



330  
KILBOURN

330 E. Kilbourn Ave.  
Milwaukee WI 53202

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# BUILDING INFO

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|                             |                            |
|-----------------------------|----------------------------|
| <b>Total Building Size:</b> | 495,240 SF                 |
| <b>Built / Renovated:</b>   | 1984 / 2019                |
| <b>Towers:</b>              | Two                        |
| <b>Floors:</b>              | Fourteen                   |
| <b>Floor plate:</b>         | 19,882 SF - 27,505 SF      |
| <b>Parking ratio:</b>       | 4 / 1,000 SF               |
| <b>Lease rate:</b>          | \$12.00 - \$14.00 / SF NNN |
| <b>CAM &amp; Taxes:</b>     | \$11.68 / SF (2020 Est.)   |



# VIEW FLOOR PLANS

## AVAILABILITY

**Tower I:** 875 - 50,799 SF

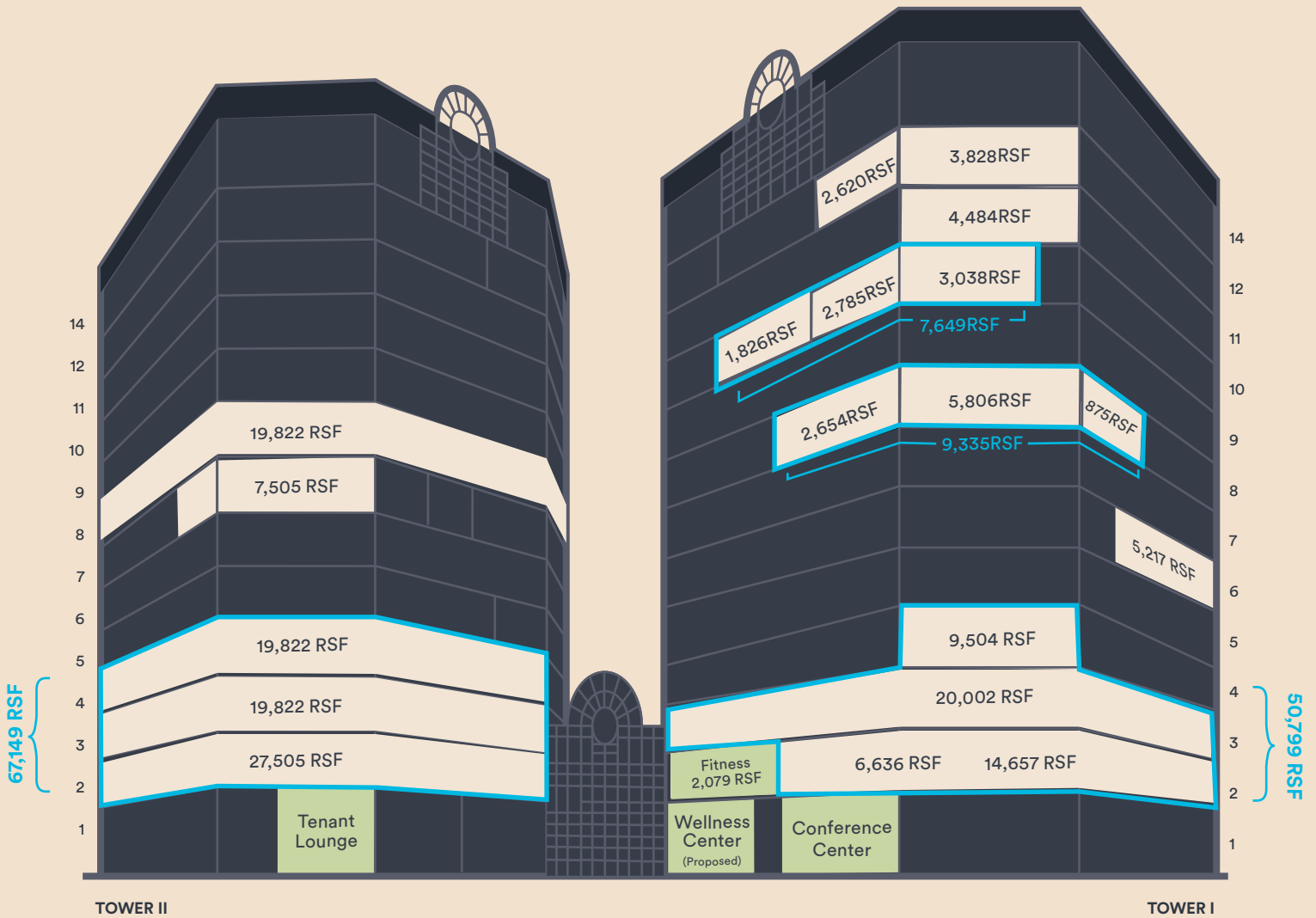
- **Max Contig.:** 50,799 SF

**Tower II:** 7,505 SF - 67,149 SF

- **Max Contig.:** 67,149 SF



## VIEW FLOOR PLANS



- Currently Available
- ▭ Contiguous Option (Contact broker for additional combinations)
- Building Amenities



# 330 SPEC SUITES EXAMPLES

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# PARKING & ACCESSIBILITY

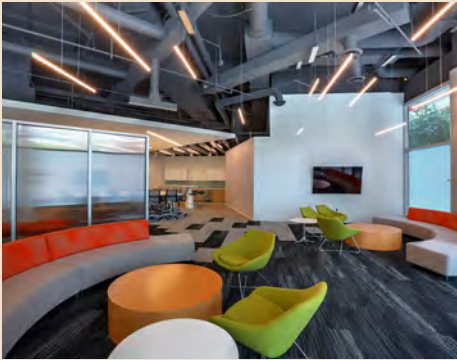
| PARKING STRUCTURE | SPACES | PARKING RATIO       | DAILY RATE | FIRST HOUR | MONTHLY | MONTHLY RESERVED |
|-------------------|--------|---------------------|------------|------------|---------|------------------|
| UNDERGROUND       | 479    | 1 / 1,000 SF        | \$18.00    | \$6.00     | \$170   | \$210            |
| PAVILION          | 729    | 3 / 1,000 SF        | \$18.00    | \$6.00     | \$138   | N/A              |
| <b>TOTAL:</b>     |        | <b>4 / 1,000 SF</b> |            |            |         |                  |

- Monthly parking specials available
- Located on The Hop streetcar line
- Located in the center of Milwaukee's CBD
- Near several major MCTS bus routes
- Easy access to Interstates 43, 94 & 794
- Within walking distance to 50+ restaurants
- Within walking distance to Milwaukee Buck Entertainment District





# AMENITY-RICH



## TENANT LOUNGE

A tenant lounge is located off the main lobby of the building providing tenants with a collaborative area to hold small meetings, work independently or simply get a break from their office.

The tenant lounge includes two flat panel TVs, soft seating, large and small conference room tables/seating as well as access to free Wi-Fi service.



## OUTDOOR PLAZA

The building has upgraded the outdoor plaza at the main entrance of 330 Kilbourn to provide a number of exterior seating and meeting options for tenants to take advantage of the summer months of Milwaukee.

Wi-Fi is available on the exterior deck.



## CAR WASH

330 Kilbourn offers car wash services through SP+ for small cars to large SUVs and a range of packages including waxes. All washes include interior vacuuming, window cleaning, rim/tire cleaning and ArmorAll.



## TRAINING CENTER / CONFERENCE

A training center off the main lobby of the building provides seating configurations for up to 100 attendees.

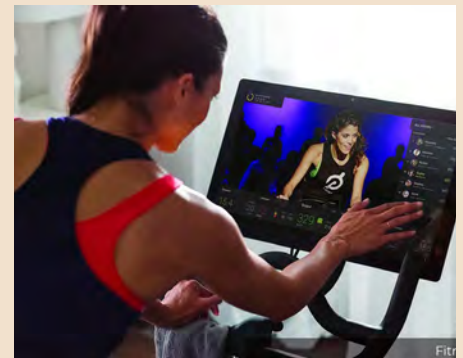
The center has three large flat panel presentation screens, flexible seating arrangements as well as a break-out area.



## NEW CAFE - FOODA

Ownership is constructing a brand new full service lounge and Tenant restaurant fixed with various breakfast and lunch options, and will be managed by Fooda.

Fooda is a new to market office lunch provider offering daily lunch specials from local establishments in the Milwaukee area.



## FITNESS CENTER

The building has a 2,100 RSF state of the art fitness center with upgraded equipment including peloton bikes, shower facilities, and towel service.

The fitness center is free of charge and exclusive to the tenants in the building.

# ADDITIONAL 330 KILBOURN AMENITIES

## FOOD/VENDORS

Farmer's Fridge  
Caramel Apple Bar  
Nothing bundt cakes  
Summer BBQ  
Food Trucks  
Ice Cream Social  
The Nutman Company  
Lunch & Learn

## FITNESS/HEALTH

Chiropractic Services  
Chair Massages  
Yoga Classes  
Blood Drive  
Indoor Bike Storage  
Lactation Room  
Outdoor Plaza Games

## DAY-TO-DAY SERVICES

Parcel Lockers  
Full Service Bank  
Sundry Shop  
Dry Cleaning Drop Off  
Print Shop (Alpha Graphics)  
On-Site Management  
24-Hour Security  
Large Indoor Atrium

**YOUR PACKAGE  
HAS ARRIVED.**

Order online. Pick up here.

GET STARTED HERE

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KILBOURN

PARCEL // PENDING

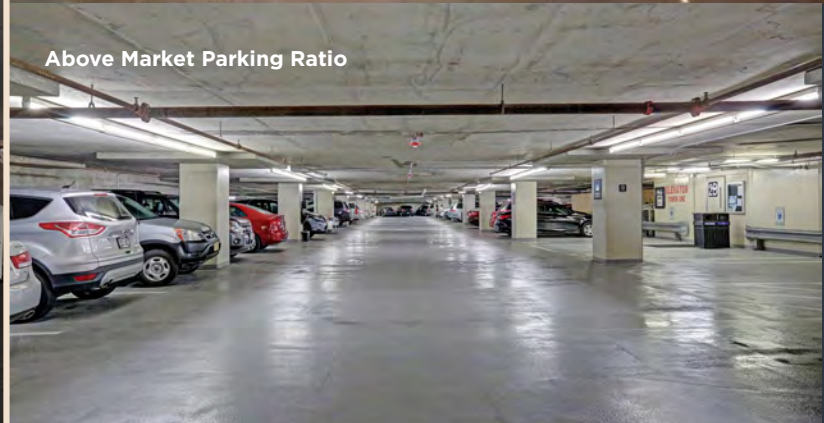
PARCEL // PENDING

Parcel Lockers

Conference Center & Break Out Facilities



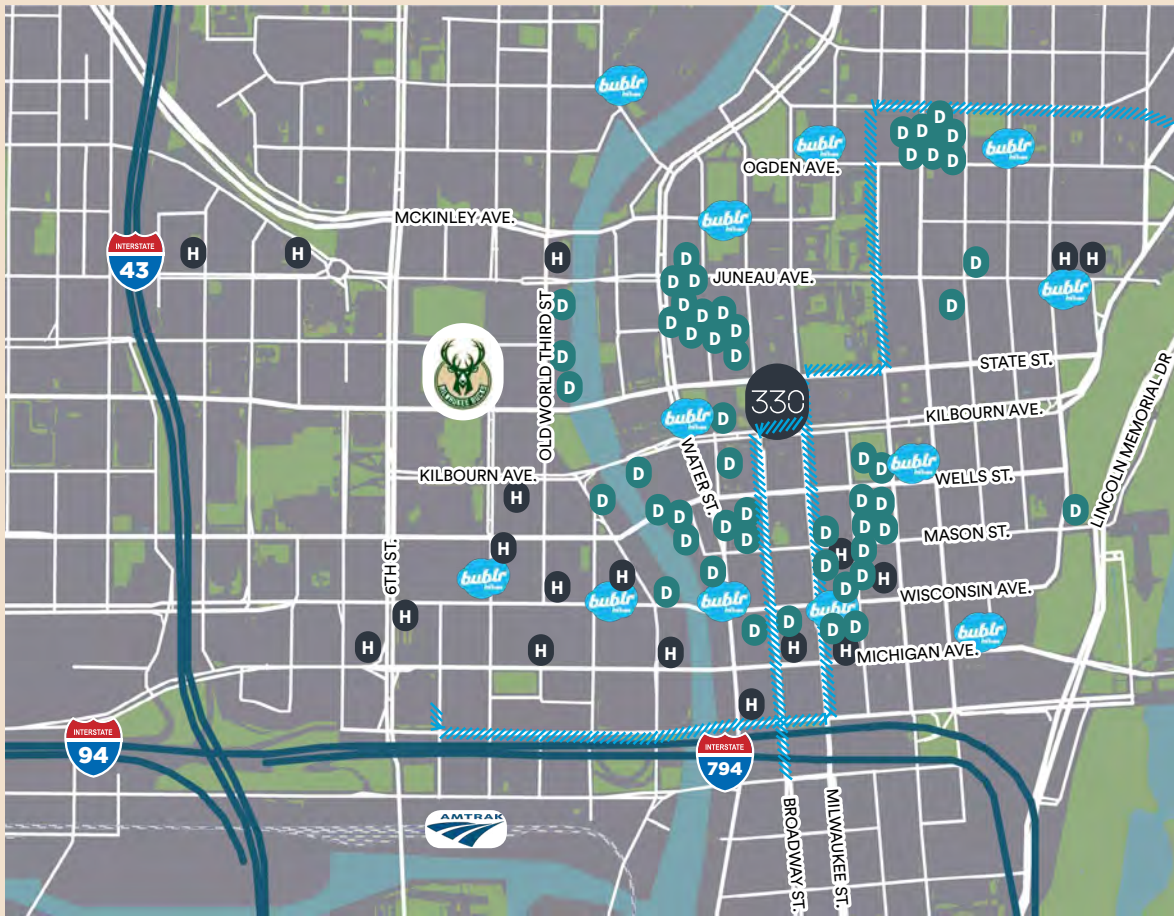
Above Market Parking Ratio





# ON THE MAP

## 330 KILBOURN



On The Hop streetcar route



Within walking distance to multiple entertainment options



Easy access to Intermodal Station

**H**OTELS

**D**INING

Abundant hotel and dining options



Bublr bike share blocks away



Immediate access to I-94/794, I-43 and Lincoln Memorial Drive

















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ALPHAGRAPHICS

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