



ELEVEN25 AT PABST

BLUE RIBBON
MANAGEMENT LLC

ELEVEN25
AT PABST



OVERVIEW

Completed August 2016, **Eleven25 at Pabst** is a 250,000-square-foot, mixed-use student housing development located in the former Pabst Brewery Company's bottling house. Amenities include a fitness center, theater, lounge areas, study rooms and public food court. **Eleven25 at Pabst** caters to students from local universities like Marquette University, MSOE, University of Wisconsin-Milwaukee, MATC and Concordia University.

PROPERTY HIGHLIGHTS

- Great for small office or convenience store
- 151 apartment units
- 400 beds
- Shuttles to/from campus
- Historic ambience & elements
- Prime signage opportunities
- Situated near major college campuses, entertainment venues, office buildings & area retailers



FITNESS CENTER



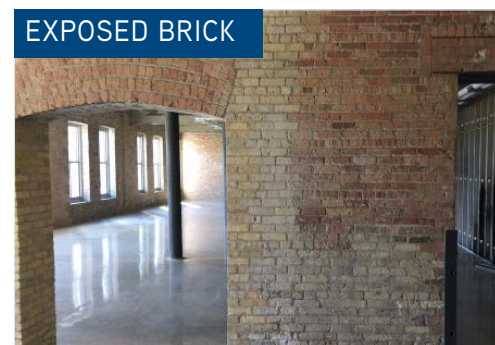
FOOD COURT



SPACE DETAILS

- › **Size:** 3,577 SF
- › **Parking:** Parking garage within walking distance, street parking also available
- › **Delivery:** Whitebox or greybox plus generous Tenant Improvement allowance
- › **Asking Rent:** \$18.00 to \$20.00/SF MG

*Tenant to pay separately-metered utilities



FLOOR PLAN



DEMOGRAPHICS



9,300 VPD
ON HIGHLAND AVENUE

DISTANCE TO NEW
BUCKS ARENA

0.5 MILE



83



WALK SCORE



MORE THAN

40,000 STUDENTS



216 MILLION
RETAIL EXPENDITURE

TOTAL EMPLOYEES
WITHIN 1 MILE

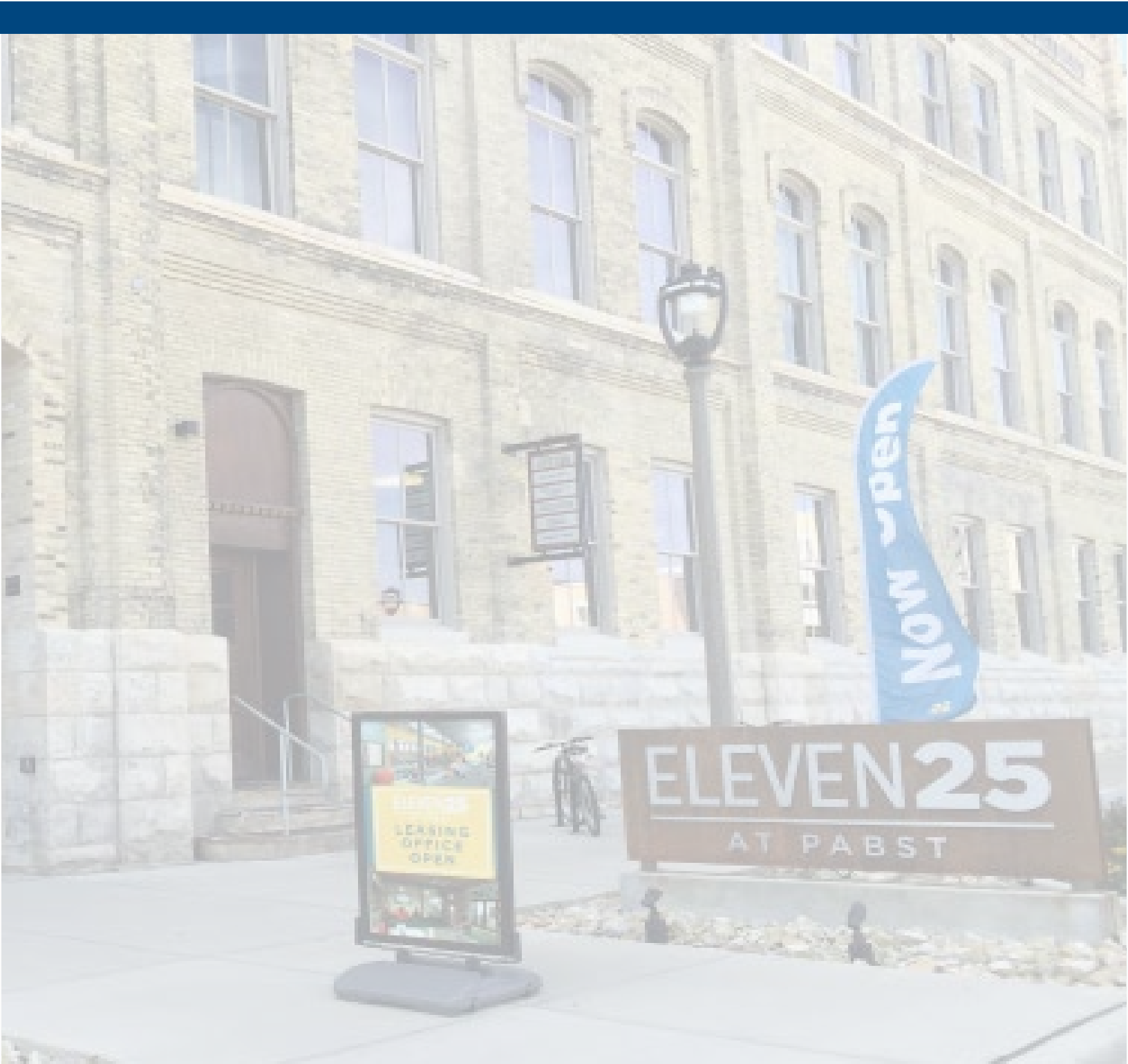
73,387



0.3 MILES

DISTANCE TO MILWAUKEE
COURTHOUSE/COUNTY GROUNDS





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