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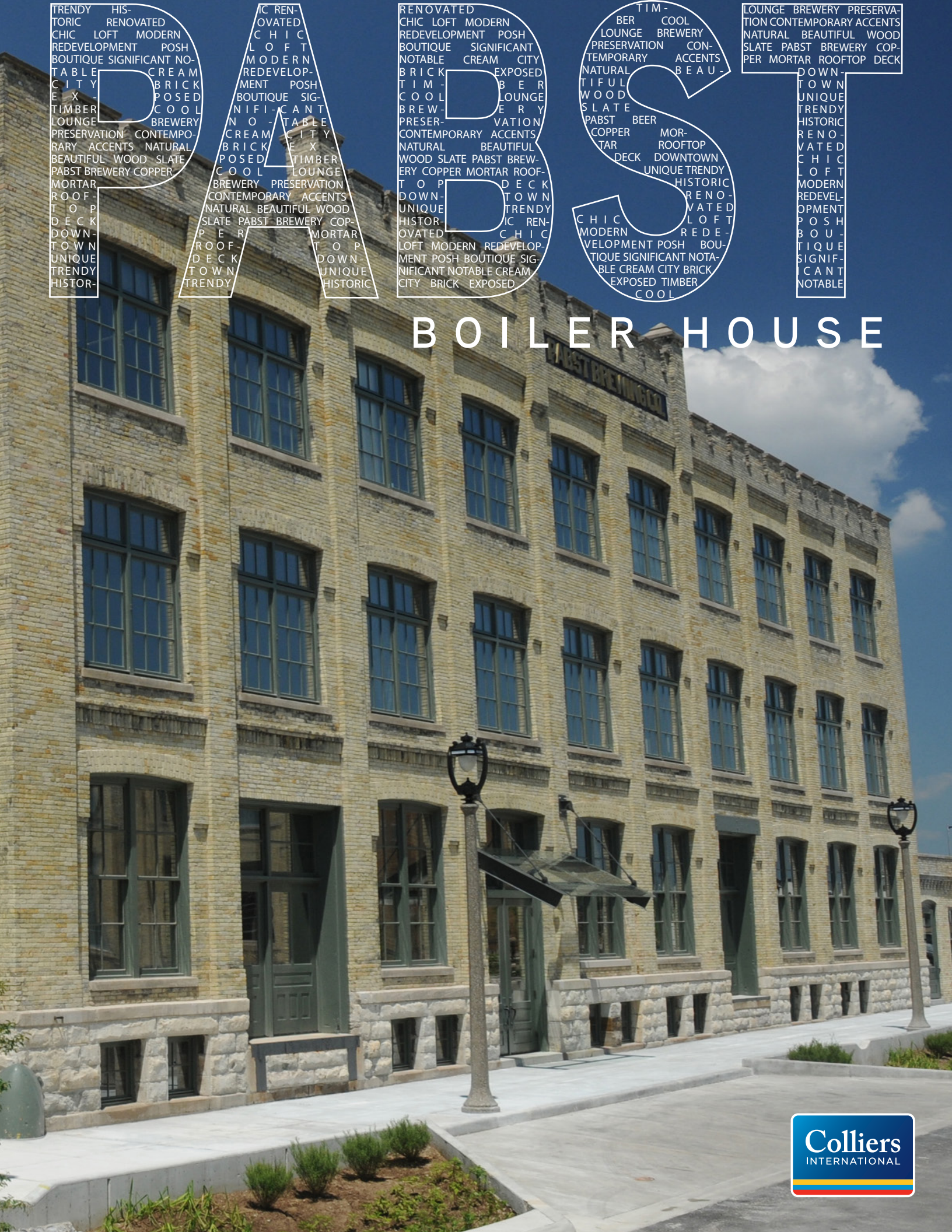
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# BOILER HOUSE



## Executive Summary

Built in 1890, the Pabst Boiler House is a historic Pabst Brewery building. Once home to the boiler system that heated the entire brewery, it was renovated in 2008 into a modern, trendy office building with class A finishes, exposed brick and timber, lofted ceilings and historic charm and character throughout.



## Property Description

Address:	1243 N 10th St, Milwaukee, WI
Neighborhood:	The Brewery
Rentable Area:	40,744 SF
Site Area:	0.380 Acres
Floor Plate:	16,000 RSF
Year Built:	1890 / Redeveloped in 2008
Parking:	Underground and rear surface lot in addition to a 908-stall parking garage located one block east
Floors:	Three (3) Floors plus underground parking and rooftop patio with greenspace
Occupancy:	100%
No. of Tenants:	Seven (7) Tenants
Weighted Avg. Lease Term Remaining:	Six (6) Years
In-Place Y1 NOI:	\$429,298

## Key Features/Highlights

- Positioned within the highly desirable and active Pabst Brewery redevelopment known as The Brewery
- Massive windows and high ceilings offer an abundance of natural light
- Two anchor law firm tenants on long term leases
- Walking distance from \$1 billion new Bucks arena district development set to open in Fall 2018
- Superb access - Directly off of Marquette Interchange (I-43, I-94 and I-794)
- Current Tenants' rental rate is below market as this was the first building to be redveloped in the development

## The Neighborhood

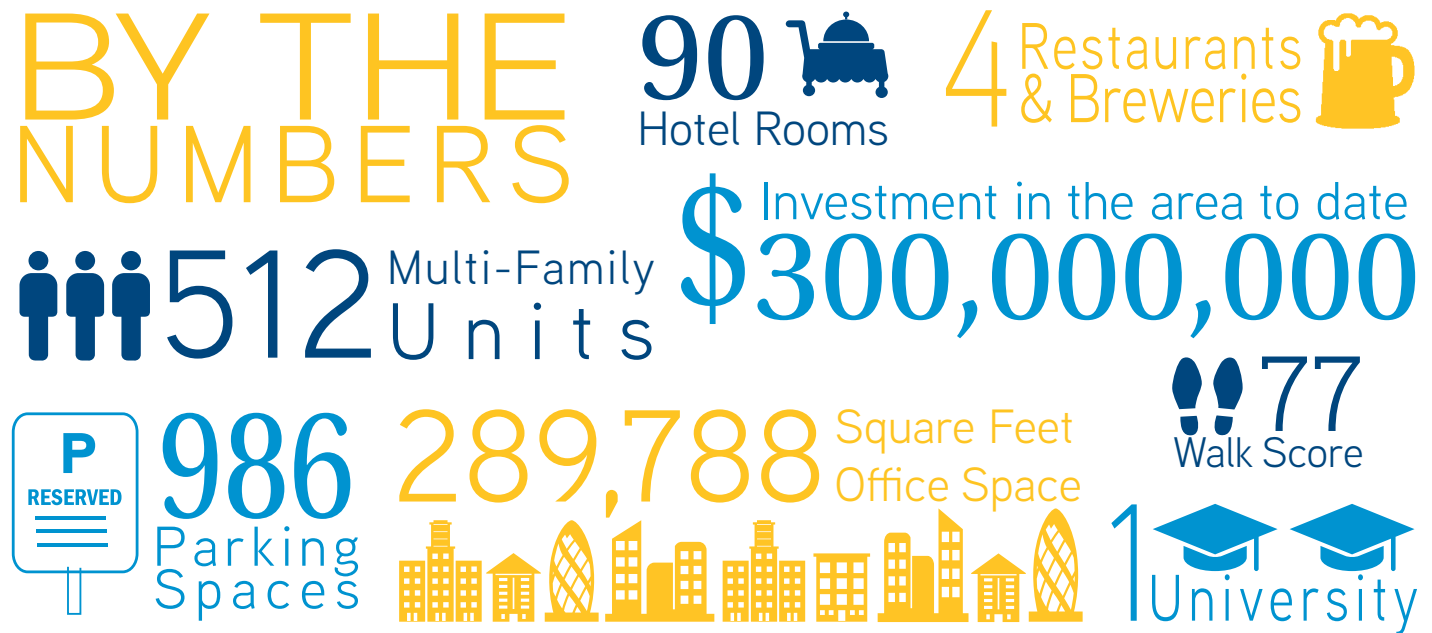
The Brewery is a vibrant neighborhood in Downtown Milwaukee that was home to the former Pabst Brewery for over 150 years. Shuttered in 1996, this +12 building brewery sat vacant for over a decade until it was purchased by late real estate developer and philanthropist Joseph J. Zilber. Zilber had a unique vision to redevelop this complex into Downtown Milwaukee's next great neighborhood. Today, the former brewery (renamed "The Brewery") is home to high-end office buildings, a boutique one-of-a-kind hotel, four brewpubs, modern apartments, student housing, senior living, and numerous other developments currently underway.



## Sustainability

The Brewery has received a LEED Platinum certification for Neighborhood Development from the US Green Building Council. Sustainable measures have been put in place at every turn, including:

- » Green Roofs
- » Bioswales
- » Porous Pavement
- » Abundant Landscaping
- » Underground Detention Reservoirs
- » Recycling mandates for redevelopment and new builds



## Milwaukee Bucks Arena District

Pabst Boiler House is located just blocks from the unprecedented \$1 Billion Bucks new arena development district. NBA's Milwaukee Bucks will construct a new stadium district complete with a 714,000 SF, 17,000 seat arena, 60,000 SF public plaza and state-of-the-art practice facility, all within walking distance of Pabst Boiler House.



# History of Pabst Blue Ribbon



Empire Brewery (later known as Pabst Blue Ribbon) is established in Milwaukee, WI.



Shuttered Pabst brewery is purchased by Milwaukee philanthropist and developer Joseph Zilber; Project formerly named *The Brewery*.

1844

1872

1977

1996

2007

2009

Now renamed Phillip Best Company, the brewery becomes the second largest brewery in the US

The once-active Pabst brewery is closed and operations are moved out of Milwaukee.

Pabst Boiler House opens as a renovated office building with lofted ceilings and exposed brick and timber throughout.



Before



After



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