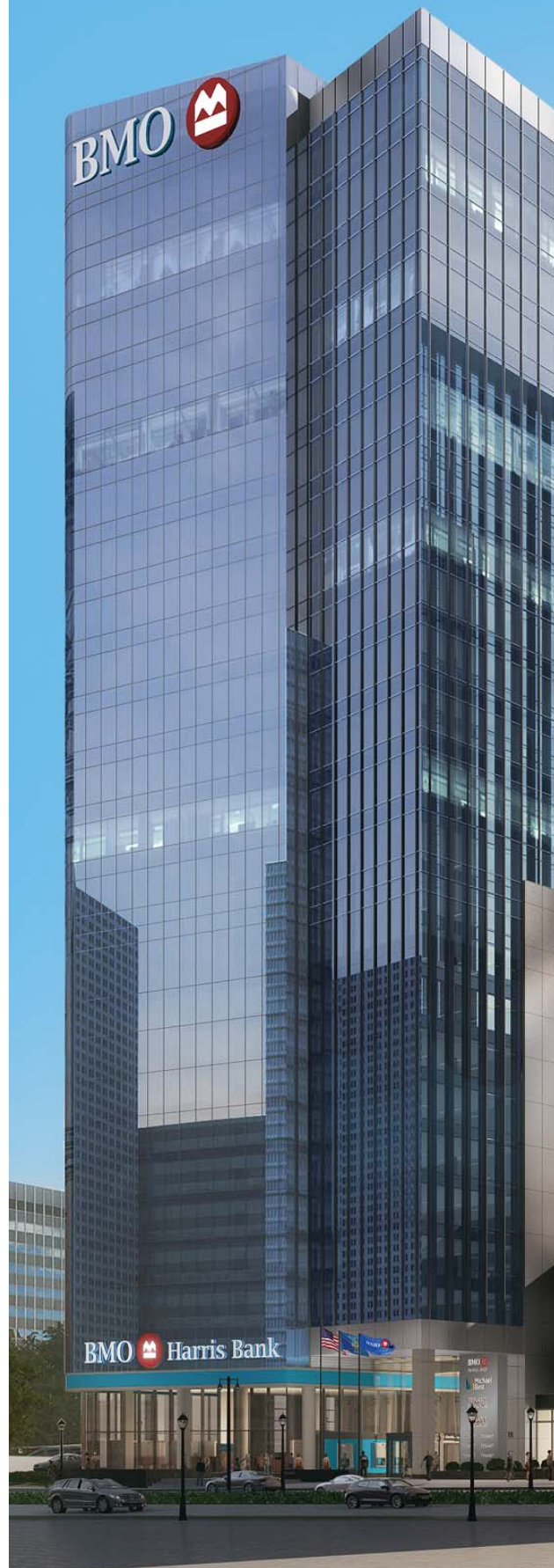




BMO TOWER



790 N. WATER STREET



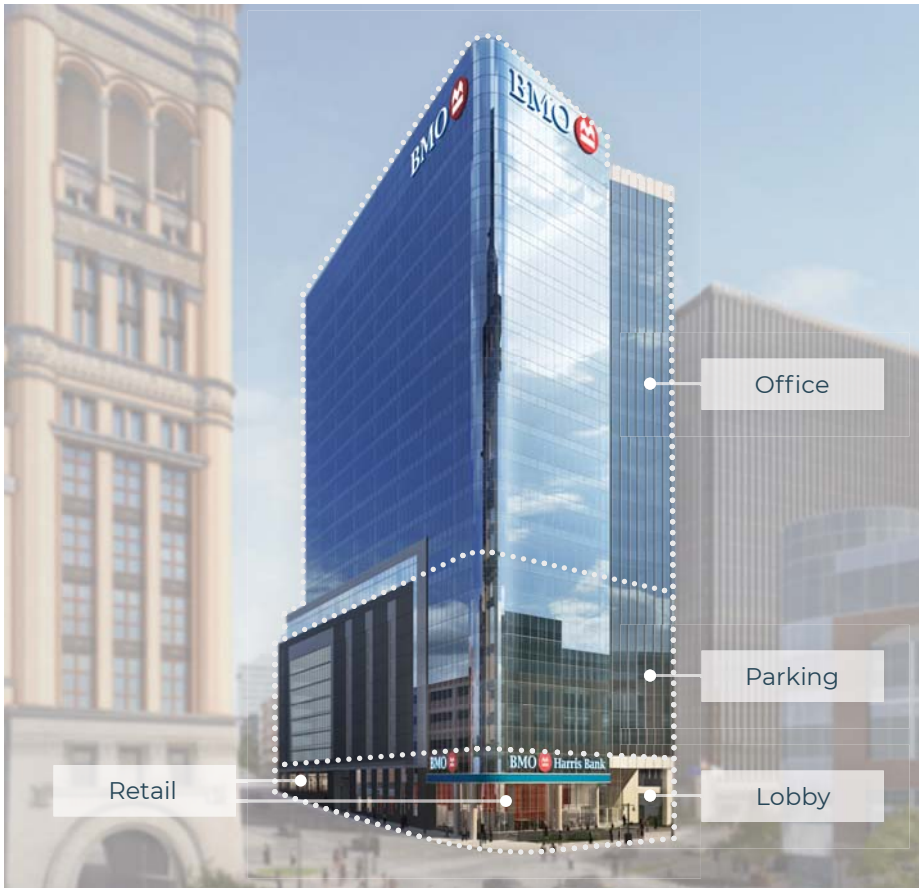


BMO TOWER

A STEP INTO THE FUTURE

BMO Tower, the newest addition to the Milwaukee skyline, has been meticulously designed to deliver the next generation of workplace to the region. The vertical campus in the heart of the downtown CBD redefines the office experience and offers an unrivaled business environment.





Overview

BY THE NUMBERS

790
N. Water Street

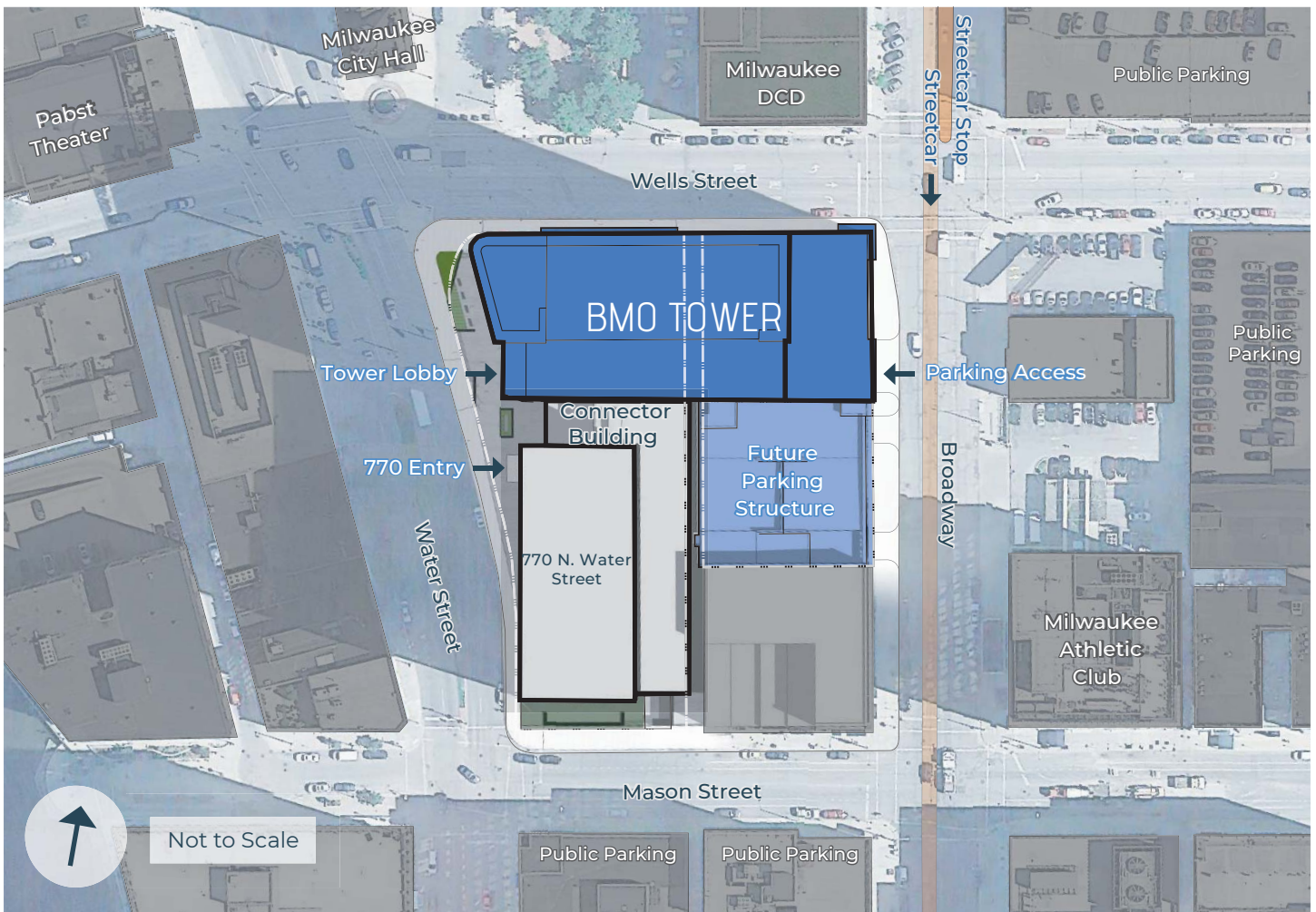
25
Stories

380,817
Total RSF

26,000
RSF Floorplates

647
Parking Stalls

12/2019
Opening



Amenities

NEW OFFICE LIFESTYLE

From the first step into the signature two-story lobby or driving into the integrated, climate-controlled parking structure, BMO Tower promotes a tenant and visitor experience that extends beyond the physical office space.

Fitness/Wellness Center

- ◆ Full cardio and weight equipment
- ◆ Locker rooms with private showers
- ◆ Towel service

Conference Center

- ◆ Auditorium and classroom seating options
- ◆ State-of-the-art audio/visual equipment

On-Site Food Service

- ◆ Café/restaurant connected to lobby
- ◆ Restaurant at Wells and Broadway

Tenant Common Spaces

- ◆ Indoor lounge area
- ◆ Outdoor seating and plaza

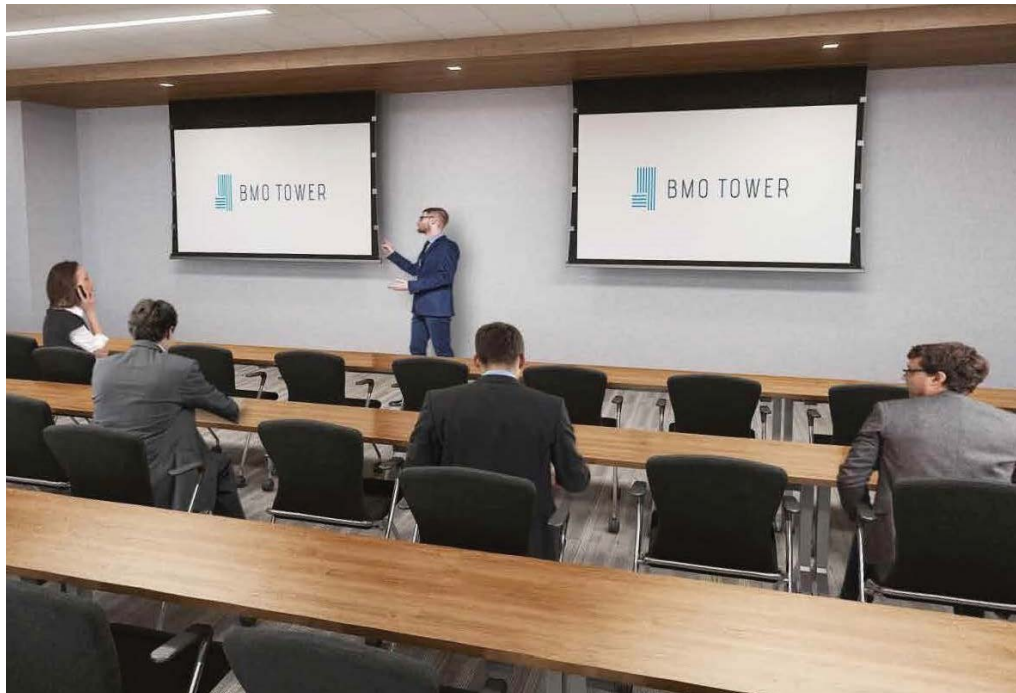
24/7 Concierge Security Service

Transportation

- ◆ Enclosed climate-controlled parking
- ◆ Convenient visitor parking
- ◆ Secured bike storage
- ◆ Electric car charging stations
- ◆ Car Wash

Technology

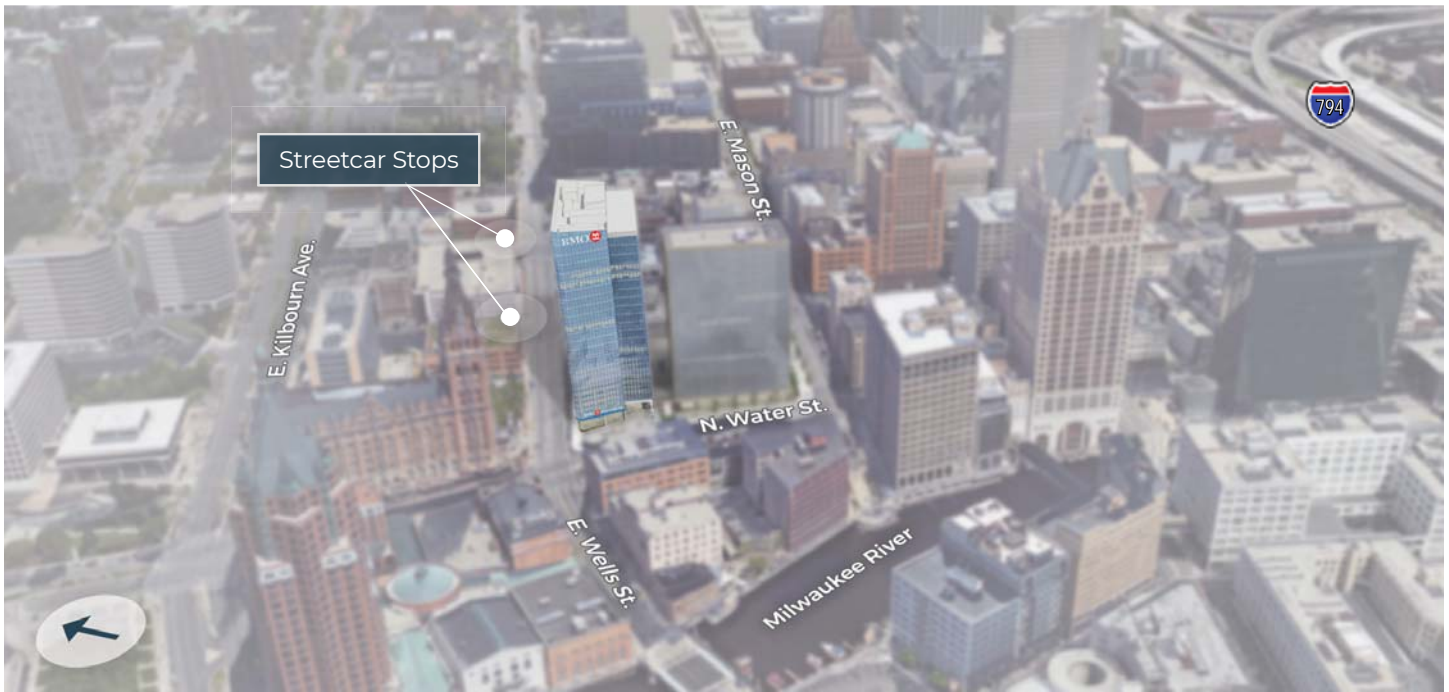
- ◆ Digital video feature wall in lobby
- ◆ Destination dispatch elevator system
- ◆ Best-in-class internet connectivity
- ◆ Distributed Antenna System (DAS)



BMO TOWER

URBAN ADVANTAGE

BMO Tower's highly walkable location 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.



The following neighborhood amenities are within a 5 minute walk of BMO Tower:

Restaurants \$\$\$\$

- ◆ Carnevor
- ◆ Kil@wat
- ◆ Mason Street Grill
- ◆ Mo's: A Place for Steaks
- ◆ Rodizio Grill
- ◆ Ward's House of Prime
- ◆ Zarletti

Restaurants \$

- ◆ Colour Palate
- ◆ Grassroots Salad
- ◆ Jimmy John's
- ◆ Potbelly's
- ◆ Starbucks
- ◆ Waterfront Deli

Recreation/Entertainment

- ◆ Marcus Center for the Performing Arts
- ◆ Milwaukee Repertory Theater
- ◆ Milwaukee Riverwalk
- ◆ Pabst Theater
- ◆ Riverside Theater

Restaurants \$\$

- ◆ Elsa's on the Park
- ◆ Louise's
- ◆ Millioke
- ◆ Mo's Irish Pub
- ◆ Rock Bottom Brewery
- ◆ Rumpus Room

Hotels

- ◆ Drury Inn
- ◆ Hilton Garden Inn
- ◆ Hilton Homewood Suites
- ◆ Hotel Metro
- ◆ Intercontinental
- ◆ Marriott Downtown
- ◆ The Pfister
- ◆ Residence Inn

Walk Score
99





Office Features

NEXT GENERATION WORKPLACE

BMO Tower was designed with employees in mind. The 26,000 square foot floor plates feature best-in-class 9'6" finished ceiling heights with floor-to-ceiling glass around the entire perimeter. Maximized sunlight and energy efficient building systems ensure a productive and healthy work environment.



Optimized Tenant Environment

9'6"

Ceiling Heights

FLOOR-TO-CEILING

Glass

COLUMN-FREE

Lease Spans

VIEWS

River and Lake



BMO TOWER



Intangibles

CATALYST FOR SUCCESS

BMO Tower is more than an office building...it is a high performance office experience. The business-friendly environment serves as a runway for tenant success.



Workplace Collaboration and Productivity

- ◆ Large, flexible floor plans
- ◆ Common conference center and tenant common areas
- ◆ Best-in-class technology infrastructure



Employee Recruitment and Retention

- ◆ Abundance of natural light
- ◆ Outstanding skyline views
- ◆ Environmentally sustainable design
- ◆ First class amenities



Brand Identification

- ◆ Highly visible CBD location
- ◆ Landmark architecture
- ◆ Exterior signage/branding opportunities



Connectivity

- ◆ Business opportunities with high quality tenant roster
- ◆ Adjacent to City Hall and municipal complex
- ◆ Access to public transit





Landlord

ANOTHER SIGNATURE DEVELOPMENT BY IRGENS

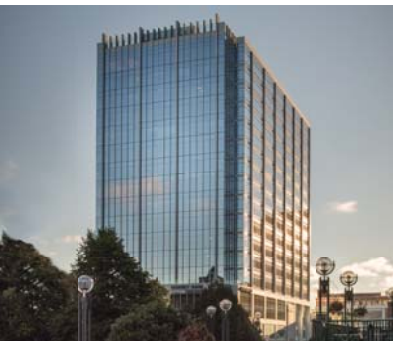
BMO Tower is developed and managed by Irgens. As an established leader in the real estate industry, Irgens has created and executed hundreds of successful real estate projects over the past 30 years. By choosing BMO Tower, you will gain a trusted real estate partner with:

- ◆ Downtown Office Experience
- ◆ National Strategies/Local Approach
- ◆ Full-Service Capabilities
- ◆ Commitment to Tenant Satisfaction

irgens.com



PROMINENT IRGENS PROJECTS



833 East Michigan



875 East Wisconsin



ASQ Center



GE Healthcare



BMO TOWER

Leasing Information



Mike Wanezek
414.278.6826
mike.wanezek@colliers.com

Steve Palec
414.278.6818
steve.palec@colliers.com



Rob Oldenburg
414.443.2526
roldenburg@irgens.com