

411 EAST
WISCONSIN
CENTER



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FOR LEASE

411 East Wisconsin Avenue | Milwaukee, WI



Learn more about The 411 East Wisconsin Center at
www.411EWC.com





411 EAST WISCONSIN CENTER

411 East Wisconsin Center is located in the heart of the central business district on Wisconsin Avenue, bordered by the Milwaukee Hop street car line. 411 East Wisconsin Center is the second largest multi-tenant office building in the state, offering a plethora of on-site amenities.

The 30-story office building has nearly 700,000 rentable square feet. The main lobby consists of a tiered 60-foot high, five-story atrium which features granite finishes and an abundance of natural light. The lobby connects to two beautifully landscaped courtyards, perfect for relaxing, tenant meetings and large events. There are 6 low-rise, 6 high-rise and 1 service elevator. The campus offers two attached parking structures with approximately 1,400 parking spaces available to tenants and guests.



NUMBER OF STORIES
30



AVERAGE FLOOR PLATE
24,500 SF



BASE RENT
\$20.00/RSF NNN



RENOVATIONS
Spec Suites & Lobby



PARKING
2.1 Per 1,000 RSF



OPERATING EXPENSES
\$15.20/RSF

PROPERTY AMENITIES

Amenities at the 411 East Wisconsin Center include: a full-service restaurant, fitness club, on-site banking with an ATM, building conference rooms, a multitude of high-rated telecom providers, a convenience store, on-site property management and engineering, multiple modes of public transportation and a variety of additional tenant perks and amenities.



Building Café & Catering
(Davians)



Free Common Area Wi-Fi



Tenant Lounge



Wisconsin Athletic Club (all of
Floor 6 and 1/2 Floor 5)



On-site Dentist



On-site Bank & ATM



Located on the Streetcar Line



On-site Building Management



BublR Bike Station



Grand Exterior with Two Attached
Covered Parking Garages



Tenant Lounge and Collaboration Space



Fully Equipped Conference Space



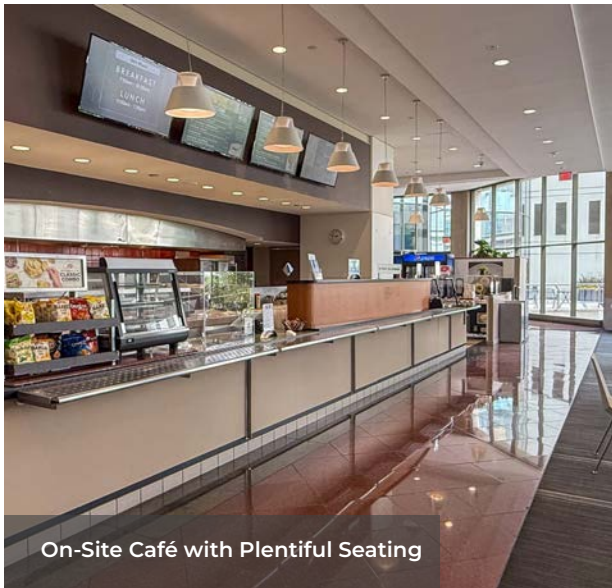
Two Lushly Landscaped Courtyards



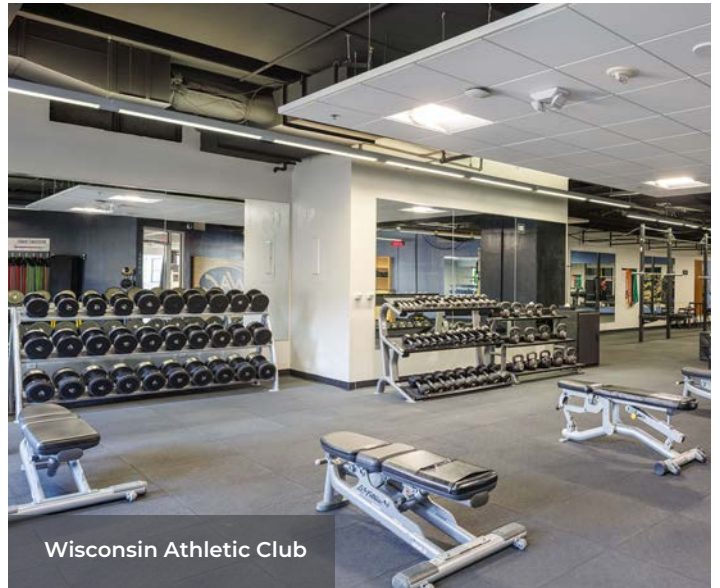
Tenant Lounge



Shared Conference Room



On-Site Café with Plentiful Seating



Wisconsin Athletic Club



Incredible Views of Downtown Milwaukee

RECENT RENOVATIONS

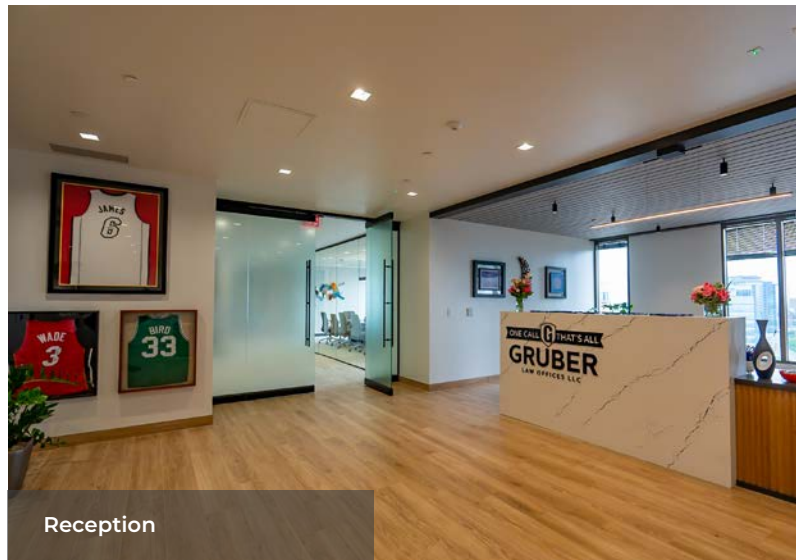
2025 LOBBY REDESIGN & REFRESH



RECENT TENANT BUILD-OUTS



Spec Suite



Reception



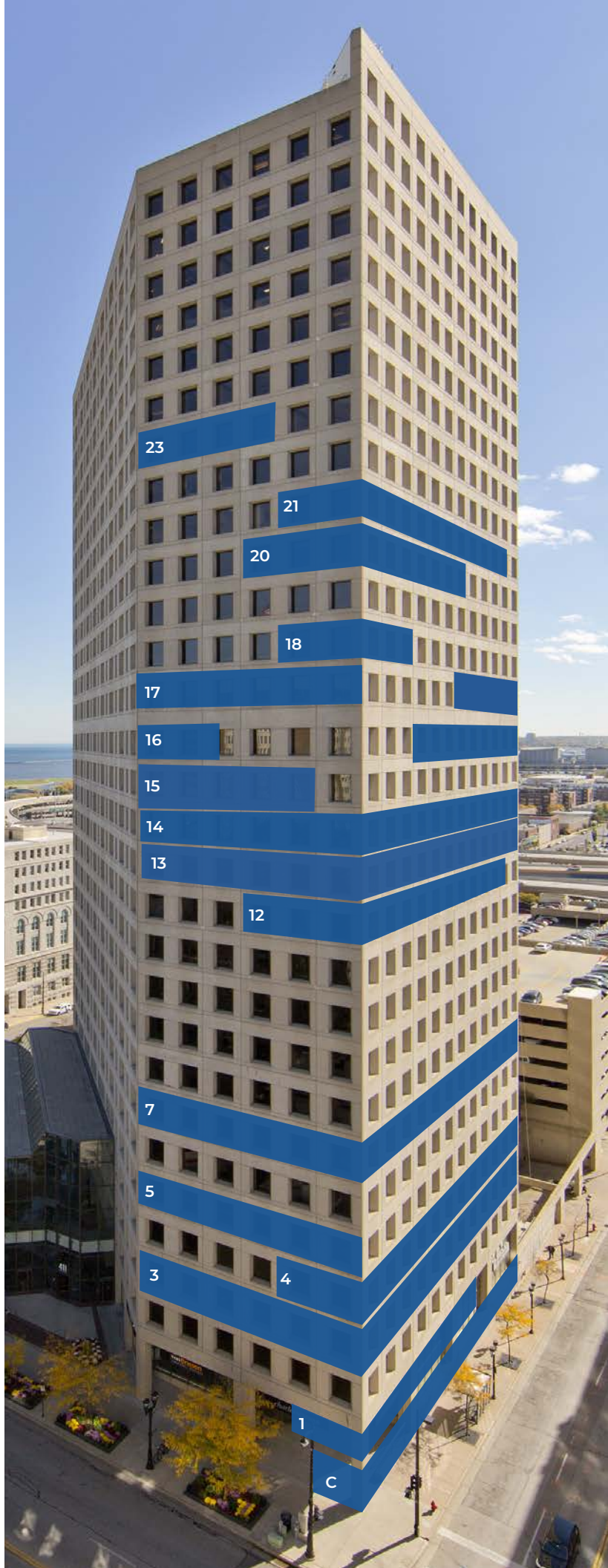
Elevator Lobby

BUILDING AVAILABILITY

INTERACTIVE
STACKING PLAN



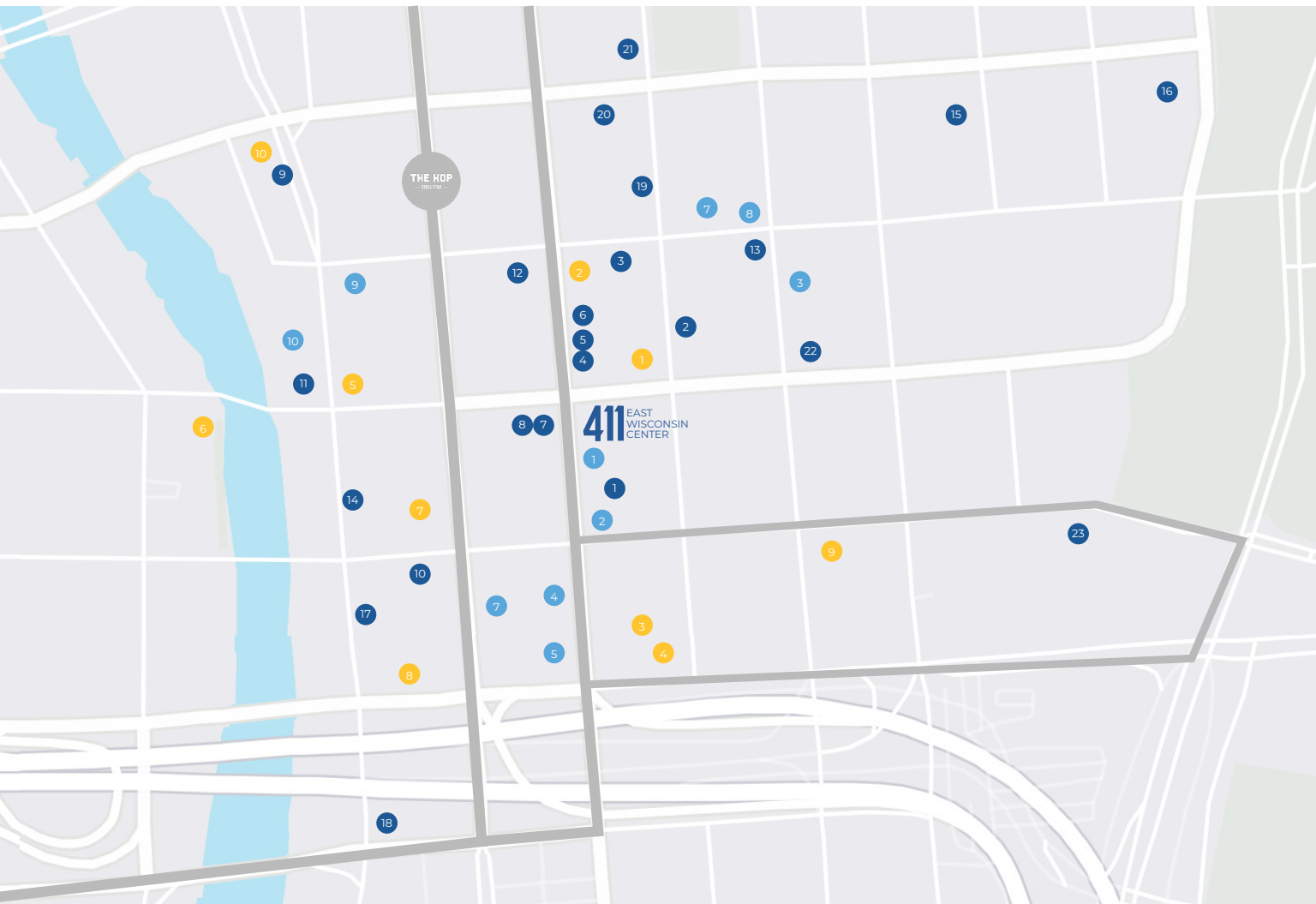
Suite 2330	4,116 RSF		
Suite 2180	5,350 RSF	}	Contiguous to 12,908 RSF
Suite 2150	7,558 RSF		
Suite 2050	9,400 RSF		
Suite 1860	2,011 RSF		
Suite 1720	4,601 RSF	}	Contiguous to 11,425 RSF
Suite 1710	3,210 RSF		
Suite 1700	3,614 RSF		
Suite 1660	2,886 RSF	}	Contiguous to 9,416 RSF
Suite 1650	5,467 RSF		
Suite 1630	1,063 RSF		
Suite 1550	5,316 RSF		
Suite 1450	9,505 RSF	}	Contiguous to 23,850 RSF
Suite 1400	14,345 RSF		
Suite 1300	24,026 RSF		
Suite 1225	2,341 RSF	}	Contiguous to 6,112 RSF
Suite 1200	3,771 RSF		
Suite 700	24,002 RSF		
Suite 519	8,145 RSF		
Suite 499	3,015 RSF		
Suite 450	5,066 RSF		
Suite 350 (Mezz)	9,778 RSF		
Suite 320	1,480 RSF	}	Contiguous to 7,385 RSF
Suite 315	760 RSF		
Suite 305	5,145 RSF		
Suite 300	10,708 RSF		
Suite 130	588 RSF		
Suite 125	4,103 RSF		
Suite CC001	8,339 RSF		



LOCATION OVERVIEW



98
Walk Score



FOOD & DRINK

- | | |
|---------------------------|---------------------------------|
| 1 Davians Café | 13 Artisan Ramen |
| 2 Mason Street Grill | 14 Elmnt Lounge |
| 3 Oggies' | 15 Buckley's Restaurant and Bar |
| 4 Carnevor | 16 Bacchus |
| 5 Cubanitas | 17 BrownStone Social Lounge |
| 6 Third Coast Provisions | 18 The Milwaukee Public Market |
| 7 Amilinda | 19 The Sofie |
| 8 Alem Ethiopian Village | 20 Flannery's |
| 9 Rodizio Grill Milwaukee | 21 Elsa's On the Park |
| 10 Swingin' Door Exchange | 22 600 East Café |
| 11 Mo's Steakhouse | 23 Rare Steakhouse |
| 12 Zarletti | |

PARKING

- 1 411 Parking - *Connected to building*
- 2 411 Annex Parking - *Connected via skywalk*
- 3 Gas Light Garage
- 4 JCI Parking Structure
- 5 Discovery World (SP+ Parking)
- 6 Clybourn & Marquette Parking Lot
- 7 770 Garage
- 8 Cathedral Place Garage
- 9 100 East Wisconsin - Lot #61
- 10 City Center Garage

HOTELS

- 1 The Pfister Hotel
- 2 Hotel Metro
- 3 Holiday Inn Express
- 4 Home2 Suites by Hilton
- 5 Drury Plaza
- 6 Residence Inn by Marriott
- 7 Hilton Garden Inn
- 8 Homewood Suites by Hilton
- 9 The Westin Milwaukee
- 10 Saint Kate - The Arts Hotel

411 EAST
WISCONSIN
CENTER

Quarles

WISCONSIN ATHLETIC CLUB

Morgan Stanley

BRIAN C. RAU DDS. DENTISTRY

411 SHOPS | 411 CAFE

411
EAST WISCONSIN

411

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