



MARSHALL BLOCK

301-315 E. WISCONSIN
(630 N. BROADWAY)

BUILDING INFORMATION
301-315 E. WISCONSIN
(630 N. BROADWAY)

- Building size: 52,801 R.S.F.
- Total Available: 52,801 R.S.F.
- Floor plate: ~15,874 R.S.F.

BUILDING INFORMATION
626-628 N. BROADWAY

- Building size: 13,785 R.S.F.
- Total Available: 13,785 R.S.F.
- Floor plate: ~3,464 R.S.F.

BUILDING IMPROVEMENTS
& AMENITIES:

- New building entry and retail storefronts
- Full renovation to restore the beauty of this historic landmark
- Beautiful building lobby with historically appropriate materials
- Penthouse space with private roof deck
- Lots of natural daylight
- Open floorplates with private access
- Restaurants onsite and within walking distance
- Central downtown location
- Newly designed restrooms
- Full elevator modernization
- Full mechanical system upgrades
- New security system with camera coverage and 24-hour on-site security
- New LED lighting throughout
- UPS / FedEx drop boxes
- On-site property management



THE ADVANTAGE OF LOCATION

Located in the heart of downtown provides immediate access to the Theater District, Milwaukee Riverwalk, restaurants and hotels. With its position on the new Milwaukee Streetcar route, the site is directly accessible to the Historic Third Ward, Lakefront District, Lower East Side, and the regional transit center.



AN IDEAL LOCATION FOR EFFORTLESS BLENDING OF YOUR PROFESSIONAL & PERSONAL LIFE.

DINING & NIGHTLIFE

- Alem Ethiopian Village
- Aloha Poke
- Artisan Ramen
- Bacchus - A Bartolotta Restaurant
- Belmont Tavern
- Blu
- Blue Bat
- Brunch
- Buckley's Restaurant & Bar
- Café at the Pfister
- Café Benelux
- Carnivore
- City Net Jazz Café
- Classy Girl Cupcakes
- Colectivo Coffee
- Colour Palate - MKE
- Cubanitas
- East Town Kitchen and Bar
- Elsa's On the Park
- Flannery's
- Fore Milwaukee
- Grassroots Salad Company
- Holey Moley Doughnuts & Coffee
- Jimmy Johns
- Jing's
- Kanpai Izakaya
- Lucid Light Lounge
- Lucky Ginger
- Mason Street Grill
- Milwaukee Ale House
- Milwaukee Water Front Deli
- Milwaukee Public Market
- My Office
- Onesto
- Ouzo Café
- Plum Lounge
- Press
- Red Elephant
- Rodizio Grill Milwaukee
- Shake Shack
- Smax Box
- Smoke Shack
- Sport Club
- Starbucks
- Starbucks
- Stella Van Buren
- Sweet Diner
- Swinging Door Exchange
- Taylor's
- The Outsider
- The Wicked Hop
- Third Coast Provisions
- Tre Rivali
- Wahlburgers
- Ward's House of Prime
- Zarletti

**RECREATION/
ENTERTAINMENT**

- Cathedral Square
- Fiserv Forum
- Marcus Center for the Performing Arts
- Milwaukee Repertory Theater
- Milwaukee Riverwalk

HEALTH & FITNESS

- Barre Code
- Club Pilates
- Golds Gym
- Orange Theory Fitness
- Solidcore

HOTELS & LODGING

- Drury Plaza Hotel Milwaukee
- Hilton Garden Inn Milwaukee
- Homewood Suites by Hilton
- 12 Hotel Metro
- Kimpton Journeyman
- Milwaukee Marriot
- The Pfister
- The Westin

SALONS & BARBERS

- Di Carlo Salon and Barbershop
- Dry Bar
- East Town Spa
- Groom for Men
- Milwaukee Street Barber Shop
- Neroli Salon and Spa

- Nula Nail Salon
- Ricco's Swinging Door Barber
- Salon Cass
- Sewva
- The Collective
- Well Spa + Salon

SHOPPING

- A Trio Jewelry
- Allen Edmonds
- Allison Beike Designs
- Anthropologie
- Broadway Paper
- Cream City Restoration
- Downtown Books
- Edie Boutique
- Edible Arrangements
- FedEx
- Frieschskys

- Harley's Co. HH Clothing
- Inspired
- Kessler's Diamonds
- Lela
- Lululemon
- Metro Eye
- Mod Gen
- Moda 3
- NL Suits
- Power's Jewelry
- Restoration Hardware Outlet

- Shoo
- SoHo Boutique
- Milwaukee Public Market
- Uncommon Items
- Urban Milwaukee - The Store
- West Elm
- Arch Apothecary
- The Home Market
- Warby Parker

TRANSPORTATION

**ELEVEN LOCAL
BUS ROUTES**

**TWELVE NEARBY BUBLR
BIKE STATIONS**

**WALKABILITY
SCORE OF 98**

**DIRECT FREEWAY
ACCESS**

**LOCATED ON
STREETCAR ROUTE**

**THIRTEEN MINUTES
TO AIRPORT**





AVAILABLE PARKING

		Number of Stalls	Reserved (monthly)	Unreserved (monthly)	Walking Distance
1	411 Garage - 601 N Jefferson St	716	\$195.00	\$150.00	2 Minutes
2	411 Garage - 520 N Milwaukee St	523	\$175.00	\$140.00	4 Minutes
3	424 E Wisconsin Ave	263		\$170.00	3 Minutes
4	721 N Broadway	427	\$205.00	\$155.00	1 Minute
5	770 N Jefferson Street	550	\$159.00	\$138.00	5 Minutes
6	720 N Water St	407		\$160.00	3 Minutes
7	500 N Broadway	172		\$115.00	3 Minutes
8	330 E Clybourn St	52		\$117.00	3 Minutes
9	521 N Broadway	108		\$105.00	3 Minutes

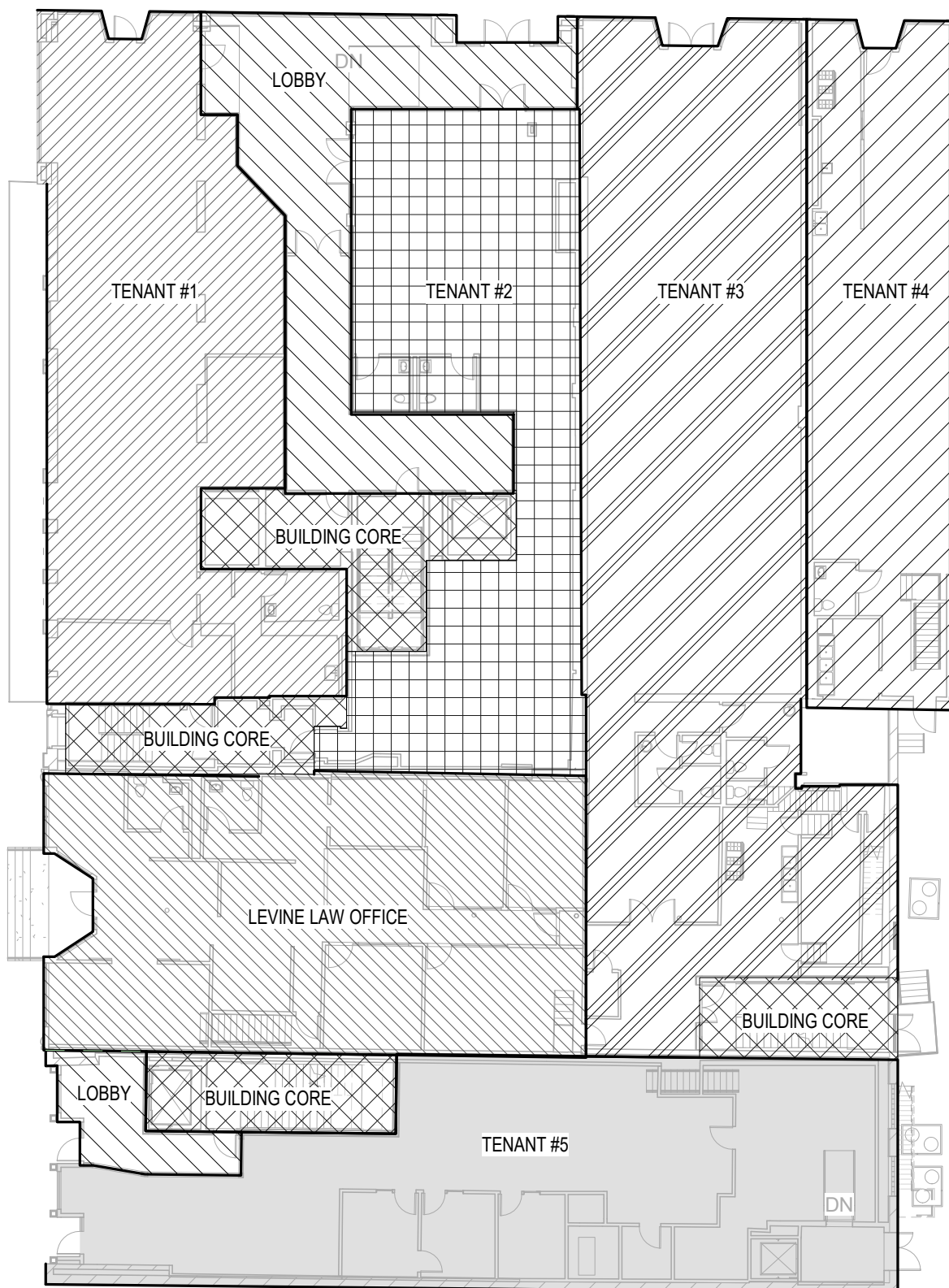
1ST FLOOR

301-315 E. WISCONSIN (630 N. BROADWAY)

- Tenant #1: 2,677 Sf
- Tenant #2: 2,153 Sf
- Tenant #3: 4,182 Sf
- Tenant #4: 1,782 Sf
- Levine Law Office: 2,571 Sf
- Lobby: 1,311 Sf
- Building Core: 1,135 Sf

626-628 N. BROADWAY

- Tenant #5: 2,809 Sf
- Lobby: 239 Sf
- Building Core: 345 Sf



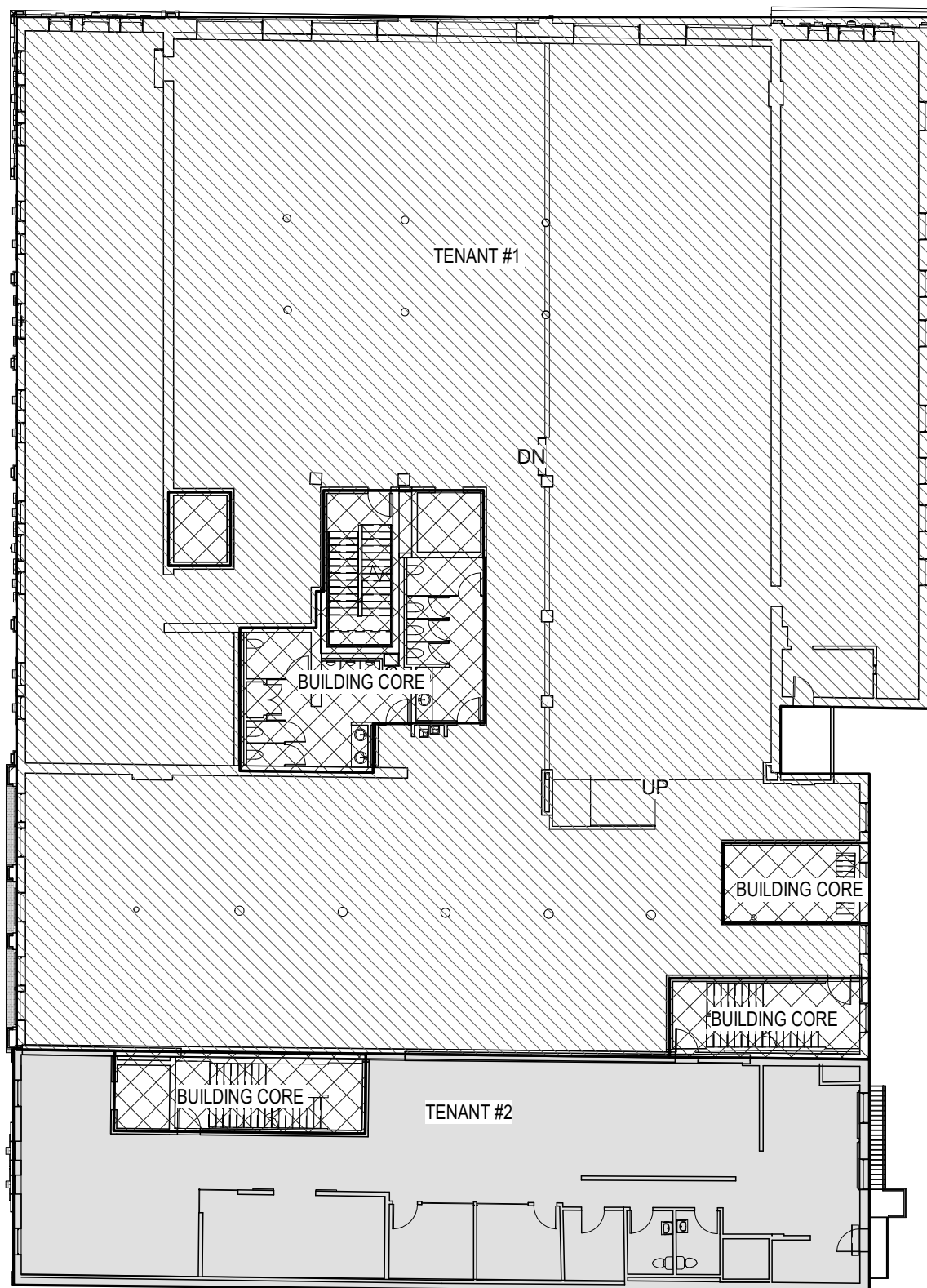
2ND FLOOR

301-315 E. WISCONSIN (630 N. BROADWAY)

- Tenant #1: 14,418 Sf
- Building Core: 1,456 Sf

626-628 N. BROADWAY

- Tenant #2: 3,119 Sf
- Building Core: 345 Sf



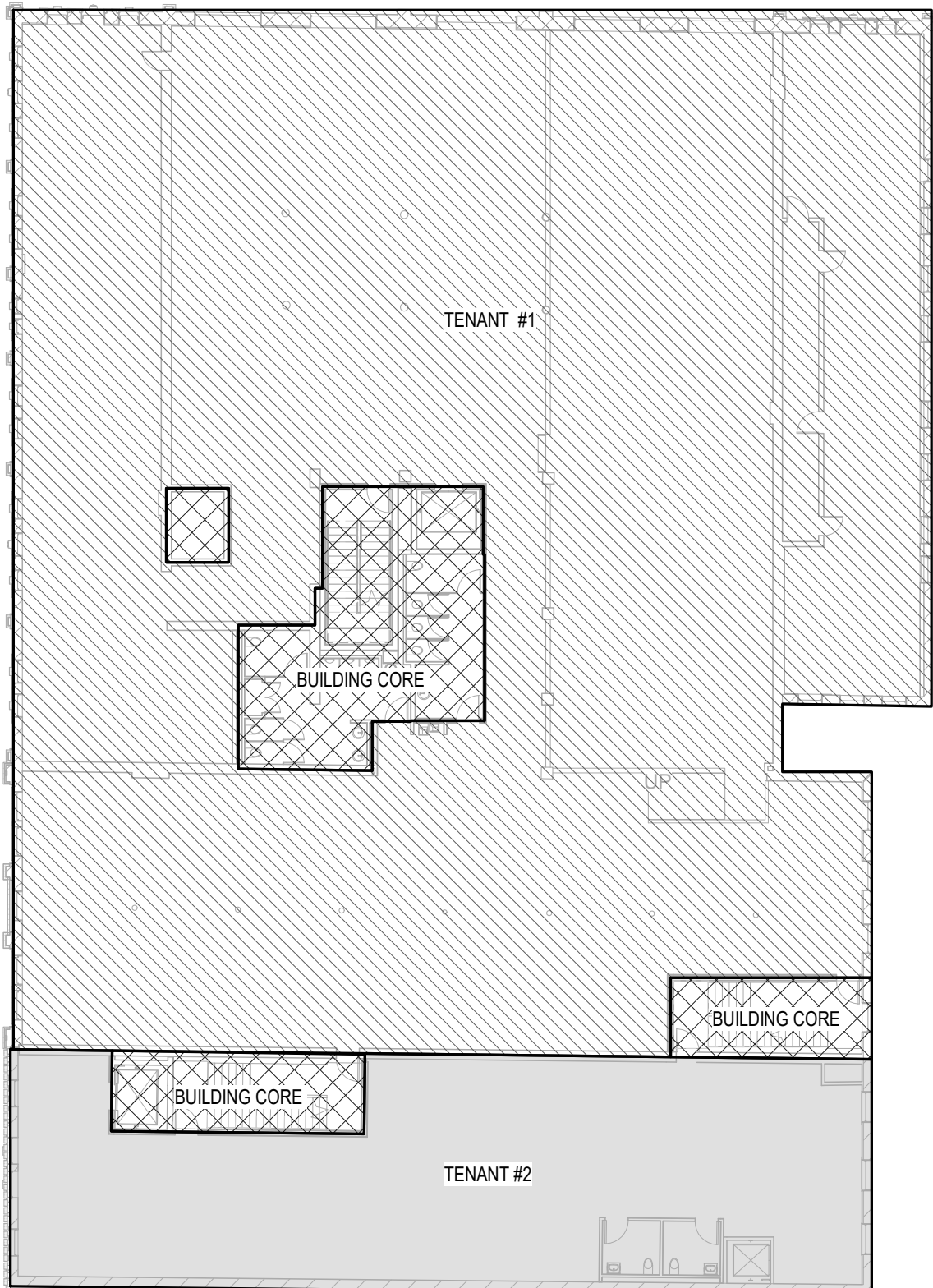
3RD FLOOR

301-315 E. WISCONSIN (630 N. BROADWAY)

- Tenant #1: 14,620 Sf
- Building Core: 1,254 Sf

626-628 N. BROADWAY

- Tenant #2: 3,119 Sf
- Building Core: 345 Sf



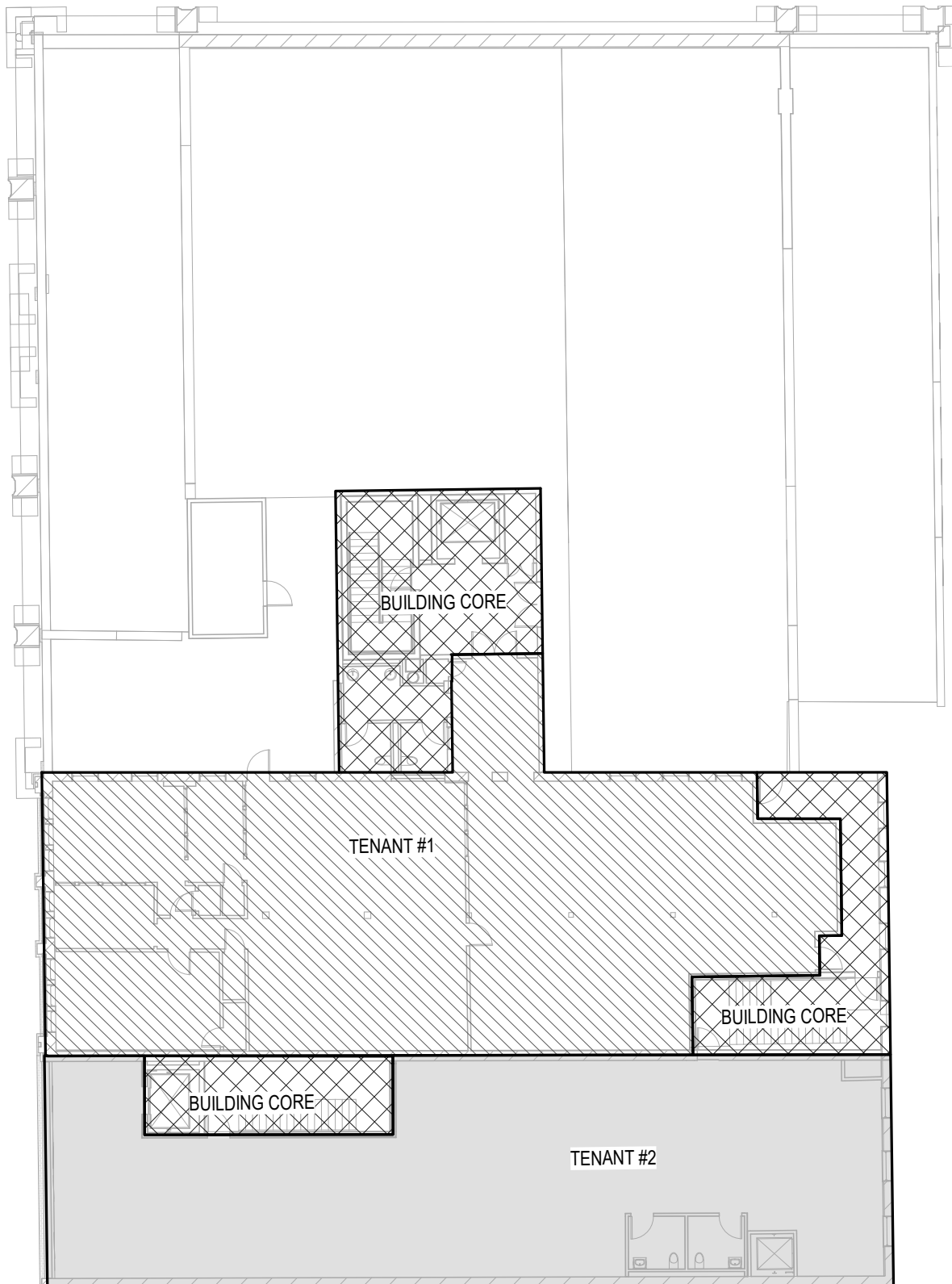
4TH FLOOR

301-315 E. WISCONSIN (630 N. BROADWAY)

- Tenant #1: 3,883 SF
- Building Core: 1,359 SF

626-628 N. BROADWAY

- Tenant #2: 3,119 SF
- Building Core: 345 SF



MARSHALL BLOCK OFFICES





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