THE HURON BUILDING

511 N. BROADWAY
MILWAUKEE, WI 53202



STUNNING VIEWS & TERRACES

STATE-OF-THE-ART FINISHES

STAND-OUT TENANT COMMON AREAS

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HUNTER REAL ESTATE

PROPERTY DETAILS

- 163,000 SF of Class A Boutique Office
- Milwaukee's Newest Build in the Historic Financial (Hi Fi) District
- 3,000 SF of Common Outdoor Terraces with views of Downtown & Lake Michigan
- 6 Stories of Office Space & 5 Stories of Parking
- 240 Interior Parking Spaces & Ample Nearby Surface Lots
- Lobby Concierge & 24/7 Security
- On-site Dining & Banking
- Tenant Lounge
- 44-Person Training Room
- 5,466 SF Spec Suite
- Lease rate: $22.00/SF NNN
- Opex: $14.54/SF



HISTORY

The Huron Building is located in the heart of Milwaukee's Historic Financial District, also known as the Hi Fi District-- the center of early Milwaukee's business and financial activity, and the heartbeat of the economy before Milwaukee was even a formalized city.

The Hi Fi District represents a historically and architecturally significant group of commercial activity between the years of 1856 - 1900, where wholesaling, banking, insurance and manufacturing drove the city's growth. The district features architecture by locally and nationally renowned architects, and a distinctly rich history.



AMENITIES

LOCATED AT THE INTERSECTION OF MILWAUKEE'S CENTRAL BUSINESS DISTRICT AND THE THIRD WARD, THE HURON BUILDING IS CONNECTED TO IT ALL. TENANTS HAVE EASY ACCESS TO THE INTERSTATE, AND NUMEROUS DINING AND ENTERTAINMENT OPTIONS NEARBY, PLUS NUMEROUS BUILDING AMENITIES AVAILABLE.

240 INTERIOR PARKING SPACES

TENANT LOUNGE & TRAINING ROOM

LOBBY CONCIERGE & 24/7 SECURITY

STATE-OF-THE-ART FITNESS CENTER

ROOFTOP TERRACES

HIGH-PROFILE SIGNAGE OPPORTUNITIES

NEAR THE CENTRAL BUSINESS DISTRICT & THIRD WARD

1 BLOCK TO MILWAUKEE PUBLIC MARKET

PREFERRED MAC MEMBERSHIP RATES


ROOFTOP TERRACE


TUPELO HONEY


ROOFTOP TERRACE

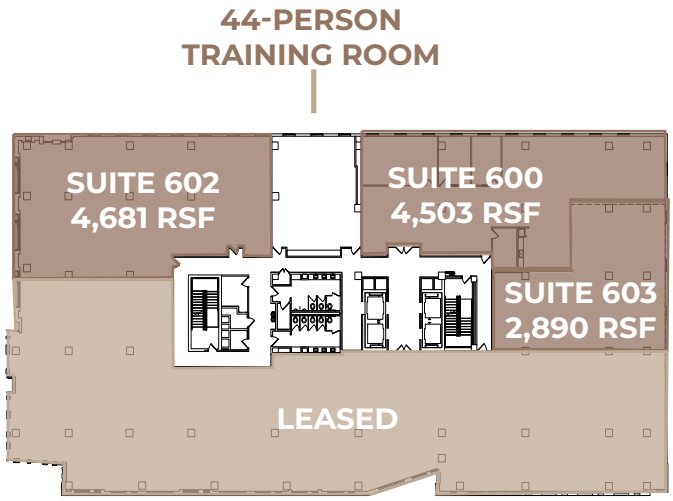

FITNESS CENTER


TENANT LOUNGE


INTERSECTION OF THIRD WARD & CENTRAL BUSINESS DISTRICT

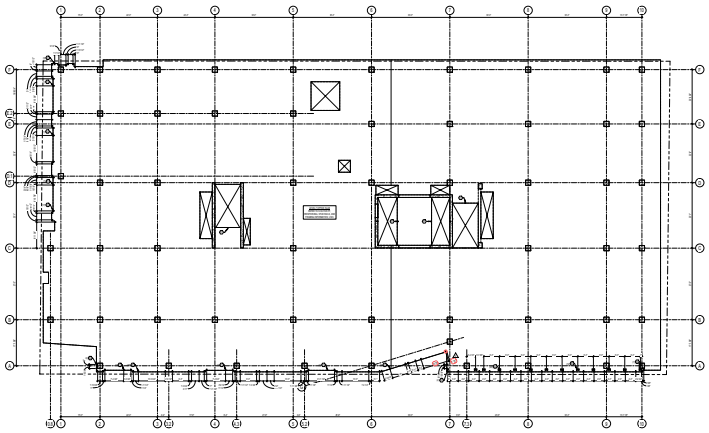
OFFICE AVAILABILITY





6TH FLOOR

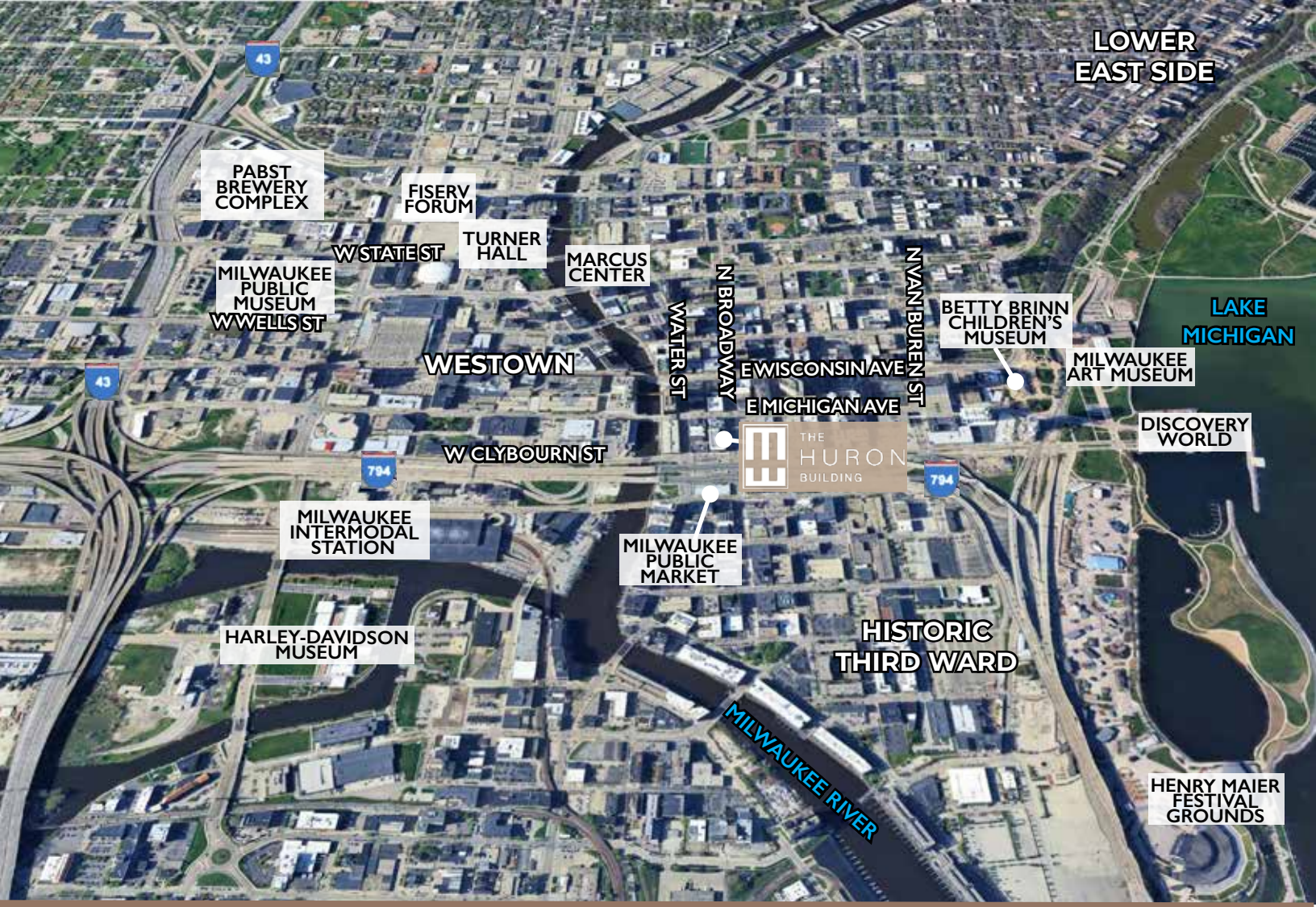
27,296 RSF
2,290 - 12,074 SF AVAILABLE
SUITE 600 & 603 COMBINE FOR 7,393 RSF



7TH FLOOR PLAN

27,098 RSF

BOTH FLOORS OFFER 11' 3" CEILING HEIGHTS



1 BLOCK FROM THE MILWAUKEE RIVER

1 BLOCK FROM INTERSTATE 94

1 BLOCK FROM THE MILWAUKEE PUBLIC MARKET

5 BLOCKS FROM LAKE MICHIGAN

11 LOCAL BUS ROUTES

WALKABILITY SCORE OF 98

DIRECT FREEWAY ACCESS

12 BUBLR BIKE STATIONS NEARBY

LOCATED ON STREETCAR ROUTE

13 MINUTES TO AIRPORT

30 RESTAURANTS WITHIN 1 MILE RADIUS

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STATE OF WISCONSIN | DISCLOSURE TO CUSTOMERS

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

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. 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:

- (a) The duty to provide brokerage services to you fairly and honestly.
- (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- (c) 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.
- (d) 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).
- (e) 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.
- (f) The duty to safeguard trust funds and proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals. other property held by the Firm or its Agents.
- (g) 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 or 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 Wis. Stat. § 452.01(5g) (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 are aware of what specific information you consider confidential, you may list that information below. At a later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

CONFIDENTIAL INFORMATION: _____
_____

NON-CONFIDENTIAL INFORMATION *(the following information my be disclosed by the Firm and its Agents):* _____
_____
(Insert information you authorize to be disclosed, such as financial qualification information.)

THIS IS A DISCLOSURE AND DOES NOT CREATE A CONTRACT. THIS DISCLOSURE IS TO BE PROVIDED BY AN AGENT ASSOCIATED WITH A LISTING FIRM OR WITH A SUBAGENT FIRM PROVIDING BROKERAGE SERVICES TO A BUYER OR TENANT.

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.

NOTICE ABOUT SEX OFFENDER REGISTRY
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 telephone at 608-240-5830.