

FOR LEASE

THE ATLAS BUILDING

600 W VIRGINIA STREET
MILWAUKEE WI 53204

FOUNDERS 3
REAL ESTATE SERVICES

2019 Planned Improvements

Planned improvements for 2019 under new ownership include refreshed common areas, renovation of onsite common conference centers, the creation of indoor bike parking, a fitness center, outdoor amenities, tenant key card access system, dining and security upgrades, and more.

Property Highlights

- Excellent location in the vibrant Walker's Point neighborhood
- Free on-site parking at a ratio of 3 spaces/1,000 SF leased
- Access to public transit and major freeways (43/94)

Specifications

AVAILABLE SPACE

Gross Building Area
Max Contiguous
Parking
Lease Rate
Est. OPEX

Immediate Occupancy
3rd Floor: 9,680 SF
4th Floor: 9,680 SF
67,760 RSF
19,360 RSF
3/1,000 SF
\$14.00 - \$15.00/SF Net
\$7.00/SF

Contact

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Information shown herein was provided by Seller/Lessor and/or third parties and has not been verified by the broker unless otherwise indicated.

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COMPLEX PLAN - THE TANNERY OVERVIEW



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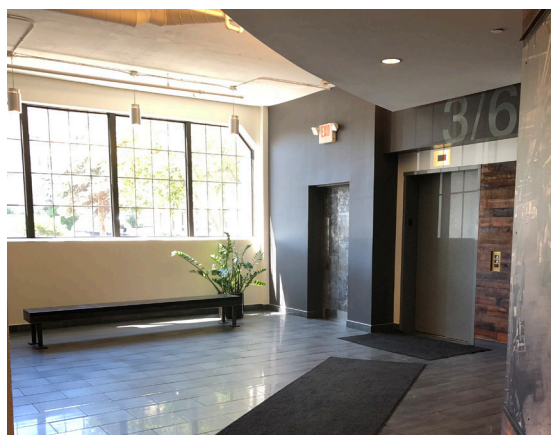
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LOBBY & EXTERIOR



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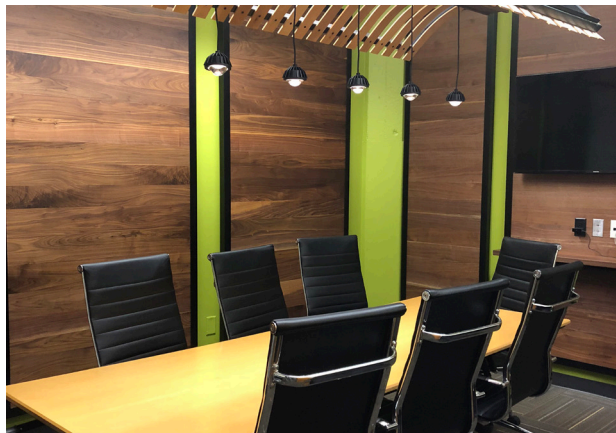
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SAMPLE PHOTOS



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SURROUNDING NEIGHBORHOOD

DINING & NIGHTLIFE

- 22 Anodyne Coffee
- 12 Ash at The Iron Horse
- 9 Black Sheep Restaurant
- 28 Bodegon at Hotel Madrid
- 18 Boo Boo's Sandwiches
- 42 Botanas
- 52 Boone & Crockett
- 59 Braise
- 53 Cafe El Sol
- 31 Cafe India
- 19 Camino
- 27 Camacho's Bar
- 30 Central Standard Craft Distillery
- 22 Chef's Table
- 26 Chivas
- 31 Chubby's Cheesesteak
- 38 Cielito Lindo
- 5 Colectivo Coffee - Foundry
- 20 Conejito's Place
- 43 Crazy Water
- 39 Dix
- 60 Don's Diner
- 39 Fat Daddy's
- 66 Fiesta Cafe
- 42 Fluid
- 29 Fuel Cafe
- 4 Full of Beans Cafe
- 58 George's Pub
- 11 Great Lakes Distillery
- 13 Greige Patisserie
- 31 Gyro Palace
- 37 Hamburger Mary's
- 67 Harbor Room
- 32 Jimmy John's
- 29 Juiced!
- 3 Just Arts Salon
- 36 Jynx Nightclub
- 33 Kruz
- 34 La Casa De Alberto
- 45 La Merenda
- Laughing Taco
- 13 Lost Valley Cider Co
- 39 McDonald's
- 48 Meraki
- 7 Merriment Social
- 52 Milwaukee Pedal Tavern
- 21 Mobcraft Beer
- 64 Momo Mee
- 19 Morel
- 1 Motor Bar & Restaurant
- 23 Movida
- 6 My Yo My
- 40 National Cafe
- 7 NorthSouth Club
- 15 O'Lydia's
- 3 Purple Door Ice Cream
- 2 Screaming Tuna
- 19 Shakers
- 42 Snack Boys
- 29 Sniffers
- 37 Sprecher's Walker's Point
- 5 Stack'd Burger Bar
- 44 Steny's Tavern

DINING & NIGHTLIFE

- 7 Stone Creek Coffee
- 57 Subway
- 52 Taco Moto
- 41 The Local Club Anything
- 38 Tin Window
- 55 Urban Harvest
- 44 Walker's Pint
- 68 Woody's
- 19 Zad's
- 28 Zocalo Food Park

FASHION & ACCESSORIES

- 5 East Town Women's Resale Shop
- 49 Purple Velvet Vintage
- 6 Rustic Retreats
- 17 The Departure
- 14 Tom James Company
- 10 White Dress Milwaukee

FITNESS & HEALTHCARE

- 59 Aurora Advanced Healthcare
- 11 Aurora Health Care
- 13 Brew Fitness
- 50 CoMotion Fitness
- 2 Elle Wellness Studio
- 2 Pilates Movement
- 49 Pura Vida Jiu-Jitsu, BJJ & MMA
- 4 RS Fitness Collective
- 47 ZenZen Yoga Arts

GALLERIES

- 42 Grove Gallery
- 37 Hawthorn Contemporary
- 35 Plaster Gallery
- 4 R & R Art Galleries
- 47 The Alive Wilds
- 36 The Suburban Walker's Point
- 30 Var Gallery & Studios
- 37 Var West Gallery

NEIGHBORHOOD SERVICES

- 63 Cermak Fresh Market
- 61 Greenfield Cell & Tobacco
- 65 Harbor View Plaza
- 54 La Tropicana Food
- 19 Milwaukee Fire Dept Station 3
- 53 United Community Center
- 32 V. Marchese
- 41 WPCA Youth Education Group

PERFORMING ARTS & EVENT VENUES

- 16 Next Act Theatre
- 39 Sabbatic
- 44 South Second
- 52 The Cooperage
- 51 The Ivy House
- 4 The Seeboth
- 41 Walker's Point Center for the Arts
- 35 Walker's Point Music Hall

SALONS

- 4 Avenue M Salon & Spa
- 55 Color Lust Hair Studio
- 63 iLustria Salon & Academy
- 64 Ly Ly Nails
- 10 Purcell's Hair Studio
- 14 Tailored Salon
- 38 Van Bier Salon Walker's Point

SPECIALTY SHOPPING

- 24 800-ceo Read
- 3 ARCHI-Antiques
- 27 Alt's
- 60 Antique Center - Walker's Point
- 36 Brew City Salvage
- 60 Clinton Street Annex Antiques
- 23 Clock Shadow Creamery
- 60 Dime a Dance
- 41 Farm Girl Antiques
- 4 Flowers for Dreams
- 28 FORM Fine Goods
- 1 Harley-Davidson Motor Group
- 24 Habitat for Humanity ReStore
- 49 M.A.C. Costume Store
- 17 Milwaukee Kayak Co
- 25 National Salt & Supply
- 25 Olson Salt
- 64 Sprint Store
- 50 Wantable.com



WALKER'S
POINT
F3

Numbers represent the block where the merchant is located



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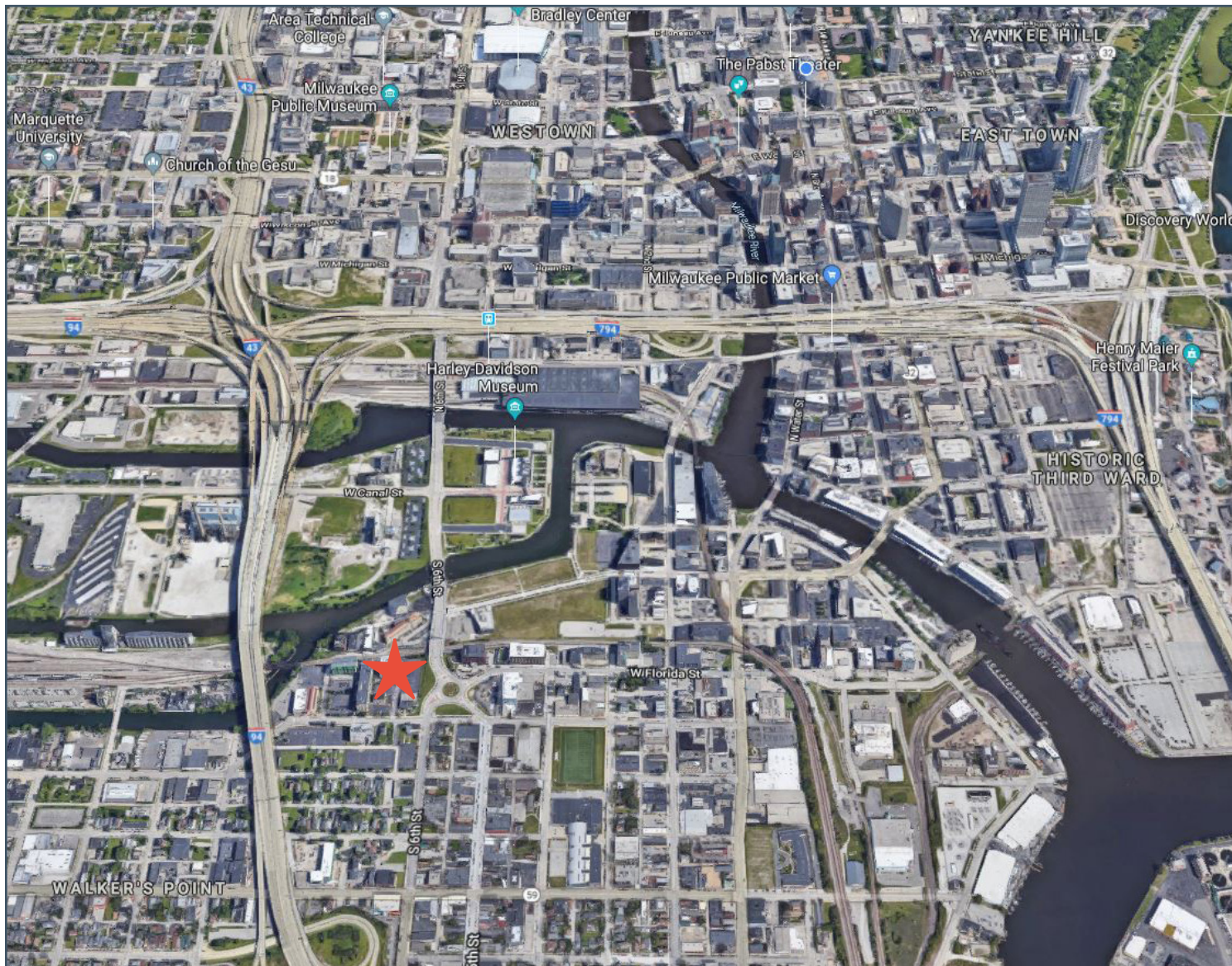
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AERIAL & LOCATION



Demographics

	1 MILE	3 MILES	5 MILES
Population	11,614	204,881	443,794
AVG HH Income	\$62,218	\$40,494	\$46,738



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STATE OF WISCONSIN BROKER DISCLOSURE

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REAL ESTATE SERVICES

Wisconsin law requires all real estate licensees to give the following information about brokerage services to prospective customers.

Prior to negotiating on your behalf the Brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement.

Disclosure to Customers

You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

Confidentiality Notice to Customers

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in section 452.01(5g) of the Wisconsin Statutes (see "Definition of Adverse Facts" below).
2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

CONFIDENTIAL INFORMATION

NON-CONFIDENTIAL INFORMATION

(the following information may be disclosed to the Firm and its Agents)

(Insert information you authorize to be disclosed, such as financial qualification information.)

Definition of Material Adverse Facts

A "Material Adverse Fact" is defined in Wis. Stat. 452.01(5g) as an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement.

An "Adverse Fact" is defined in Wis. Stat. 452.01(1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

Notice About Sex Offender Registry

You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov> or by telephone at 608-240-5830.