



# AVAILABLE OFFICE SPACE

401 E KILBOURN AVE | MILWAUKEE, WI | 53202



401 E Kilbourn Ave | Milwaukee, Wisconsin | 41,054 ± SF



## PHOENIX INVESTORS

*Opportunity. Execution. Value Creation.*

Owned and managed by:  
Phoenix Investors, LLC  
401 E Kilbourn Avenue, Suite 201  
Milwaukee, WI 53202

Ryan Holzauer  
414-930-5437  
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### SPACE FEATURES

- Located in the heart of downtown Milwaukee's central business district
- On The Hop streetcar line
- Corner space with great views and natural light
- 24 hour controlled access
- On-site property management
- Recently renovated building
- Multiple parking structures within a block
- Lunch/break room in the space



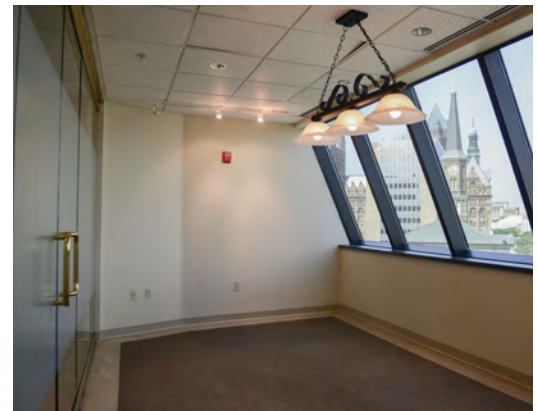
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## PROPERTY DETAILS

Suite:	403
Building Size:	41,054 SF
Floors:	4
Available Space:	3,250 SF
Minimum Divisible:	3,250 SF
Max Contiguous:	3,250 SF
Restrooms:	Shared Men's and Women's in 4th floor
Construction:	Walls: Exterior: Masonry   Interior: Drywall Floors: Steel floor supports with ceramic tile and carpet Roof: Flat rubber membrane
Year Built:	1996   Renovated: 2017
Sprinklers:	Wet
Parking:	Not included, but there are multiple parking structures within a block of the building.
Zoning:	392-1395-00
Slab to Slab:	12'
Elevators:	2
Lighting:	Fluorescent (can be upgraded)
Power:	2,000 amp, three phase main. Separately metered for each tenant space.

**OpEx Estimate 2019: \$4.20**



\$0.60

FOR COMPLETE INFORMATION CONTACT:

✉ [RHOLZHAUER@PHOENIXINVESTORS.COM](mailto:RHOLZHAUER@PHOENIXINVESTORS.COM) | ☎ (414) 930-5437  
📍 401 EAST KILBOURN AVENUE, SUITE 201, MILWAUKEE, WI 53202



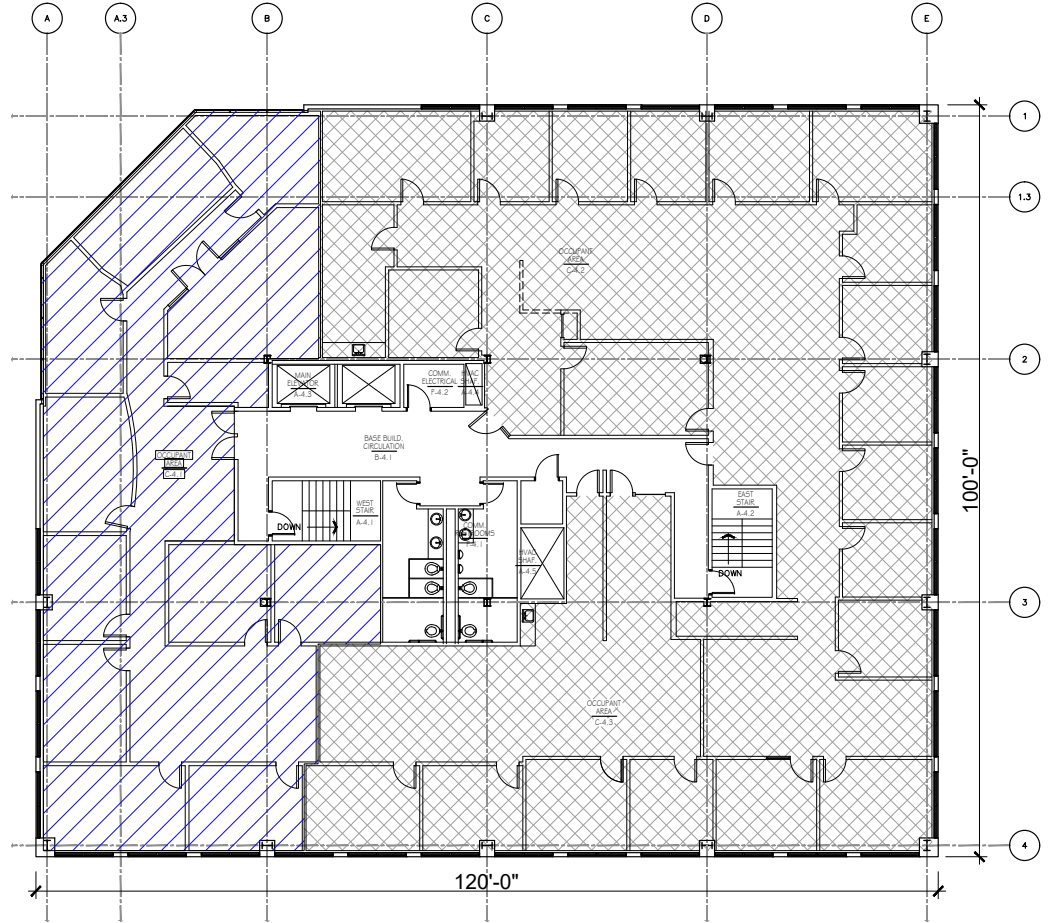
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## SITE PLAN



VACANCY BREAKDOWN		
HATCH	TENANT/VACANCY	SQUARE FOOTAGE
	VACANT	3,250 SQFT
	EXISTING TENANT	N/A

1 4TH FLOOR PLAN  
SCALE: 1/8"=1'-0"

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## ADDITIONAL PHOTOS



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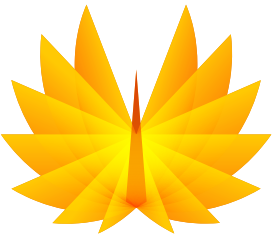
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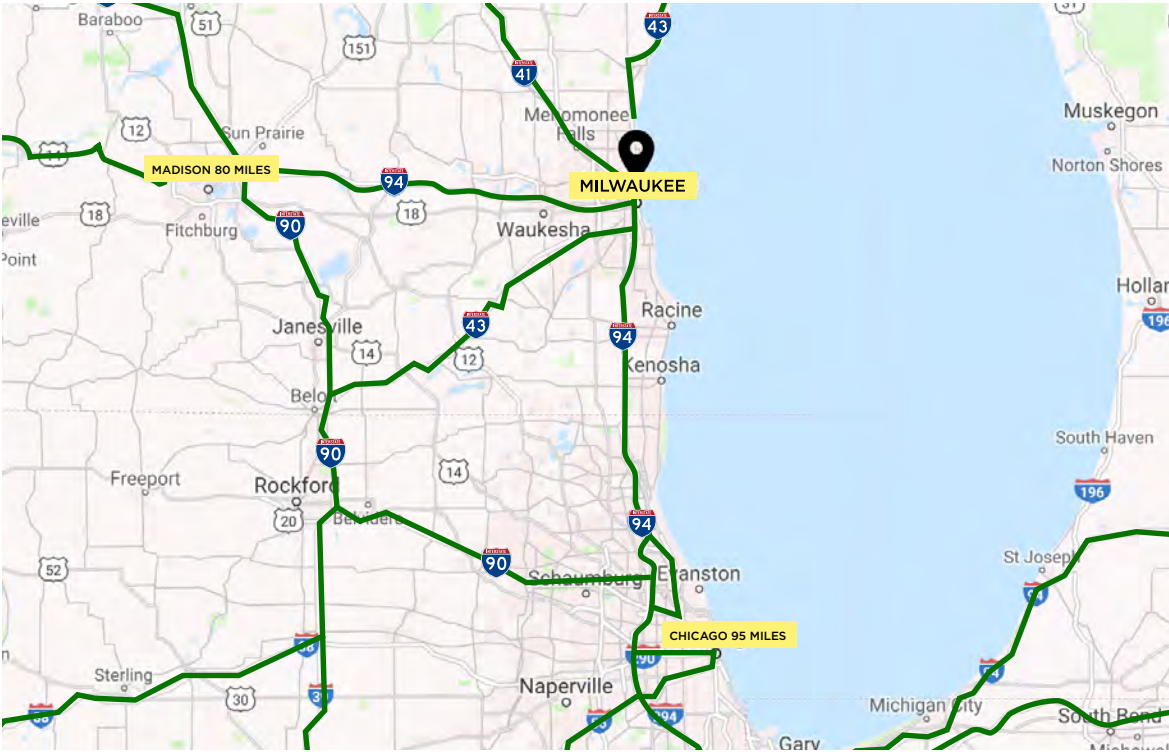
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## LOCATION MAP



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