

FOR SALE

751-765 NORTH BROADWAY MILWAUKEE, WI 53202



CONTACT

LUKE FEHRENBACH
ASSISTANT VICE PRESIDENT
lukef@ogdenre.com
262-312-4865

RICHARD REINDERS
COMMERCIAL BROKERAGE ASSOCIATE
richardr@ogdenre.com
414-270-1351

**CENTRAL BUSINESS
DISTRICT OFFICE
HIGH RISE**

751-765 NORTH BROADWAY
MILWAUKEE, WI 53202

PRICE: \$3,750,000

ZONING: C9F (A) - Office & Retail

LOT SIZE: 9,600 SF

SQUARE FOOTAGE: 67,200

YEAR BUILT: 1910

CEILING HEIGHT: 12 ft.

CONSTRUCTION: concrete and masonry

TRAFFIC:

- 5,300 VPD along North Broadway
- 2,000 VPD along East Mason Street

HVAC: Forced Air - City Steam Heat

PARKING: 27 Underground Garage Spaces

REAL ESTATE TAXES: \$87,755 (2025)

TAX KEY: 3920702000

REAL ESTATE ASSESSMENT: \$3,931,600 (2025)

COMMENTS: Located in the heart of Milwaukee's Central Business District, 757 N. Broadway is a premier 7-story mixed-use building offering a blend of office and retail space. This high-visibility property features modern office layouts, ground-floor retail, and convenient access to key business and entertainment districts. With strong foot traffic, proximity to public transit, and historic charm, this asset presents an excellent investment or owner-user opportunity in one of Milwaukee's most sought-after locations.



The information furnished regarding this property is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and is subject to errors, omissions, changes of price or other conditions or withdrawal without notice.

1665 N. Water Street | Milwaukee, WI | 53202
Telephone: 414-276-5285 | Fax: 800-787-4205
www.ogdenre.com

MILWAUKEE OVERVIEW | 751-765 NORTH BROADWAY



Downtown Milwaukee: A Premier Business Destination

Downtown Milwaukee is a thriving business hub that blends connectivity, talent, and top-tier amenities. With a strategic lakefront location, growing corporate presence, and a highly skilled workforce, it's an ideal setting for companies looking to expand and succeed.

Why Choose Downtown Milwaukee

Prime Location - Easy access to I-94, I-43, and General Mitchell International Airport ensures seamless connectivity.

Thriving Business District - Home to Fortune 500 companies, startups, and professional firms in a collaborative environment.

Skilled Workforce - Proximity to Marquette University and UW-Milwaukee provides access to top talent.

Walkable & Transit-Friendly - The Milwaukee Streetcar (The Hop) and public transit enhance accessibility.

World-Class Amenities - Fine dining, retail, entertainment, and cultural attractions within steps of premier office spaces.

Unmatched Office & Lifestyle Benefits

Milwaukee RiverWalk & Public Market - Ideal for networking, dining, and team outings.

Historic Third Ward - A vibrant district with high-end restaurants, coffee shops, and coworking spaces.

Fiserv Forum & Deer District - A hotspot for client entertainment and after-work events.

Modern Office Spaces - Class A buildings with flexible layouts, high-tech infrastructure, and sustainable design.



Business Growth & Opportunity

With over **5 million annual visitors**, Milwaukee offers a strong economy and thriving commercial sector:

Conference & Event Hosting - The Wisconsin Center attracts professionals from across industries.

Networking & Industry Growth - Robust business associations and economic development programs.

Investment Potential - Competitive leasing and strong returns for landlords and investors.

The Milwaukee Advantage

Downtown Milwaukee delivers a dynamic environment for businesses to thrive. Whether you're seeking prime office space or looking to attract top-tier tenants, this city offers unparalleled opportunities in one of the Midwest's most vibrant urban centers.

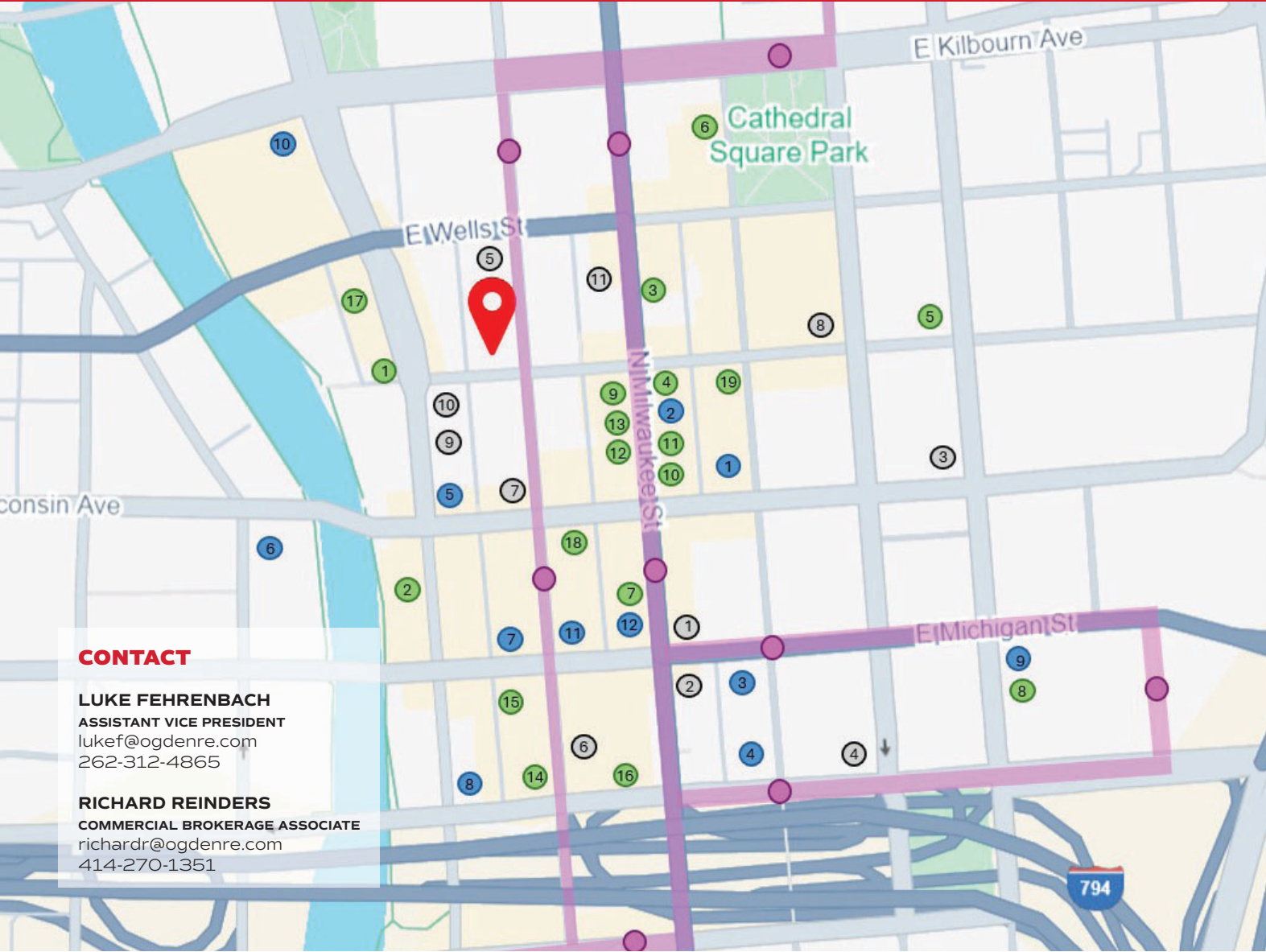


The information furnished regarding this property is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and is subject to errors, omissions, changes of price or other conditions or withdrawal without notice.

Ogden
1665 N. Water Street | Milwaukee, WI | 53202
Telephone: 414-276-5285 | Fax: 800-787-4205
www.ogdenre.com



RETAIL NEARBY | 751-765 NORTH BROADWAY



- Food & Drink**
1. Mediterranean Cuisine
 2. Dunkin'
 3. Ouzo Café
 4. Oggies
 5. Lupi & Iris
 6. Elsa's On the Park
 7. East Town Kitchen + Bar
 8. Stella Van Buren
 9. Zarletti
 10. Brunch
 11. Carnevor
 12. Carbon Steak
 13. Paper Table Food
 14. Tupelo Honey
 15. Swinging Door Exchange
 16. Central Standard Crafthouse & Kitchen
 17. Rodizio Grill Brazilian
 18. Amilinda
 19. Mason Street Grill
- Parking**
1. 411 Parking
 2. 411 Annex Parking
 3. Gas Light Garage
 4. Lewis Center Parking
 5. BMO Towner
 6. Clybourn & Marquette Parking Lot
 7. 250 W Wisconsin Garage
 8. Cathedral Place Garage
 9. 720 N Water St Parking Tower
 10. City Center Garage
 11. MAC Structure
- Hotels**
1. The Pfister Hotel
 2. Hotel Metro
 3. Holiday Inn Express
 4. Tru by Hilton
 5. Drury Plaza
 6. Residence Inn by Marriot
 7. Hilton Garden Inn
 8. Homewood Suites by Hilton
 9. The Westin Milwaukee
 10. Saint Kate - The Arts Hotel
 11. Kinn Guesthouse
 12. Milwaukee Marriot Downtown
- Milwaukee Streetcar Route**
- Streetcar Stop

CONTACT

LUKE FEHRENBACH
 ASSISTANT VICE PRESIDENT
 lukef@ogdenre.com
 262-312-4865

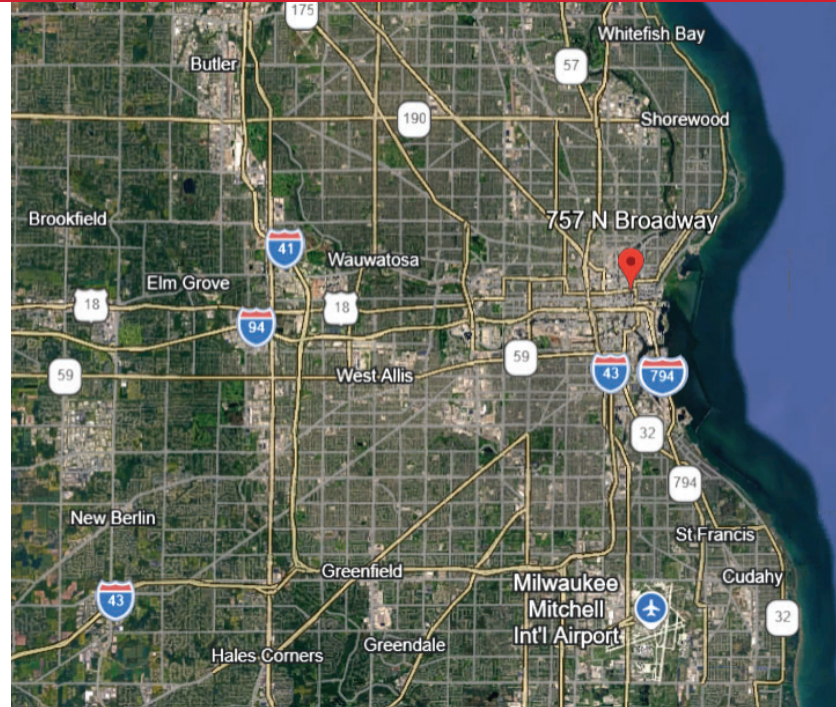
RICHARD REINDERS
 COMMERCIAL BROKERAGE ASSOCIATE
 richardr@ogdenre.com
 414-270-1351



The information furnished regarding this property is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and is subject to errors, omissions, changes of price or other conditions or withdrawal without notice.

1665 N. Water Street | Milwaukee, WI | 53202
 Telephone: 414-276-5285 | Fax: 800-787-4205
 www.ogdenre.com

MAP | 751-765 NORTH BROADWAY



CONTACT

LUKE FEHRENBACH
 ASSISTANT VICE PRESIDENT
 lukef@ogdenre.com
 262-312-4865

RICHARD REINDERS
 COMMERCIAL BROKERAGE ASSOCIATE
 richardr@ogdenre.com
 414-270-1351

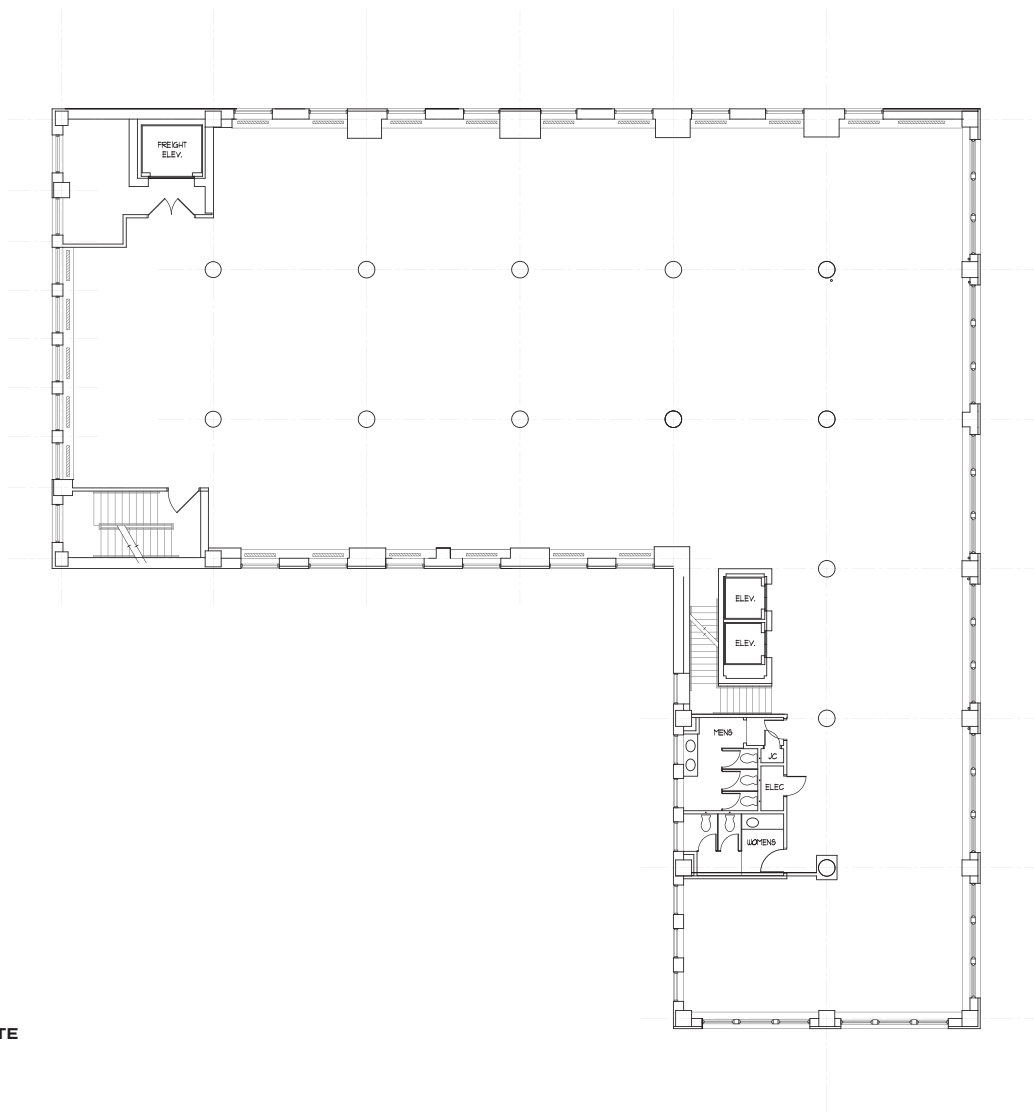
2026 Demographics	1 Mile	5 Mile
Population	28,538	404,416
Average Household Income	\$ 103,338	\$ 78,414
Households	16,944	170,237
Median Age	33	34
Daytime Employees	72,063	219,175



The information furnished regarding this property is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and is subject to errors, omissions, changes of price or other conditions or withdrawal without notice.

1665 N. Water Street | Milwaukee, WI | 53202
 Telephone: 414-276-5285 | Fax: 800-787-4205
 www.ogdenre.com

FLOOR PLATE FLOORS 2-7 | 751-765 NORTH BROADWAY



FIFTH FLOOR PLAN
1/8" = 1'-0"



CONTACT

LUKE FEHRENBACH
ASSISTANT VICE PRESIDENT
lukef@ogdenre.com
262-312-4865

RICHARD REINDERS
COMMERCIAL BROKERAGE ASSOCIATE
richardr@ogdenre.com
414-270-1351

Ogden

The information furnished regarding this property is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and is subject to errors, omissions, changes of price or other conditions or withdrawal without notice.

1665 N. Water Street | Milwaukee, WI | 53202
Telephone: 414-276-5285 | Fax: 800-787-4205
www.ogdenre.com

BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

EFFECTIVE JULY 1, 2016



1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must
2 provide you the
3 following disclosure statement:
4 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The
5 Firm is either an agent
6 of another party in the transaction or a subagent of another firm that is the agent of another
7 party in the transaction. A
8 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you.
9 Whenever the Firm is
10 providing brokerage services to you, the Firm and its brokers and salespersons
11 (hereinafter Agents) owe you, the
12 customer, the following duties:
13 (a) The duty to provide brokerage services to you fairly and honestly.
14 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
15 (c) The duty to provide you with accurate information about market conditions within a reason-
16 able time if you request
17 it, unless disclosure of the information is prohibited by law.
18 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless
19 disclosure of the
20 information is prohibited by law (see lines 42-51).
21 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will
22 not disclose your
23 confidential information or the confidential information of other parties (see lines 23-41).
24 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
25 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased man-
26 ner and disclose the
27 advantages and disadvantages of the proposals.
28 Please review this information carefully. An Agent of the Firm can answer your questions about
29 brokerage services,
30 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney,
31 tax advisor, or home
32 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for
33 information only. It is a
34 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wis-
35 consin statutes.

36 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any
37 information given to the
38 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a
39 reasonable person
40 would want to be kept confidential, unless the information must be disclosed by law or you autho-
41 rize the Firm to
42 disclose particular information. The Firm and its Agents shall continue to keep the information
43 confidential after the
44 Firm is no longer providing brokerage services to you.

28 The following information is required to be disclosed by law:
29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).
30 2. Any facts known by the Firm or its Agents that contradict any information included in a written
31 inspection
32 report on the property or real estate that is the subject of the transaction.
33 To ensure that the Firm and its Agents are aware of what specific information you consider confi-
34 dential, you may
35 list that information below (see lines 35-41) or provide that information to the Firm or its Agents
36 by other means. At a
37 later time, you may also provide the Firm or its Agents with other Information you consider to be
38 confidential.

39 **CONFIDENTIAL INFORMATION:** _____
40 _____
41 _____

42 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and
43 its Agents): _____
44 _____
45 _____

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

47 **DEFINITION OF MATERIAL ADVERSE FACTS**
48 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party
49 indicates is of such
50 significance, or that is generally recognized by a competent licensee as being of such significance
51 to a reasonable
52 party, that it affects or would affect the party's decision to enter into a contract or agreement
53 concerning a transaction
54 or affects or would affect the party's decision about the terms of such a contract or agreement.
55 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a com-
petent 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.

56 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender
57 registry and persons
58 registered with the registry by contacting the Wisconsin Department of Corrections on the Inter-
59 net at
60 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

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
Drafted by Attorney Debra Peterson Conrad



The information furnished regarding this property is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and is subject to errors, omissions, changes of price or other conditions or withdrawal without notice. Some photos in this marketing material may have been digitally enhanced or edited using AI to improve image quality. They are intended for illustrative purposes only and may not represent exact conditions.

Ogden & Company, Inc. | 1665 N. Water Street | Milwaukee, WI | 53202
Telephone: 414-276-5285 | Fax: 800-787-4205
www.ogdenre.com