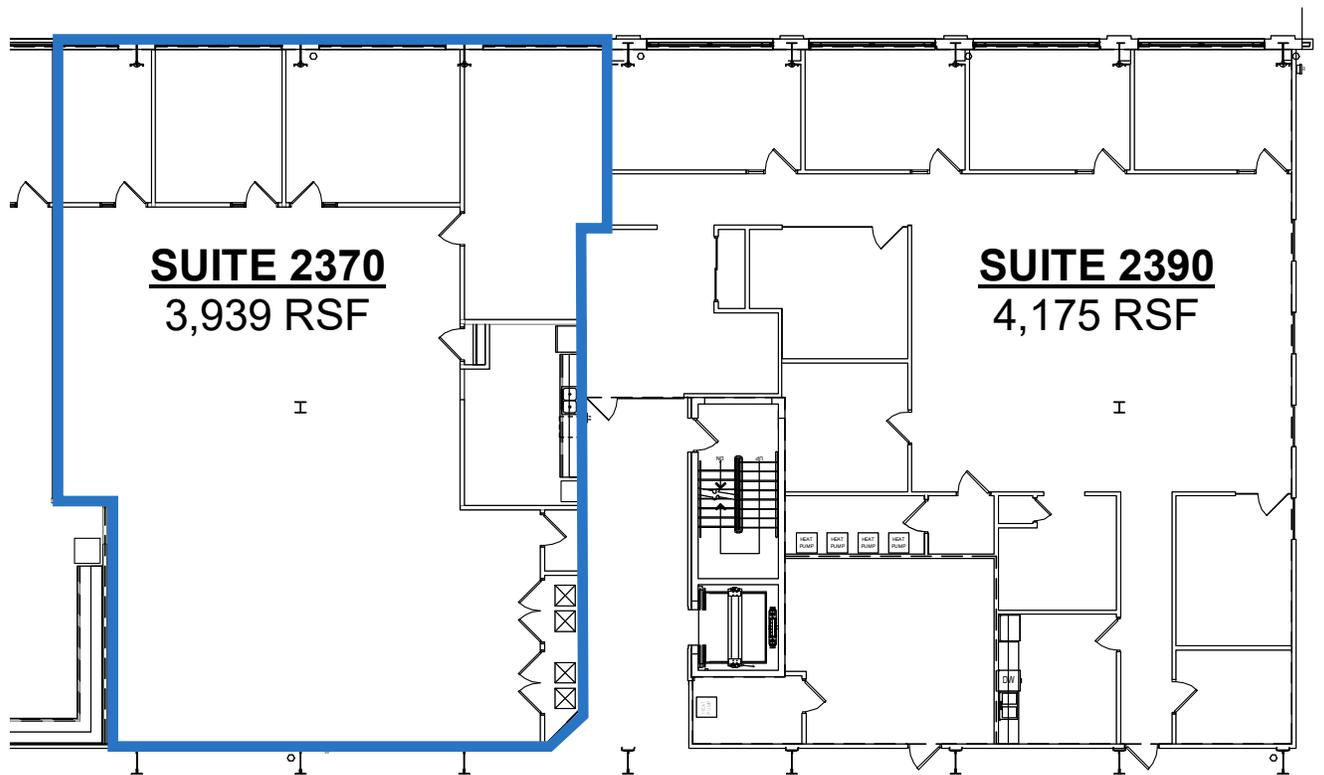
# SUITE 2353 - 3,732 RSF

Floor 3



**SUITE 2370 - 3,939 RSF**

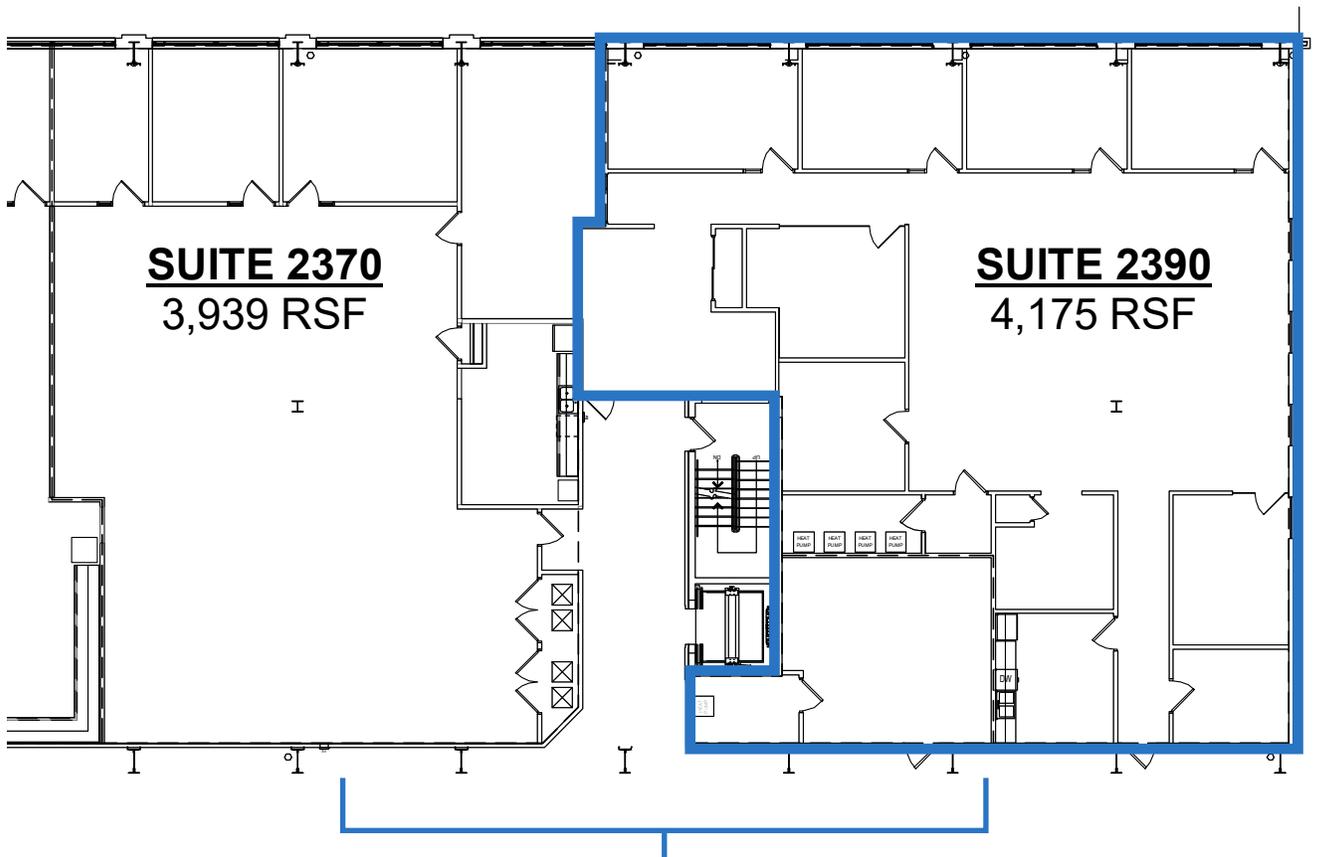
Floor 3



Suites 2370 & 2390  
Contiguous to 8,114 RSF

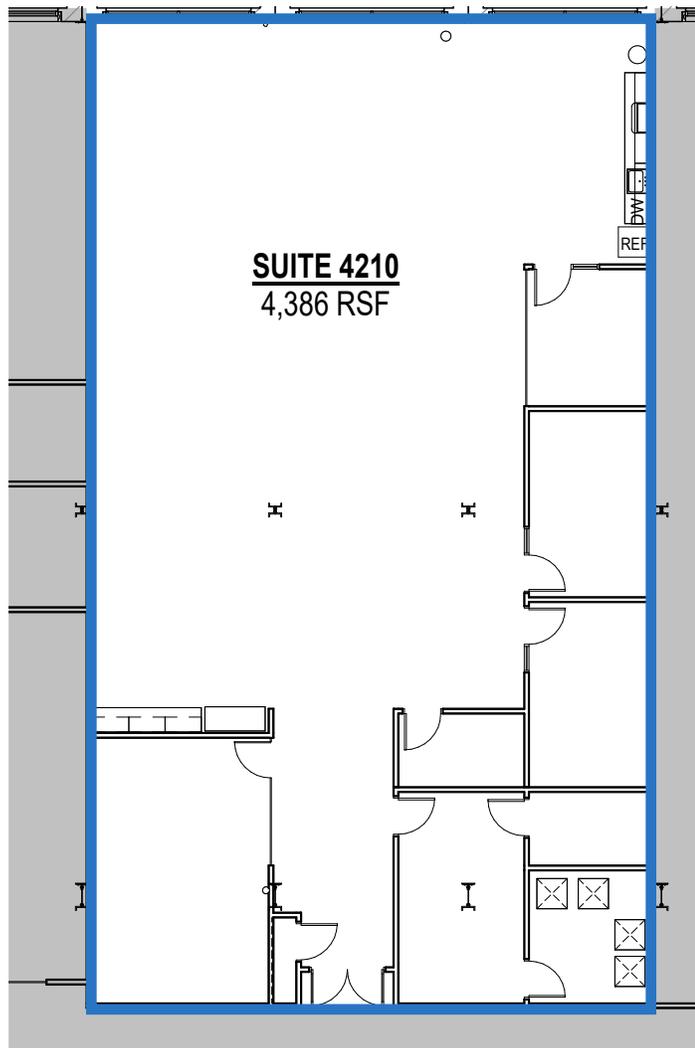
## SUITE 2390 - 4,175 RSF

Floor 3



**SUITE 4210 - 4,386 RSF**

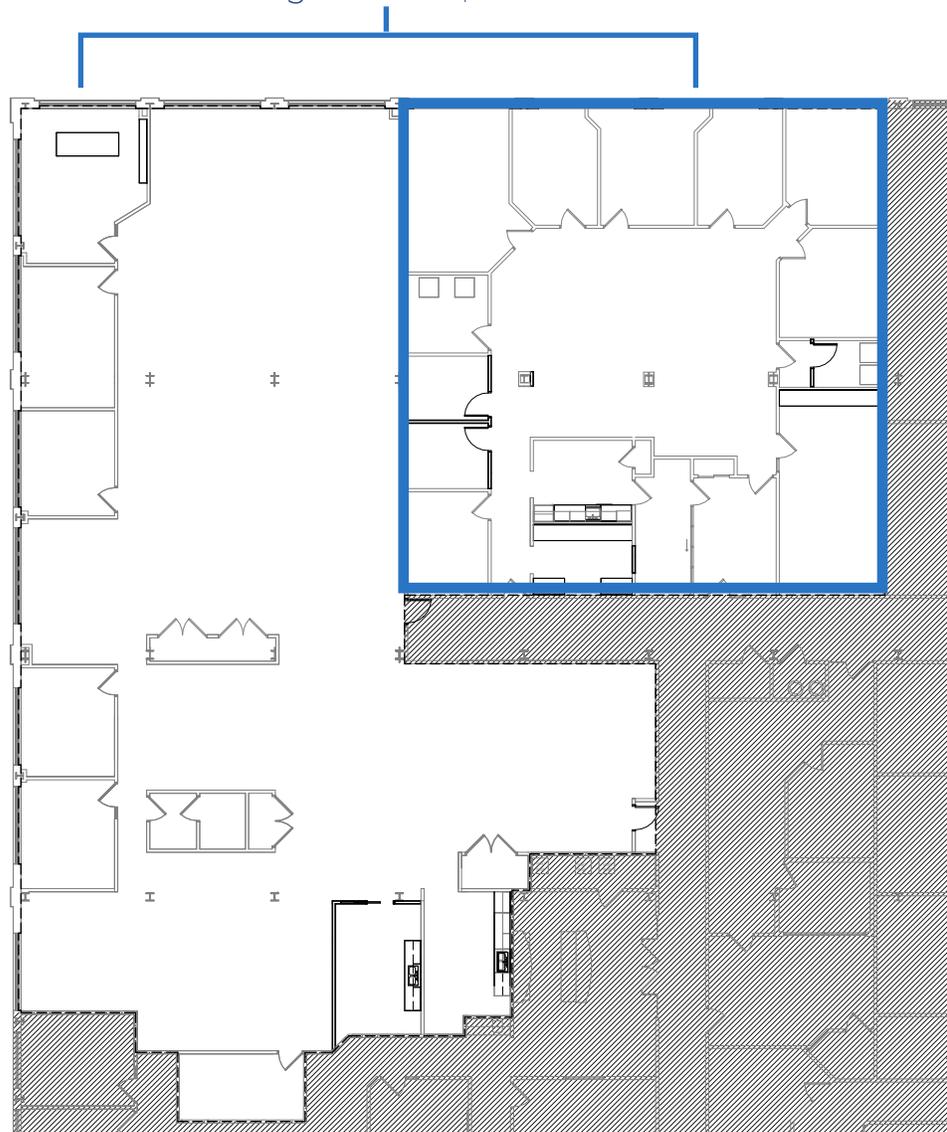
Floor 2



## SUITE 2210 - 4,439 RSF

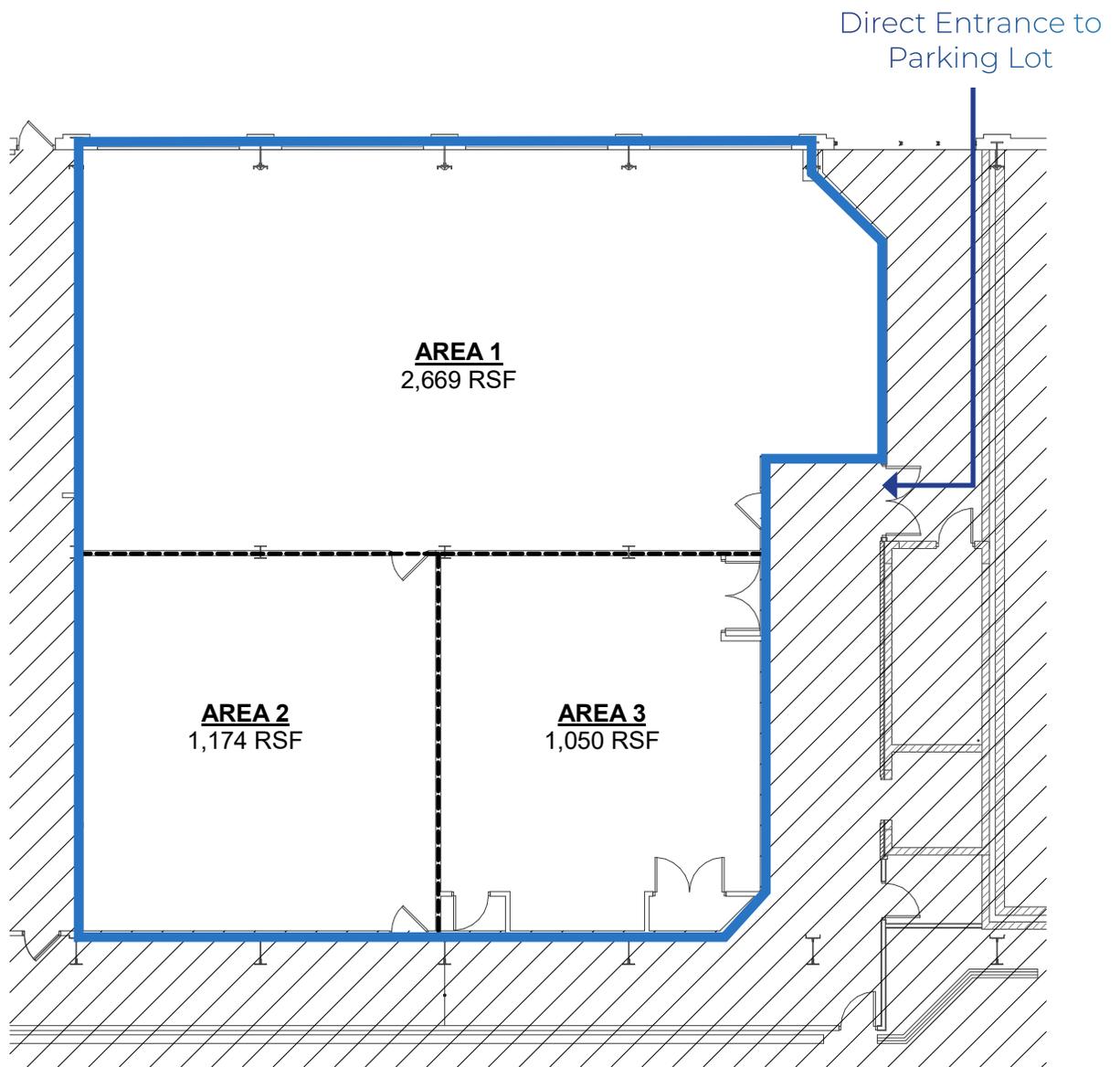
Floor 2

Suites 2210 & 2202  
Contiguous to 12,671 RSF



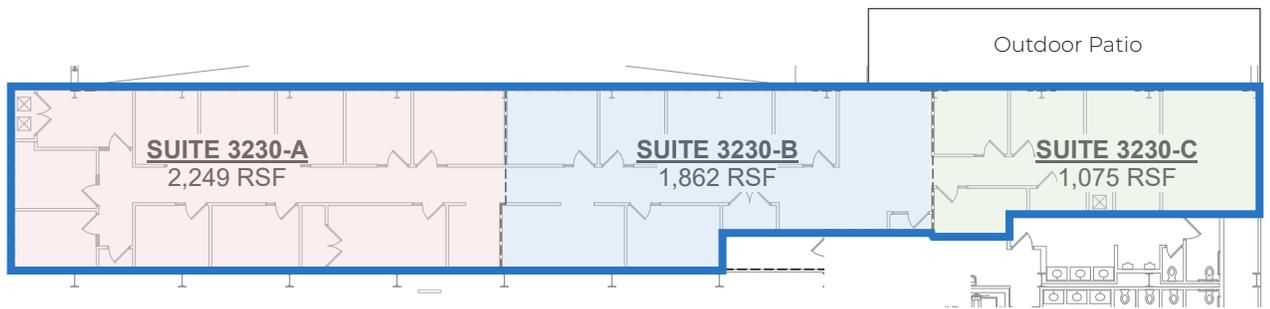
**SUITE 2180 - 4,893 RSF**

Floor 1



**SUITE 3230 - 5,084 RSF** (divisible to 1,075 RSF)

Floor 2

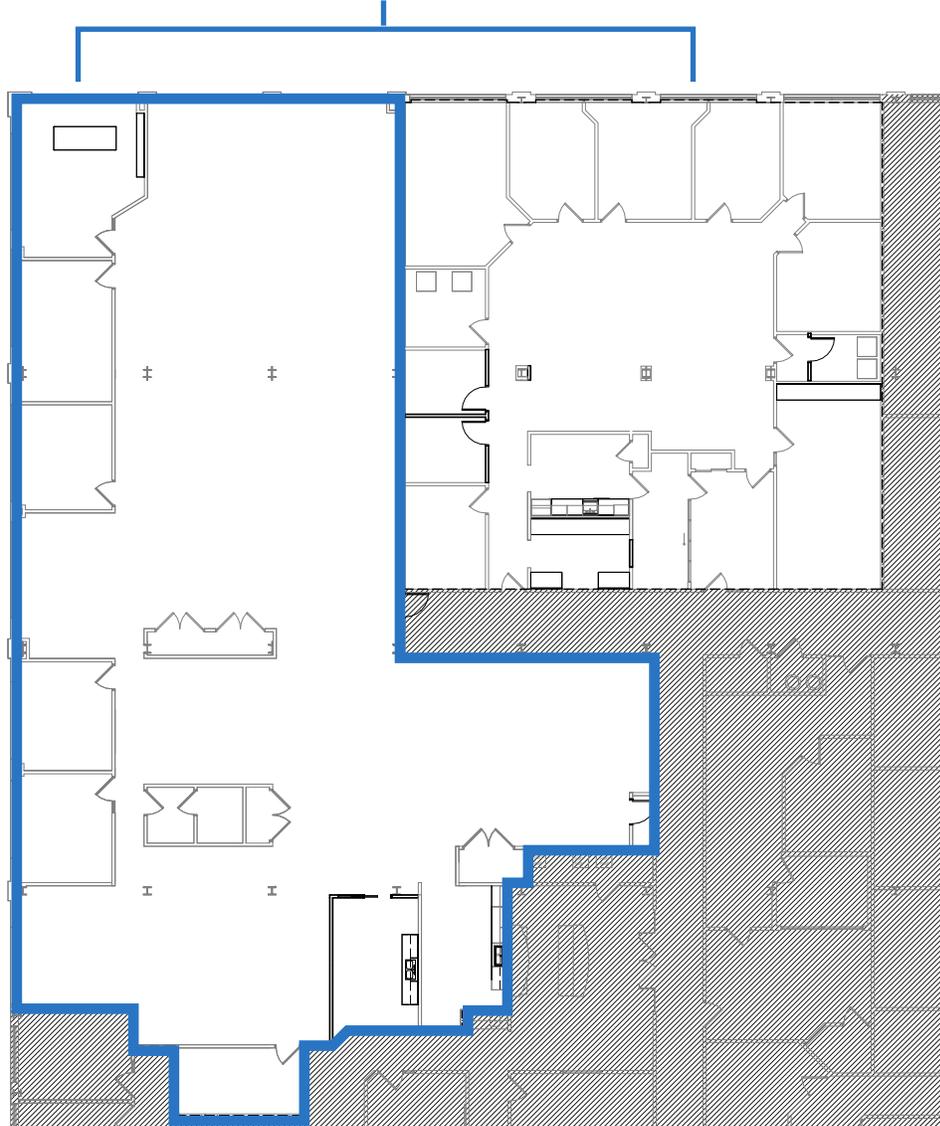


## SUITE 2202 - 8,244 RSF

Floor 2

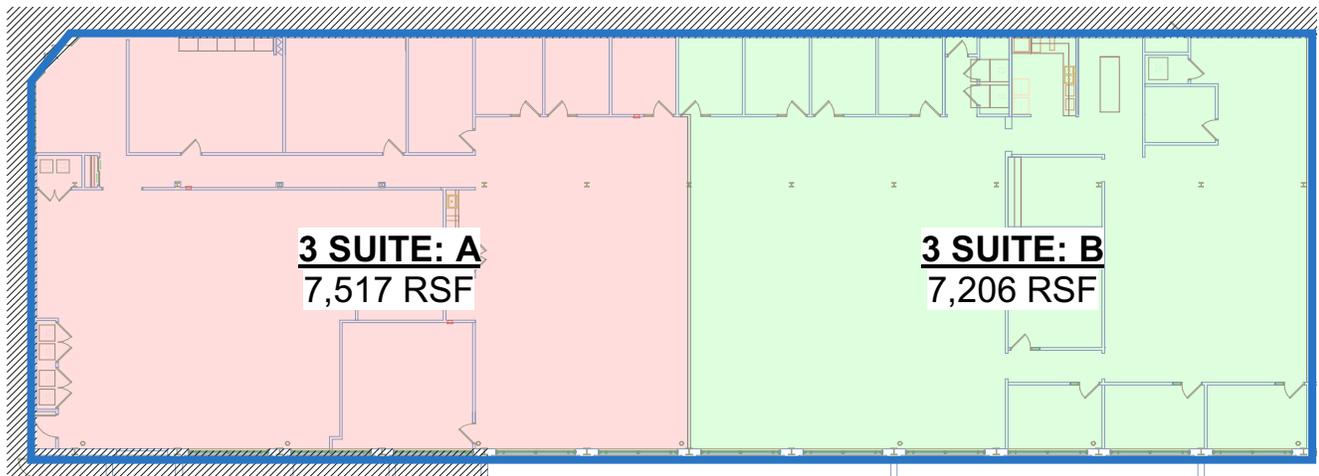
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Suites 2202 & 2210  
Contiguous to 12,671 RSF



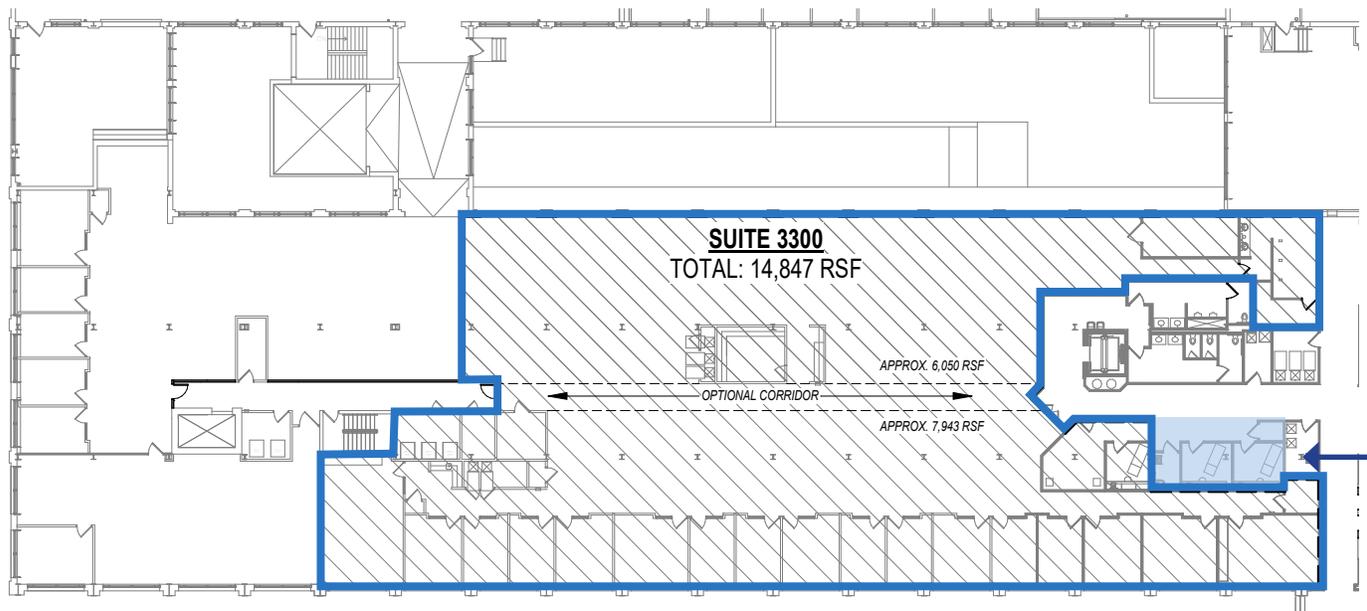
**SUITE 2365 - 14,723 RSF** (divisible to 7,206 RSF)

Floor 3



**SUITE 3300 - 14,847 RSF** (divisible to 6,050 RSF)

Floor 3

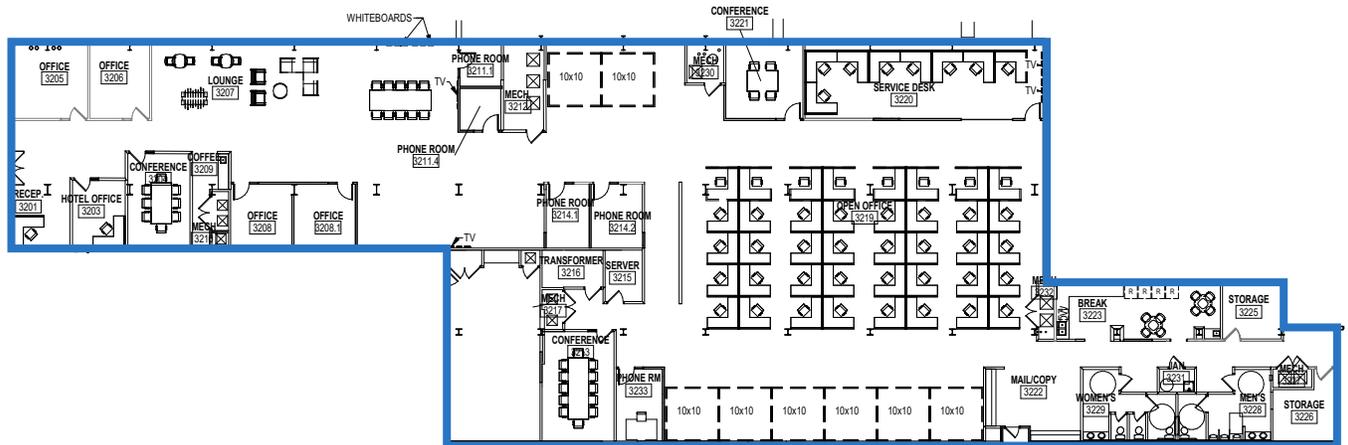


2025 New Building Amenities  
Two Mothers Rooms &  
Gender Neutral Restroom

# SUITE 3260 - 15,270 RSF

Floor 2

VIRTUAL TOUR 

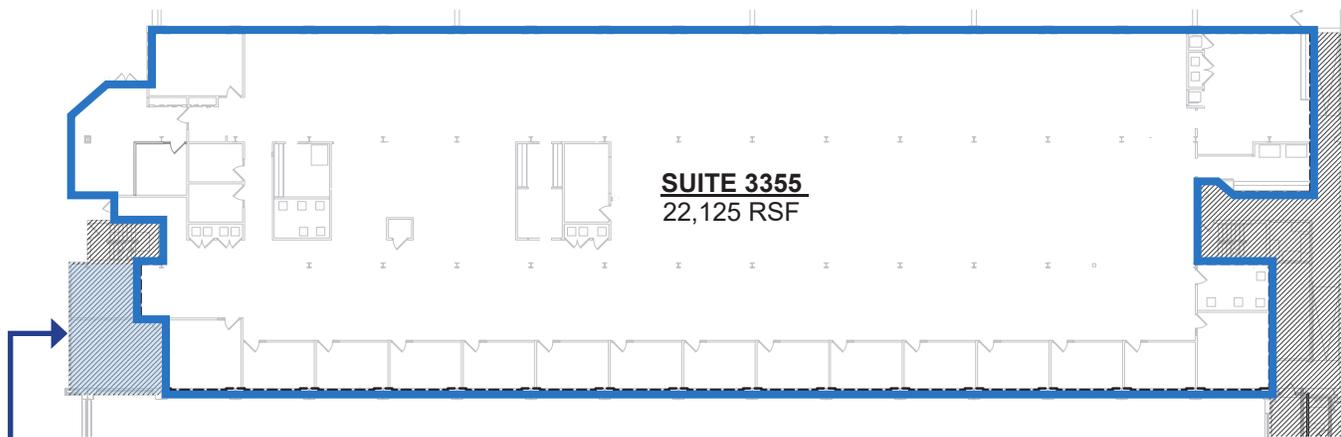


1 SUITE 3260 FLOOR PLAN  
1/16" = 1'-0"  
0 4 8 16 32  
SCALE: 1/16" = 1'-0"  
NORTH

**SUITE 3355 - 22,125 RSF**

Floor 3

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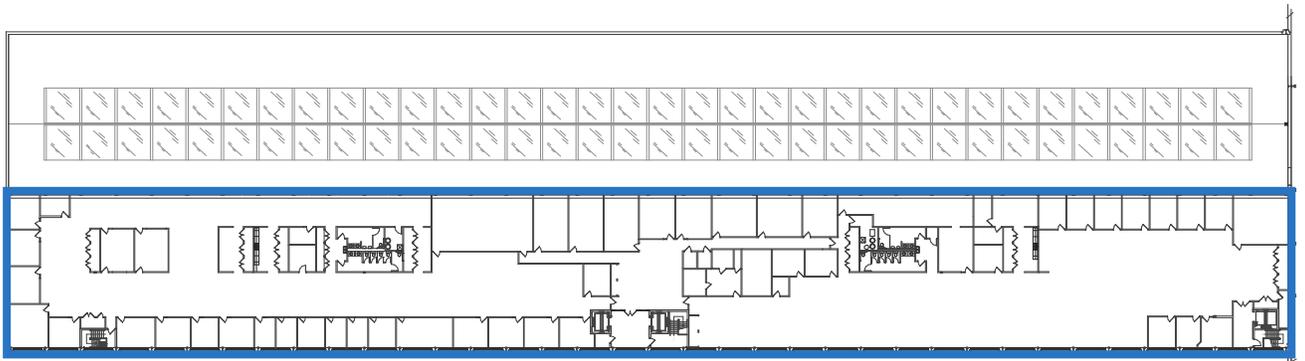
**SUITE 3355**  
22,125 RSF

2025 New Building Amenities  
Two Common Conference Rooms

# SUITE 4400 - 45,547 RSF (divisible to 20,000 RSF)

Floor 4

SUITE VIDEO 



① SUITE 4400   
1/64" = 1'-0"

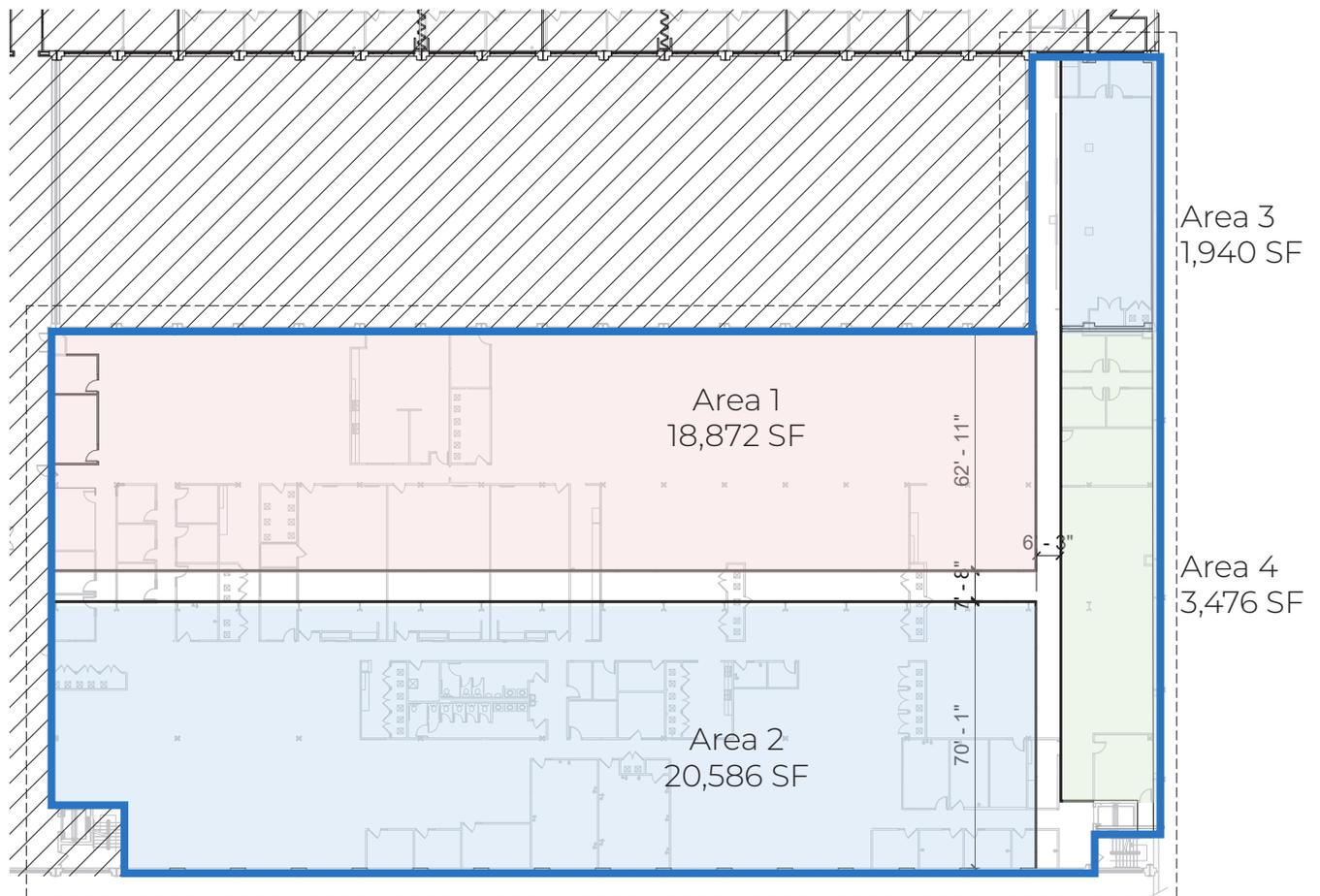


SCALE: 1/32" = 1'-0"

**SUITE 4300 - 49,403 RSF** (divisible to 1,940 RSF)

Floor 3

SUITE VIDEO 





**CONTACT US**

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# State Of Wisconsin | Disclosure to Non-Residential Customers

Prior to negotiating on your behalf the Brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement:

## **Broker Disclosure to Customers**

You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. The broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions with a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information to other parties.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice or a professional home inspection contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133 (1) of the Wisconsin statutes.

## **Confidentiality Notice to Customers**

The Firm and its Agents will keep confidential any information given to the Firm and its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in section 452.01 (5g) of the Wisconsin Statutes.
2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below, or provide that information to the Firm and its Agents by other means. At a later time, you may also provide the Firm and its Agents with other information you consider to be confidential.

Confidential information: \_\_\_\_\_

Non-Confidential information: (The following information may be disclosed by the Firm and its Agents): \_\_\_\_\_

(Insert information you authorize to be disclosed, such as financial qualification information.)

## **Definition of Material Adverse Facts**

A "Material Adverse Fact" is defined in Wis. Stat 452.01 (5g) as an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement.

An "Adverse" fact is defined in Wis. Stat. 452.01 (1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

## **Sex Offender Registry**

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://offender.doc.state.wi.us/public/>

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

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