



10 FREE PARKING
SPACES FOR A YEAR!
CONTACT BROKER FOR
ADDITIONAL DETAILS

FOUNDERS3
REAL ESTATE SERVICES



UNIQUE DOWNTOWN OFFICE SPACE

555 N PLANKINTON AVE

MILWAUKEE, WI

NED PURTELL, CCIM, SIOR
414.801.3999
npurtell@founders3.com

JOHN DAVIS
414.254.5074
jdavis@founders3.com

PROPERTY SPECIFICATIONS

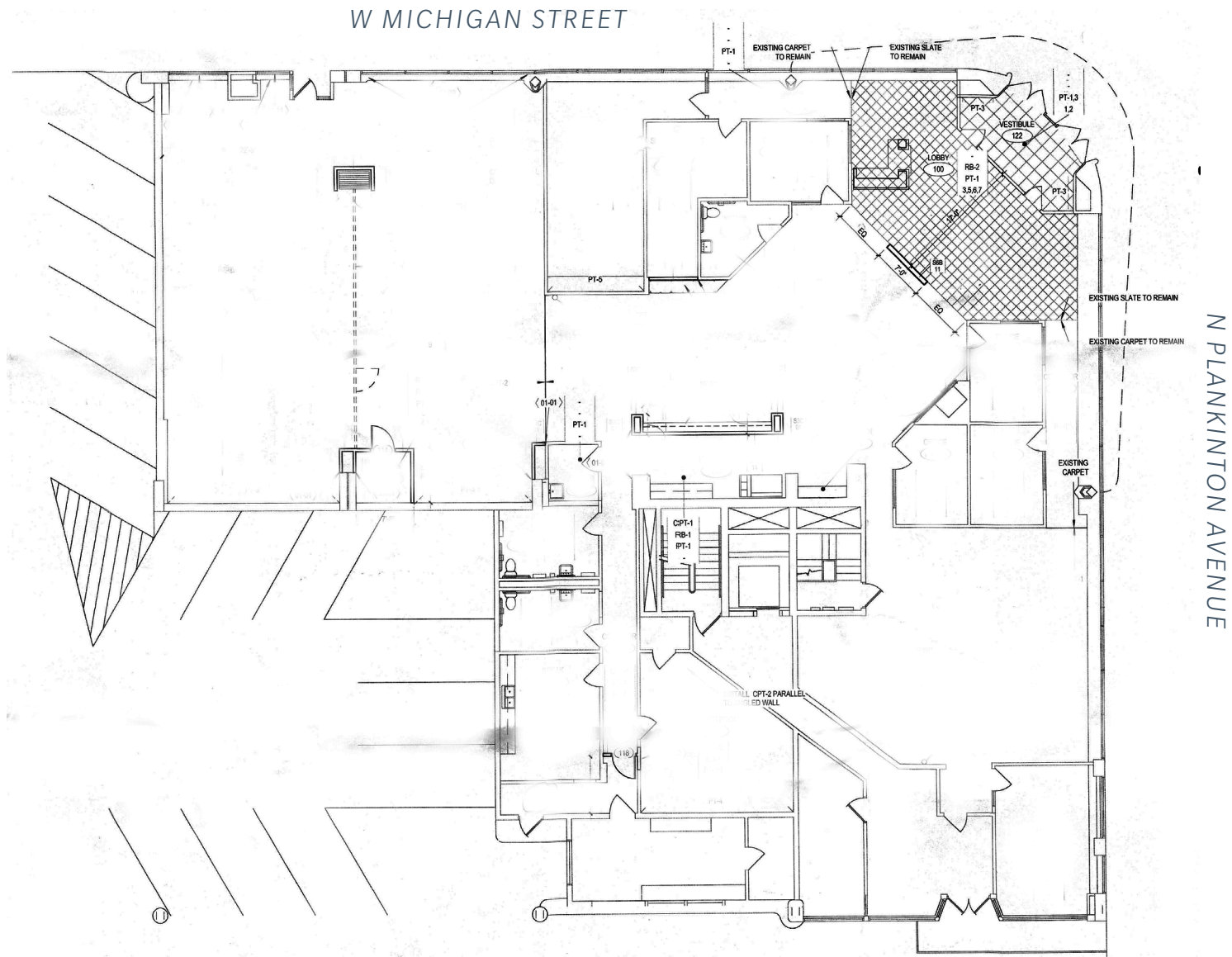
- **UNBEATABLE DOWNTOWN LOCATION**
Directly across from The Avenue and 3rd Street Market Hall, with tenant access to premier on-site amenities
- **EASY FREEWAY ACCESS**
Convenient connections to I-94, I-794, and I-43
- **CLOSE TO MILWAUKEE'S TOP DESTINATIONS**
Short walk or drive to the Third Ward, Deer District and the Intermodal Station
- **STEPS FROM THE HOP STREETCAR**
0.2 miles from St. Paul & Plankinton station, offering easy transit throughout Downtown and the East Side
- **ATTACHED PARKING STRUCTURE**
On-site parking with monthly stalls available at market rate
- **HIGH VISIBILITY SIGNAGE OPPORTUNITY**
Prominent exterior signage options available

EXISTING OFFICE SIZE	9,409 SF
PARCEL SIZE	0.92 AC
YEAR BUILT	1946
ZONING	C9F(A)
PARKING	450 space
TAX KEY	3610781000

LEASE RATE **\$18.00 - \$20.00/SF MG**



FLOOR PLAN



FOR LEASE

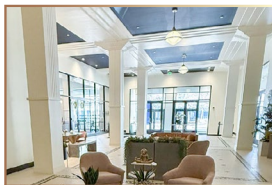
555 N PLANKINTON AVENUE | MILWAUKEE



414.271.1111 | 330 E Kilbourn Avenue, Suite 900, Milwaukee, WI 53202 | www.founders3.com
Information shown herein was provided by Seller/Lessor and/or third parties and has not been verified by the broker unless otherwise indicated.

UNRIVALED AMENITIES AT THE AVENUE

Tenants at 555 N Plankinton benefit from direct access to The Avenue's upscale amenities and vibrant atmosphere.



Lobby & 24/7 Security

PHOTO GALLERY



3rd Street Market Hall

VIRTUAL TOUR



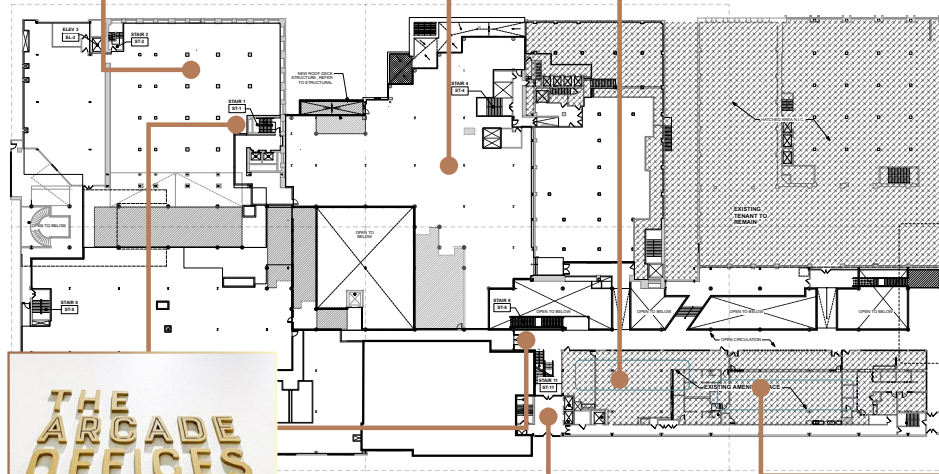
Fitness Center

VIRTUAL TOUR



Pickleball Courts

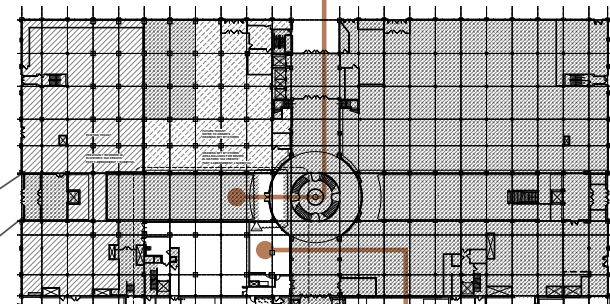
Full Connectivity to
Skywalk System



THE
ARCADE
OFFICES

Tenant Directories

Access to Covered
Parking Garage



VIRTUAL TOUR



Conferencing Center

VIRTUAL TOUR



Doggy Wellness Area

AMENITIES INCLUDE:

- Award-Winning 3rd Street Market Hall
- 100-Person Conference Facility
- Formal Lobby with 24/7 Security
- Connected & Covered Parking Deck
- Prominent & Unique Tenant Signage
- Fitness Center w/ Full Locker Rooms
- Peloton Bikes w/ On-Demand Fitness
- Pickleball Courts
- Indoor Dog Exercise and Grooming Area
- Pet Friendly Campus
- Onsite Airbnb Units
- Secured Bike Storage

UNBEATABLE LOCATION IN THE HEART OF WESTTOWN



ARTS & EVENTS

- 27 Baird Convention Center
- 5 Best Place at the Pabst Brewery
- 35 Bradley Symphony Center
- 7 Fiserv Forum
- 7 FPC Live (late 2025)
- 8 Gather at the Deer District
- 20 High Life Theater
- 50 Iron District (late 2026)
- 20 Milwaukee Admirals
- 19 Milwaukee Public Museum (current)
- 20 Milwaukee Wave Pro Soccer
- 45 The Avenue
- 9 The Beer Garden
- 38 The Riverside Theater
- 12 Turner Hall Ballroom
- 20 UWM Panther Arena

HOTELS & LODGING

- 4 Aloft Milwaukee Downtown
- 1 Brewhouse Inn & Suites
- 53 Cambria Hotel Milwaukee
- 45 Courtyard
- 41 Doubletree
- 30 Fairfield Inn
- 36 Hampton Inn
- 42 Hilton Milwaukee City Center
- 21 Hilton Tempo (2027)
- 21 Hyatt Place Milwaukee
- 28 Hyatt Regency Milwaukee
- 7 Moxie Hotel (2027)
- 48 Residence Inn
- 33 SpringHill Suites
- 3 The Trade

SHOPPING

- 3 AntekounBros
- 7 Bucks Pro Shop
- 44 Foot Locker
- 45 Milwaukee Boot Company
- 40 Stein's Jewelry
- 47 TJ Maxx
- 44 Kohl's

POINTS OF INTEREST

- 48 American Society for Quality (ASQ)
- 54 Extra Space Storage
- 44 Fiserv Corporate Headquarters
- 52 Literary Services of Wisconsin
- 11 MATC
- 22 Milwaukee County Historical Society
- 1 Milwaukee Film
- 24 Milwaukee Central Public Library
- 44 Milwaukee Downtown, BID #21
- 55 Milwaukee Intermodal Station
- 50 Milwaukee Tool Corporate Headquarters
- 34 Score Mentors of SE Wisconsin
- 44 United Performing Arts Fund
- 44 The Avenue
- 48 VISIT Milwaukee
- 44 Walgreens
- 34 Westtown Association
- 41 Wisconsin Policy Forum
- 51 We Energies Corporate Headquarters
- 51 Zeidler Union Square

FITNESS & HEALTHCARE

- 48 Planet Fitness
- 30 Quality Optical
- 12 Turner Hall Climbing Gym
- 31 Wisconsin Hearing Aid Center

SPECIALTY STORES

- 30 Tourist Convenience
- 16 Usinger's Famous Sausage
- 16 Wisconsin Cheese Mart

SALONS & BARBERS

- 39 Bob's Barber Shop
- 42 Hair Hilton
- 31 Water Street Massage & Spa

DINING & NIGHTLIFE

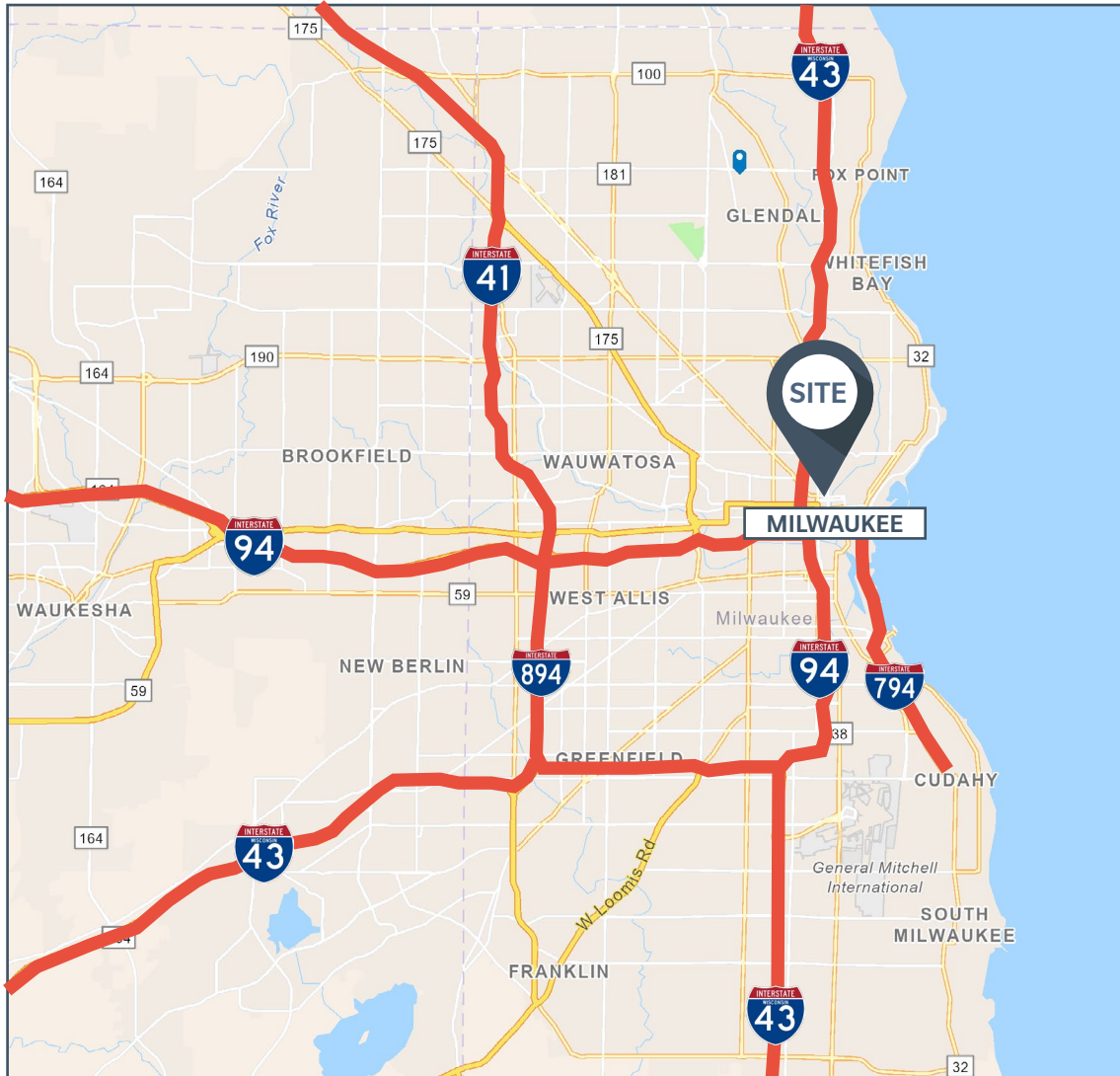
- 9 90's/2k Cafe
- 41 Avenue Bar & Grill
- 32 Benihana
- 28 Bistro 333
- 9 Brick 3 Pizza
- 41 Build-a-Breakfast/Build-a-Burger
- 42 Cafe Hilton
- 29 Calderone Club
- 9 The High Note
- 8 The Mecca Sports Bar & Grill
- 8 The New Fashioned
- 45 Third Street Market Hall
- 9 Uncle Buck's
- 10 Whittail MKE
- 15 Who's on Third
- 23 Wisconsin Club

DINING & NIGHTLIFE (cont.)

- 34 Capital Grille
- 35 Canary Coffee
- 9 Carson's
- 15 Copper on King
- 3 Craft
- 15 Deer Camp
- 33 DOC's Commerce Smokehouse
- 40 Domino's
- 8 Drink Wisconsin Pub
- 26 Dunkin'
- 30 Edith's Cocktail Bar
- 8 Fat Tuesday's
- 25 Fji-Fil
- 8 Good City Brewing (now Explorium)
- 3 il Cervo Trattoria
- 40 High Note Karaoke Bar
- 30 King & I Thai Restaurant
- 13 Knight's Bar
- 40 Lazo's Tacos
- 9 LP (Local Pub)
- 16 Lucky Clover
- 13 Mader's
- 21 Major Goolsby's Pub & Grill
- 42 Miller Time Pub & Grill
- 15 Milwaukee Brat House
- 42 Milwaukee Chophouse
- 38 Mo's a Place for Steak
- 36 Mo's Irish Pub Milwaukee
- 13 Oak Barrel Public House
- 15 Old German Beer Hall
- 1 On Tap Milwaukee
- 5 Pabst Brewery & Taphouse
- 6 Pilot Project Brewing
- 16 RWB Milwaukee
- 29 San Giorgio Pizzeria Napoletana
- 10 S'lush Daiquiri Lounge & Events
- 3 Solomon's
- 28 Starbucks
- 25 Stella's
- 54 Stone Creek Coffee
- 38 Subway
- 15 Taco Mike's
- 40 The High Note
- 8 The Mecca Sports Bar & Grill
- 8 The New Fashioned
- 45 Third Street Market Hall
- 9 Uncle Buck's
- 10 Whittail MKE
- 15 Who's on Third
- 23 Wisconsin Club



LOCATION AND DEMOGRAPHICS



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	24,190	204,059	424,694
Avg HH Income	\$109,803	\$70,567	\$78,832

DRIVE TIMES

	Miles	Drive Time
Green Bay	14.1 miles	2 hours
Fond Du Lac	53.5 miles	1 hour 15 minutes
Madison	73.6 miles	1 hour 15 minutes
Chicago	105.0 miles	1 hour 45 minutes

TRAFFIC COUNTS

Michigan Street	7,100 VPD
Plankinton Avenue	4,200 VPD
Clybourn Street	9,500 VPD
Interstate 794	77,100 VPD

STATE OF WISCONSIN
BROKER DISCLOSURE

Wisconsin law requires all real estate licenses to give the following information about brokerage services to prospective customers.

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

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. A 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 within 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 of 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 or 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.

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

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 (see "Definition of Adverse Facts" below).
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 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 or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

CONFIDENTIAL INFORMATION

NON-CONFIDENTIAL INFORMATION

(the following information may be disclosed to 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.

Notice About Sex Offender Registry

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://www.doc.wi.gov> or by telephone at 608-240-5830.