

1320 MLK

NEWMARK

AVAILABLE FOR LEASE

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BUILDING OVERVIEW

Welcome to 1320 N Dr. Martin Luther King Jr. Drive, a historic building originally constructed in 1903 as a power plant for Milwaukee's streetcar system. Thoughtfully transformed into modern office space in 1999, this unique property is available for the first time since being redeveloped. Located on the RiverWalk, the building features high ceilings, classic cream city brick, a skylight on the 4th floor, and beautiful river views that bring natural light into the workspace. Energize your company and employees by experiencing this distinctive and inspiring location, adjacent to the Deer District in Downtown Milwaukee.



AMENITIES

LANDLORD PLANNING
LOBBY & AMENITIES
REVITALIZATION



RiverWalk
Access



Training Room



Conference
Room



Tenant Lounge



Fitness center



Parking
(512 stalls)



Signage



Game Room










AMENITIES

Amenity-rich space with dedicated lift access from the RiverWalk entrance. Includes bike storage, cafe/lounge, conference room, fitness center, game room, tenant storage and a training room.



RiverWalk Level

Shared Amenities

-  Bike Storage
-  Cafe/Lounge
-  Conference Room
-  Fitness Center
-  Game Room
-  Tenant Storage
-  Training Room

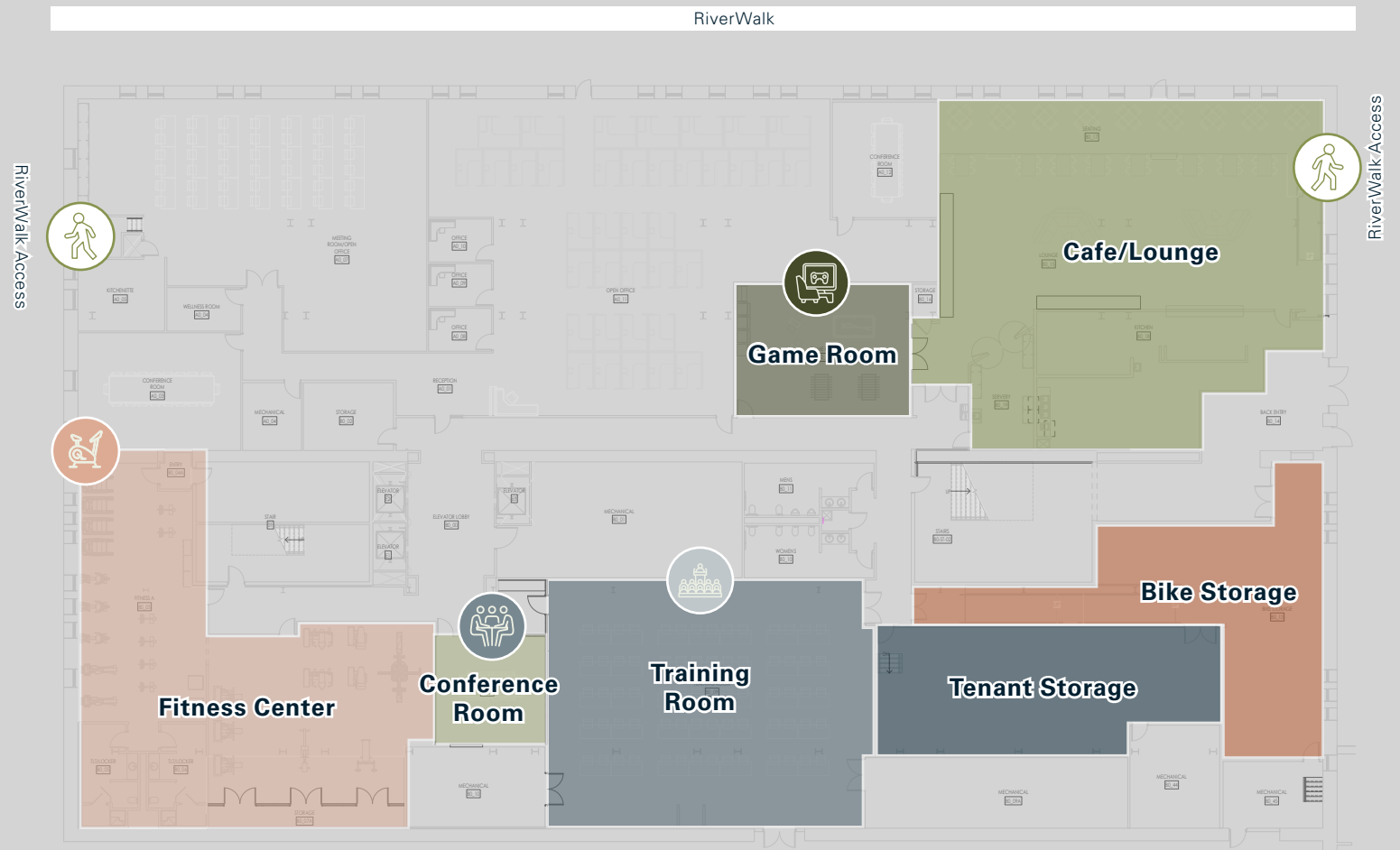
 Available 01/01/27

 Flexible Timing

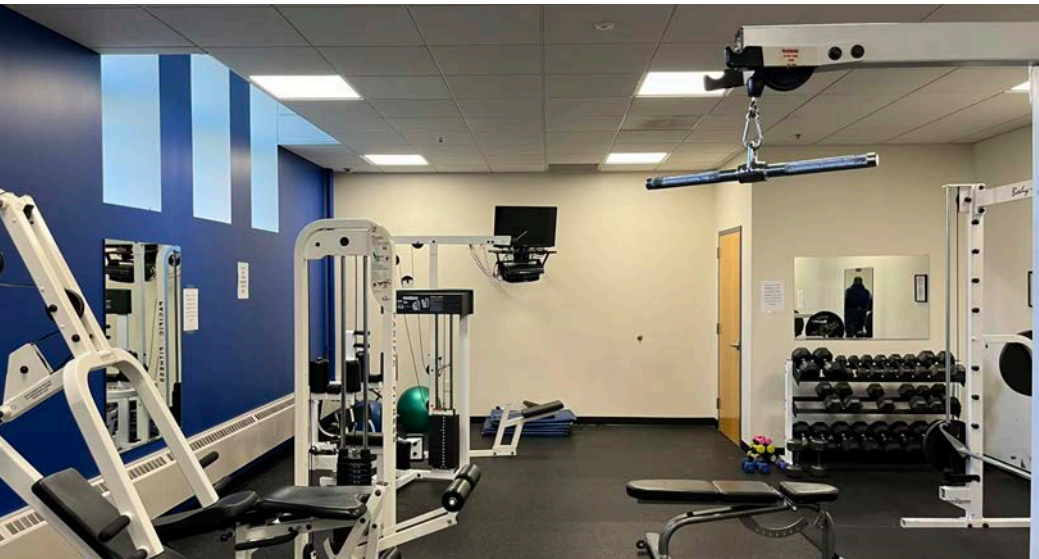
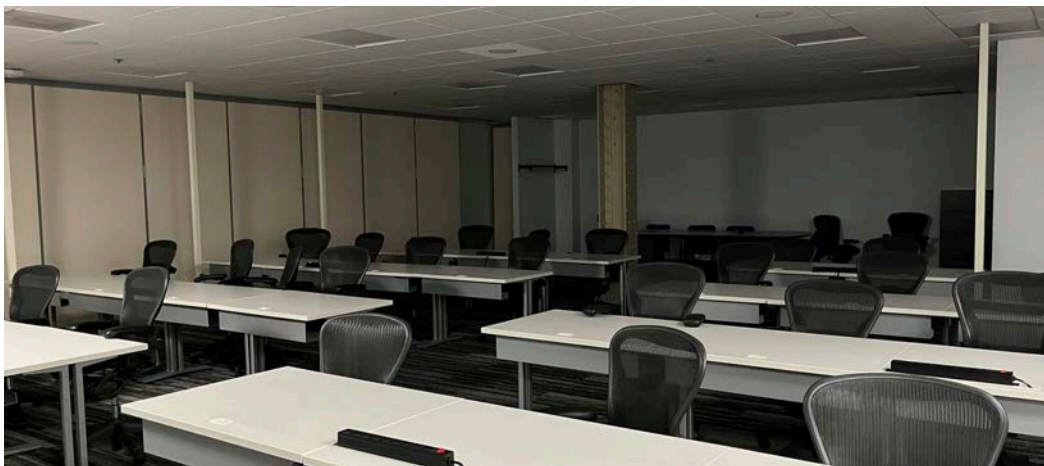
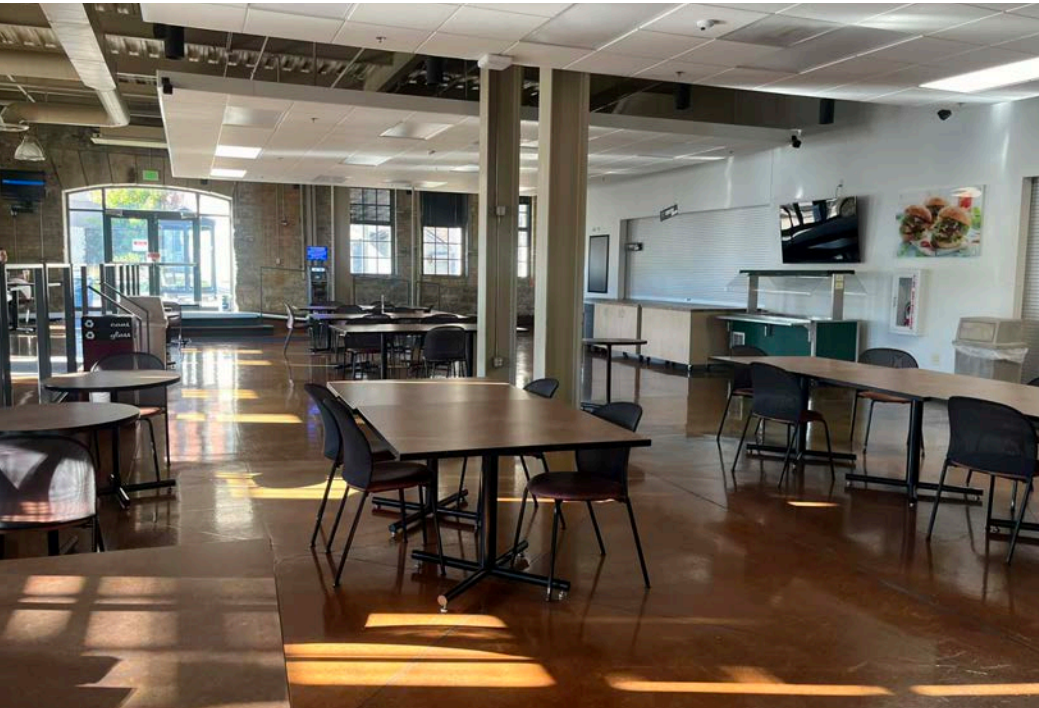
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AMENITY SPACE



AVAILABLE SPACE - 4TH FLOOR

The fourth floor has ±33,664 RSF available. The floor can be demised or connected to the 3rd floor. Landlord plans to slab through penetration to accommodate a single floor user. Expansive window lines and an exposed truss ceiling, creating extraordinary ceiling heights and natural light, combined with a mix of offices, workstations, and conference rooms makes this an option for any type of office user.

Rental Rate: \$20.00 PSF NNN



4th Floor

±33,664 RSF

17' Vaulted Ceilings

Available 01/01/27

Flexible Timing

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AVAILABLE SPACE – 3RD FLOOR

The Third floor has ±32,968 RSF available. The floor can be demised or connected to the 4th floor. Landlord plans to slab through penetration to accommodate a single floor user. Expansive window lines and a mix of offices, workstations, conference and training rooms makes this an option for any type of office.

Rental Rate: \$20.00 PSF NNN



Sample Demised Plan

3rd Floor

±32,968 RSF

Demised space divisible to ±5,000 RSF.

10' ceiling height

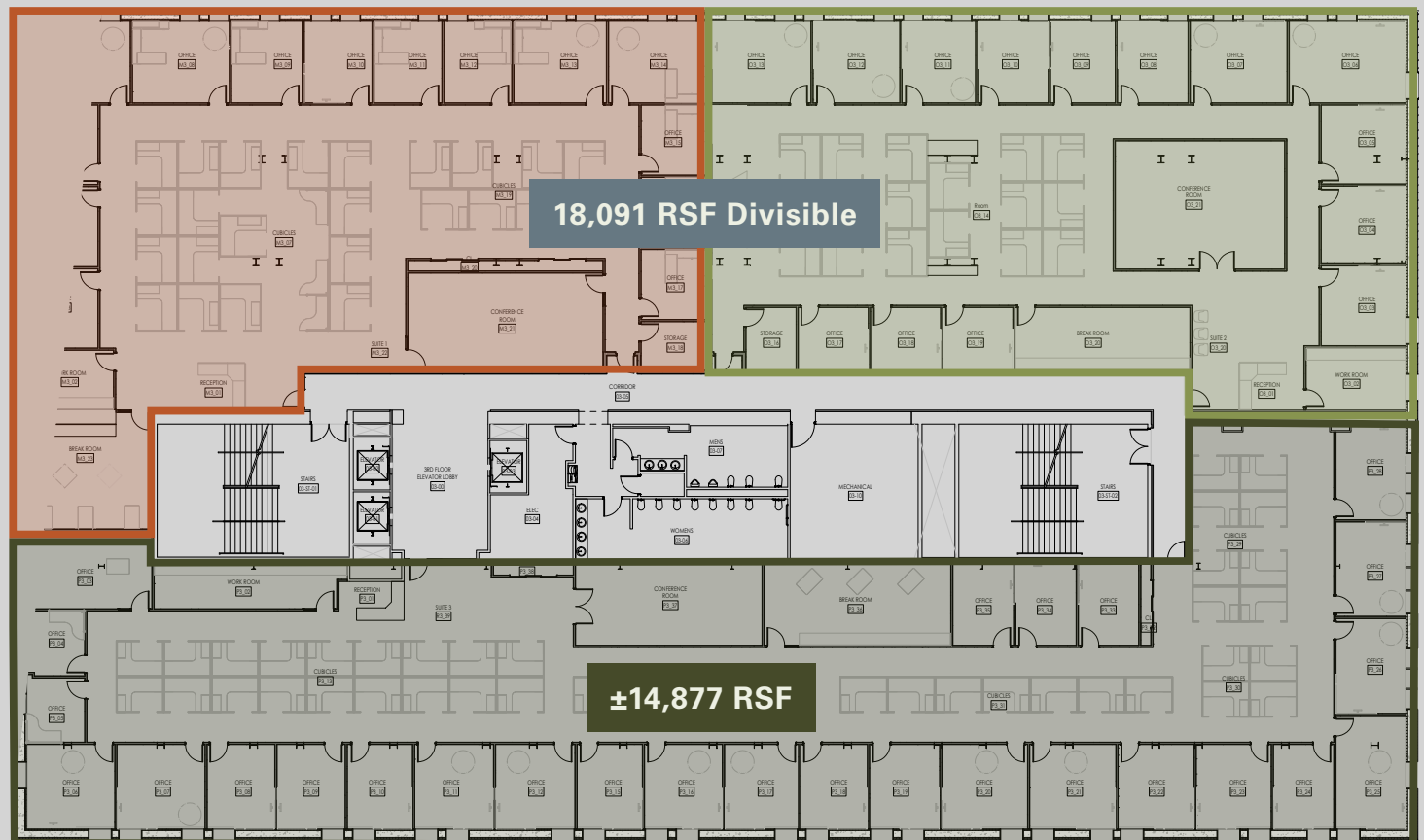
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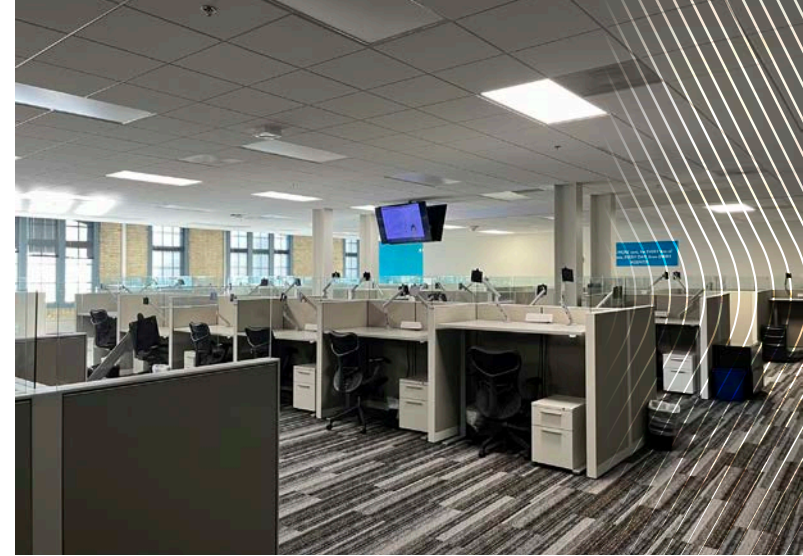


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RIVERWALK LEVEL








The RiverWalk level has ± 13,586 RSF available. Fully accessible with a dedicated lift at the RiverWalk entrance. Currently built out with training room, conference rooms and over 46 workspaces. Includes bike storage, cafe/lounge, conference room, fitness center, game room, tenant storage and a training room.

Rental Rate: \$20.00 PSF NNN



RiverWalk Level

Shared Amenities

-  Bike Storage
-  Cafe/Lounge
-  Conference Room
-  Fitness Center
-  Game Room
-  Tenant Storage
-  Training Room

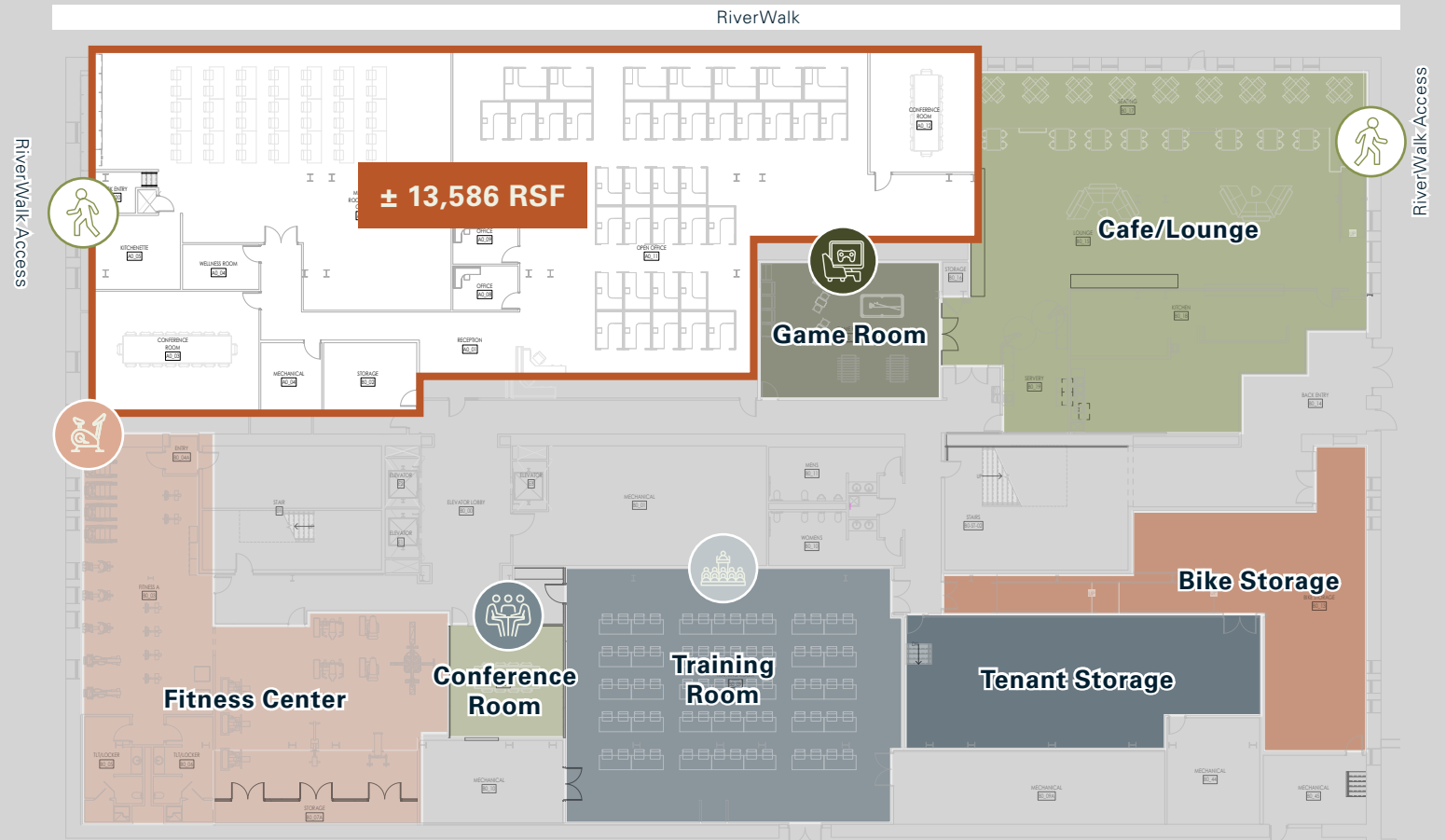
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STATE OF WISCONSIN BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

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 the 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. A 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 within 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 (see “Definition of Material Adverse Facts” below).
- 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 of other parties (see “Confidentiality Notice To Customers” below).
- 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 property inspection, contact an attorney, tax advisor, or property 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

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm or 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 (see “definition of material adverse facts” below).
 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 is aware of what specific information you consider confidential, you may list that information below or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other information that 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)

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://www.doc.wi.gov/> or by phone at 608-240-5830.

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.

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