

RIVER



BE A PART OF MILWAUKEE'S NEWEST MIXED-USE URBAN COMMUNITY

Colliers



EXPERIENCE MILWAUKEE

Rich in cultural assets, natural resources, history and infrastructure, Milwaukee is one of the most underrated cities in the country. Milwaukee is the ideal location to companies to attract the talent that can **work, live, and play**. It has all of the benefits of a big city but is extremely livable and affordable. For companies looking to best position themselves to attract **talent**, Milwaukee is the place to be.

ACCESS MILWAUKEE & BEYOND FROM RIVER



I-94 ACCESS
1 min



WALKER'S POINT
2 min



BAY VIEW
2 min



DOWNTOWN
5 min



AMTRAK STATION
5 min



AIRPORT
10 min



MADISON
90 min



CHICAGO
90 min

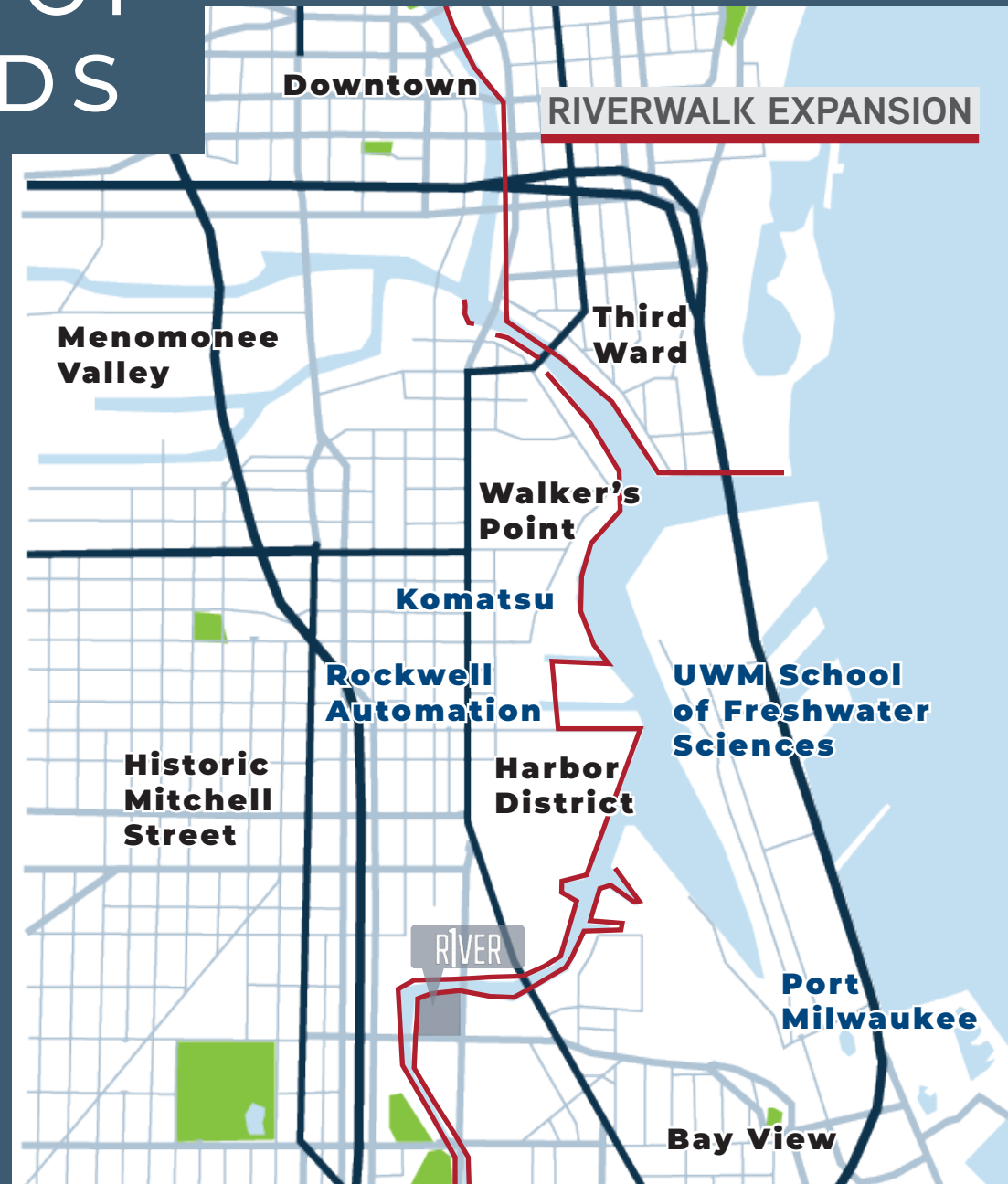
“ *Its affordability and down-to-earth sensibility has made Milwaukee a place where local creatives and hedonists of all kinds can thrive—a city with plenty of its own local businesses and bands; a city where people gather in the twinkle-light-filled beer gardens that dot verdant public parks; where live music flows from open tavern doors, and it's not uncommon to spot bikes and surfboards strapped to the top of cars—even in the winter.* ”

- “Why Milwaukee Is the Midwest’s Coolest (and Most Underrated) City”, VOGUE, July 2018

CONVERGENCE OF NEIGHBORHOODS

From Bay View, to the Harbor District, to Walker's Point to Historic Mitchell Street, RIVER is surrounded by some of the most intriguing, historically significant and culturally rich neighborhoods. These neighborhoods are home to many of Milwaukee's best restaurants and Milwaukee's newest residential and commercial developments.

Beyond the amenities these neighborhoods provide direct access to talent with a workforce of over 180,000 within 10 minutes of the campus.



Downtown



Walker's Point



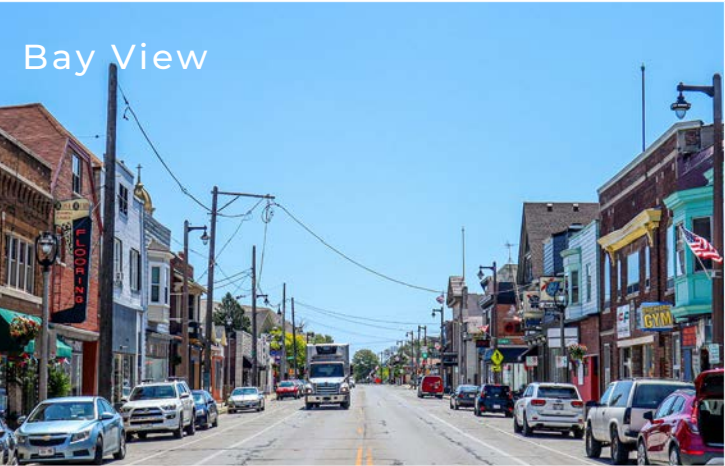
Historic Mitchell Street



Harbor District



Bay View



Third Ward



CAMPUS EXPERIENCE



202K SF
OFFICE



125 KEY
HOTEL



188 UNITS
RESIDENTIAL



2 DINING
OPTIONS



17K SF
RETAIL



3.2/1,000
COVERED
PARKING

RIVER, Milwaukee's newest mixed-use community combines a perfect blend of uses - office, hotel, residential and retail - in a perfect setting. Bordered by the Kinnickinnic River on two sides, RIVER offers a campus experience like no other.

Access RIVER by car, bike or boat. For those driving to the campus, tenants and guests can access covered parking, directly accessibly from Becher Street, just minutes away from I-94. **Boat slips** are available and **bike lanes** are planned for the surrounding area making RIVER easily accessible, across multiple modes of transportation.

CAMPUS MAP



OFFICE AVAILABILITY

27,155 RSF

27,200 RSF

27,200 RSF

16,756 RSF

11,695 RSF

OFFICE
2,500 - 110,006 SF Available

LEASE RATE
\$21.00 / SF NNN

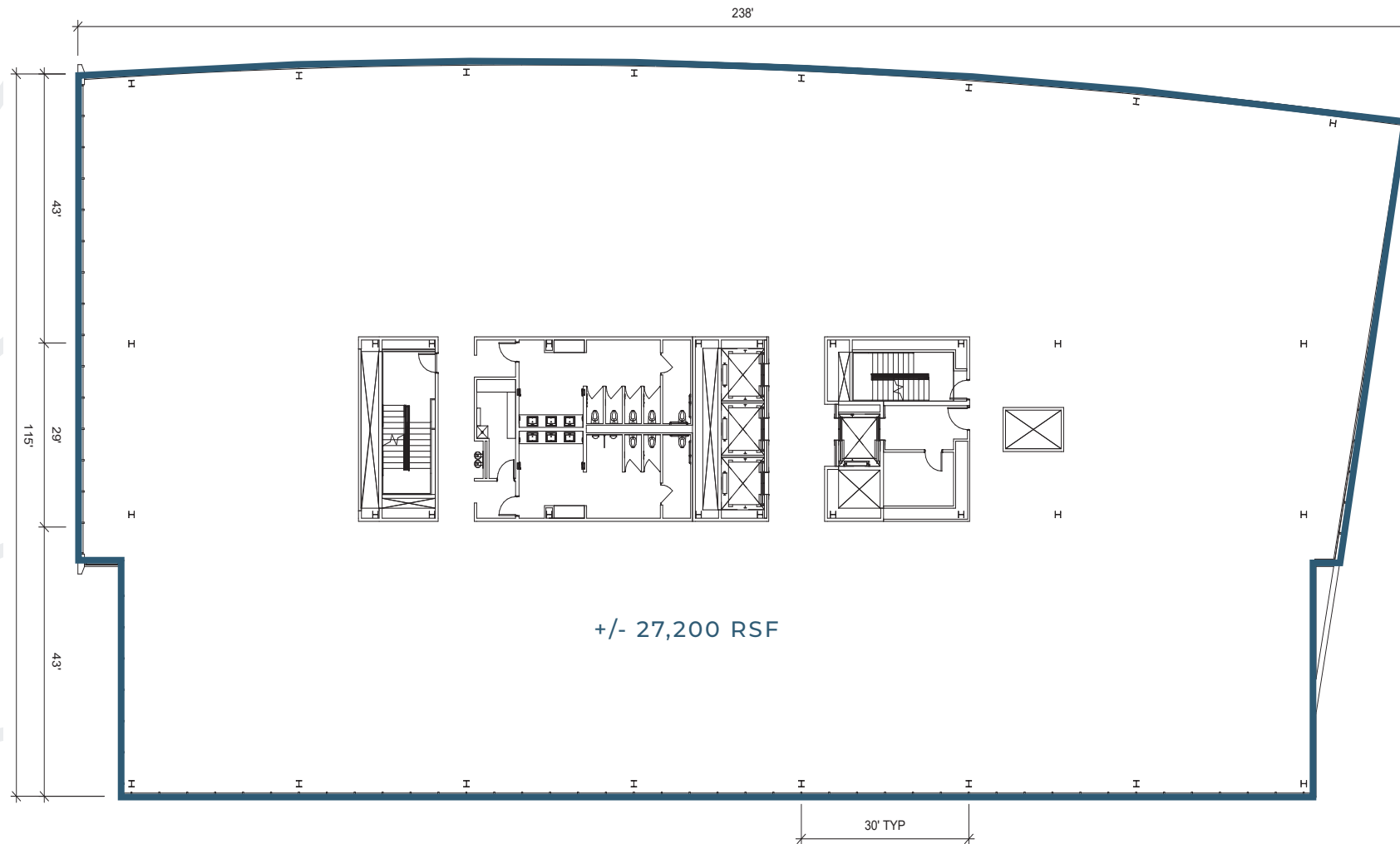
ESTIMATED OPERATING
EXPENSES & TAXES
\$11.23 / SF

MARKET RATE ON-SITE
COVERED PARKING

The floor plan illustrates the 2nd floor layout. A large section at the top is labeled "2,500 - 16,756 RSF AVAILABLE" in blue text. Below this, a detailed architectural drawing shows various rooms, including restrooms, a central corridor, and several elevators labeled "ELEV". Dimensions are provided for several areas: a central corridor is 38'-11 1/8" wide, and several rooms are 6'-3" wide. A large area at the bottom is labeled "LEASED" in grey text. The entire floor is enclosed by a thick blue border.

OFFICE, FLOOR 2

TYPICAL FLOOR



SOCIAL
STAIRS



COMMON SPACE

BUILDING
LOBBY



TENANT LOUNGE



TENANT LOUNGE



HEALTHY CAMPUS



SOCIAL STAIRS



NATURAL LIGHT



POCKET PARK



FLEXIBLE BUILD-OUTS



PLASMA HVAC



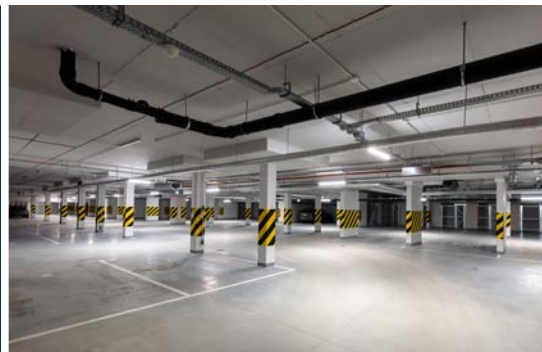
OUTDOOR SPACE



BIKE TO WORK



KAYAK TO WORK



TEMPERED PARKING

LOCATED ON CAMPUS



RETAIL STREETVIEW
ALONG 1ST STREET



OFFICE &
POCKET PARK

SAMPLE TENANT SPACE



R1VER

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