

1037 WEST MCKINLEY

Prime Brewery District Office Space For Lease

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1037 WEST MCKINLEY



Located in the heart of Milwaukee's revitalized Brewery District, 1037 West McKinley offers a rare combination of historic charm, modern amenities, and unbeatable accessibility.

Just one minute from the interstate with high-visibility freeway exposure (and on-building signage options!), the property also features flexible floor plans, on-site executive/visitor parking and potential for plug-and-play furnished options.

With flexible, loft-style office space and **aggressive lease rates and terms**, this building is ideal for tenants seeking a modern aesthetic for their work environment steps from the traditional Central Business District. Full suites and individual offices are immediately available

Tenants can partner with NO Studios to utilize their first-floor coffee bar, gathering space and screening room; as well as their fourth-floor Skyline Bar + Lounge, featuring two outdoor decks offering stunning city views.

Surrounded by walkable hotels, restaurants, apartments, and entertainment, 1037 W McKinley is a premier location in one of Milwaukee's most vibrant, growing neighborhoods.

PROPERTY SPECIFICATIONS

Total SF: 49,382 SF

Available SF: 21,525 SF (contiguous between floors 2 and 3)

Minimum SF: 100- 300 SF (individual office suites on floor 3)

Year Built: 1929, Renovated in 2018

Stories: Four (4)

Parking: 25 surface lot spaces onsite and 908 stall parking deck one block away

Lease Rate: Negotiable based on T.I. needs and lease term. Call Broker to discuss.



**MOVE-IN
READY +
*Options to
Expand***



SECOND FLOOR - Up to 12,050 SF AVAILABLE

1037 WEST MCKINLEY

2ND FLOOR SOUTH 4,200 SF

- Existing Buildout:
- 3 - Private Offices
 - 1 - Medium Conf.
 - 1 - Small Conf.
 - 1 - Production Studio
- Open Office Area to accommodate 10+ work stations & three collaboration areas

Existing Tenant to vacate at end of August 2025

2ND FLOOR NORTH 7,850 SF

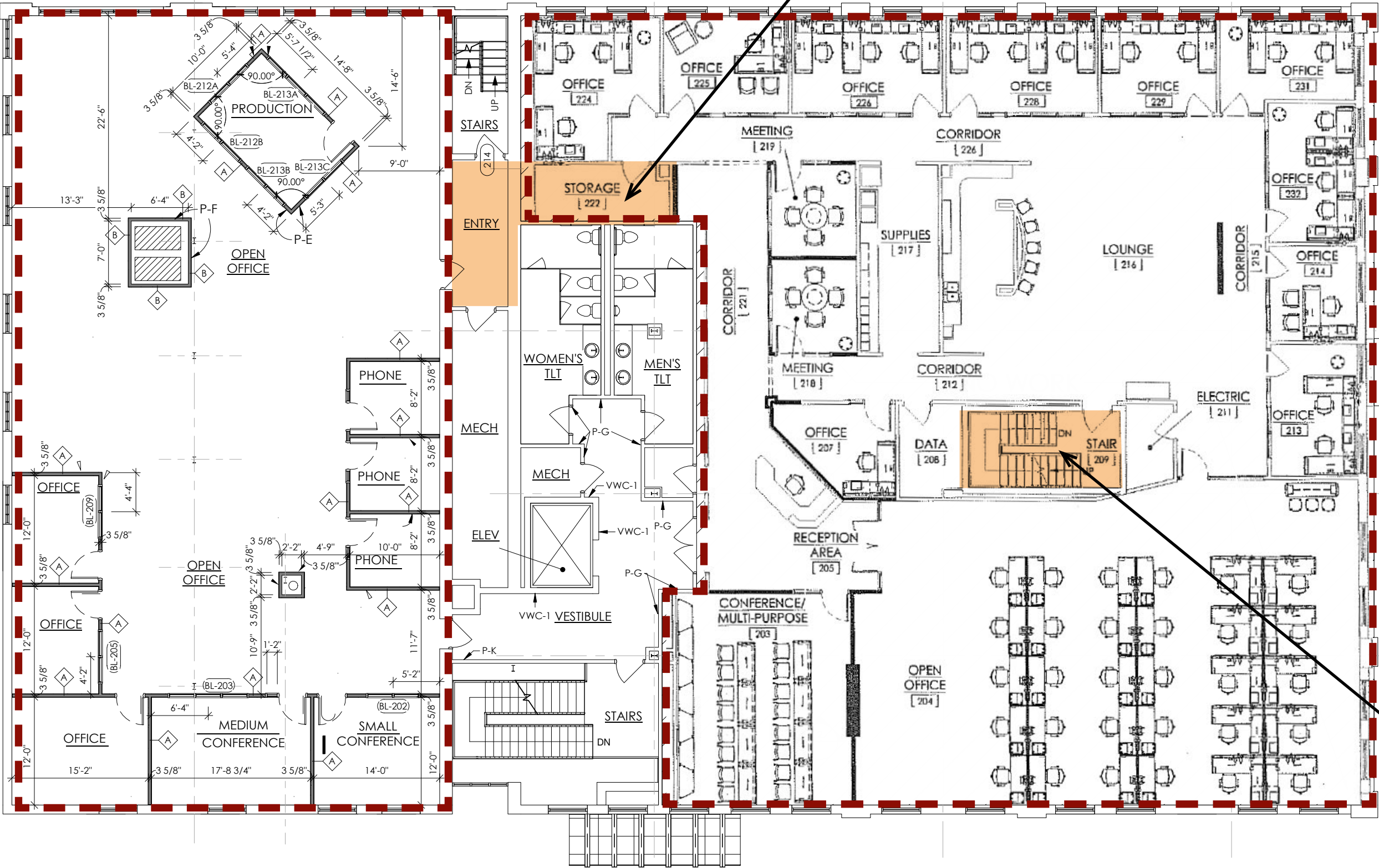
- Existing Buildout:
- 30 - Work Stations
 - 9 - Large Private Offices
 - 2 - Meeting/Huddle
 - 1 - Executive Office
 - 1 - Large Conference Room
 - 1 - Break Room/Lounge
 - 1 - Lobby
 - 1 - Server/Data Room
 - 1 - Electrical Room
 - 1 - Office Supplies Area
 - 1 - Storage Room
 - Ample Open Office Area

Furniture can be discussed with Tenant for plug 'n' play option

Existing Tenant marketing space for sublease so it can be made available fairly quickly

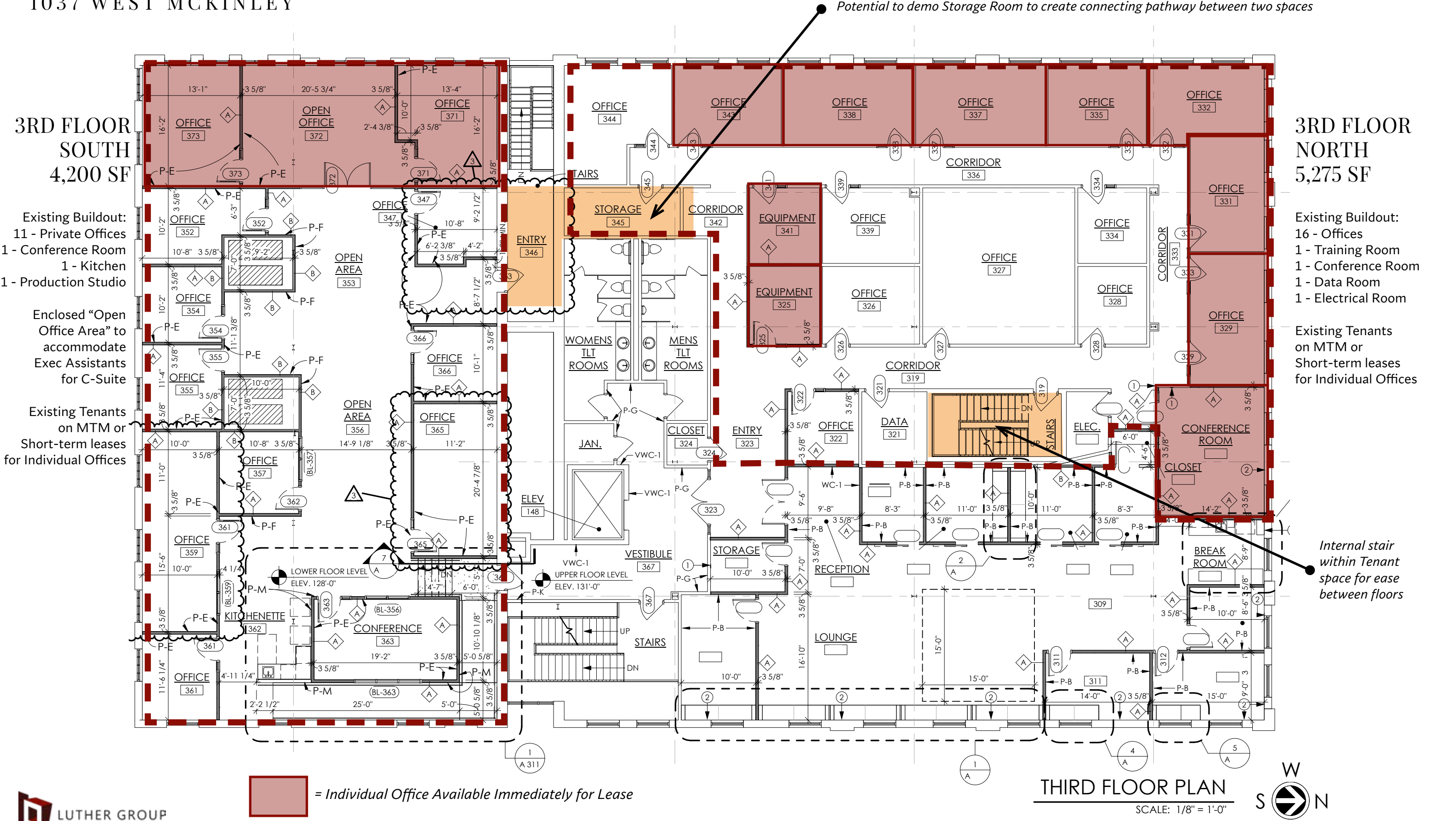
Internal stair within Tenant space for ease between floors

Potential to demo Storage Room to create connecting pathway between two spaces



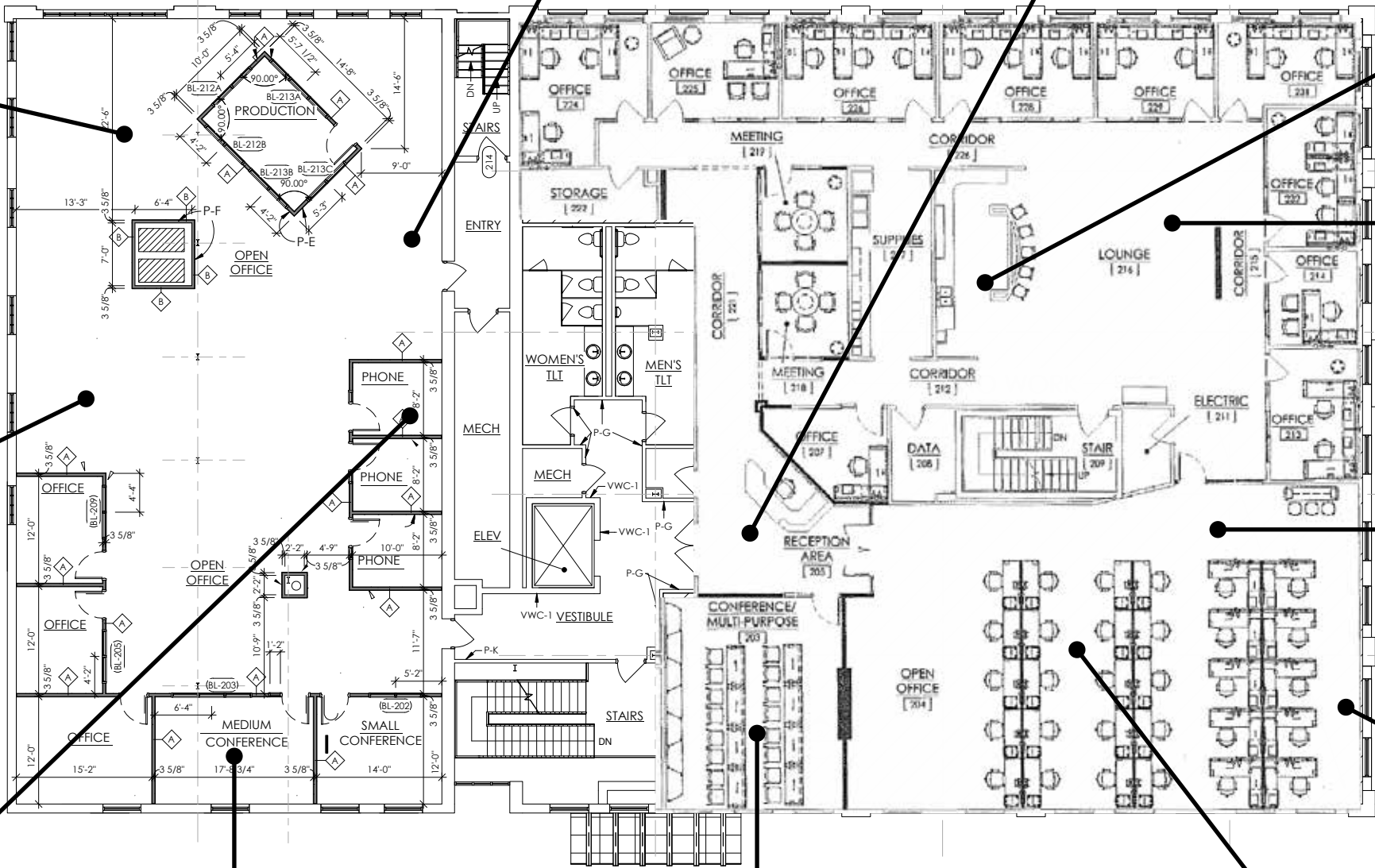
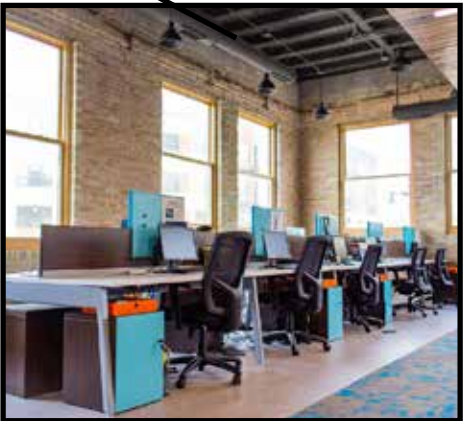
THIRD FLOOR - 100 SF TO 9,475 SF AVAILABLE

1037 WEST MCKINLEY



EXISTING BUILDOUT PHOTOS

1037 WEST MCKINLEY





NO Studios Rooftop
+ Skyline Bar



Both East & West
Facing Balconies



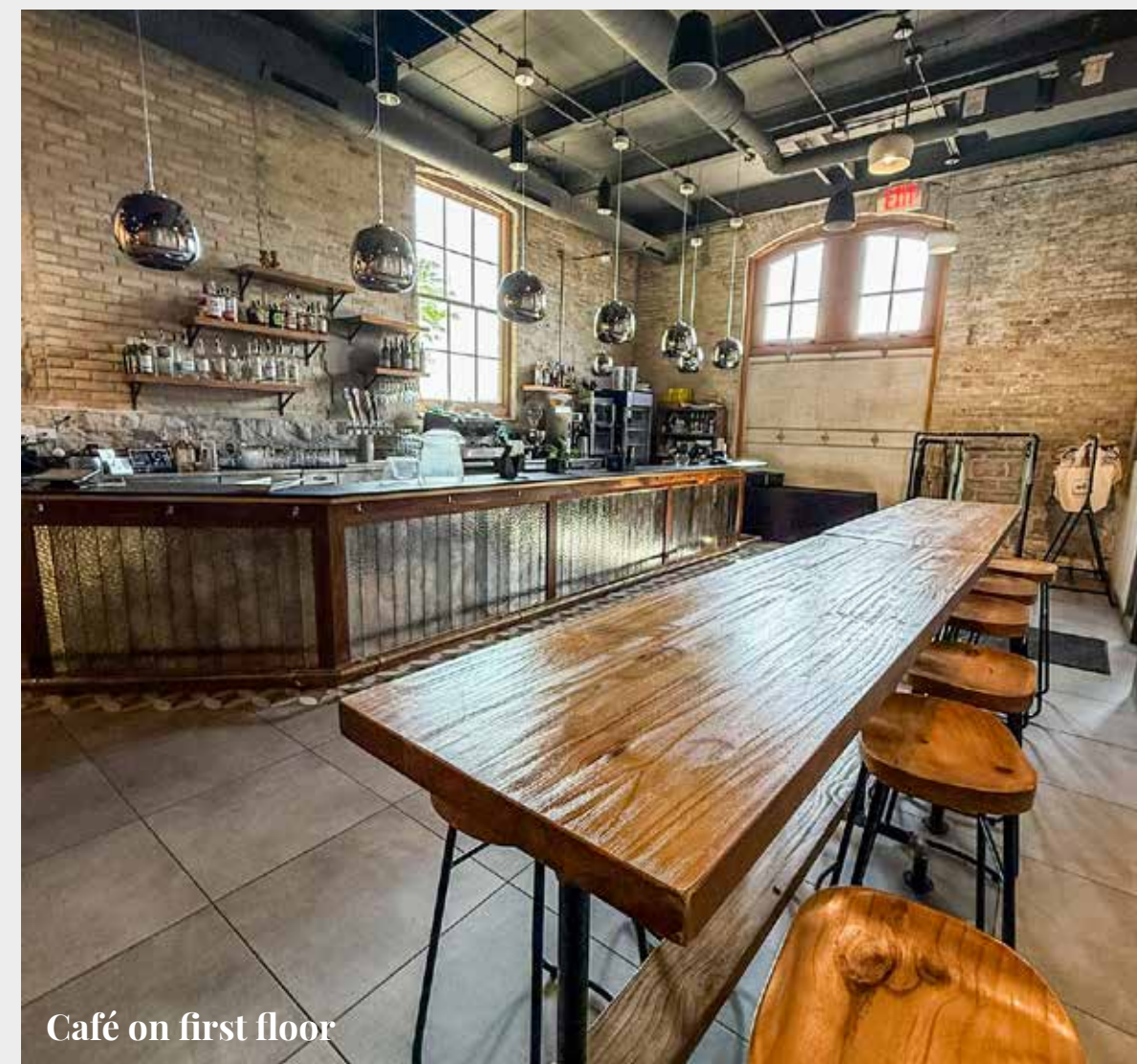
Café on first floor



NO Studios Rooftop
+ Skyline Bar

INCREDIBLE & UNIQUE AMENITIES

Owned & Operated by NO Studios
but can be made available to Tenants



Café on first floor



Lobby



Café on first floor

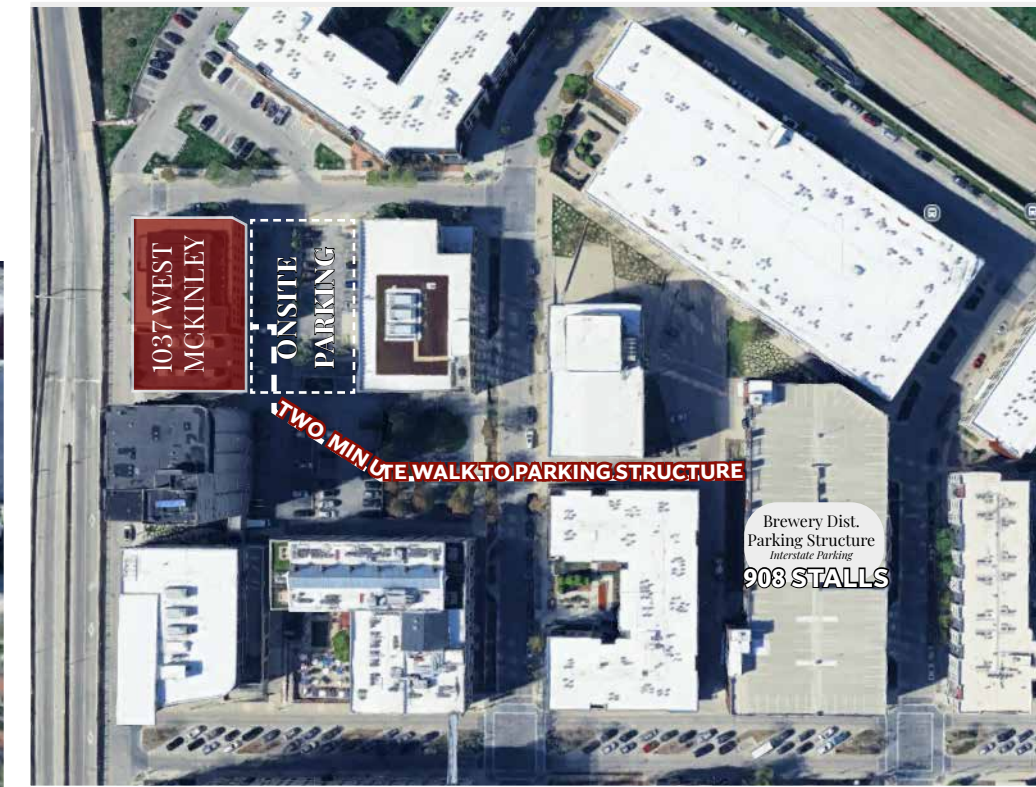
FREEWAY BUILDING SIGNAGE OPPORTUNITY

1037 WEST MCKINLEY



THE BREWERY DISTRICT LOCATION

1037 WEST MCKINLEY



ONSITE PARKING + STRUCTURE:

Approx. 20 spaces for executive/visitor parking directly in front of building with potential for more to the south through separate agreement with Zilber. Two minute walk to Brewery District Structure for additional stalls.

DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the
2 following disclosure statement:

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

8 (a) The duty to provide brokerage services to you fairly and honestly.

9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.

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

12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).

14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).

16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.

17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.

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

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

28 The following information is required to be disclosed by law:

29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).

30 2. Any facts known by the Firm or its Agents 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 Firm and its Agents are aware of what specific information you consider confidential, you may
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
34 later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** _____

36 _____

37 _____

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): _____

39 _____

40 _____

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

42 **DEFINITION OF MATERIAL ADVERSE FACTS**

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

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

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

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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