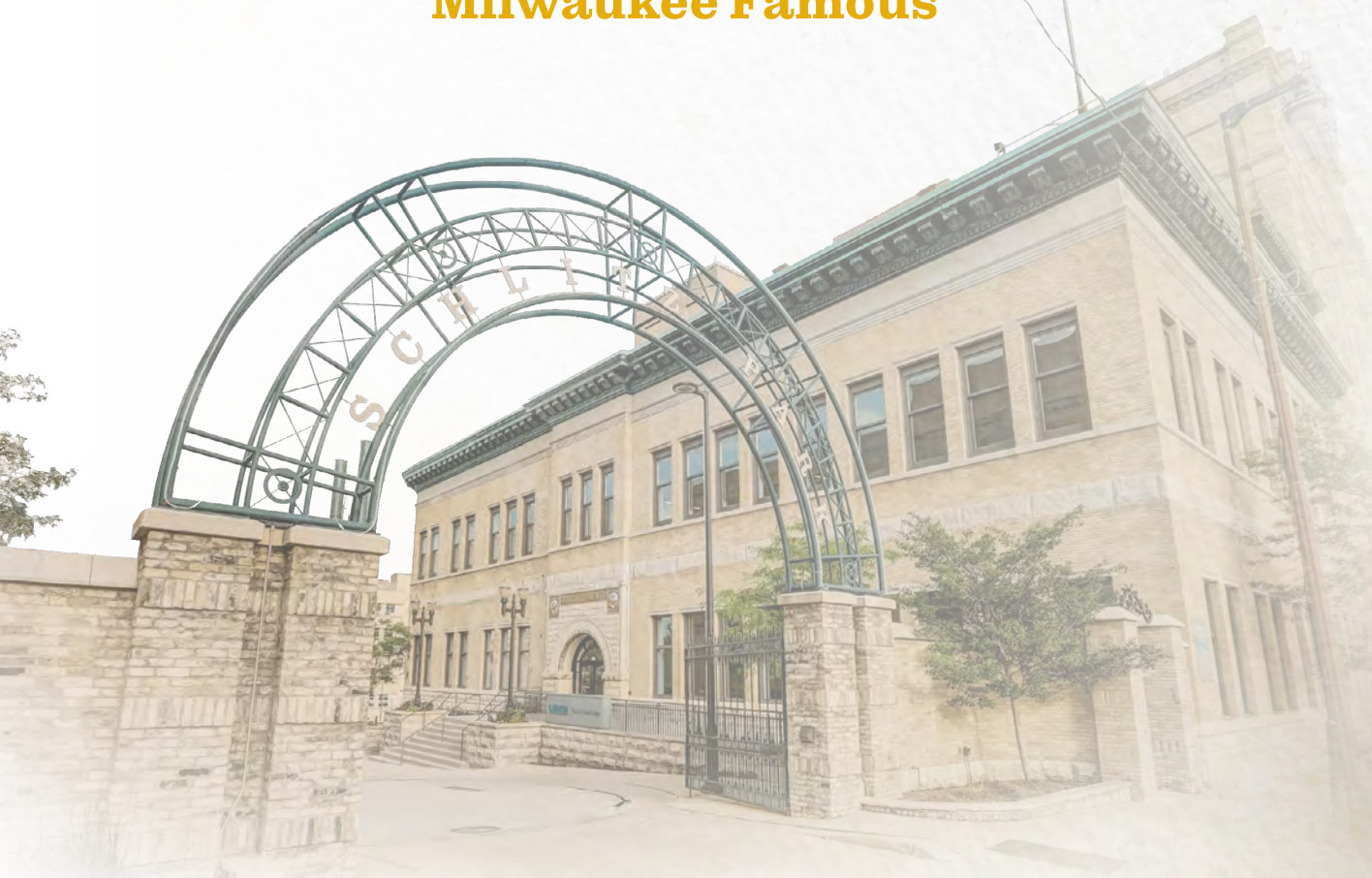




SCHLITZ

M K E **PARK** W I S

Milwaukee Famous



PAST

Schlitz Brewery was founded in 1870 and operated in Milwaukee for over a century. The original complex consisted of 2.3 million SF of building area on 46 acres of land along the Milwaukee River. The brewery closed in 1982, and was quickly sold to a group of Milwaukee natives who had a vision for the site and believed they could bring new life to the property by redeveloping the site into an office park.

PRESENT

The Milwaukee landmark that was once home to “The Beer That Made Milwaukee Famous” now houses a landmark office community unlike any other. With a combination of an urban location with the ease of a suburban campus, Schlitz Park transforms the tenant workday in a location that’s been at the epicenter of Milwaukee’s ever-evolving downtown landscape since the 1800’s. Recent renovations have enhanced the tenant experience, with better connectivity across campus, new amenities and fresh finishes.



UNBEATABLE LOCATION

On the Milwaukee Riverwalk and blocks away from Milwaukee’s deer district.

AMENITIES

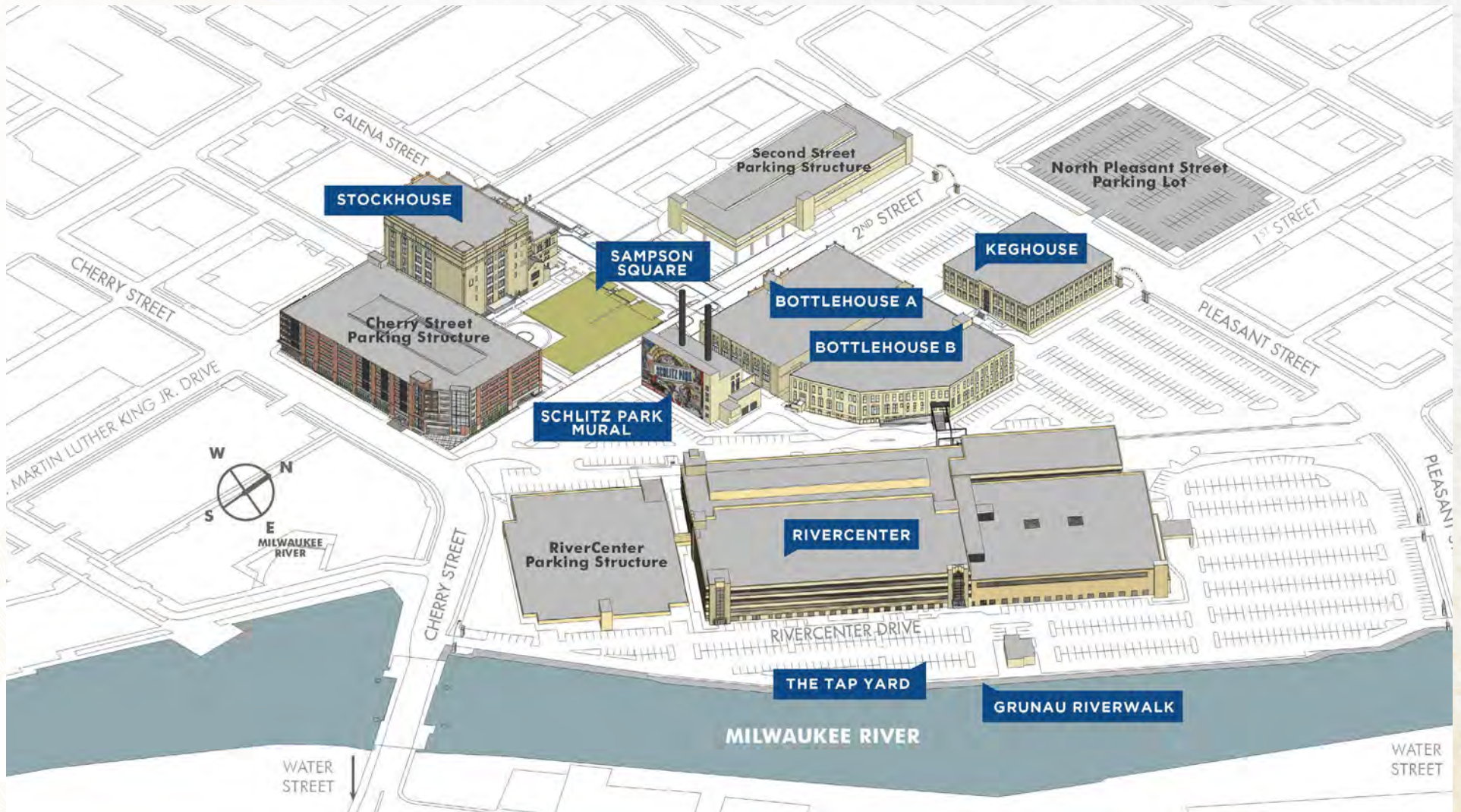
Tap into the best-in-market amenity base.

FLEXIBLE FLOORPLATES

Four buildings that will accommodate tenants of various sizes.



SITE PLAN








SCHLITZ PARK OVERVIEW






Lease Rate: \$14.00 - \$16.00 NNN
 Parking: 3.2 / 1,000






Addresses	Rivercenter	1505 - 1575 N RiverCenter Dr
	Stockhouse	1543 N 2nd St
	Bottlehouse	A: 1610 N 2nd St B: 101 W Pleasant St
	Keghouse	111 W Pleasant St

Available:	Rivercenter	4,244 - 150,000 RSF
	Stockhouse	18,379 RSF
	Bottlehouse	A: 20,684 RSF B: 1,007 - 20,045 RSF
	Keghouse	3,683 - 9,365 RSF

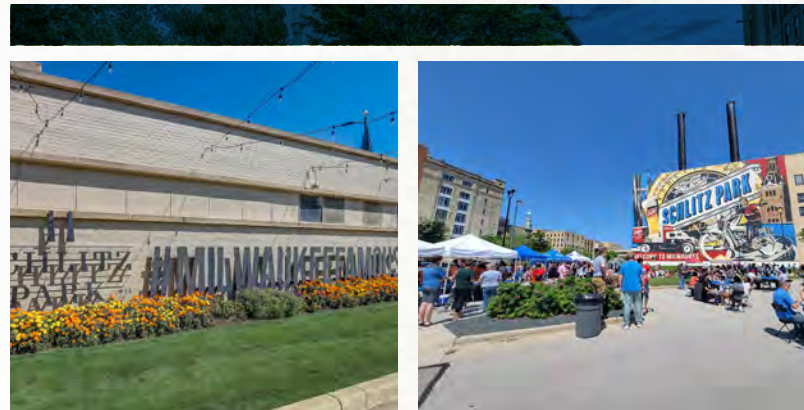
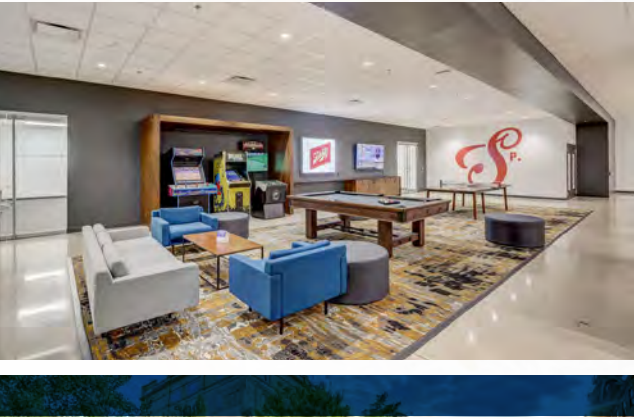
Amenities

-  Multiple Fitness Centers
-  Covered Parking
-  Electric Vehicle Charging Stations
-  Pedestrian Walking Trails and Green Space
-  BublR Bike Station

-  Milwaukee Riverwalk Access
-  Multiple Dining Options
-  24-Hour Security
-  Brick Interiors
-  Expansive Ceiling Heights

-  Ample Surface Parking
-  Strong Population Density
-  Campus Wide Wi-Fi
-  25 Metro Universities
-  Great Highway Access

SCHLITZ PARK OVERVIEW

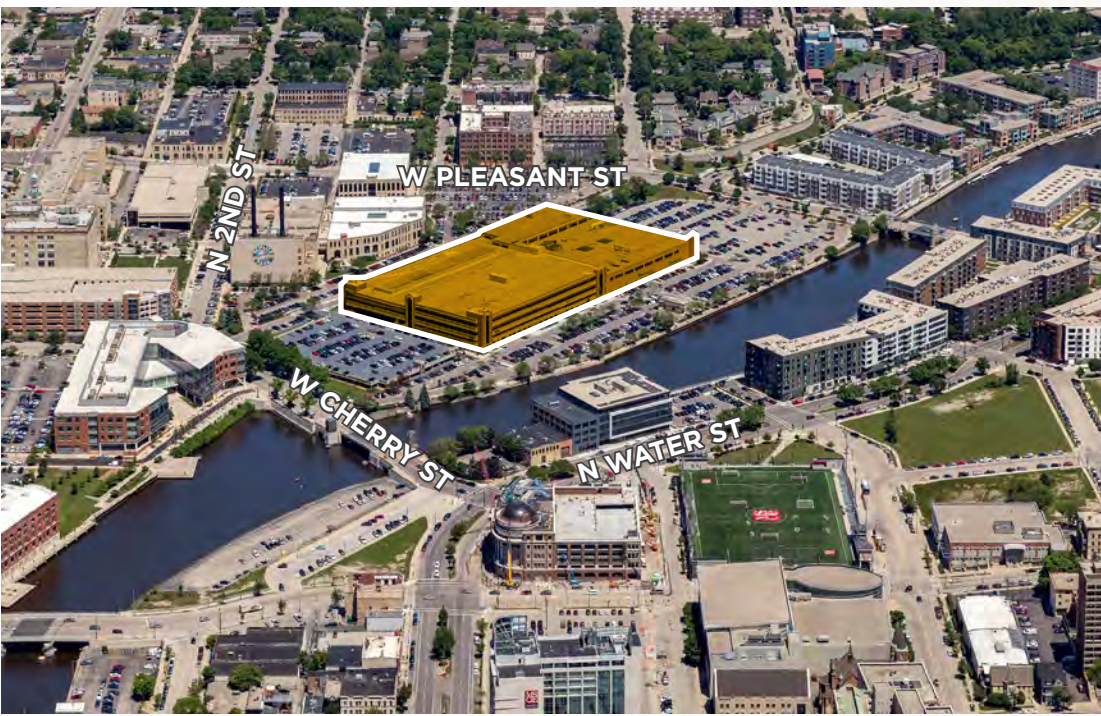


RIVERCENTER

OVERVIEW

Address:	1505 - 1575 N RiverCenter Dr
SF Available:	5,940 - 150,000 RSF 1st Floor (Salt Dock): 12,476 RSF 1st Floor (Suite 105): 5,940 RSF Mezz (Suite 2): 8,727 RSF 2nd Floor (Suite 202): 21,577 RSF 2nd Floor: up to 114,201 RSF contiguous
Total Building SF:	439,992
Year Built / Renovated:	Est. 1947 Reno. 2021
Stories:	3

The largest building on the campus has a modern look and feel. The building has an expansive entertainment area with a variety of games, multiple conference and training room options, and an on-site fitness center. All with ample surface parking options and direct access to the Milwaukee River.



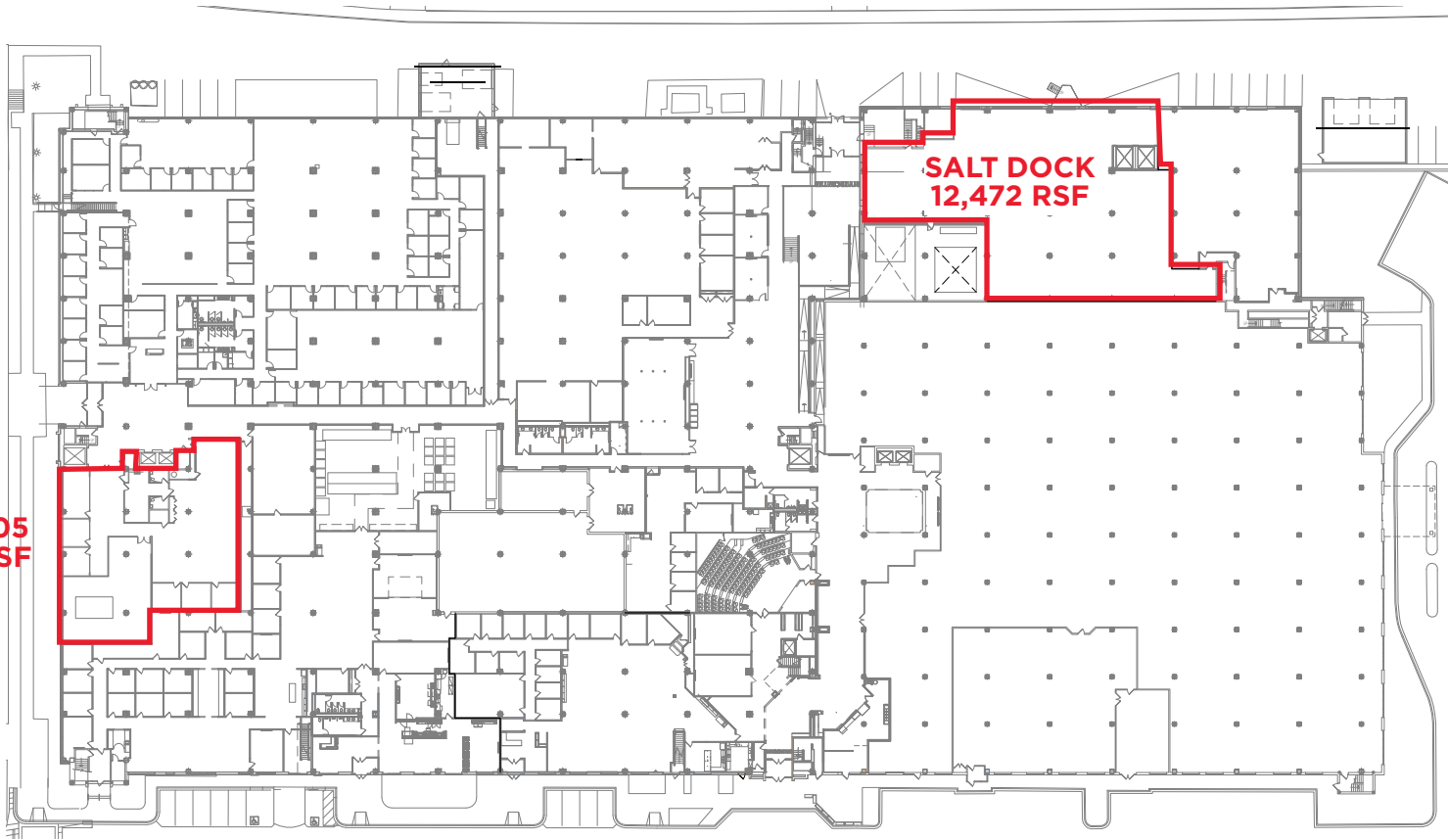
FLOOR PLAN

1ST FLOOR | RIVERCENTER



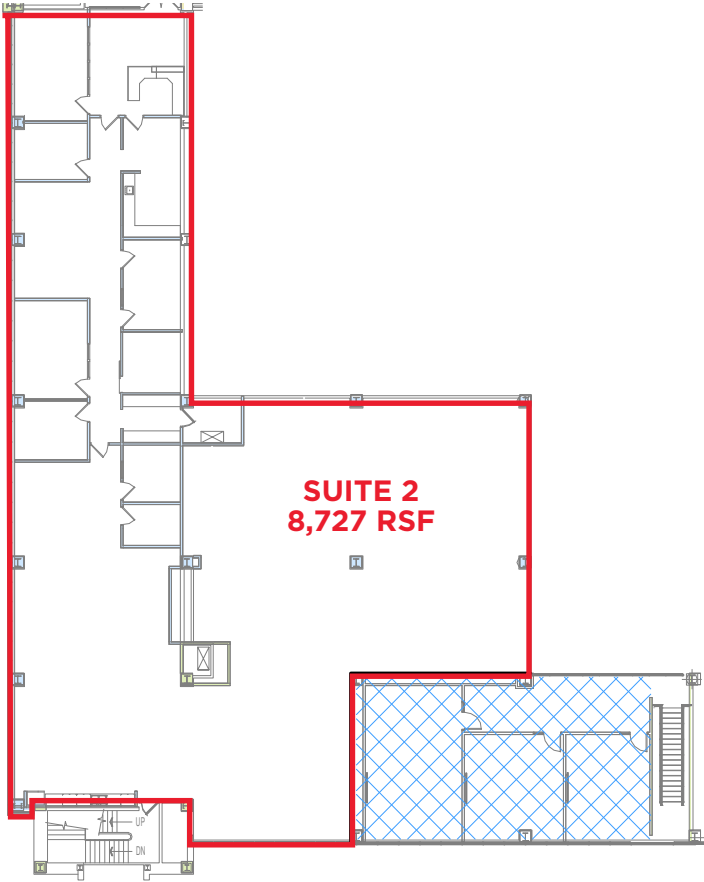
SUITE 105
5,940 RSF

SALT DOCK
12,472 RSF



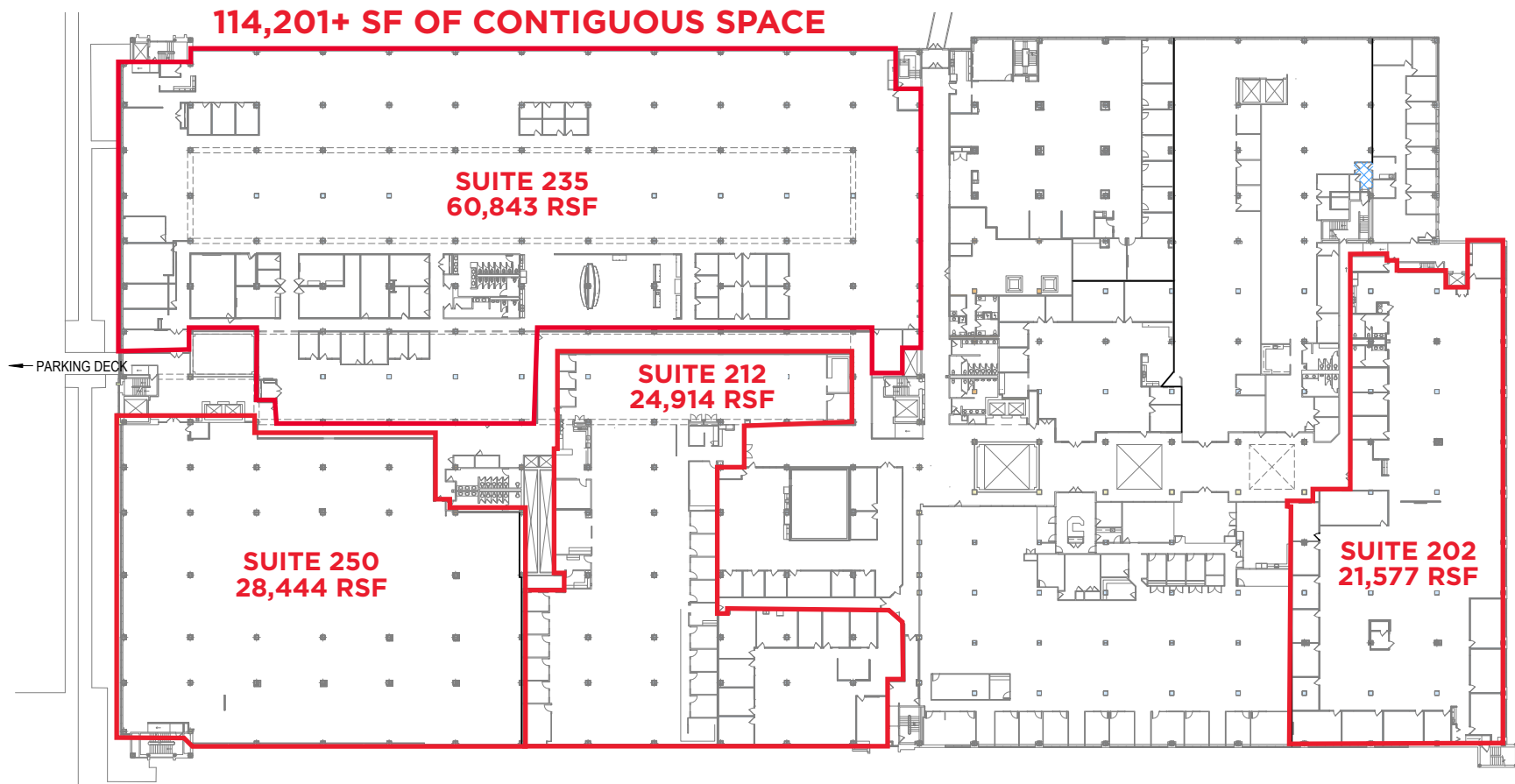
FLOOR PLAN

2ND FLOOR MEZZ | RIVERCENTER



FLOOR PLAN

2ND FLOOR | RIVERCENTER

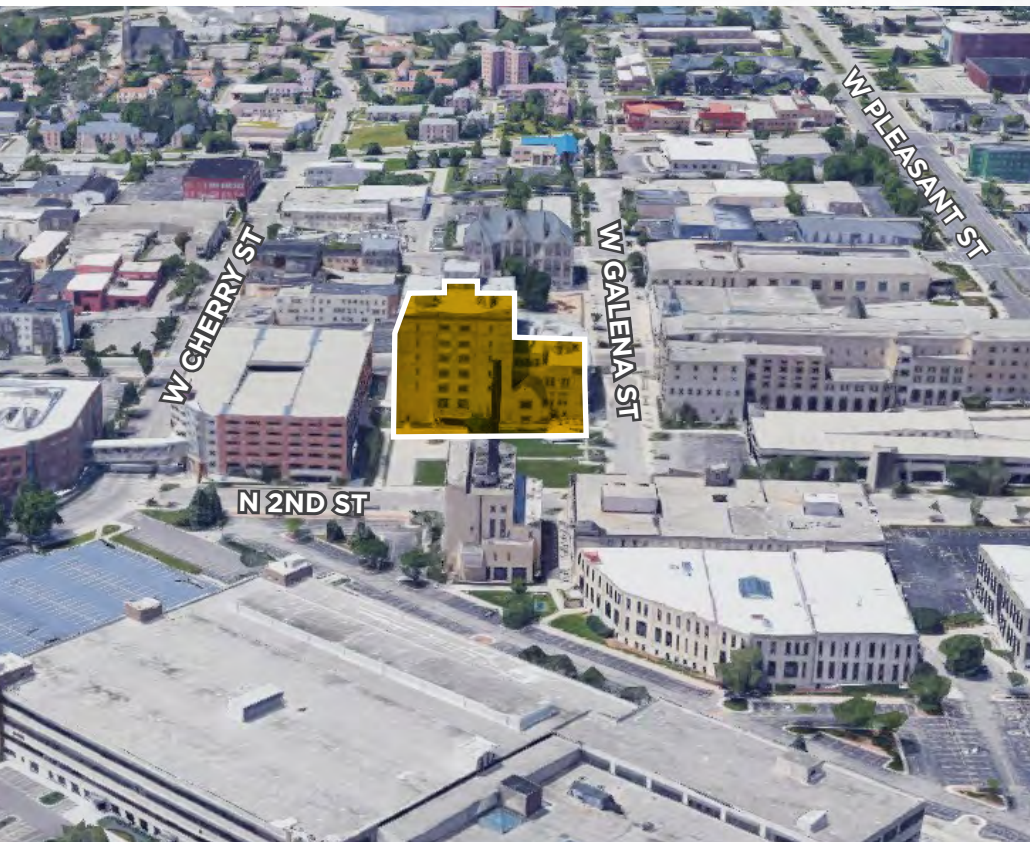


STOCKHOUSE

OVERVIEW

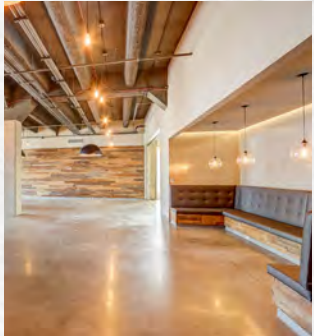
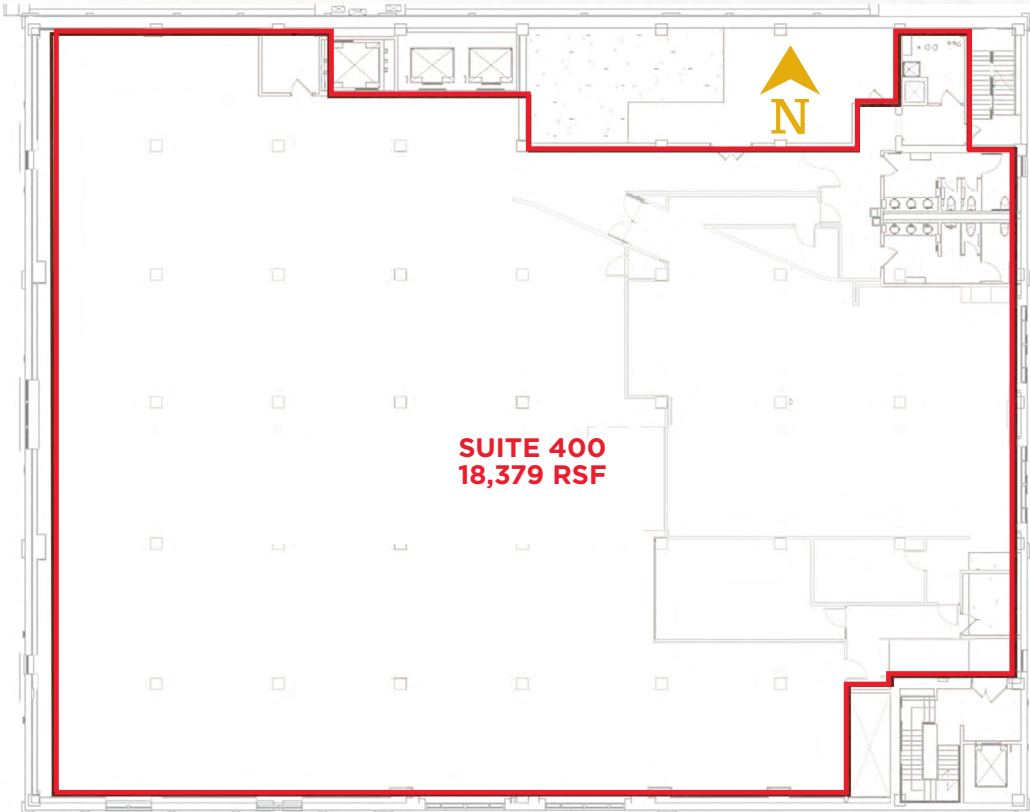
Address:	1543 N 2nd St
SF Available:	4th Floor (Suite 400): 18,379 RSF
Total Building SF:	150,107
Year Built / Renovated:	Est. 1906 Reno. 2021
Stories:	7

As the former executive office for the Schlitz Brewery, the Stockhouse offers tremendous views of the Milwaukee skyline. The Stockhouse looks over Sampson Square, a half acre lawn available for employees events and other outdoor activities.



FLOOR PLAN

4TH FLOOR | STOCKHOUSE



BOTTLEHOUSE

OVERVIEW

Address:	1610 N 2nd St (A), 101 W Pleasant St (B)
SF Available:	1,007 - 20,684 RSF
	1st Floor (Suite 101): 20,684 RSF
	1st Floor (Suite 105): 1,007 RSF
	2nd Floor (Suite 204): 1,469 RSF
	2nd Floor (Suite 210): 18,576 RSF
Total Building SF:	143,192
Year Built / Renovated:	Est. 1899/1907 Reno. 2021
Stories:	3

Originally built as two separate structures, Bottlehouse A and Bottlehouse B were connected in 2012. Offering two floors of space, many offices including cream city brick and original timber. Amenities in the building include an on-site fitness center and The Link, a common conference area suitable for large groups.

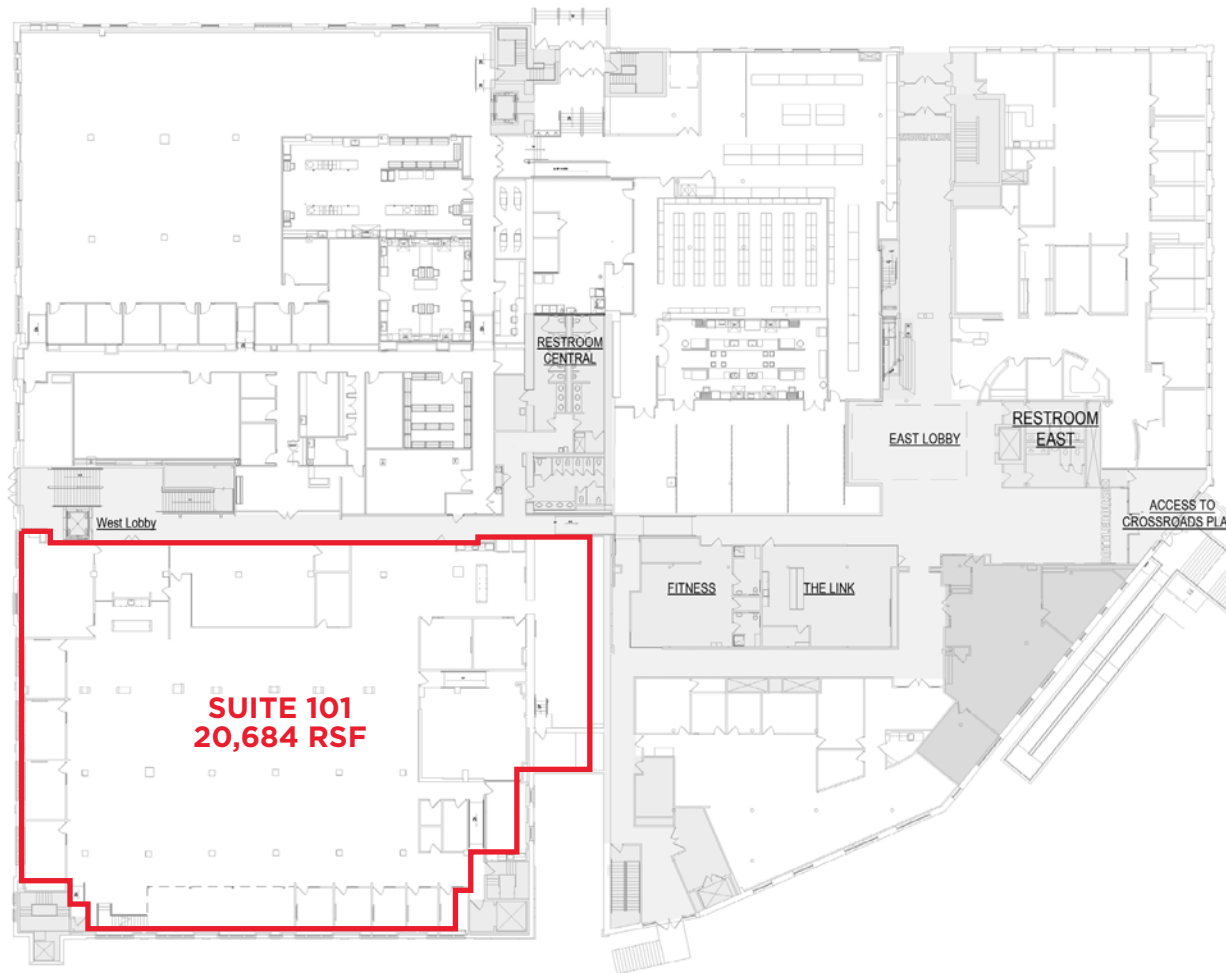


CUSHMAN & WAKEFIELD

BOERKE

FLOOR PLAN

1ST FLOOR | BOTTLEHOUSE A

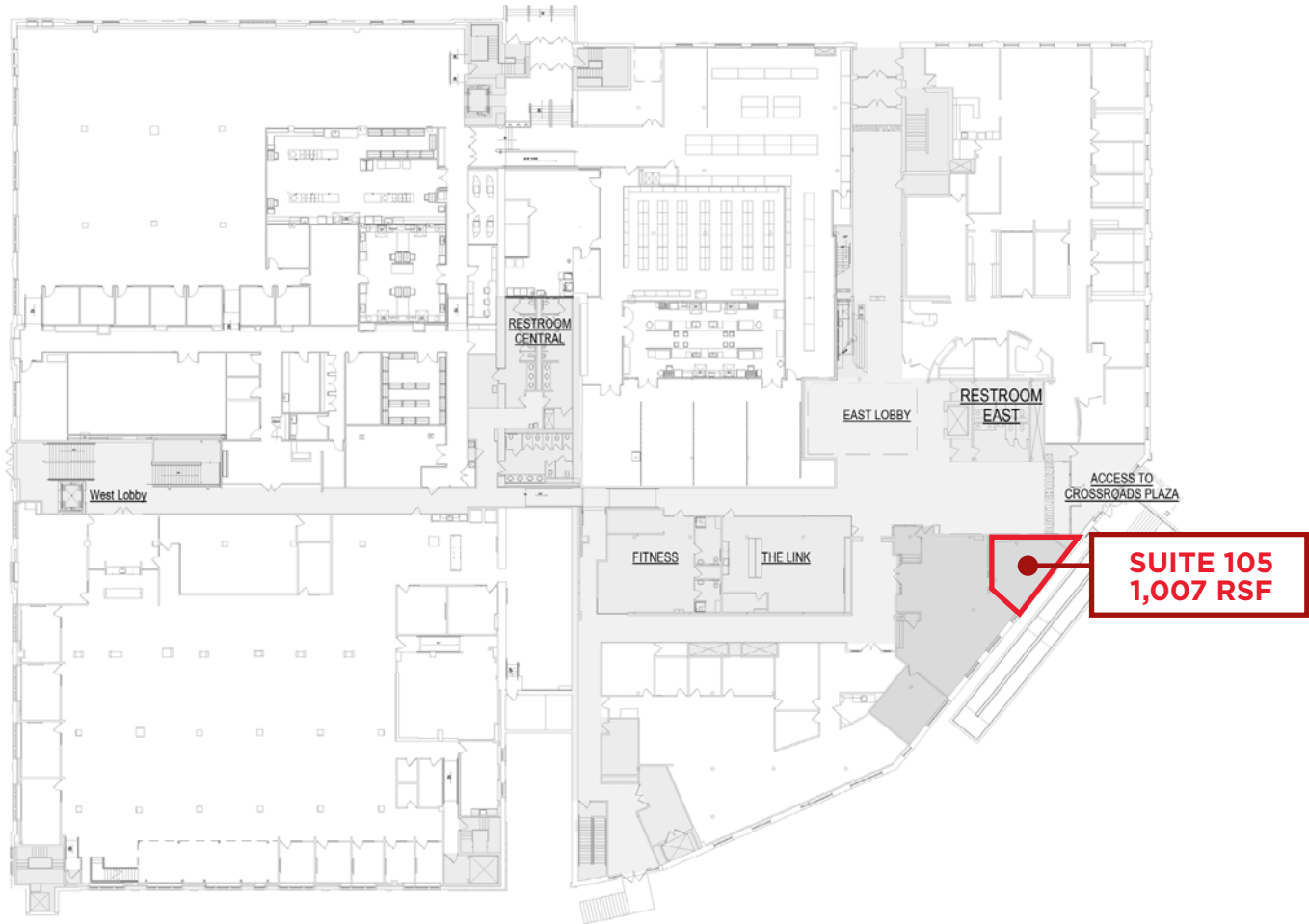


SUITE 101
20,684 RSF



FLOOR PLAN

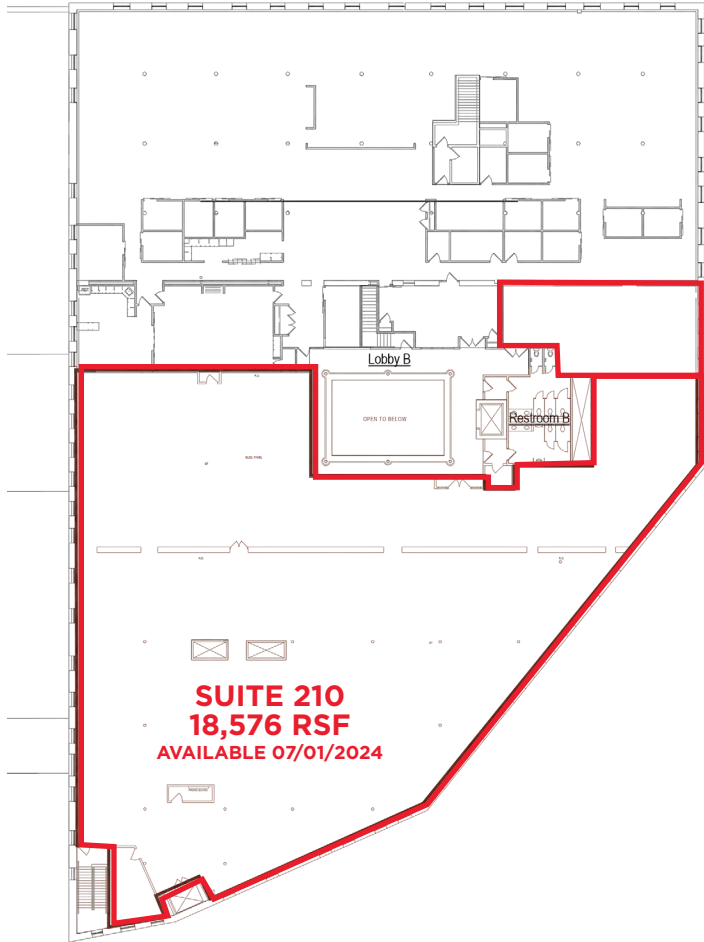
1ST FLOOR | BOTTLEHOUSE B



FLOOR PLAN

2ND FLOOR | BOTTLEHOUSE B

CONTIGUOUS UP TO 20,045 RSF



SUITE 204
1,469 RSF

SUITE 210
18,576 RSF
AVAILABLE 07/01/2024

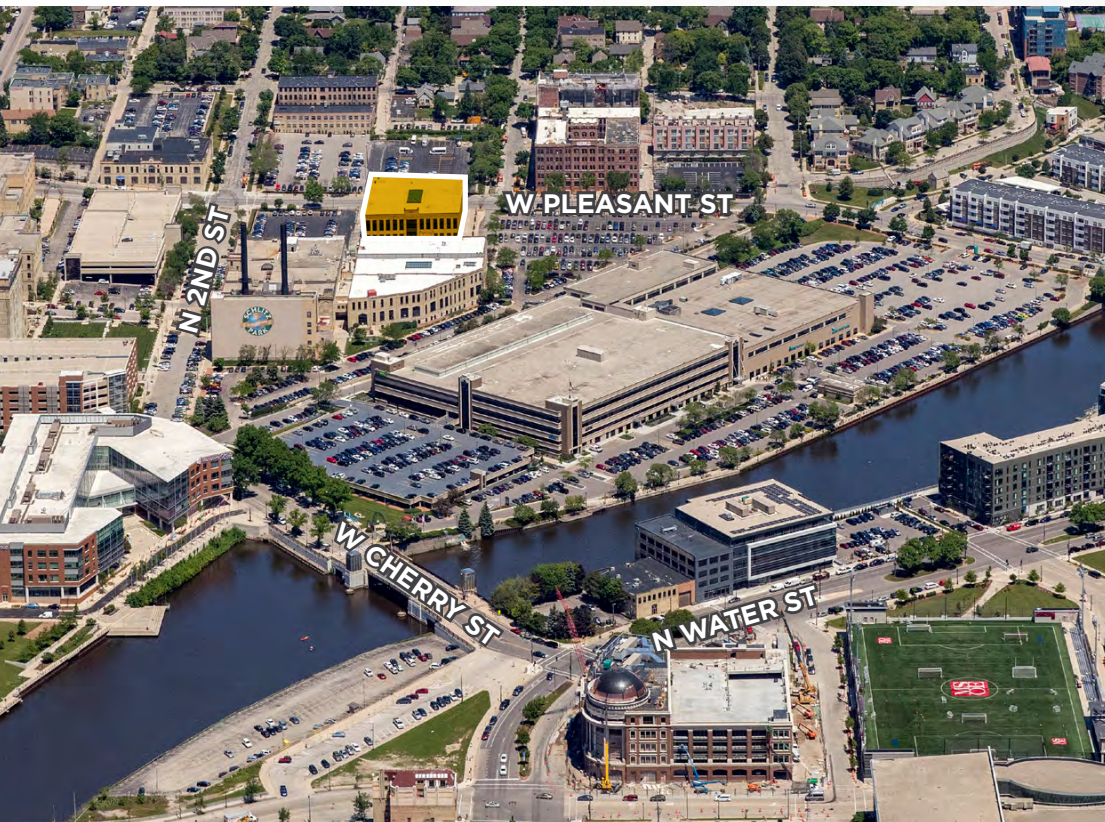


KEGHOUSE

OVERVIEW

Address:	111 W Pleasant St
SF Available:	3,683 - 9,365 RSF 1st Floor (Suite 102): 5,682 RSF 1st Floor (Suite 110): 3,683 RSF
Total Building SF:	45,568 SF
Year Built / Renovated:	Est. 1901 Reno. 2014
Stories:	2

With its two-story atrium and impressive ceiling heights, the Keghouse can offer smaller tenants branding opportunities in addition to access to all of the other amenities at Schlitz Park.



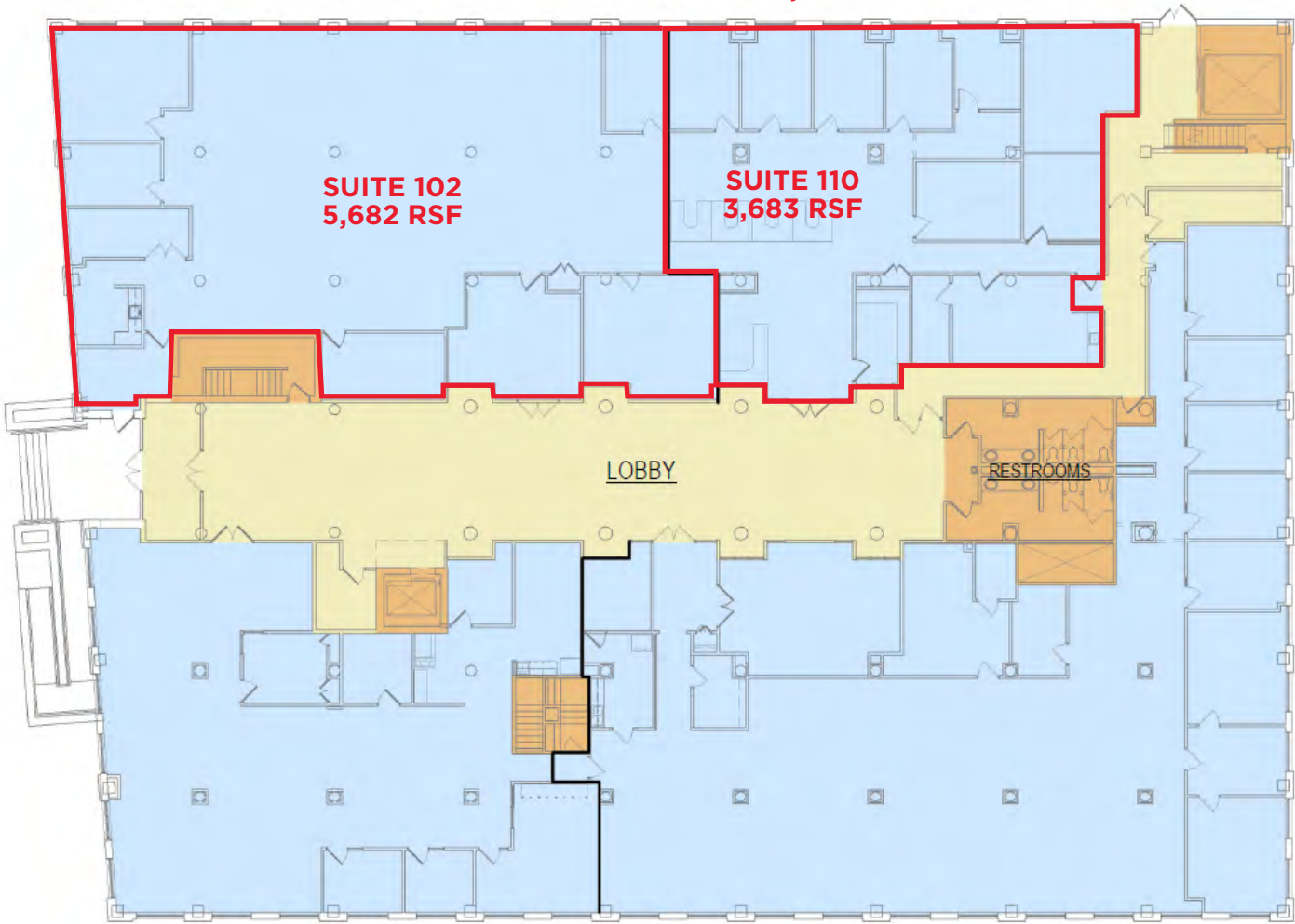
CUSHMAN & WAKEFIELD

BOERKE

FLOOR PLAN

1ST FLOOR | KEGHOUSE

CONTIGUOUS UP TO 9,365 RSF





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