

# **GAS LIGHT**

B U I L D I N G

**CBRE**



# THE BEST AND THE BRIGHTEST

CAST YOUR LIGHT ON ONE OF MILWAUKEE'S MOST  
UNIQUE, HISTORIC LANDMARK BUILDINGS

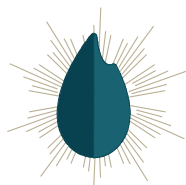


The Gas Light Building is an iconic art deco landmark located in the heart of Downtown Milwaukee. As one of the most recognizable features in Milwaukee, a 21-foot weather beacon sits atop the building, signaling the weather forecast by its color and flicker. Completed in 1930, this attractive and historically significant 20-story office building boasts a prestigious Wisconsin Avenue address and offers excellent views of downtown Milwaukee, including Lake Michigan, Milwaukee Art Museum, and east and west along Wisconsin Avenue.

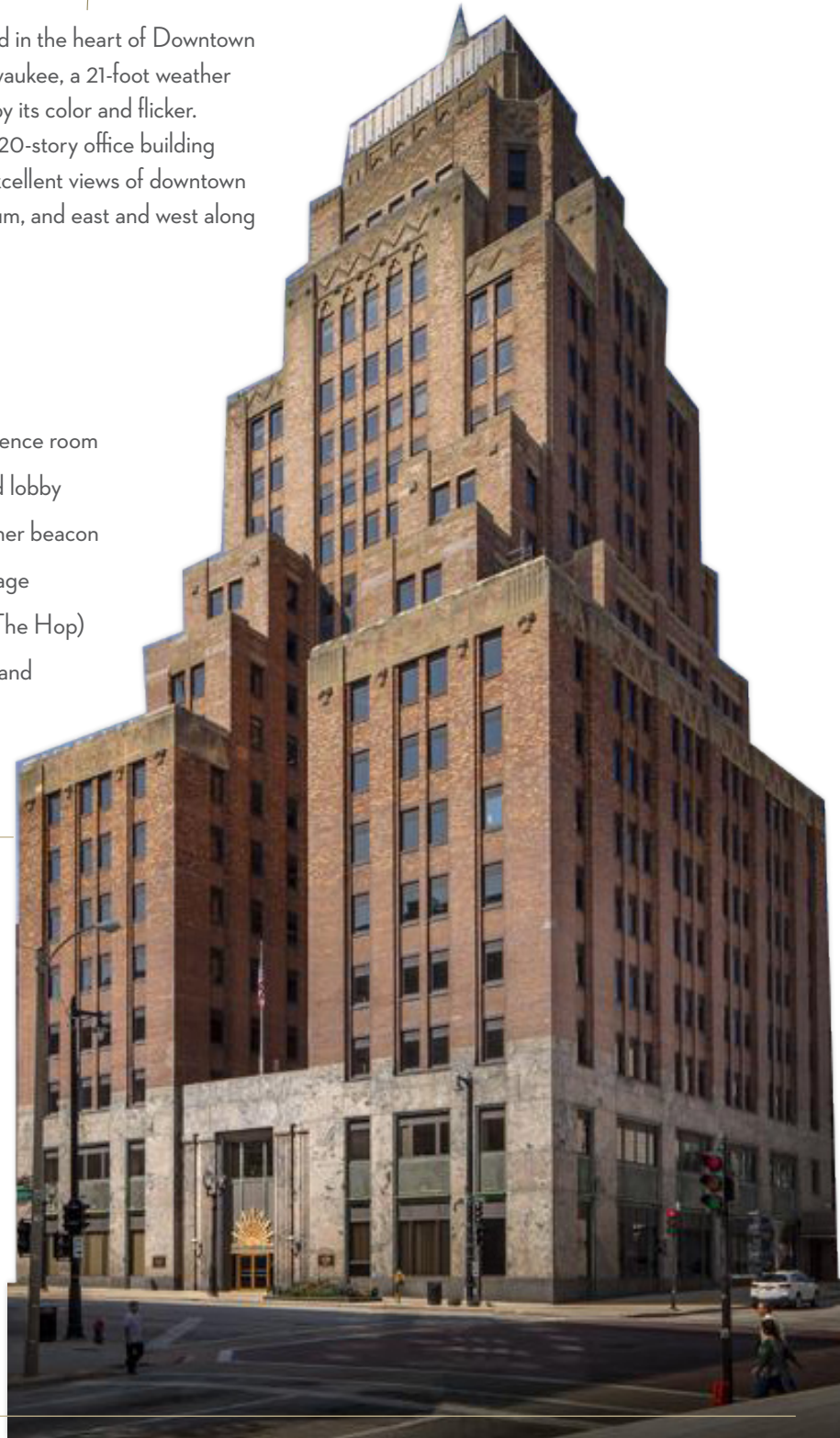
#### Building Features:

- Stately, historic art deco architecture
- Upgraded amenities, including tenant lounge and conference room
- Upgraded elevators, exterior lighting, common areas and lobby
- 21-foot predictive flame atop the building serves as weather beacon
- Two surface parking lots and one structured parking garage
- One block from the new Milwaukee Streetcar system (The Hop)
- Within proximity to countless restaurants, shops, hotels, and entertainment
- Across the street from Northwestern Mutual's HQ and Foxconn's North American HQ

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- \$23.00/SF Modified Gross
  - Modified Gross rate includes OPEX, utilities, and daily janitorial

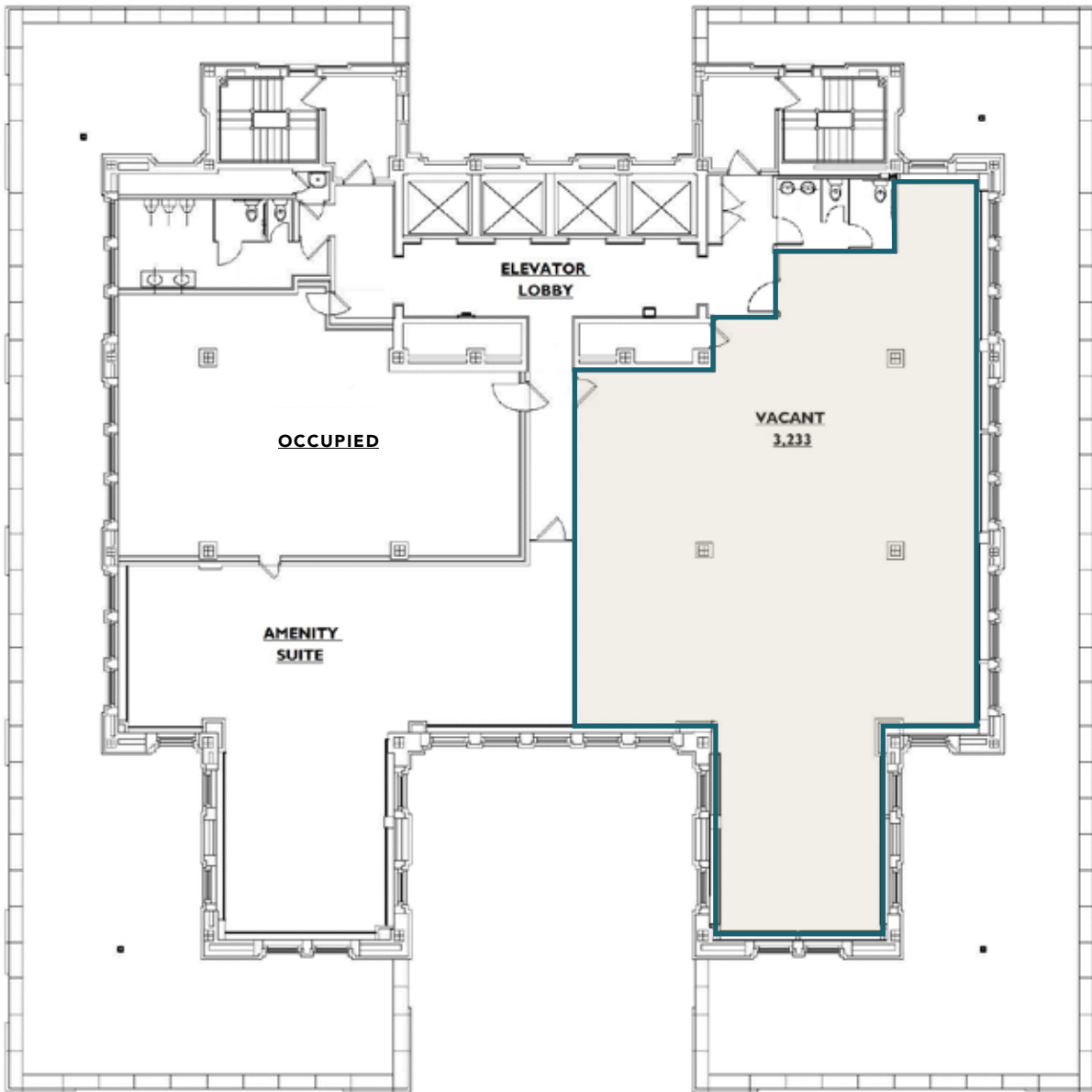


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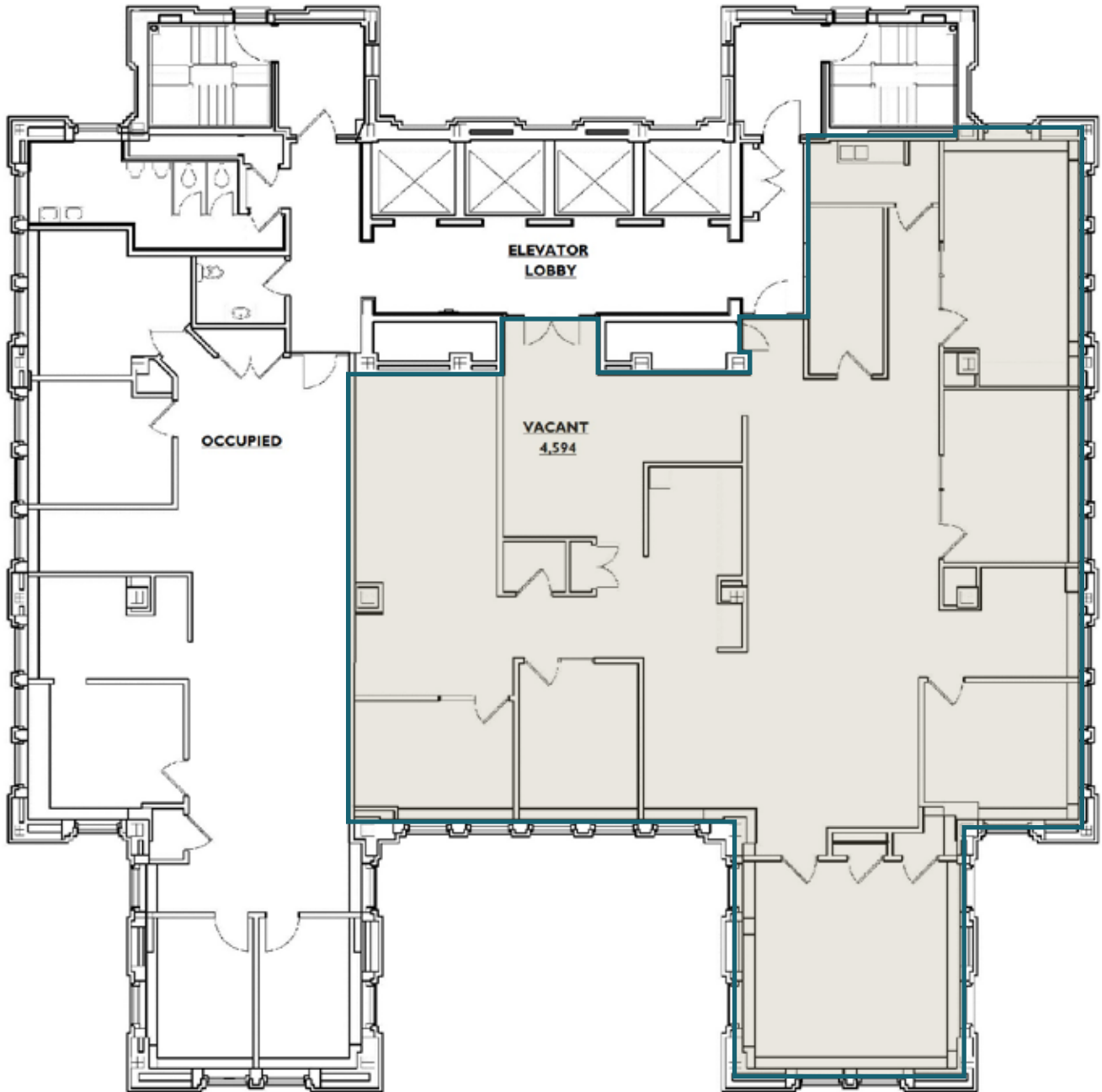




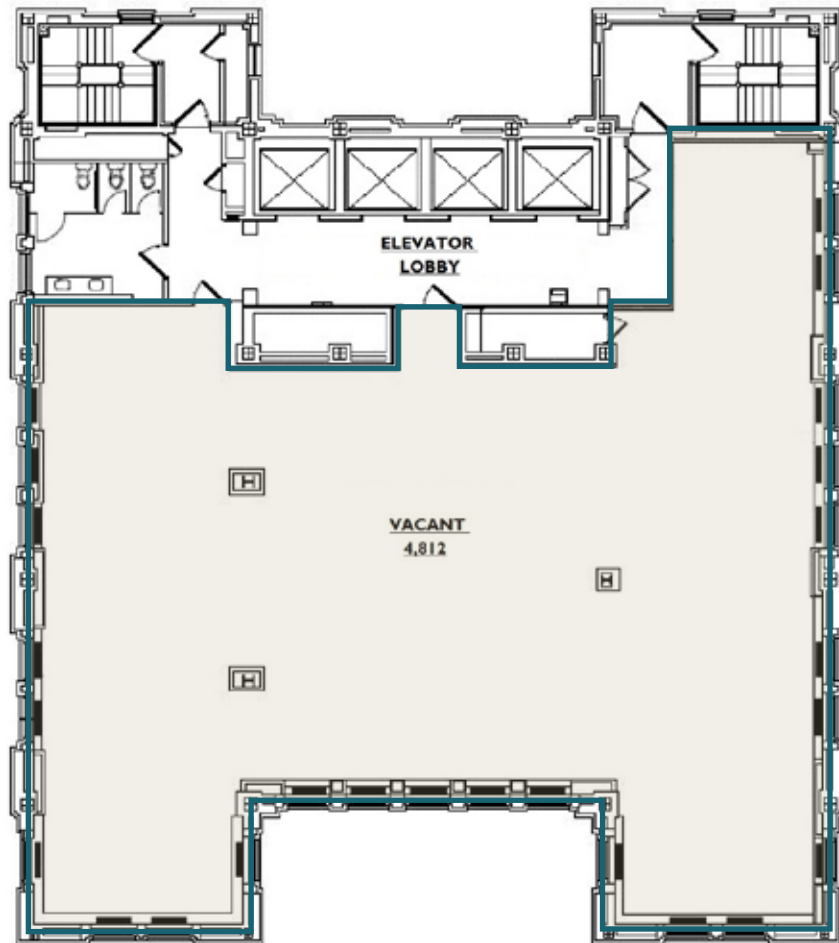
# 9TH FLOOR | 3,233 SF



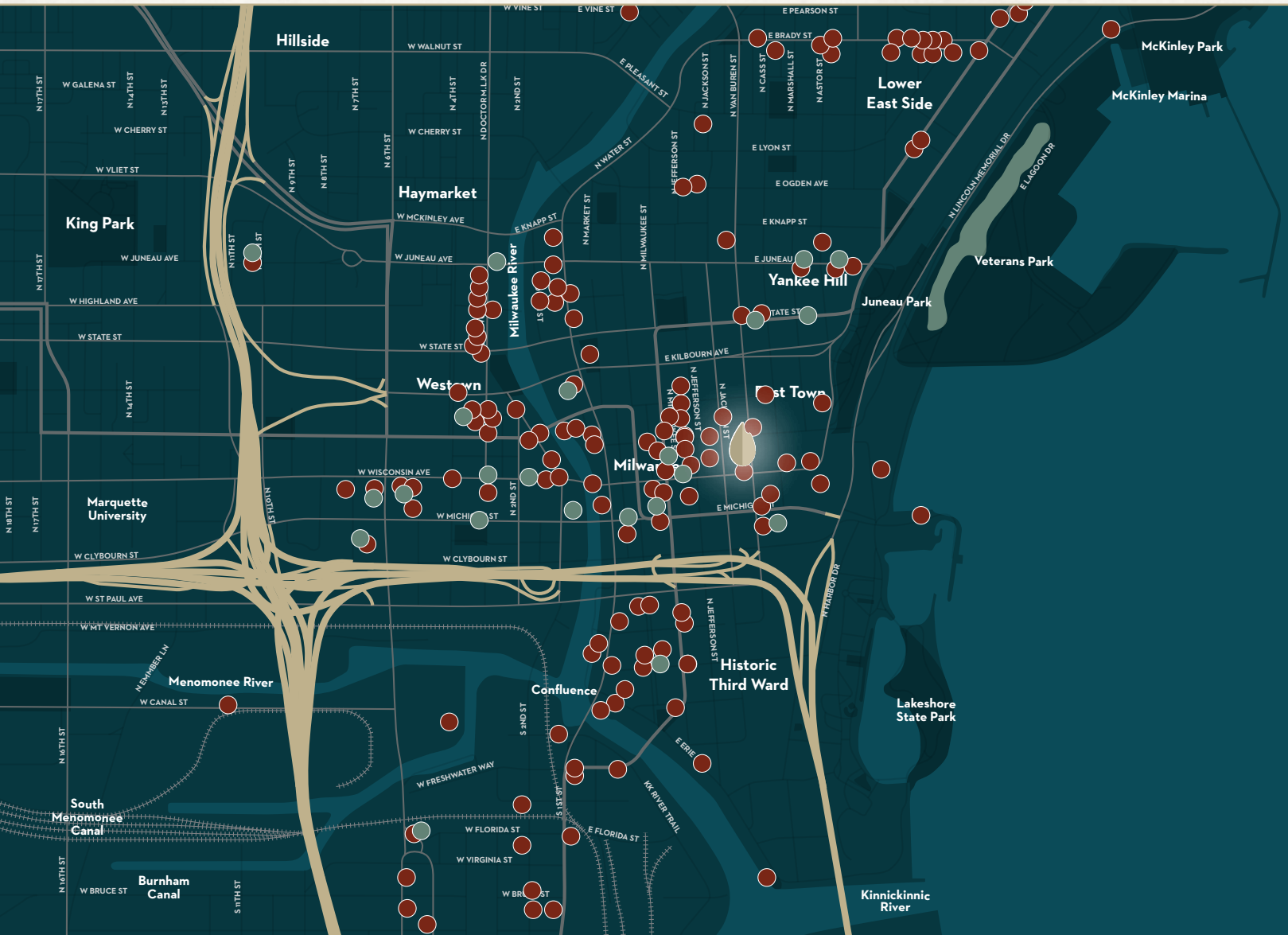
**10TH FLOOR** | 4,594 SF



**12TH FLOOR** | 4,812 SF



# NEARBY RESTAURANTS AND HOTEL OPTIONS



## NEARBY RESTAURANTS

- Harbor House
- Rare Steakhouse
- Downtown Kitchen
- Colectivo Coffee & Café
- Bacchus
- Café Calatrava
- Coast-A Zilli
- Mason Street Grill
- Davians
- Starbucks



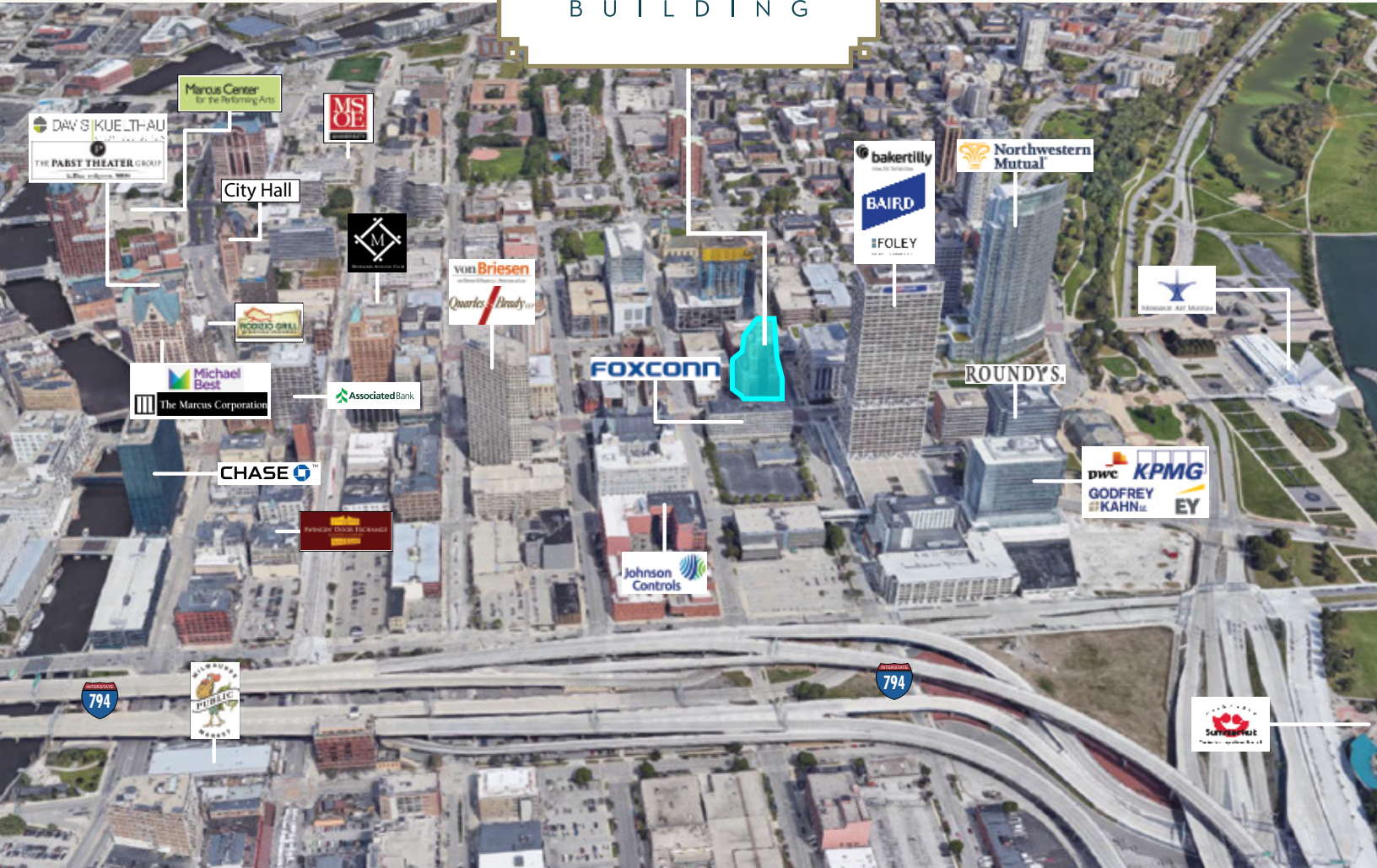
## NEARBY HOTELS

- Just minutes away from Gas Light Building:
- The Westin
  - The Pfister
  - Milwaukee Marriott Downtown
  - Hilton Garden Inn
  - Hotel Metro
  - The Intercontinental
  - The Drury Hotel
  - The Kimpton Journeyman

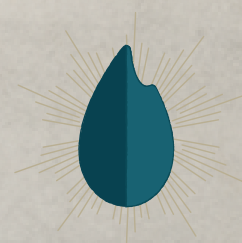




# GAS LIGHT BUILDING



“ When the flame is red, it’s warm weather ahead.  
When the flame is gold, watch out for cold.  
When the flame is blue, there’s no change in view.  
When there’s a flickering flame, expect snow or rain! “



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