



CLASS "A" OFFICE SPACE FOR LEASE

in an exceptional new development in
Milwaukee's Bay View neighborhood



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INNOVATIVE. CATALYTIC. PIONEERING.

R1VER is a first-class mixed-use waterfront development situated in Milwaukee's Bay View neighborhood, in the area's booming "Harbor District." Featuring expansive views of the Kinnickinnic River, Lake Michigan and Downtown, I-94 access within seconds, 1000+ covered parking spaces, well-manicured courtyard and green spaces, office balconies and abundant amenities, minutes from the best Milwaukee has to offer...no other space in the market rivals R1VER. The future home to a multitude of businesses, as well as Michels Corporation's future Milwaukee office, optimizes its space and epitomizes the gold standard of 21st century office development.

Leasing Information:



David L. Barry, CCIM, SIOR

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DEVELOPMENT FEATURES

- Beautiful Riverwalk
- Mixed-use development
 - Over 330,000 SF of class “A” office
 - High-end apartments (up to 5 levels and appx. 115 units)
 - Multiple retail uses possible
 - Cafe and restaurant spaces possible
 - Hotel possible (up to 5 levels and 100 rooms)
- 1,052 parking plinth

Leasing Information:

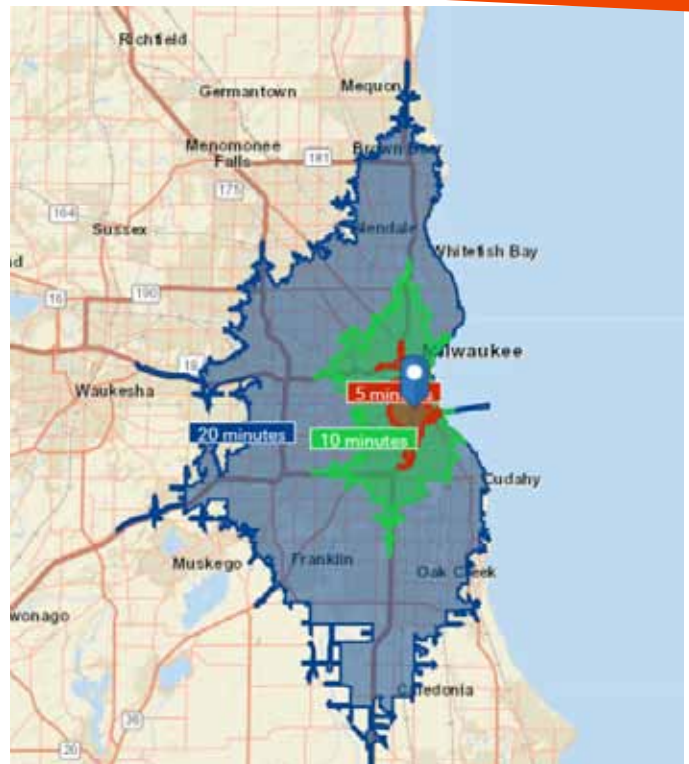


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LOCATION FEATURES

- Prime location at the corner of 1st & Becher Street, with immediate I-94 access and visibility to more than 132,000 VPD
- Located in Bay View's Harbor District
- Workforce of over 180,000 within 10 minutes
- 5 minutes to Downtown Milwaukee
- 10 minutes to Mitchell International Airport
- 45 minutes to Illinois
- 100+ dining options within 5 minutes
- \$321M+ in proposed and ongoing development in immediate area



Demographics

	5 mins.	10 mins.	20 mins.
Population	50,700	276,486	871,008
Daytime Population	60,855	333,491	907,712
Median Age	28.1	31.0	35.5
Owner Occupied Housing Units	4,673	36,689	171,610
Renter Occupied Housing Units	10,842	68,136	181,820

U.S. Census Bureau, Census 2010; Esri 2018 Forecasts

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BUILDING 1
202,045 RSF

BUILDING 2
128,331 RSF*

LEASED

LEASED

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27,155 RSF*

27,200 RSF*

27,200 RSF*

27,200 RSF*

11,695 RSF*

20,807 RSF*

21,907 RSF*

21,907 RSF*

21,907 RSF*

21,907 RSF*

19,896 RSF*

Covered Parking

BUILDING FEATURES

- Class A office finishes
- Large floor plates
- Floor to ceiling windows
- Exceptional Lake Michigan and Downtown Milwaukee views
- Rooftop green space
- Exposed steel-beam ceilings
- Access to 1,052 parking spots - mostly covered
- Covered bicycle parking
- Common entry lobby with reception desk and meeting rooms

Lease Rate: **Negotiable based upon lease term and requested build-out**

Estimated Tax and Operating Expenses: **\$10.00/RSF**

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OFFICE BUILDING 1:
120,450 RSF*
Available Late 2020

Fl. 5 = 27,155± RSF*

Fl. 4 = 27,200± RSF*

Fl. 3 = 27,200± RSF*

Fl. 2 = 27,200± RSF*

Fl. 1 = 11,695± RSF*

Covered Parking



* Building schematics and sizes subject to change

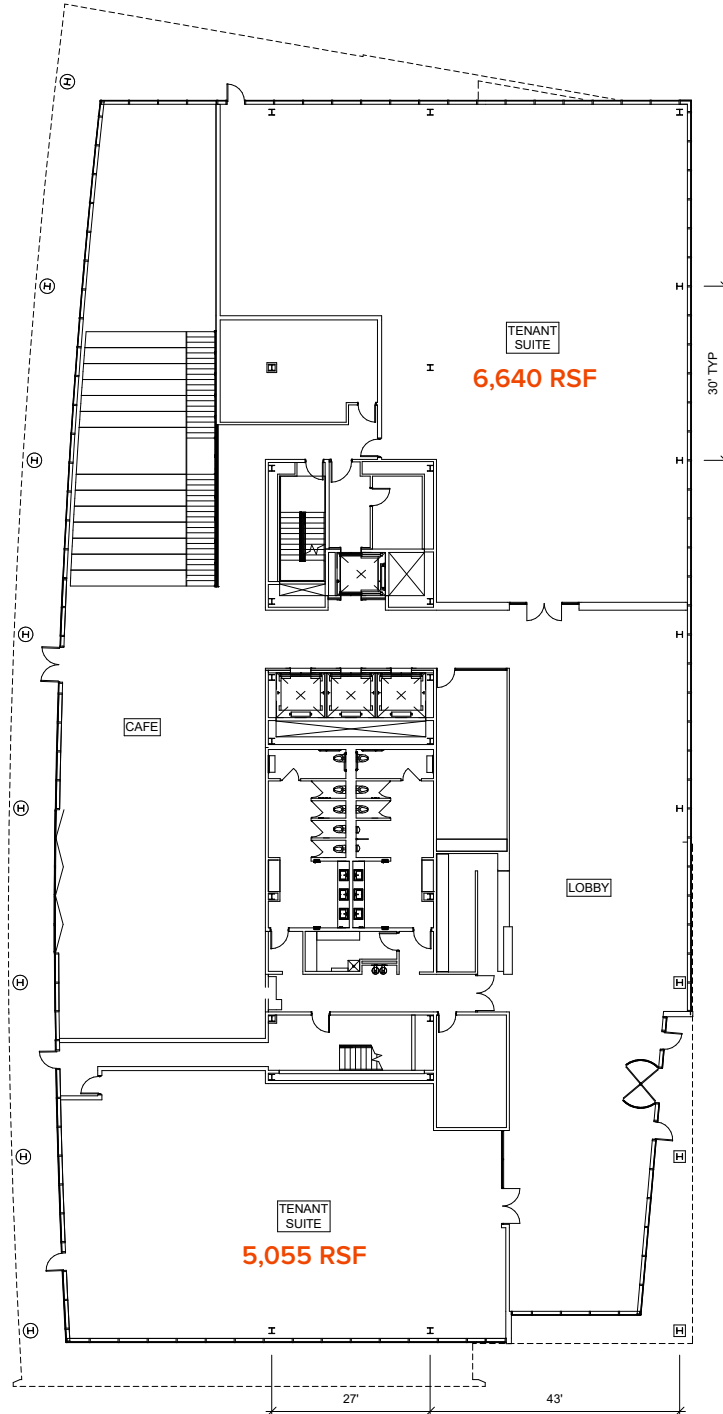
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BUILDING 1 Sample Entry Layout



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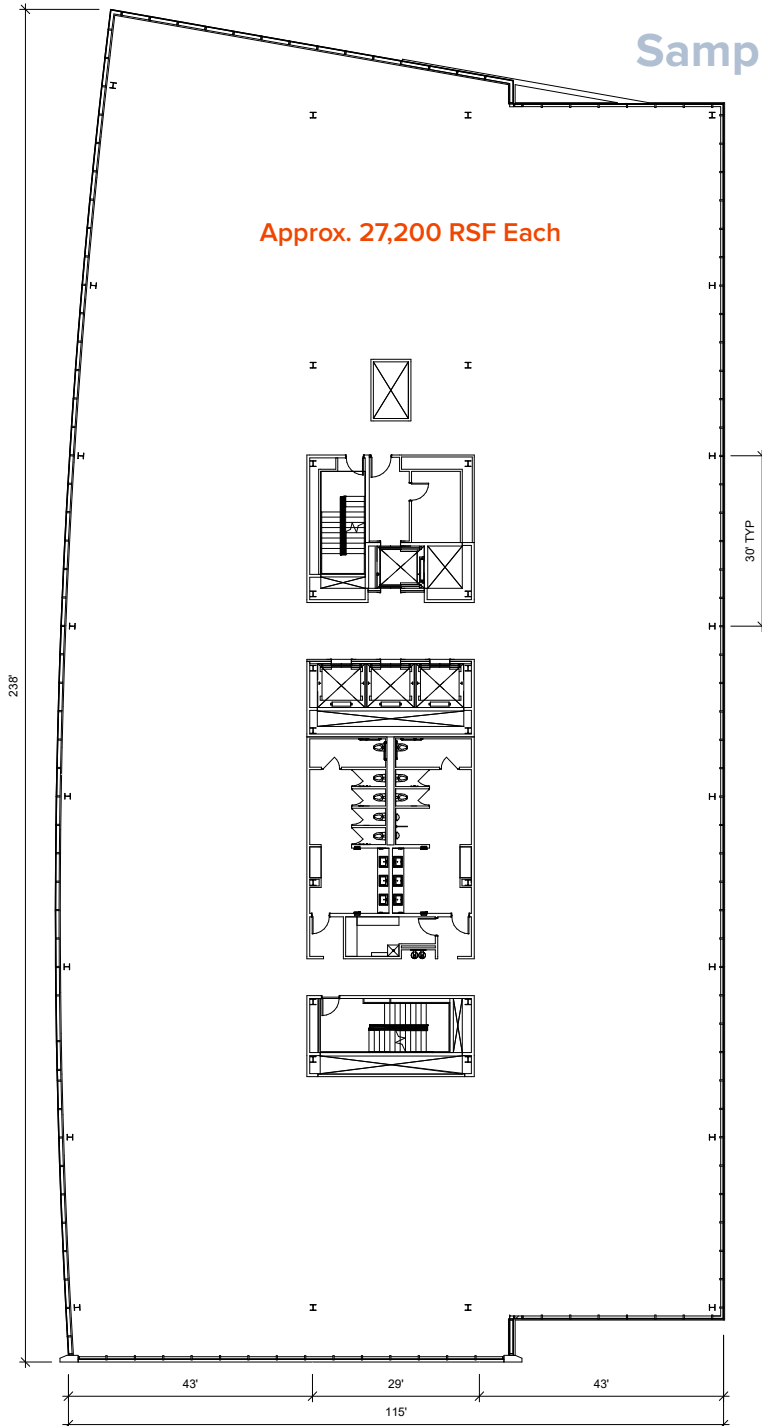


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BUILDING 1 Sample Upper Floors Layout



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OFFICE BUILDING 2:
128,331 SF*
 Available Upon Demand

Fl. 6 = 20,807± SF*

Fl. 5 = 21,907± SF*

Fl. 4 = 21,907± SF*

Fl. 3 = 21,907± SF*

Fl. 2 = 21,907± SF*

Fl. 1 = 19,896± SF*

Covered Parking

* Building schematics and sizes subject to change

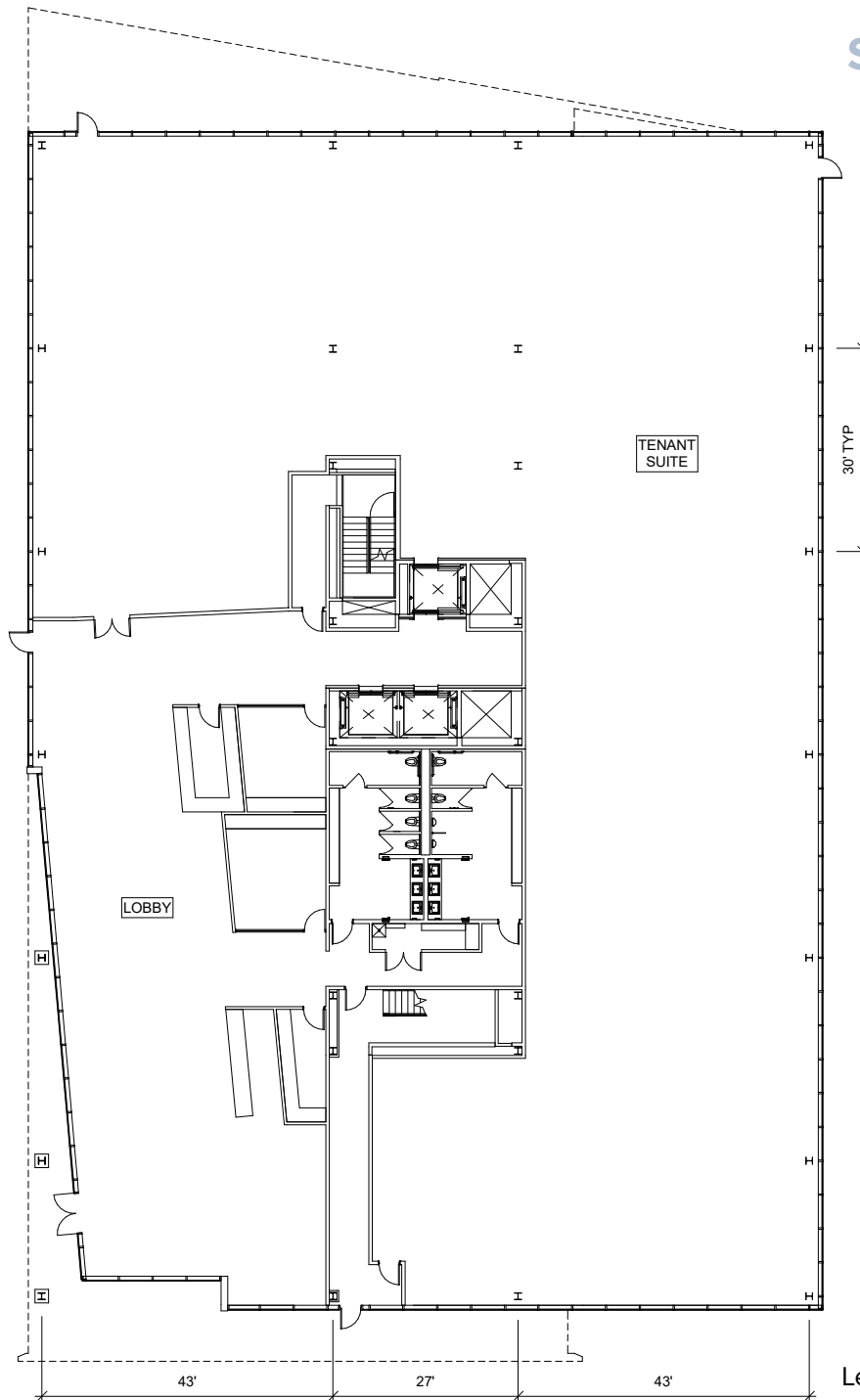
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BUILDING 2 Sample Entry Layout



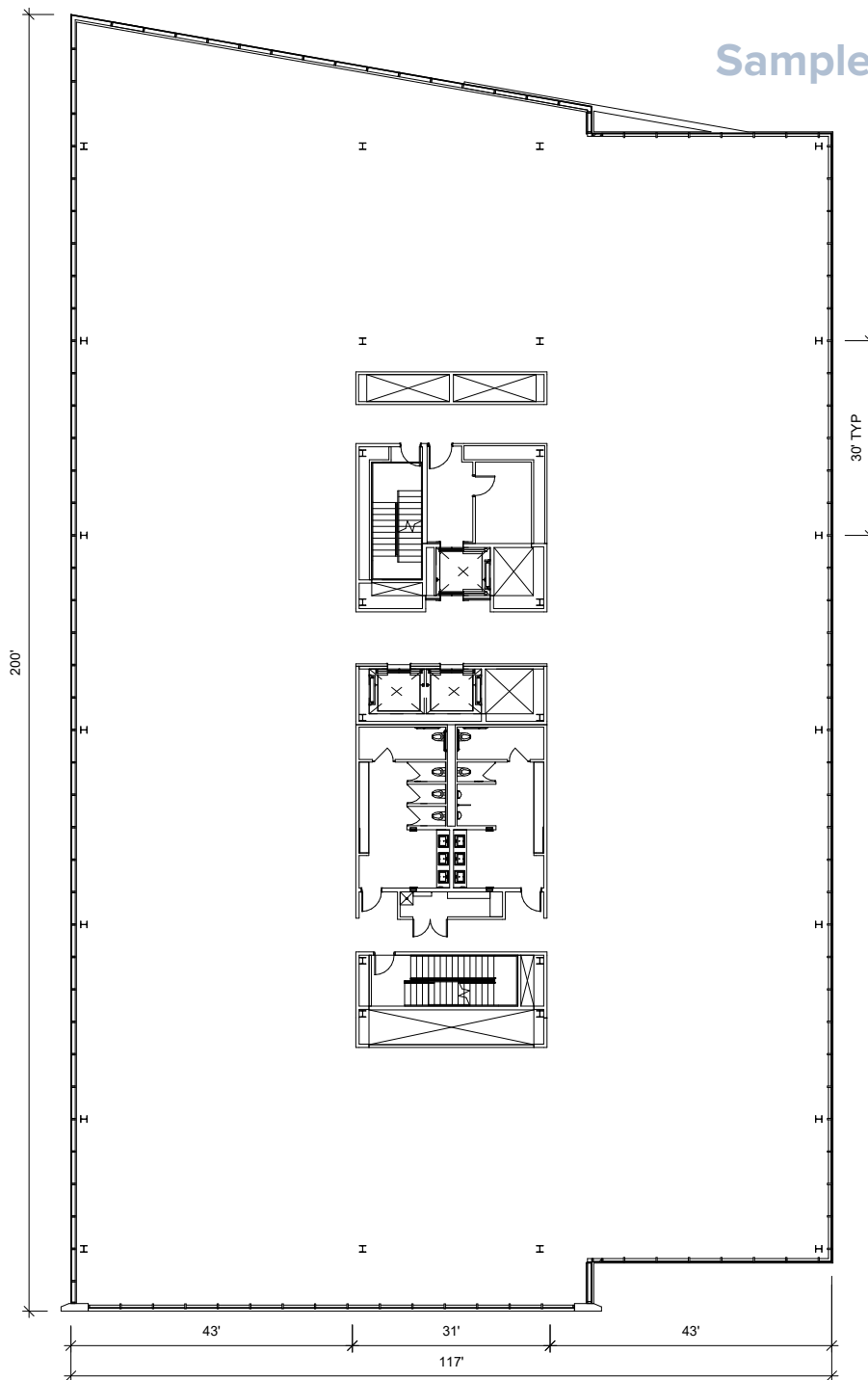
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BUILDING 2 Sample Upper Floors Layout



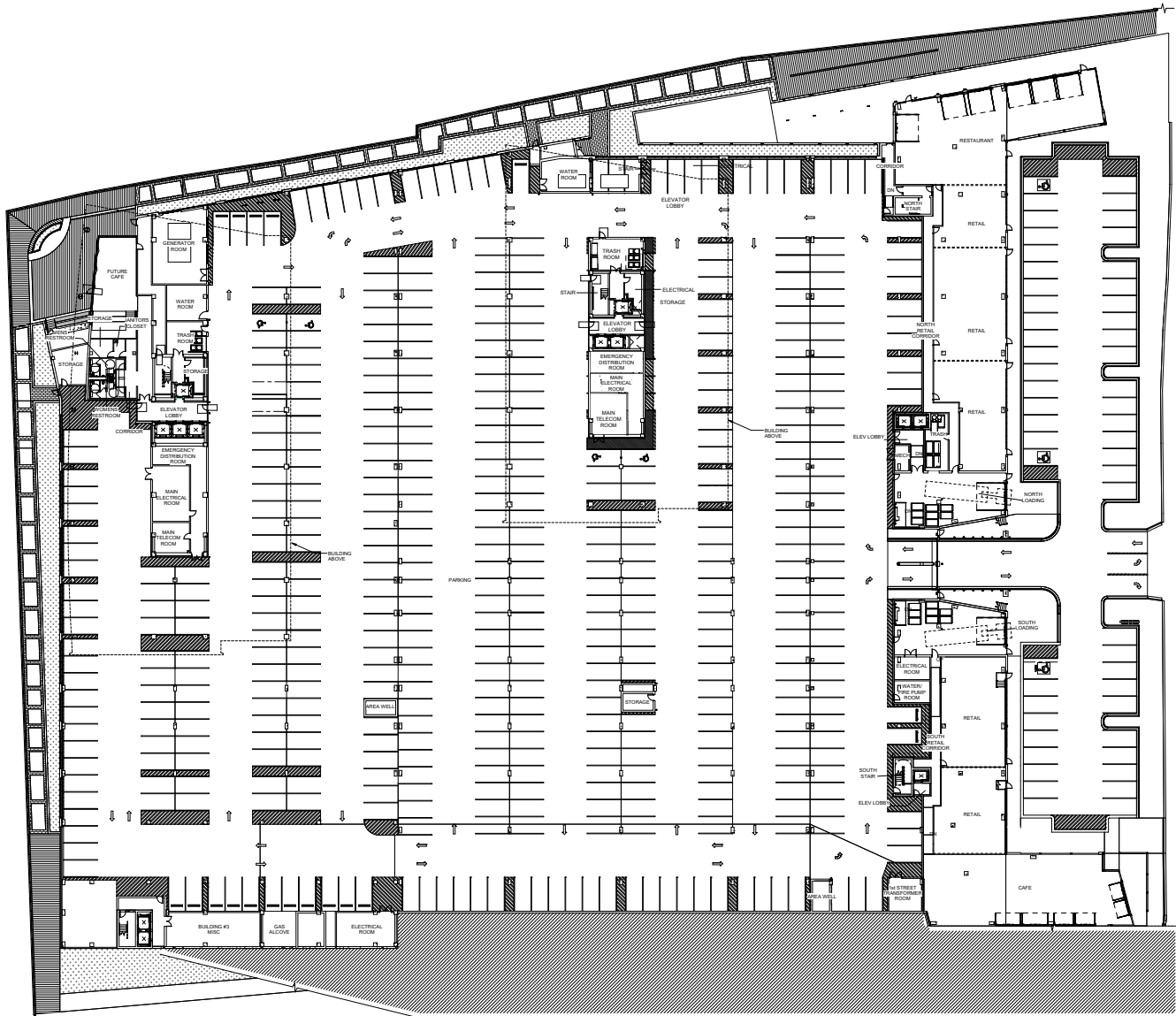
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Lower Level Parking



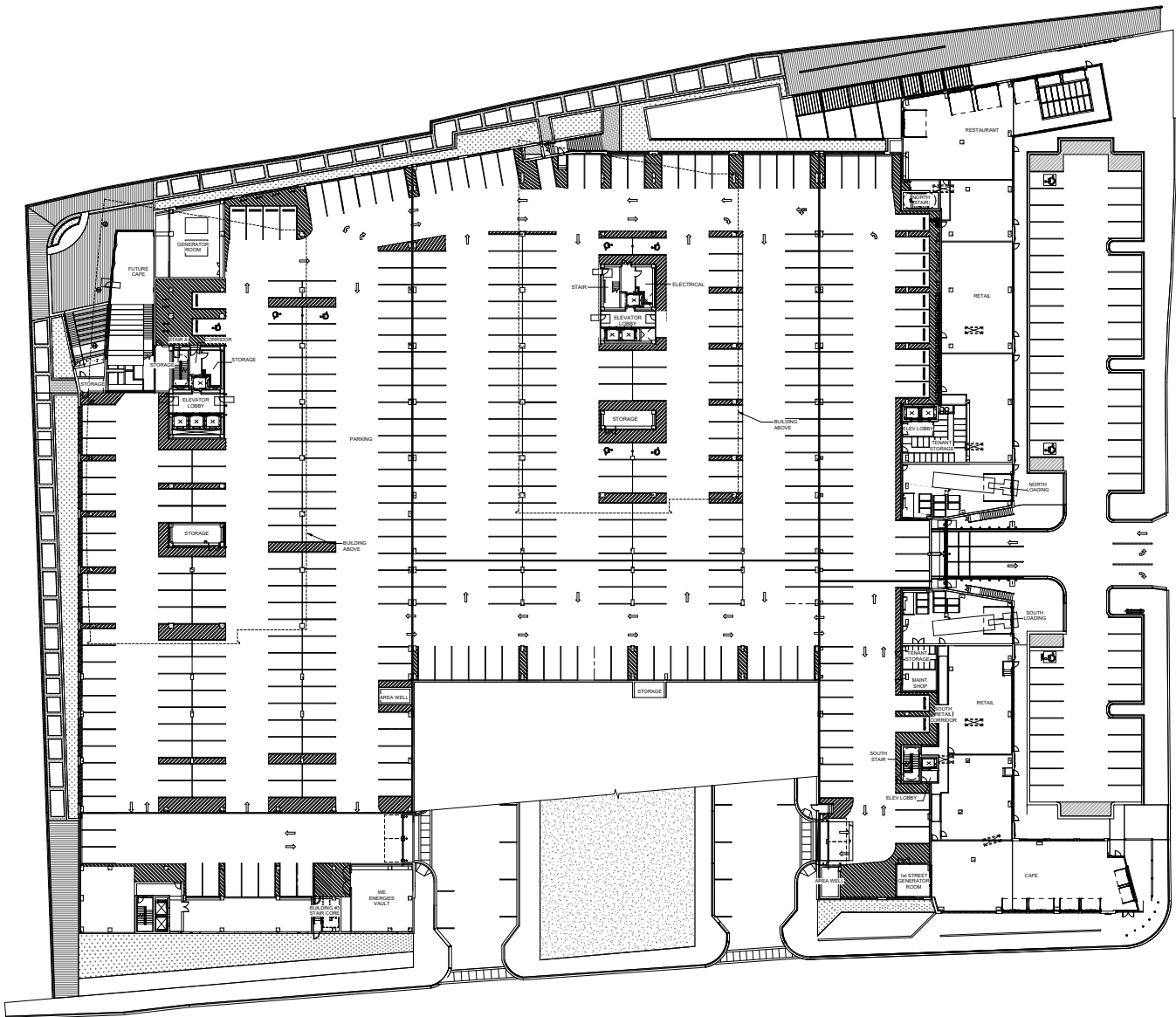
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Upper Level Parking



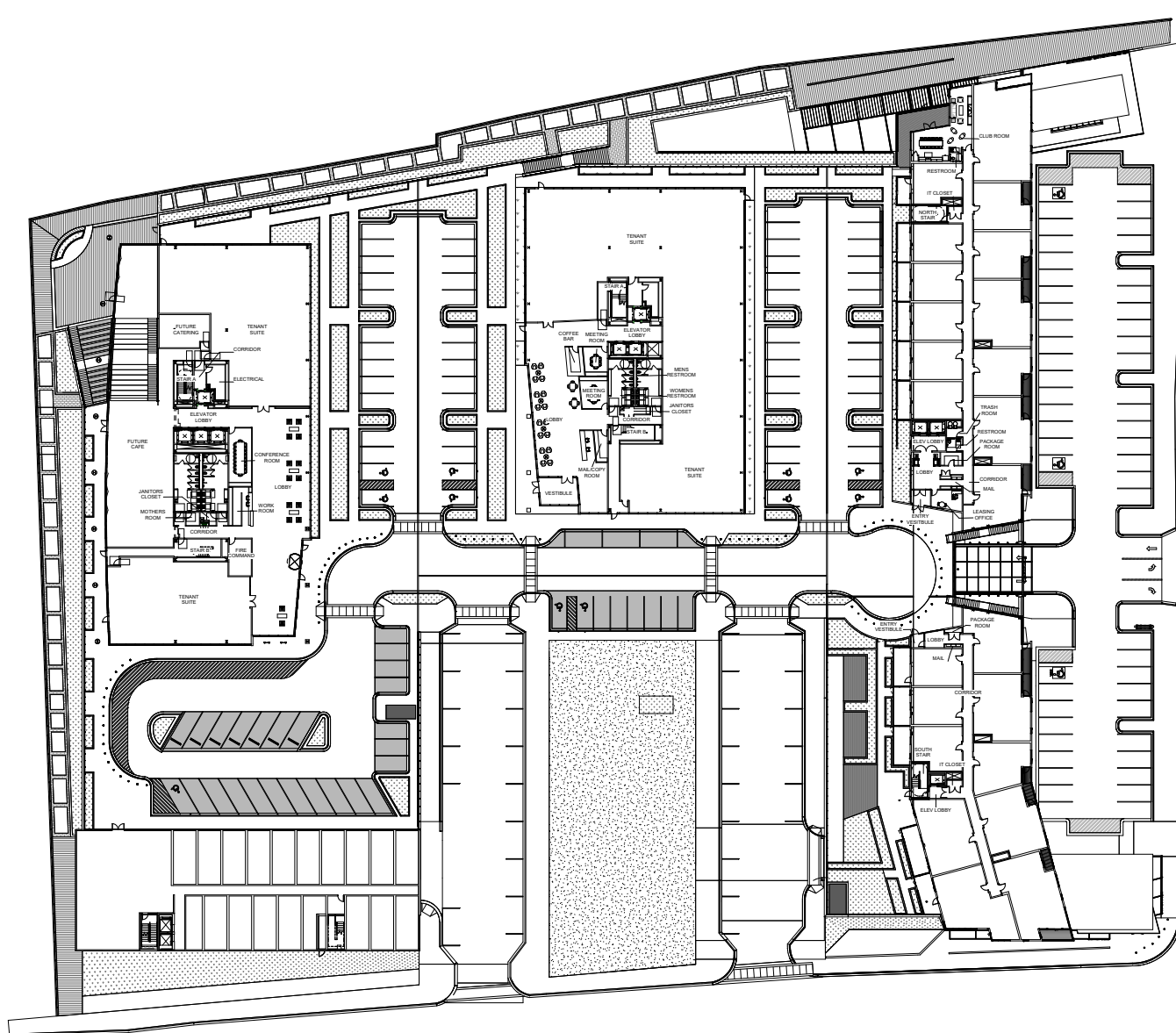
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Surface Parking



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BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

2 **BROKER DISCLOSURE TO CUSTOMERS**

3 You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker
4 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide
5 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the
6 following duties:

7 ■ The duty to provide brokerage services to you fairly and honestly.

8 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.

9 ■ The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless
10 disclosure of the information is prohibited by law.

11 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is
12 prohibited by law (**See Lines 47-55**).

13 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the
14 confidential information of other parties (**See Lines 22-39**).

15 ■ The duty to safeguard trust funds and other property the broker holds.

16 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and
17 disadvantages of the proposals.

18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you
19 need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.

20 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of
21 a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

22 **CONFIDENTIALITY NOTICE TO CUSTOMERS**

23 BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION
24 OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,
25 UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR
26 INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER
27 PROVIDING BROKERAGE SERVICES TO YOU.

28 THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

29 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (**SEE LINES 47-55**).

30 2. ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION
31 REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.

32 TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST
33 THAT INFORMATION BELOW (**SEE LINES 35-36**). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER
34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

35 **CONFIDENTIAL INFORMATION:** _____

36

37 **NON-CONFIDENTIAL INFORMATION** (The following information may be disclosed by Broker): _____

38

39 *(INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)*

40 **CONSENT TO TELEPHONE SOLICITATION**

41 I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may
42 call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we
43 withdraw this consent in writing. **List Home/Cell Numbers:** _____

44 **SEX OFFENDER REGISTRY**

45 *Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the*
46 *Wisconsin Department of Corrections on the Internet at: <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.*

47 **DEFINITION OF MATERIAL ADVERSE FACTS**

48 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
49 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect
50 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision
51 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
52 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce
53 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
54 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
55 agreement made concerning the transaction.

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

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Drafted by Attorney Debra Peterson Conrad