



Colliers



WELLS FARGO

Retail Space
Wells Fargo Plaza

735 W Wisconsin Avenue
Milwaukee, WI 53233

For Lease

Contact us:

Russ Sagmoen

+1 414 278 6810

+1 262 573 0640

russ.sagmoen@colliers.com

Isaac Berg

+1 414 278 6862

+1 414 630 8511

isaac.berg@colliers.com

Colliers | Wisconsin

833 E Michigan Street, Suite 500

Milwaukee, WI 53202

P: +1 414 276 9500

F: +1 414 276 9501

Accelerating success.

Property Information

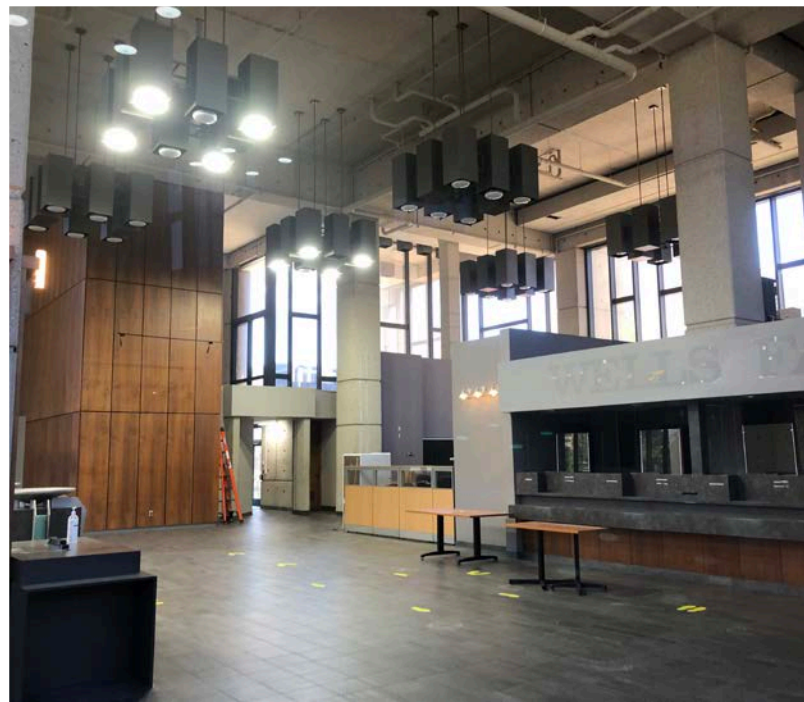
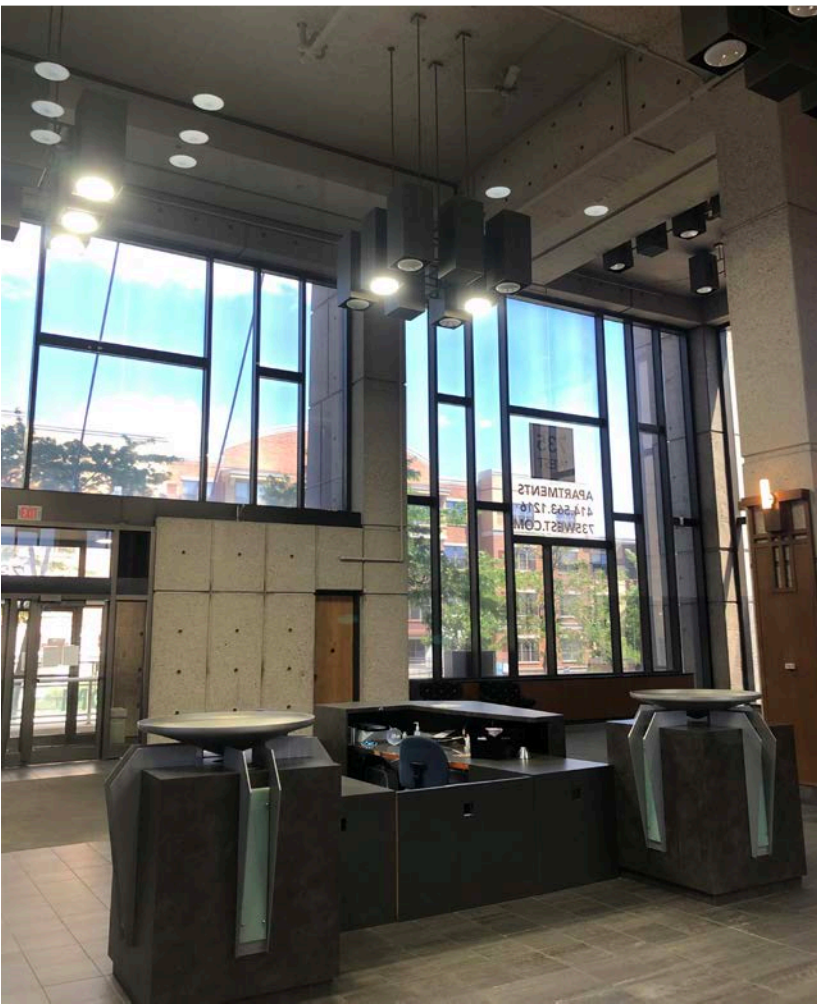
First Floor Available Space	up to 8,000 SF (divisible to 1,200 SF)
Lower Level Available Space	6,000 SF
Building Size	106,830 SF
Year Built/Renovated	1968/2018
Opex Estimate	TBV
Lease Rate	Contact Broker

- Building signage available
- Highway visibility
- 30' ceiling clear height
- Existing bank drive-thru lane
- Lower level space available
- Multiple parking lots with a 4 block radius (see parking map) totaling 2,590 parking spots
- Street and metered parking in close proximity to site

Floor Plan



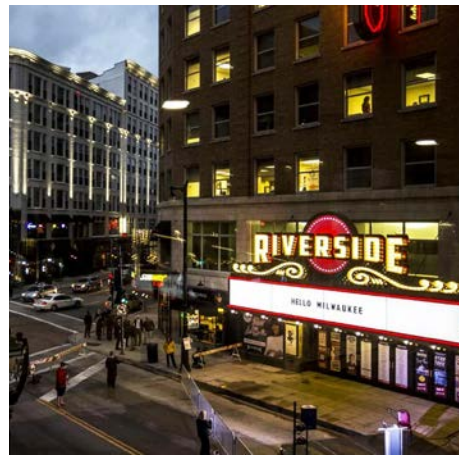
Property Photos



Signage Opportunities



About the Area



Westtown Milwaukee

The West Side of Downtown Milwaukee is quickly becoming a hot spot for Milwaukee's booming entertainment industry. Home to the Deer District, Old World Third Street and historic venues like the Riverside Theater, Miller High Life Theater and Turner Hall Ballroom, Westtown is a Milwaukee Neighborhood steeped in rich history. Byron Kilbourn claimed land on the West bank of the Milwaukee River, today's Juneau Avenue, in 1834. Over the years, the area was inhabited by early German and Irish settlers, who's presence can still be felt in the pubs, beer halls and cobble stone streets of Old World Third Street. After Milwaukee was deemed a City in 1846, Westtown became the site of many public institutions such as the Courthouse and the Central Public Library, creating the heart of downtown. Over the decades, the neighborhood has grown in to a great mix of art, entertainment, business and public infrastructure, and is still expanding. With the recent revitalization of the Wisconsin Avenue corridor, developments have been made at Grand Avenue Mall, now a bustling market hall with various restaurants, bars and retail. Across the street, the Milwaukee Symphony Orchestra boasts the new retrofitted Warner Grand Theater as their new home. Westtown also borders Marquette University, who's campus mixes history with innovation. In conjunction with the University, a local developer has announced plans for an 11-acre development on the South end of the campus, just to the west of I-94. This new entertainment complex will include a professional outdoor soccer stadium, a concert venue, an upscale hotel and new restaurants – all of which will further bolster the already booming Westtown Neighborhood while solidifying Milwaukee as a hub for sports and entertainment.

Property Location



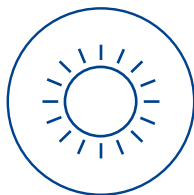
Demographics

1,3,5 mile radius



Population

1 mi: 26,236
3 mi: 230,056
5 mi: 469,339



Daily Population

1 mi: 69,739
3 mi: 253,519
5 mi: 476,579



Households

1 mi: 10,749
3 mi: 88,680
5 mi: 187,314



Household Income

1 mi: \$34,141
3 mi: \$36,626
5 mi: \$45,324

Local Parking Options



For Lease

Wells Fargo Plaza | Milwaukee, WI



Contact us:



Russ Sagmoen

+1 414 278 6810
+1 262 573 0640
russ.sagmoen@colliers.com



Isaac Berg

+1 414 278 6862
+1 414 630 8511
isaac.berg@colliers.com

Colliers | Wisconsin

833 E Michigan Street, Suite 500
Milwaukee, WI 53202
P: +1 414 276 9500
F: +1 414 276 9501

State Of Wisconsin | Disclosure to Non-Residential Customers

Prior to negotiating on your behalf the Brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement:

Broker Disclosure to Customers

You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. The broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions with a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information to other parties.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice or a professional home inspection contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133 (1) of the Wisconsin statutes.

Confidentiality Notice to Customers

The Firm and its Agents will keep confidential any information given to the Firm and its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in section 452.01 (5g) of the Wisconsin Statutes.
2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below, or provide that information to the Firm and its Agents by other means. At a later time, you may also provide the Firm and its Agents with other information you consider to be confidential.

Confidential information: _____

Non-Confidential information: (The following information may be disclosed by the Firm and its Agents): _____

(Insert information you authorize to be disclosed, such as financial qualification information.)

Definition of Material Adverse Facts

A "Material Adverse Fact" is defined in Wis. Stat 452.01 (5g) as an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement.

An "Adverse" fact is defined in Wis. Stat. 452.01 (1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

Sex Offender Registry

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://offender.doc.state.wi.us/public/>

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

Copyright 2016 by Wisconsin REALTORS Association.

