

# Office Space for Lease

# **Pabst Boiler House**

1243 N 10th Street  
Milwaukee, WI 53205



For Lease



## Site Specifications

|               |                                                                  |
|---------------|------------------------------------------------------------------|
| Building Size | 40,774 SF                                                        |
| Stories       | 3                                                                |
| Parking       | 1.25/1,000 SF in building,<br>additional available in<br>complex |
| OpEx (Est.)   | \$9.75 PSF                                                       |

Available Space  
**2,677 RSF**

Lease Rate  
**\$15.00 PSF NNN**

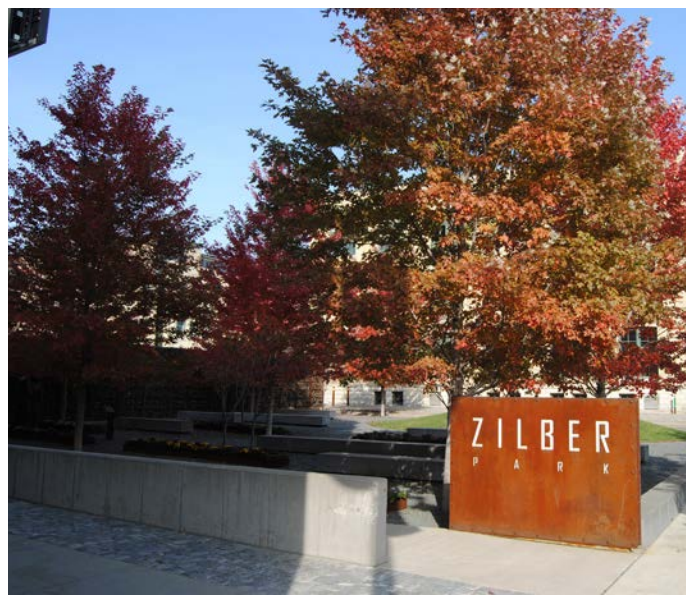
## Building Highlights

Located in the famous Pabst Brewery  
Redevelopment

Fully restored with new windows, elevator, plumbing,  
HVAC, electric and more!

Rooftop Patio with Green Roof available for tenant's  
use, free of charge

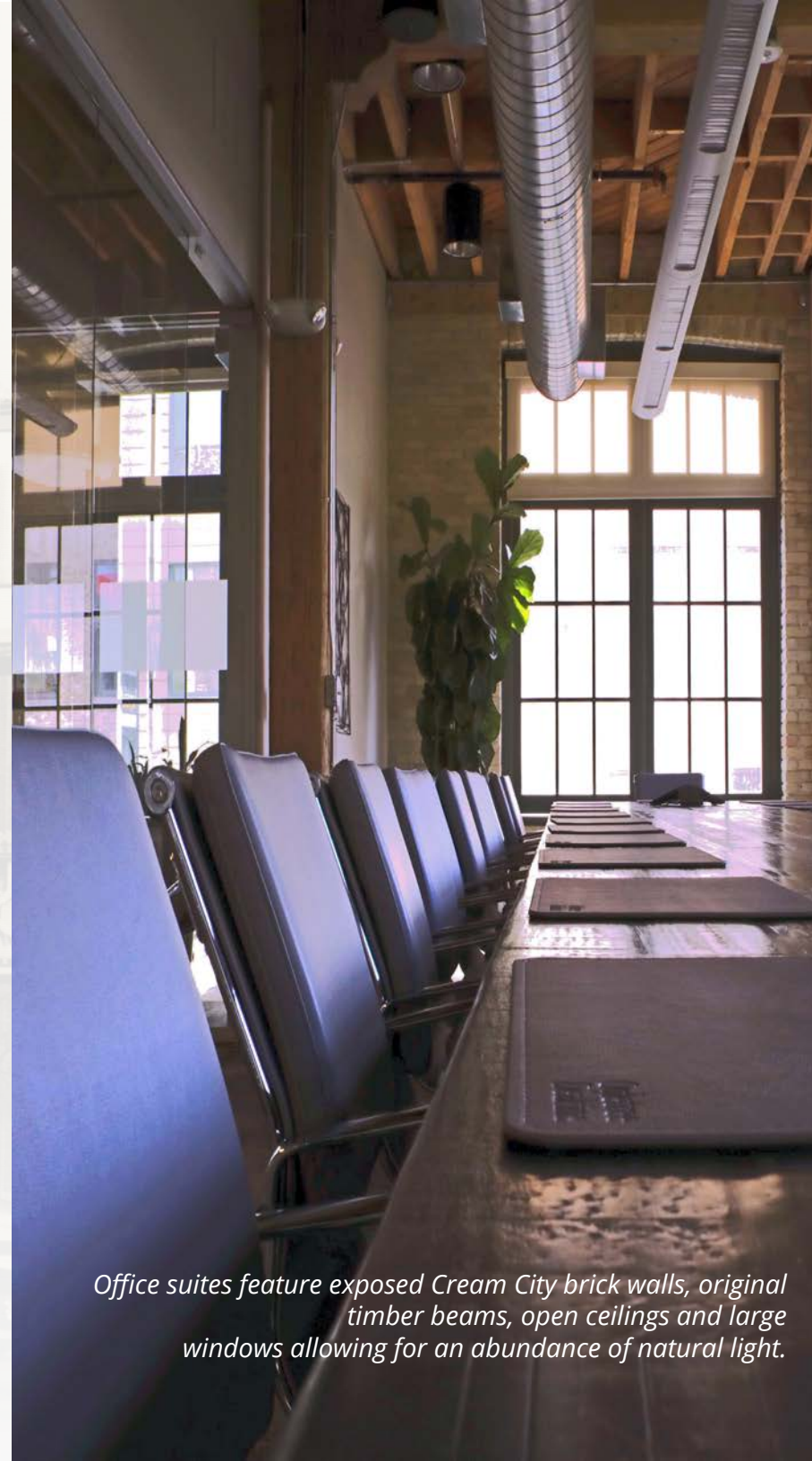
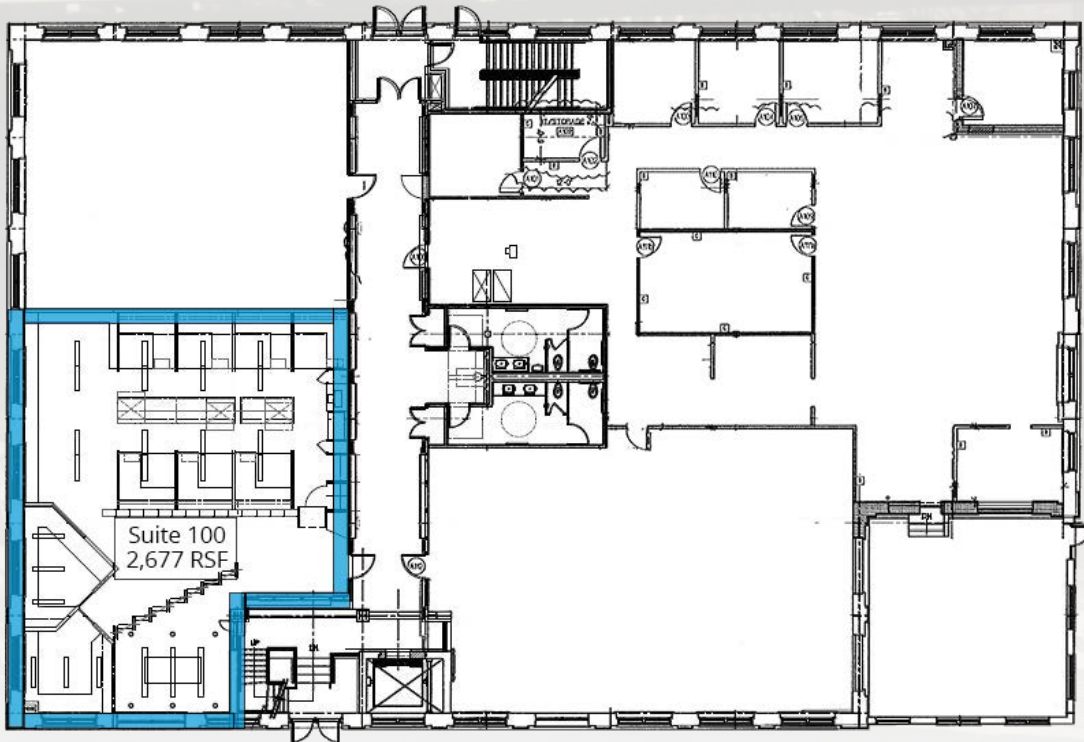
Additional parking one block away at the Zilber  
Parking. This state-of-the-art parking structure  
includes an additional 800 stalls in close proximity to  
the Pabst Boiler House



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Pabst Boiler House

# Home of Pabst

## Floor Plan - First Floor

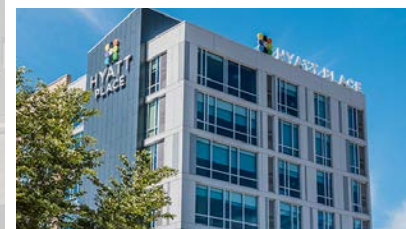
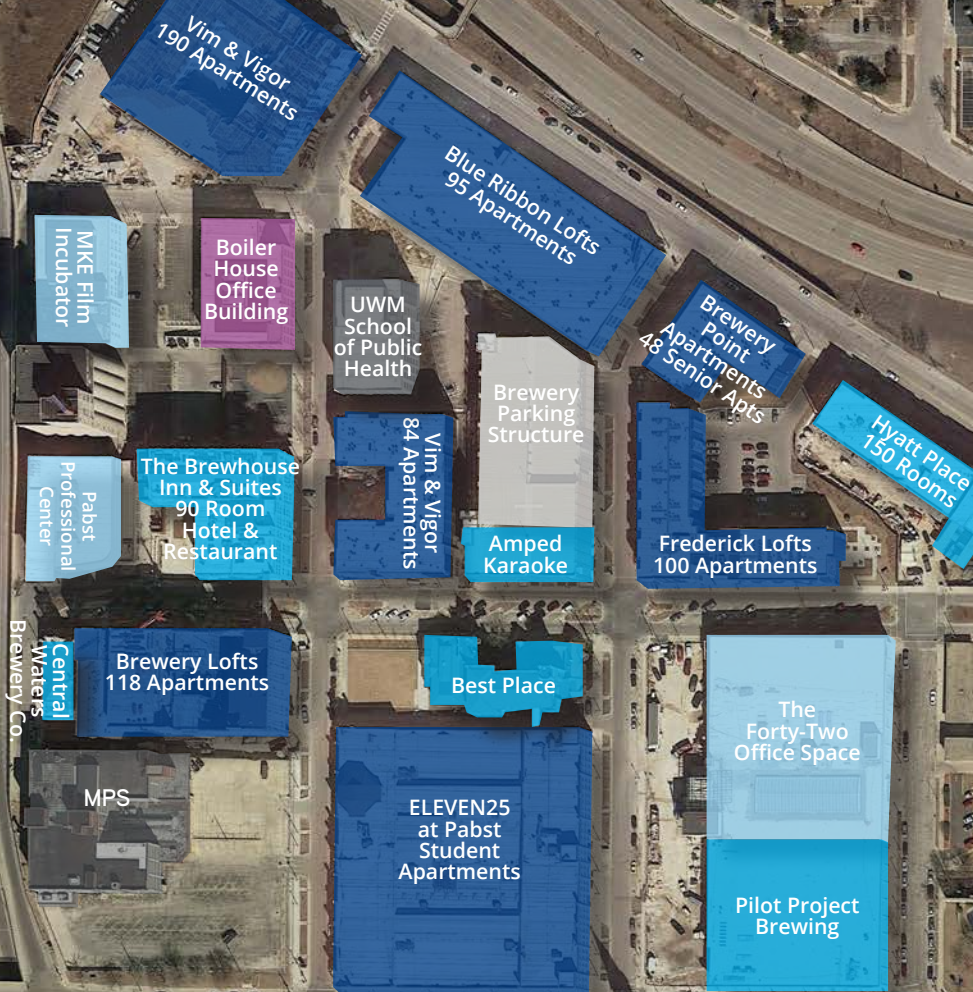


*Office suites feature exposed Cream City brick walls, original timber beams, open ceilings and large windows allowing for an abundance of natural light.*

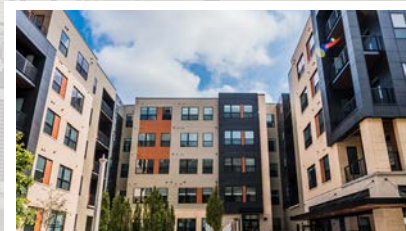
For Lease  
Pabst Boiler House Cafe



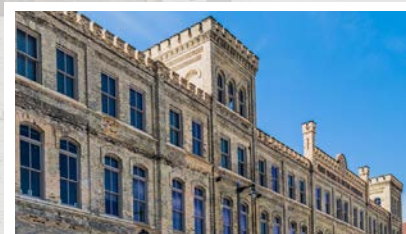
- Residential
- Retail
- Office



Hyatt Place Milwaukee Downtown



Vim & Vigor Apartments



Eleven25 at Pabst



Pilot Project Brewing



## Area Amenities

### Attractions



### Restaurants

- Ale Asylum Riverhouse
- Build-A-Breakfast/ Burger
- Best Place at Pabst Brewery
- Brunch
- Buck Bradley's
- Calderone Club
- Carson's Milwaukee
- Eleven25 World Cuisine Food Court
- Evolution Gastro Pong
- Good City Brewing
- Jackson's Blue Ribbon at Brewhouse Inn
- Kiku
- Mader's
- Miller Time Pub & Grill
- Milwaukee Brat House
- Milwaukee ChopHouse
- Mo's A Place For Steaks
- Mo's Irish Pub
- Old German Beer Hall
- Potbelly Sandwich Shop
- Rock Bottom Brewery
- Starbucks
- Stone Creek Coffee
- Subway
- The Brass Alley
- The Capital Grille
- Third Street Market
- Turner Hall
- The Loaded Slate
- The Pub Club
- Who's On Third
- ...and many more!

### Hotels



# Pabst Blue Ribbon History

1844

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

1872

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

1898

Brewery is formerly named Pabst Blue Ribbon after winning numerous blue ribbon awards.

1909

Major explosion at the Boiler House destroys the southern portion of the three story building.

1920

Prohibition hits and Pabst begins producing cheese (cleverly named Pabst-ett) which is later sold to Kraft after prohibition ends.

1977

Pabst produces a company all-time high of 18 million barrels and remains one of the top breweries in the US.

1996

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

2007

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

2009

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

2016

Pabst makes its great return to The Brewery! Renovations are underway on the former church building to open a micro-brewery, tasting room and restaurant

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## The Deer District

*Pabst Professional Center is located just four blocks from the unprecedented \$1 billion Bucks arena and The Deer District. Additionally, a live entertainment public plaza and a state-of-the-art practice facility was opened in 2017. This new district is within walking distance of the Pabst area development.*





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

**Matt Fahey**

Vice President  
+1 414 278 6860  
matt.fahey@colliers.com





### Non-Residential Customers

Wisconsin law requires all real estate licensees to give the following information about brokerage services to prospective 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 broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide brokerage services to you, the broker owes 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 prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the confidential information to other parties.
- The duty to safeguard trust funds and other property the broker holds.
- 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. A broker or salesperson 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 a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

### **Confidentiality Notice to Customers**

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential. Unless the information must be disclosed by law or you authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker 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 broker 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 broker is aware of what specific information you consider confidential, you may list that information below. At a later time, you may also provide the broker with other information you consider to be confidential.

Confidential information: \_\_\_\_\_

Non-Confidential information: (The following information may be disclosed by Broker): \_\_\_\_\_

(Insert information you authorize the broker to disclose such as financial qualification information.)

### **Consent to Telephone Solicitation**

I/We agree that the broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we withdraw this consent in writing.

List Home/Cell Numbers: \_\_\_\_\_

### **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/>

### **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 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.