

TIMBERS
AT THE TANNERY

An Authentic Creative Office
in Milwaukee's Cultural Hub

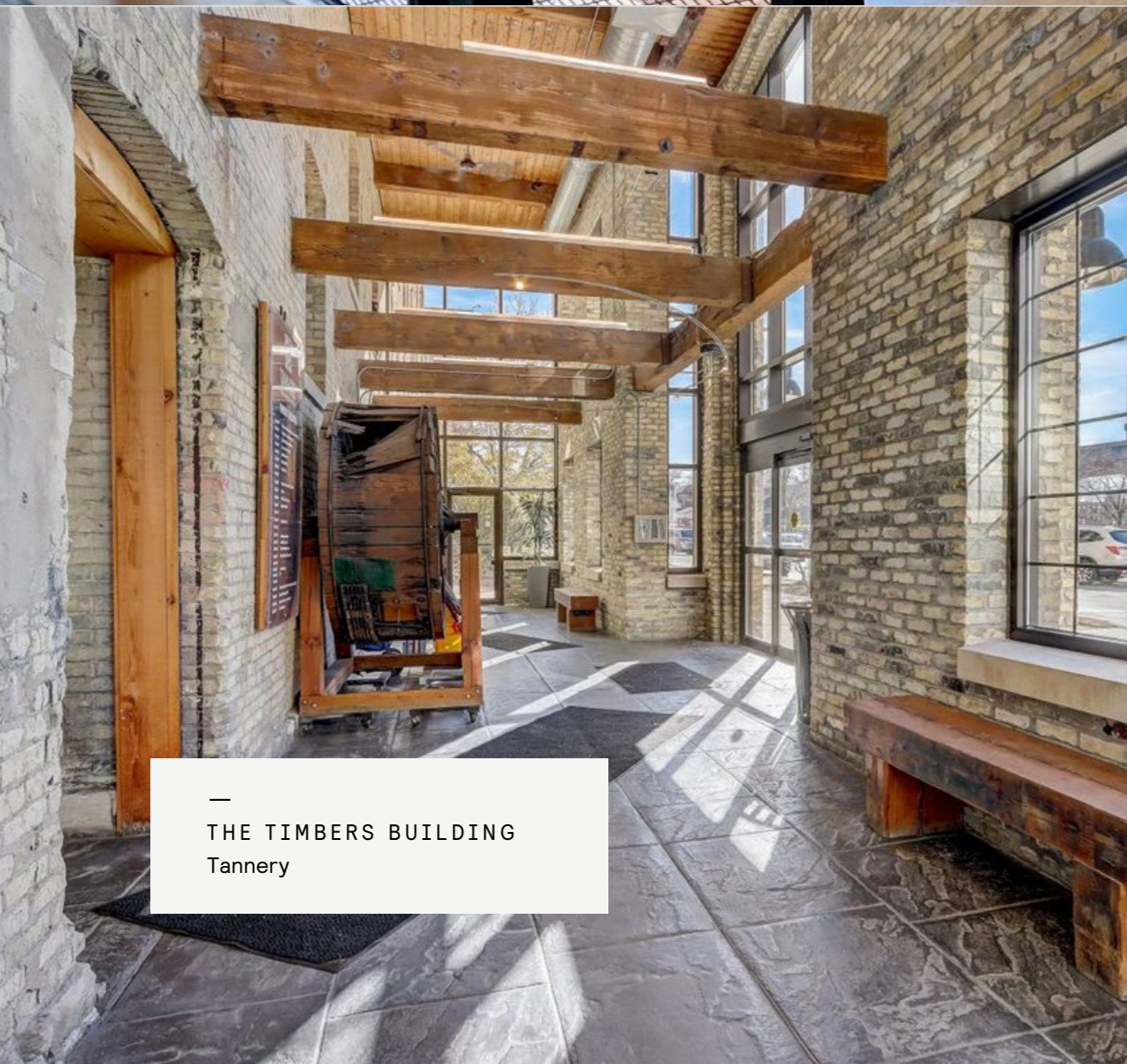
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2
COMPANIES

FOUNDERS 3

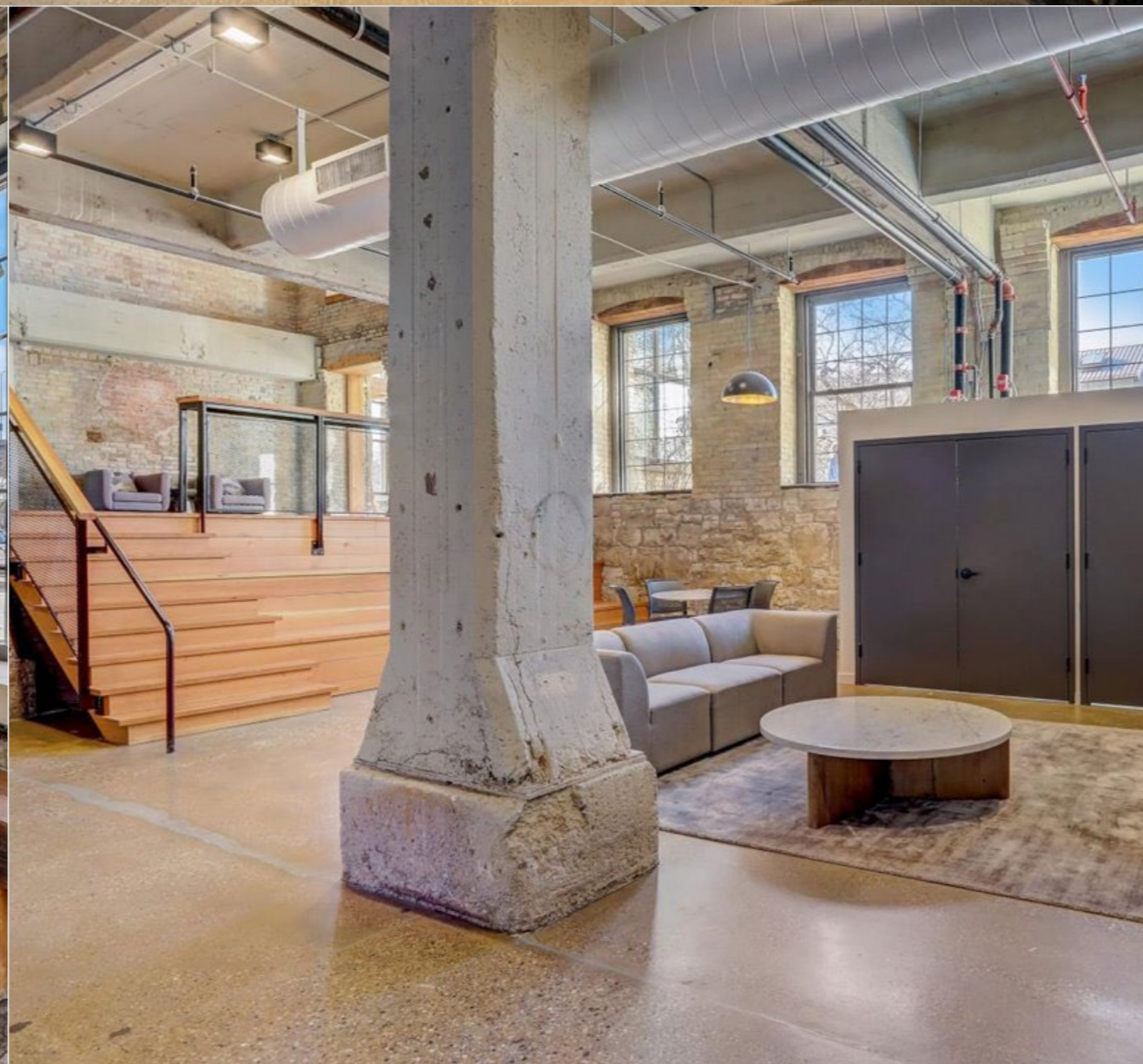




TIMBERS
AT THE TANNERY



—
THE TIMBERS BUILDING
Tannery



THE TIMBERS BUILDING

700 W VIRGINIA STREET
MILWAUKEE, WISCONSIN

BUILDING FEATURES:

Building Size:	122,000SF
Suites Available:	Suite 101 1,700 RSF *contiguous*
	Suite 106 640 RSF (fitness studio - \$12.00/SF gross)
	Suite 110 5,666 RSF (flex space - \$8.00-\$12.00/SF gross)
	Suite 200 695 RSF
	Suite 203 725 RSF (café space)
	Suite 307 2,380 RSF
	Suite 402 3,115 RSF
	Suite 602 3,091 RSF
	Suite 610 5,704 RSF
Dedicated Parking:	3 Spaces per 1,000 SF Leased
Lease Rate:	\$16.00 - \$17.00/SF Net
Est. OPEX:	\$9.64/SF

CENTRAL, VIBRANT LOCATION:

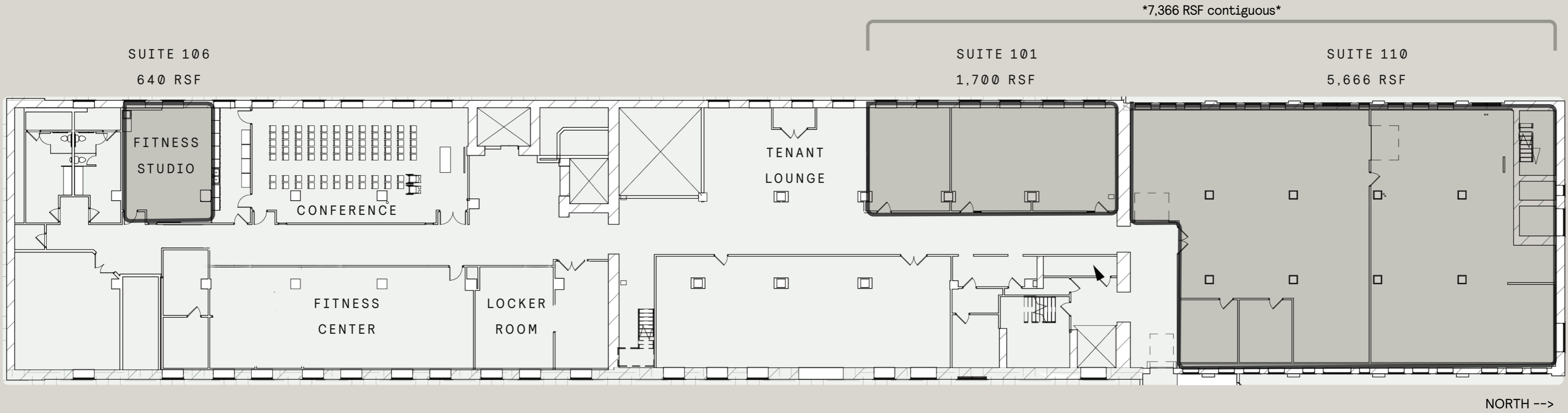
Located within Milwaukee's Cultural Hub - Walker's Point - The Timbers is within walking distance to Milwaukee's best restaurants, nightlife and local attractions.

THE BUILDING:

The Timbers Building is a seven-story brick & beam structure - built in 1891 and was once the hub of tannery operations at the Pfister and Vogel Leather Company in the early 20th Century. Today, the building boasts a modern lobby and amenities, with unique wood pillars and striking city views - with impeccable freeway visibility and free parking for its office tenants and their guests.

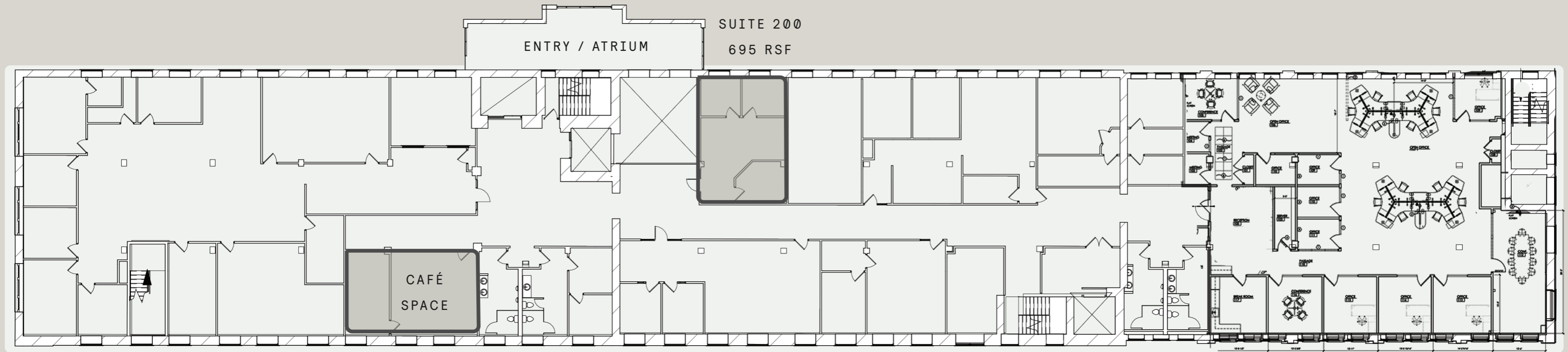
AMENITY PACKAGE:

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



FLOOR

1



SUITE 203
725 RSF

SUITE 200
695 RSF

ENTRY / ATRIUM

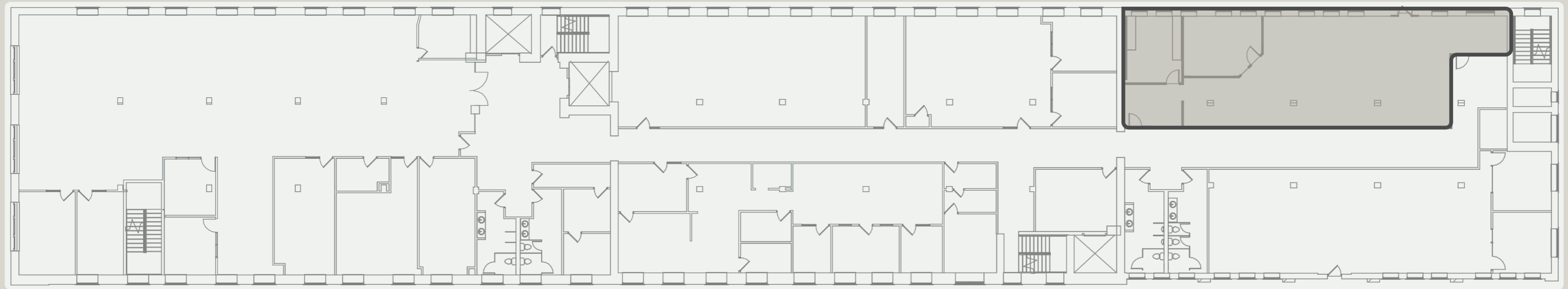
CAFÉ
SPACE

NORTH -->

FLOOR

2

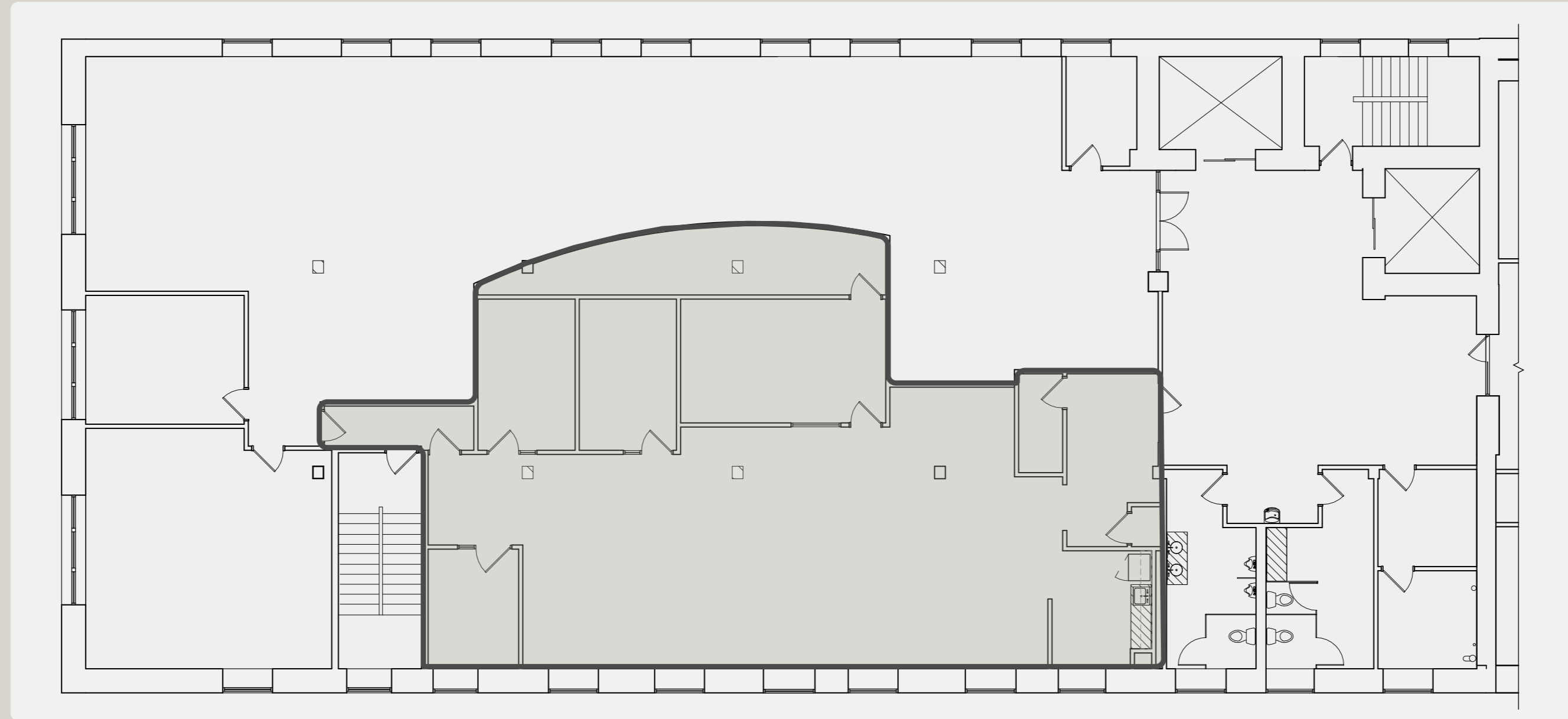
SUITE 307
2,380 RSF



NORTH -->

FLOOR

3

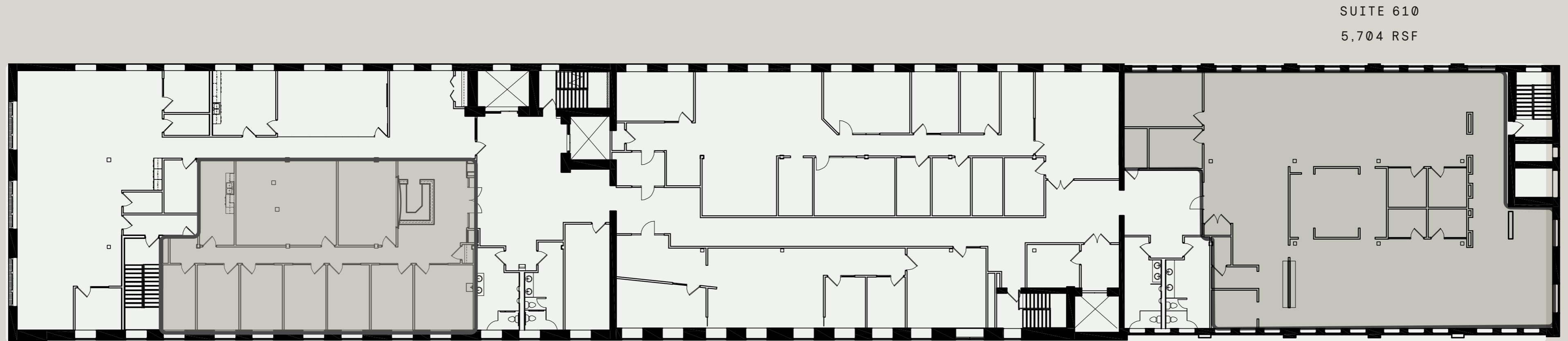


SUITE 402
3,115 RSF

NORTH -->

FLOOR

4



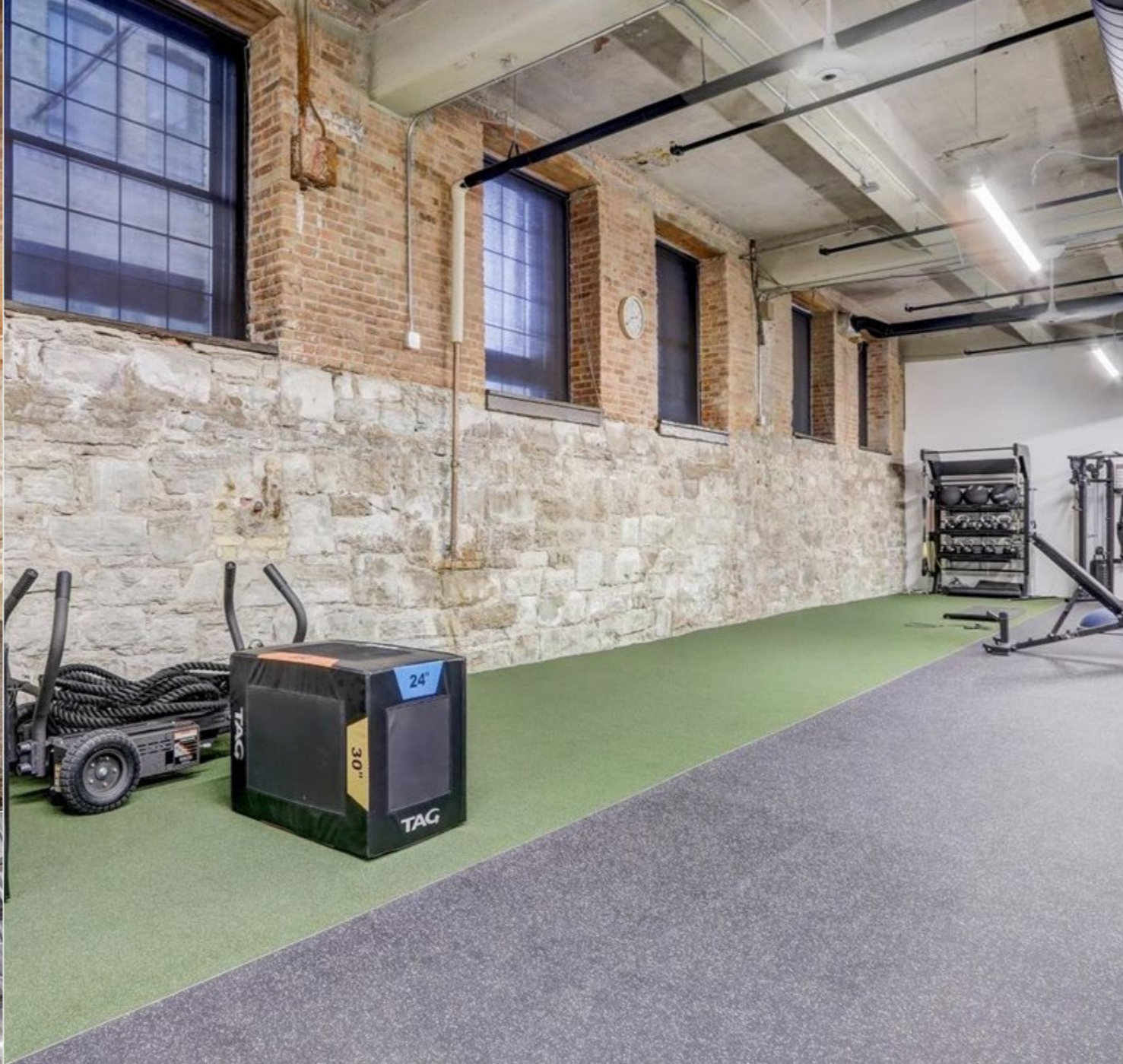
SUITE 602
3,091 RSF

SUITE 610
5,704 RSF

NORTH -->

FLOOR

6



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AMENITIES
The Tannery

Tenant Amenities

INDOOR FITNESS CENTER

LOCKER ROOMS & SHOWERS

BIKE ROOM

TENANT LOUNGE

DEDICATED SIGNAGE

RESERVABLE COMMUNITY
& CONFERENCE SPACE



— WALKER'S POINT
Location/Neighborhood



TWISTED FISHERMAN

AMTRAK STATION

TIMBERS BUILDING
(122,000 SF)

TANNERY COMPLEX
(251,519 SF)

HARLEY DAVIDSON
MUSEUM

PARKING

PARKING

PARKING

PARKING

THE IRON HORSE HOTEL

RITE HITE
HEADQUARTERS

GREAT LAKES
DISTILLERY

LOST VALLEY
CIDER CO.

CONEJITO'S PLACE &
MOBCRAFT BREWERY

BLACK SHEEP & PURPLE
DOOR ICE CREAM

CAMACHO'S BAR

MOVIDA @
HOTEL MADRID

LA CASA DE ALBERTO

ZOCALO BAR & FOOD
TRUCK PARK

SNIFTER'S TAPAS
& SPIRITS

CAROLINE'S &
SOUP BROTHERS

FUEL CAFE 5TH ST &
JUICED COLD PRESS

CHEF'S TABLE

THE LAUGHING TAP

MOREL

HAMBURGER MARY'S

ANODYNE COFFEE CO.

CAMINO

BOTANAS

SHAKERS

—
WALKER'S POINT
Location/Neighborhood

FIXTURE PIZZA PUB

INDEED BREWING

VAR GALLERY &
STUDIOS

CLOCK SHADOW
CREAMERY

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
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