

RIVER

MICHEL'S

CLASS A OFFICE



BE A PART OF MILWAUKEE'S NEWEST MIXED-USE URBAN COMMUNITY

Colliers



EXPERIENCE MILWAUKEE

Rich in cultural assets, natural resources, history and infrastructure, Milwaukee is one of the most underrated cities in the country. For those looking for a strong quality of life, Milwaukee is a great place to live, work and play. It has all of the benefits of a BIG CITY but is extremely livable. For companies looking to best position themselves to attract TALENT, Milwaukee is the place to be.

ACCESS MILWAUKEE & BEYOND FROM RIVER



I-94 ACCESS
1 min



WALKER'S POINT
2 min



BAY VIEW
2 min



DOWNTOWN
5 min



AMTRAK STATION
5 min



AIRPORT
10 min



MADISON
90 min



CHICAGO
90 min

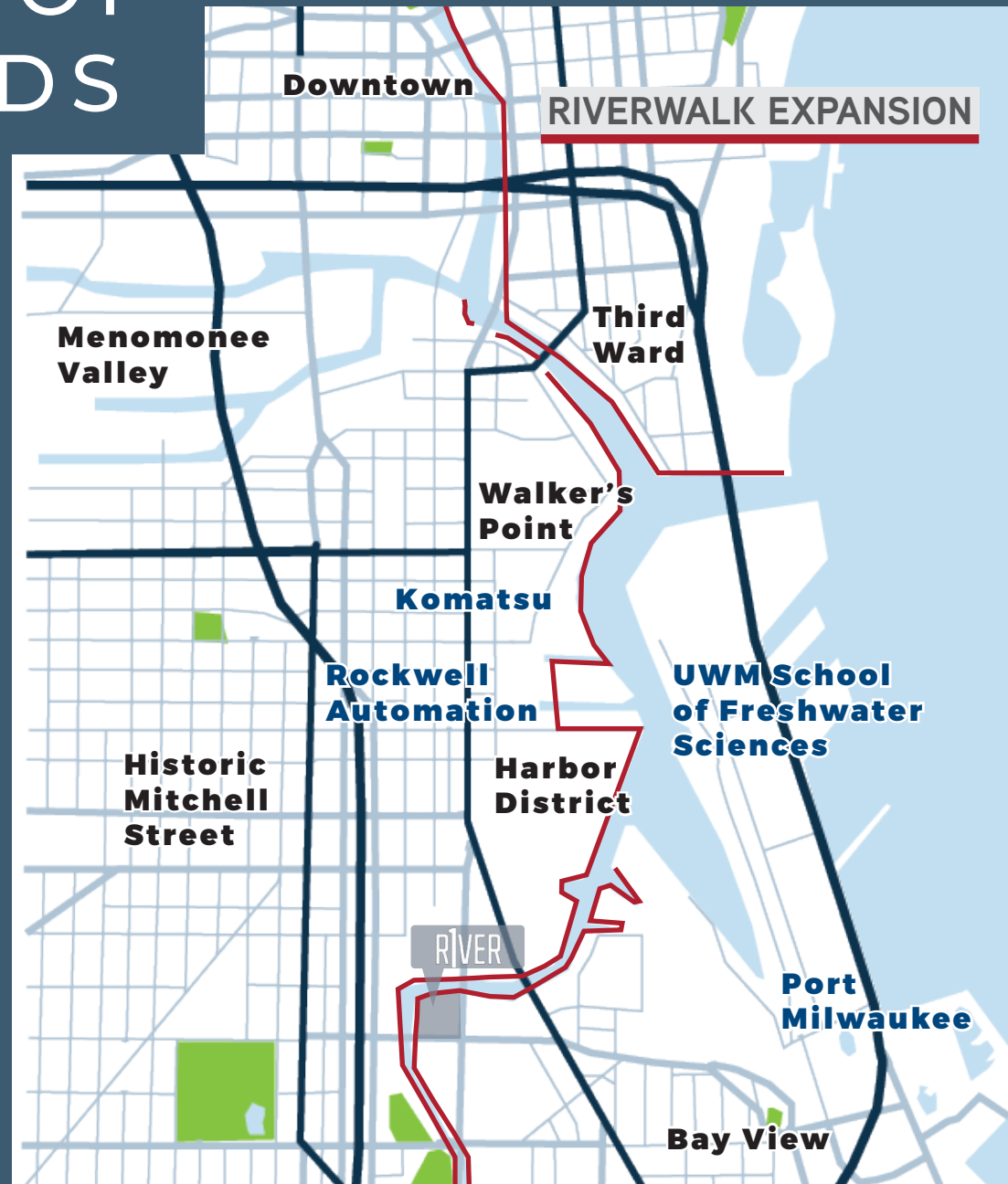
“ *Its affordability and down-to-earth sensibility has made Milwaukee a place where local creatives and hedonists of all kinds can thrive—a city with plenty of its own local businesses and bands; a city where people gather in the twinkle-light-filled beer gardens that dot verdant public parks; where live music flows from open tavern doors, and it's not uncommon to spot bikes and surfboards strapped to the top of cars—even in the winter.* ”

- “Why Milwaukee Is the Midwest’s Coolest (and Most Underrated) City”, VOGUE, July 2018

CONVERGENCE OF NEIGHBORHOODS

From Bay View, to the Harbor District, to Walker's Point to Historic Mitchell Street, RIVER is surrounded by some of the most intriguing, historically significant and culturally rich neighborhoods. These neighborhoods are home to many of Milwaukee's best restaurants and Milwaukee's newest residential and commercial developments.

Beyond the amenities these neighborhoods provide direct access to talent with a workforce of over 180,000 within 10 minutes of the campus.



Downtown



Walker's Point



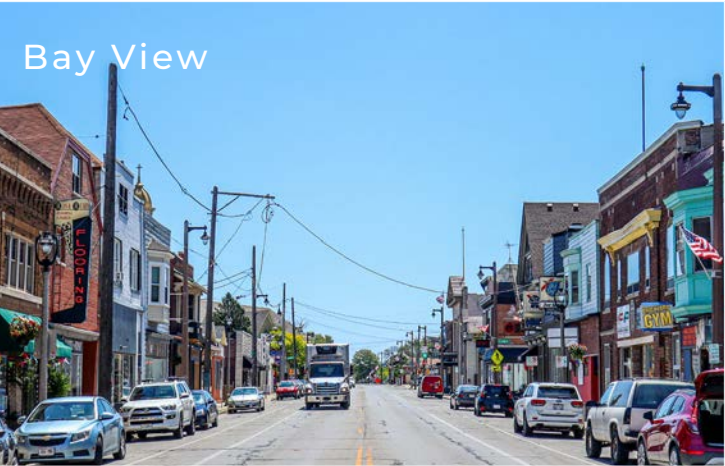
Historic Mitchell Street



Harbor District



Bay View



Third Ward



CAMPUS EXPERIENCE



275K SF
OFFICE



125 KEY
HOTEL



95 UNITS
RESIDENTIAL

RIVER, Milwaukee's newest mixed-use community combines a perfect blend of uses - office, hotel, residential and retail - in a perfect setting. Bordered by the Kinnickinnic River on two sides, RIVER offers a campus experience like no other.



1K FEET
RIVERWALK



17K SF
RETAIL



3.2/1,000
COVERED
PARKING

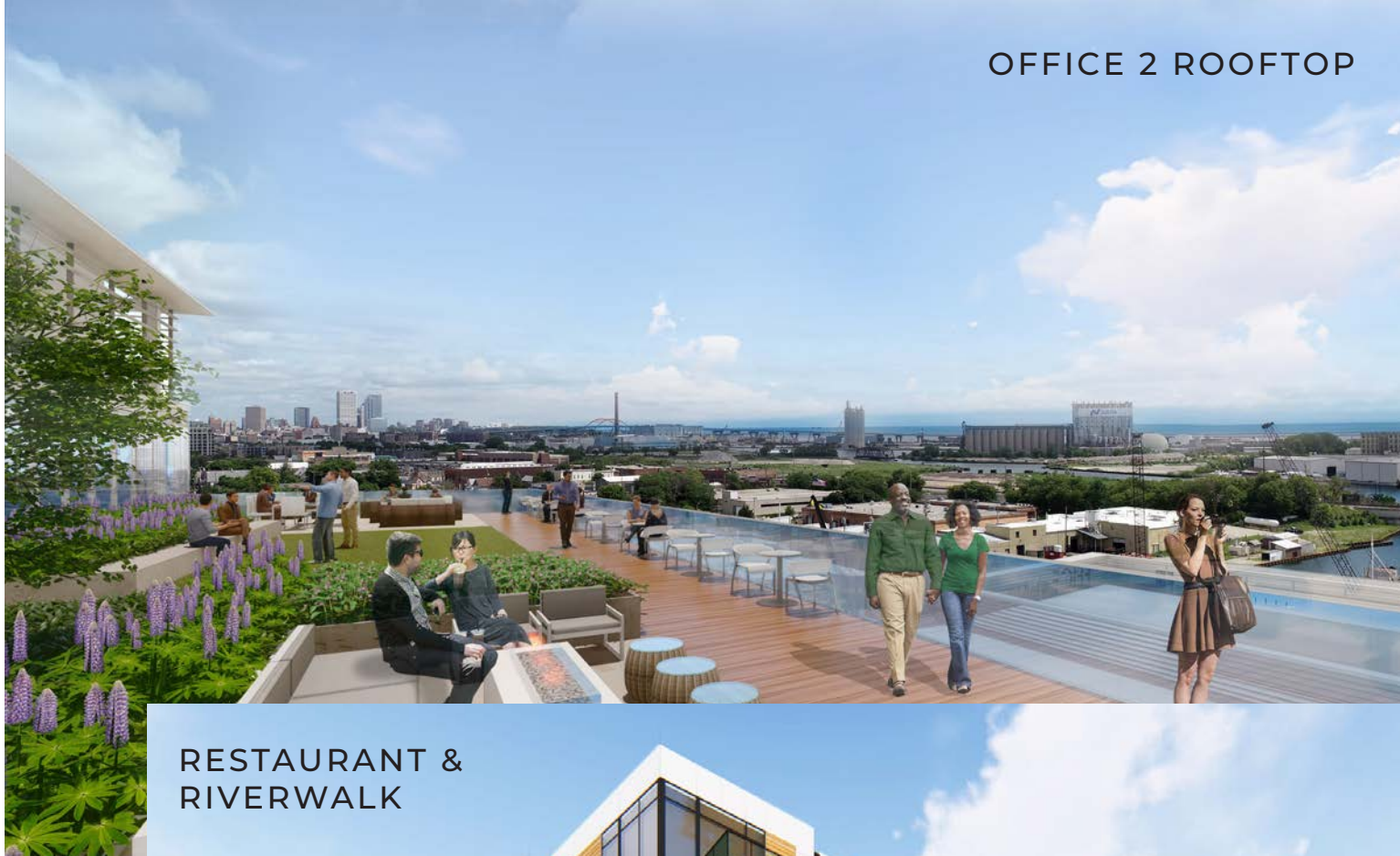
Access RIVER by car, bike or boat. For those driving to the campus, tenants and guests can access covered parking, directly accessibly from Becher Street, just minutes away from I-94. **Boat slips** are available and **bike lanes** are planned for the surrounding area making RIVER easily accessible, across multiple modes of transportation.

CAMPUS MAP



OUTDOOR RENDERINGS

OFFICE 2 ROOFTOP



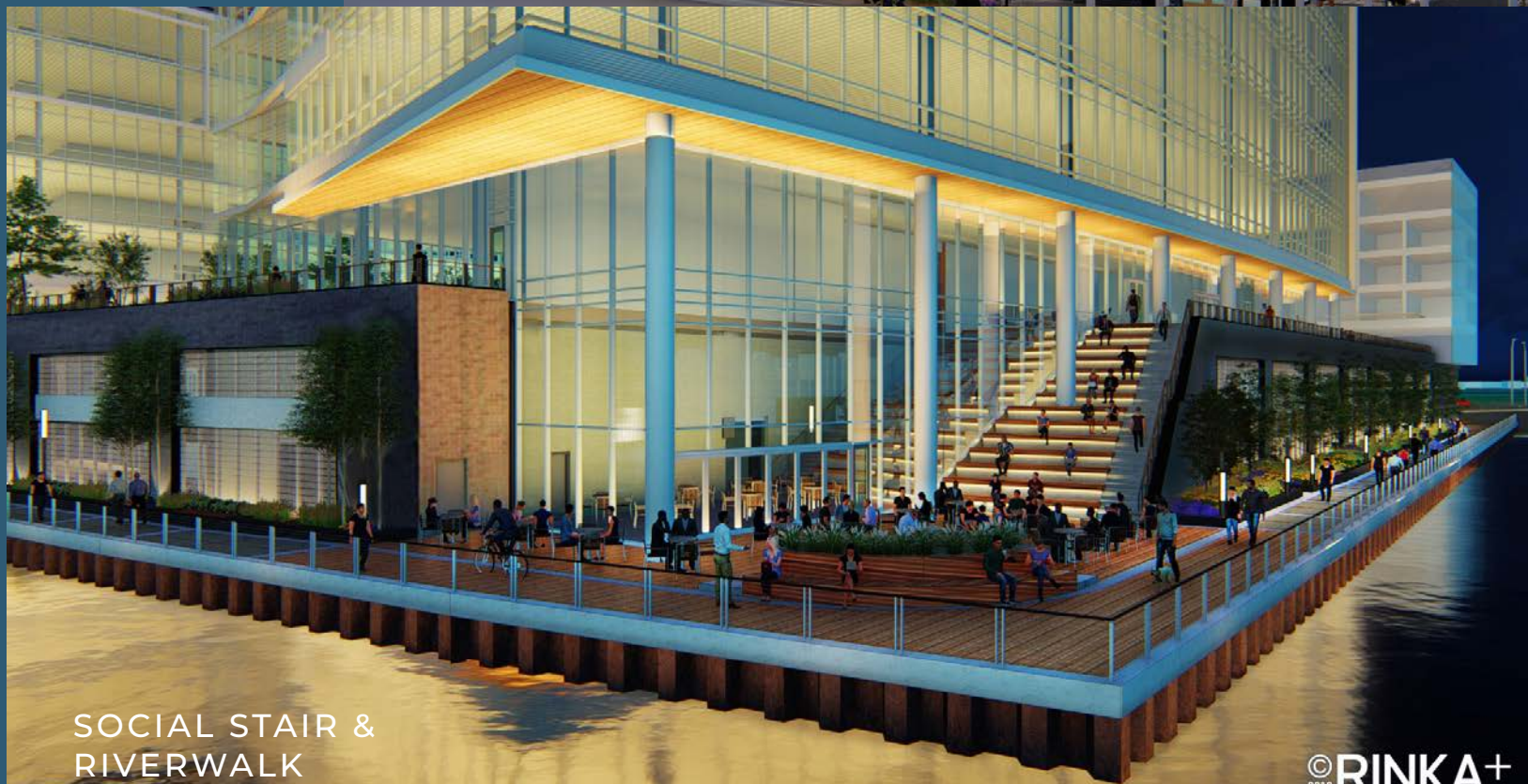
RESTAURANT &
RIVERWALK



RETAIL STREETVIEW
CORNER OF BECHER & 1ST STREET



SOCIAL STAIR &
RIVERWALK



OFFICE 1 AVAILABILITY



OFFICE 1
120,450 SF Available

OFFICE 2
128,331 SF Available Upon
Demand

LEASE RATE
\$21.00 NNN

ESTIMATED OPERATING
EXPENSES & TAXES
\$10.50 / SF

MARKET RATE ON-SITE
COVERED PARKING



OFFICE 2 AVAILABILITY

HEALTHY CAMPUS



SOCIAL STAIRS



NATURAL LIGHT



POCKET PARK



FLEXIBLE BUILDOUTS



PLASMA HVAC



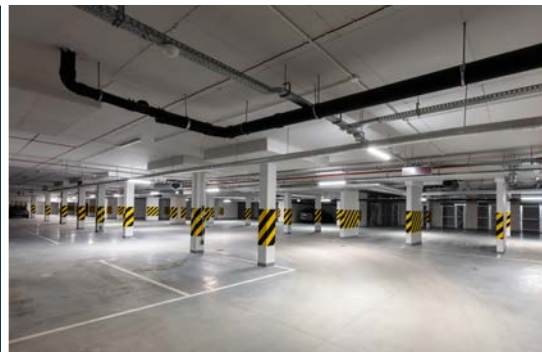
OUTDOOR SPACE



BIKE TO WORK



KAYAK TO WORK



TEMPERED PARKING

BUILDING
ENTRANCE



COMMON SPACE

BUILDING
LOBBY



TENANT CAFE



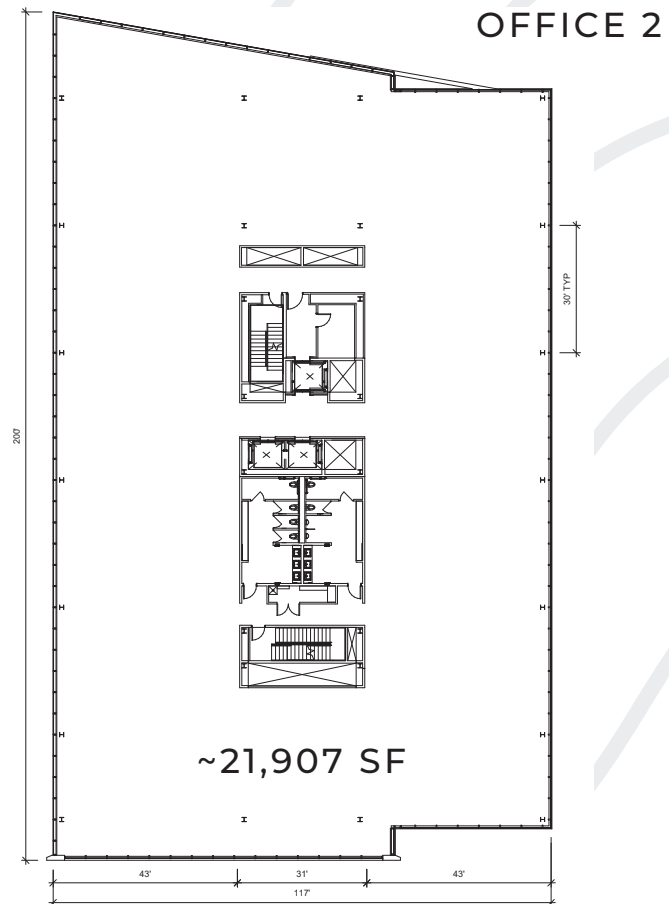
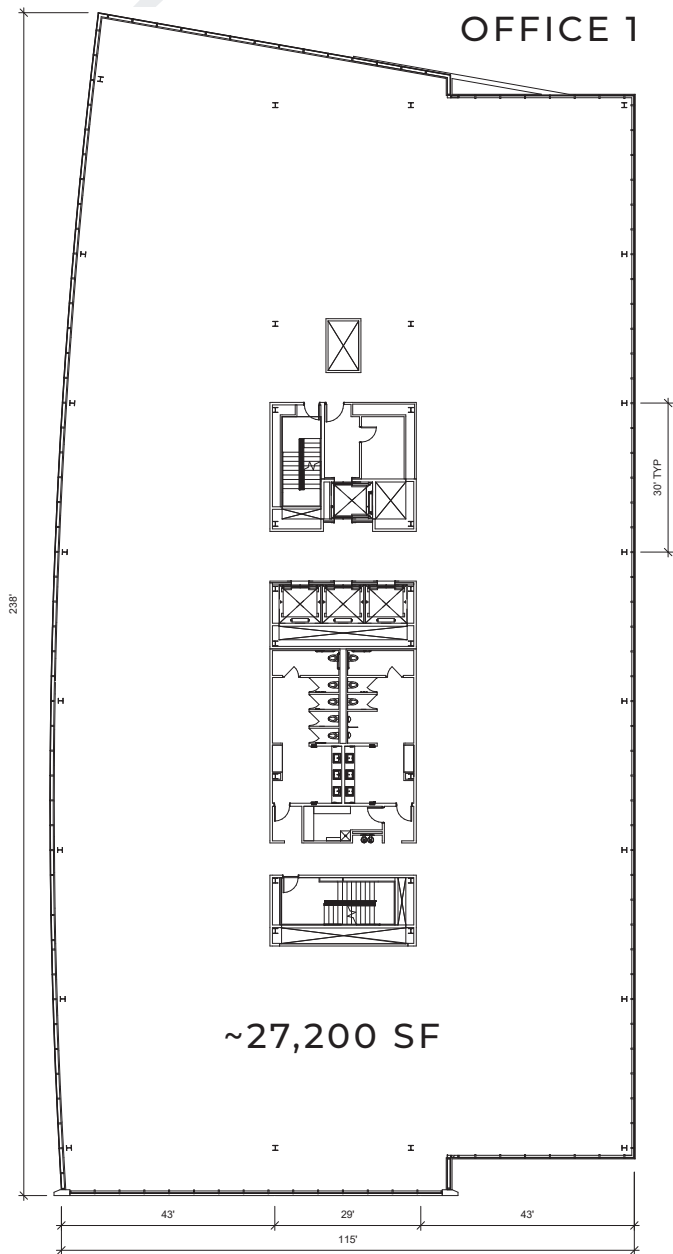
TENANT CAFE



SAMPLE TENANT SPACE



FLOOR PLATE



RIVER

LEASING INFORMATION



DAN WROBLEWSKI
PARTNER
414 278 6813
dan.wroblewski@colliers.com

MATT FAHEY
VICE PRESIDENT
414 278 6860
matt.fahey@colliers.com

