

# TWO-FIFTY

EAST WISCONSIN AVENUE

two-fiftymke.com

JULIA HOWE  
ASSOCIATE BROKER  
direct + 1 414 944 2122  
cell + 1 414 294 9616  
julia.howe@am.jll.com

NICK HEPNER  
ASSOCIATE BROKER  
direct + 1 414 944 2107  
cell + 1 608 444 1675  
nick.hepner@am.jll.com

DAVID PUDLOSKY  
EXEC. VICE PRESIDENT  
direct + 1 414 944 2112  
cell + 1 414 322 0970  
david.pudlosky@am.jll.com

**FULCRUM**  
Asset Advisors, LLC.

**MILLBROOK**  
REAL ESTATE COMPANY

**JLL**

3D TOUR THE FIRST FLOOR!

3D TOUR THE SPEC SUITES!

3D TOUR THE FITNESS CENTER



*Located in the heart of the CBD, you get it all at 250 East Wisconsin Avenue: location, value, service, parking, connectivity, and fabulous views of Lake Michigan.*

## BUILDING INFORMATION:

Building size:	197,432 R.S.F.
Total Available:	67,379 R.S.F.
Floor plate:	~15,000 R.S.F.
Lease rate:	\$14.00 / R.S.F. NNN
Op. ex & taxes :	\$13.73 / R.S.F. (2021 estimated)
Parking:	2.00 / 1,000 R.S.F. (409 stalls)

## BUILDING IMPROVEMENTS & AMENITIES:

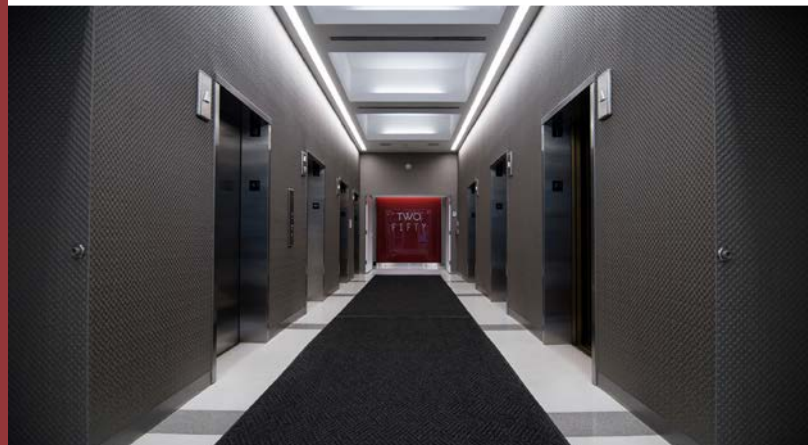
- New entry with an LED back-lit canopy
- Stunning new building lobby
- Freshii restaurant on-site
- On-site banking/ATM with Associated Bank
- Tenant lounge featuring collaboration space, vending, coffee machine, and shuffleboard
- 60-person conference/training room
- Renovated common hallways and restrooms
- Full elevator modernization
- Building automation and mechanical system upgrades
- Renovated workout facility including basketball and racquetball courts
- Indoor bike parking
- New security system with camera coverage and 24 hour on-site security
- New LED lighting throughout the five-story 409 car parking structure
- UPS / FedEx drop boxes
- Attached covered parking garage with state-of-the-art parking equipment and license plate recognition
- On-site property management
- Skywalk access
- Mother's Room

## RECENT AWARDS:

- 2017 Energy Efficient Project of the Year Award
- The Commitment to Sustainability Award (The Milwaukee Downtown, BID #21)



BETTER  
BUILDINGS  
CHALLENGE  
a CO-CITY of  
MILWAUKEE



**3D TOUR THE FITNESS CENTER!**

DISCLAIMER: Although information has been obtained from sources deemed reliable, Owner, Jones Lang LaSalle, and/or their representatives, brokers or agents make no guarantees as to the accuracy of the information contained herein, and offer the Property without express or implied warranties of any kind. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2020. Jones Lang LaSalle. All rights reserved.



Associated Bank  
with online and mobile banking

EMVA

WELLS FARGO

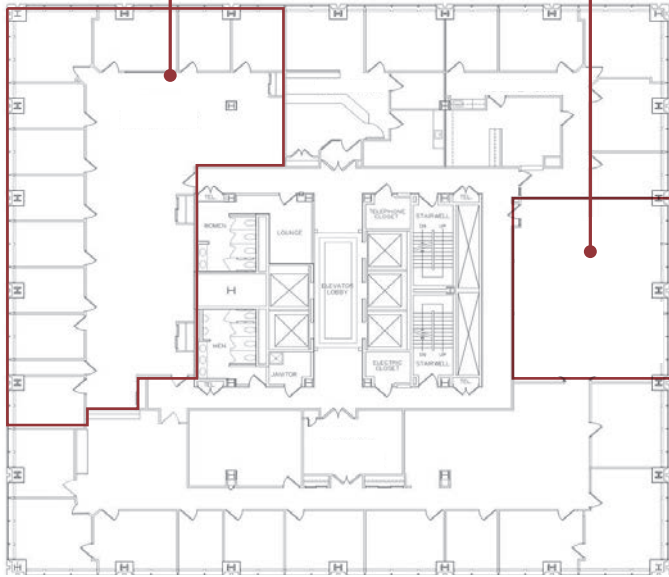
FedEx

# AVAILABILITY

## 8TH FLOOR

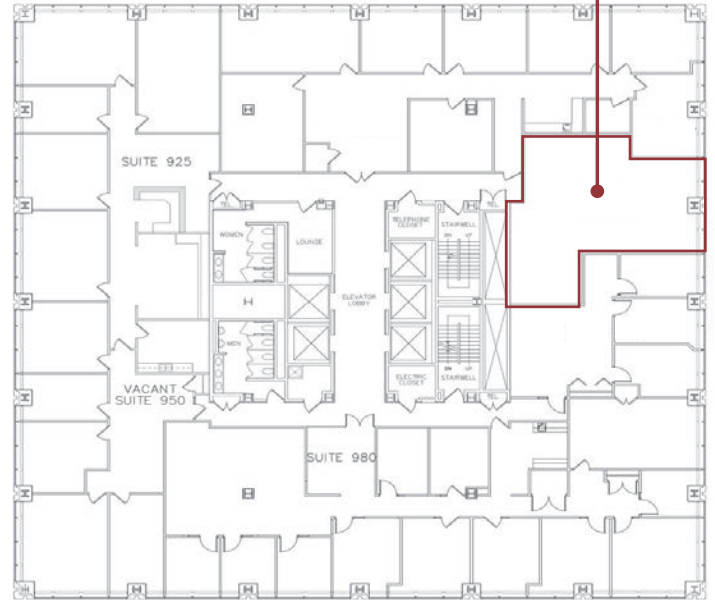
Suite 820  
4,042 R.S.F.

Suite 875  
1,334 R.S.F.



## 9TH FLOOR

Suite 905  
1,156 R.S.F.



MILLBROOK  
REAL ESTATE COMPANY

FULCRUM  
Asset Advisors, LLC.

# AVAILABILITY

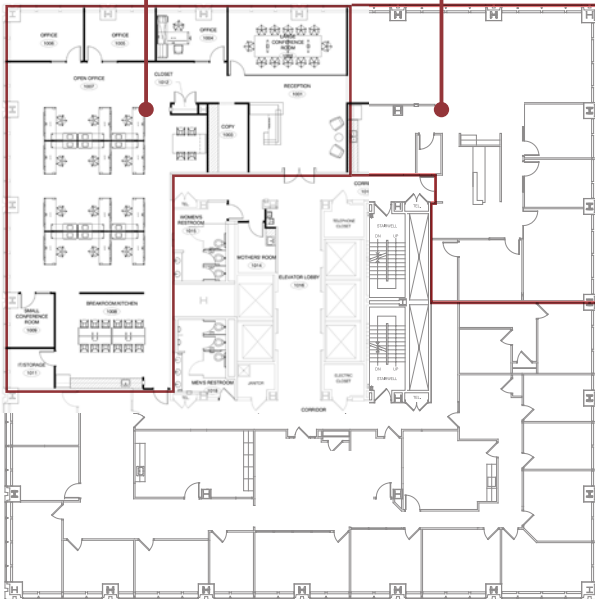
## TWO FULLY FURNISHED SPEC SUITES: TENTH FLOOR

TAKE THE 3D TOUR!

Contiguous to 7,825 R.S.F.

Suite 1050 (Spec Suite)  
4,688 R.S.F.

Suite 1075 (Spec Suite)  
3,132 R.S.F.

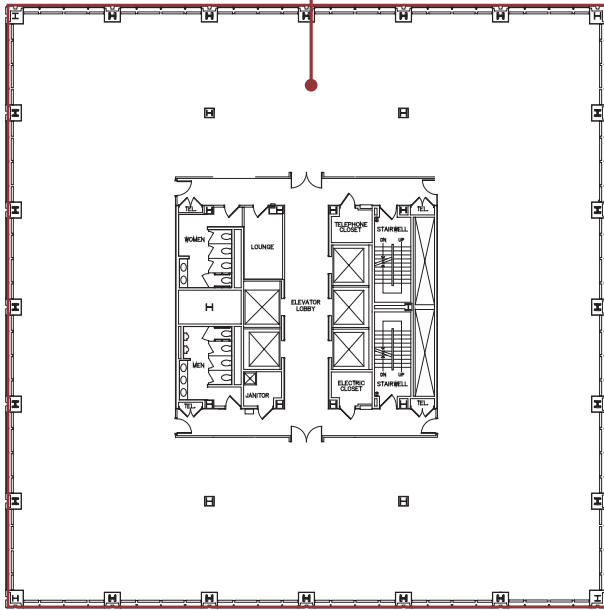


# TWO-FIFTY

# AVAILABILITY

## 11TH FLOOR

Suite 1100  
15,346 R.S.F.



[VIEW SUITE 1100](#)

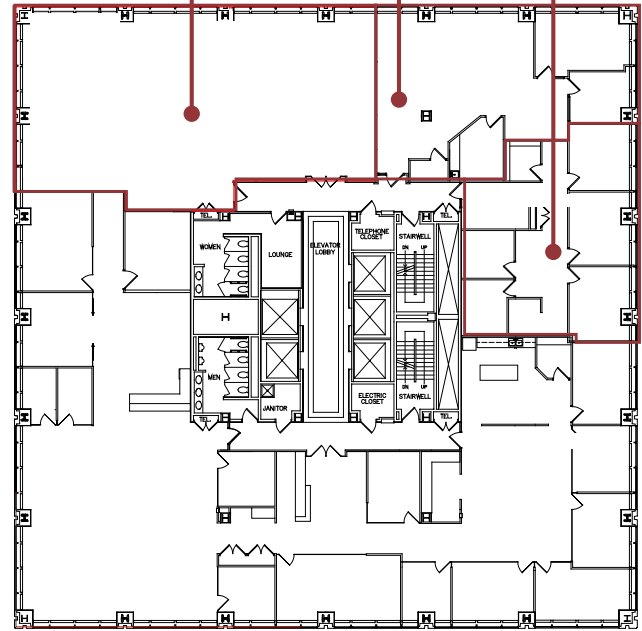
## 12TH FLOOR

Contiguous to 6,371 R.S.F.

Suite 1225  
3,059 R.S.F.

Suite 1250  
1,766 R.S.F.

Suite 1260  
1,546 R.S.F.



[TOUR SUITE 1225](#)



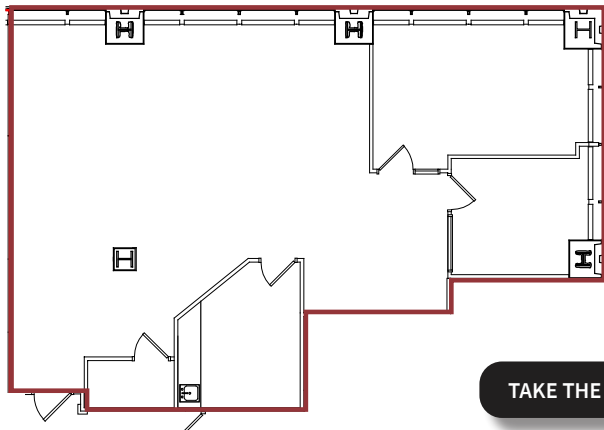
MILLBROOK  
REAL ESTATE COMPANY

FULCRUM  
Asset Advisors, LLC.

# MOVE-IN READY SUITE AVAILABLE NOW

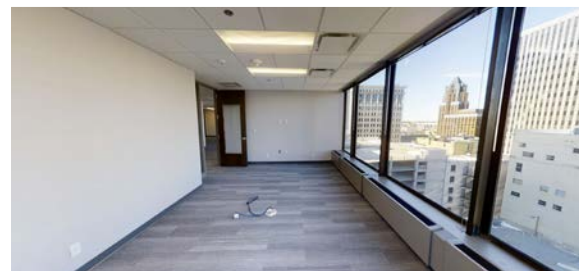
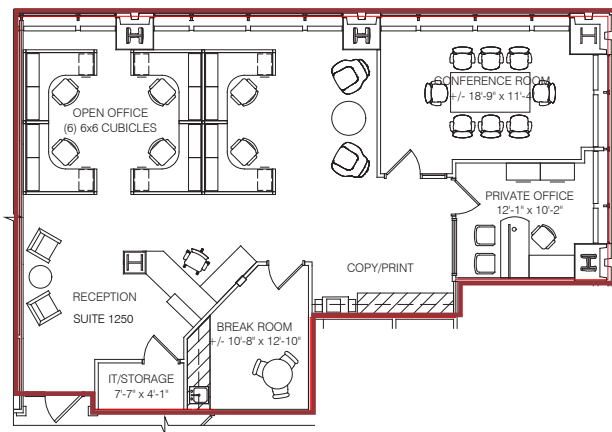
Suite 1250: 1,766 R.S.F.

## CURRENT LAYOUT



TAKE THE 3D TOUR!

## POTENTIAL FURNITURE LAYOUT

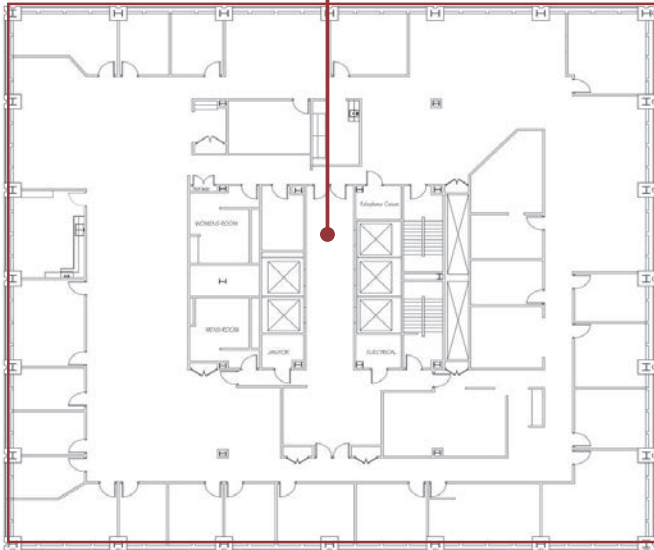


TWO-FIFTY

# AVAILABILITY

## 14TH FLOOR

Suite 1400  
15,347 R.S.F.

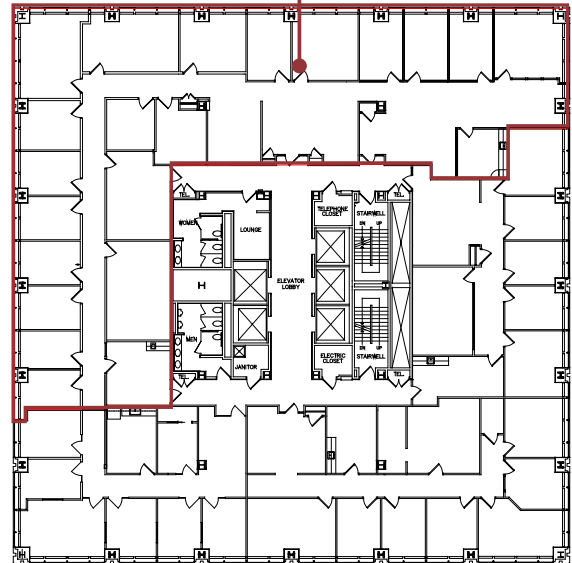


TOUR SUITE 1400



## 15TH FLOOR

Suite 1525  
7,047 R.S.F.



TOUR SUITE 1525



MILLBROOK  
REAL ESTATE COMPANY

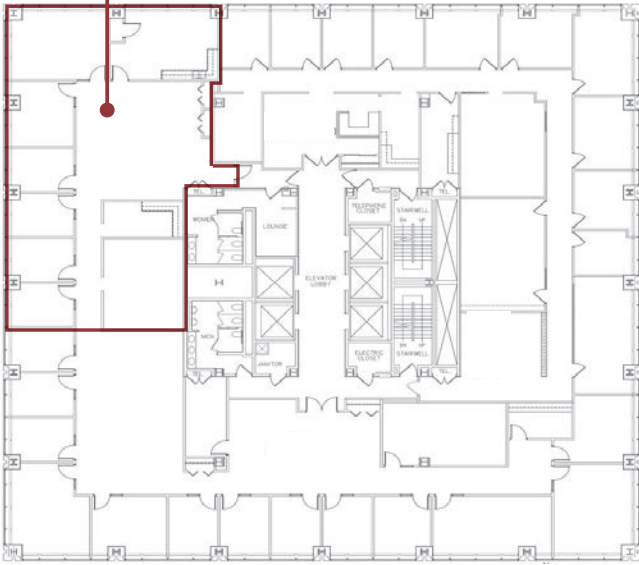
FULCRUM  
Asset Advisors, LLC.



# AVAILABILITY

## 16TH FLOOR

Suite 1650  
3,258 R.S.F.

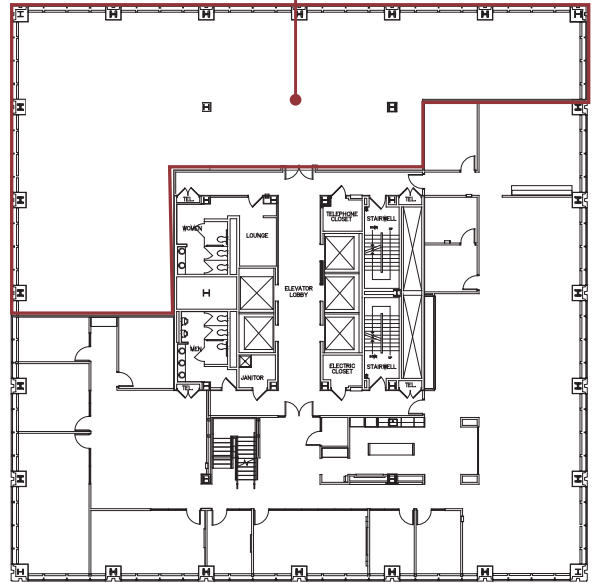


TOUR SUITE 1650



## 19TH FLOOR

Suite 1950  
5,658 R.S.F.



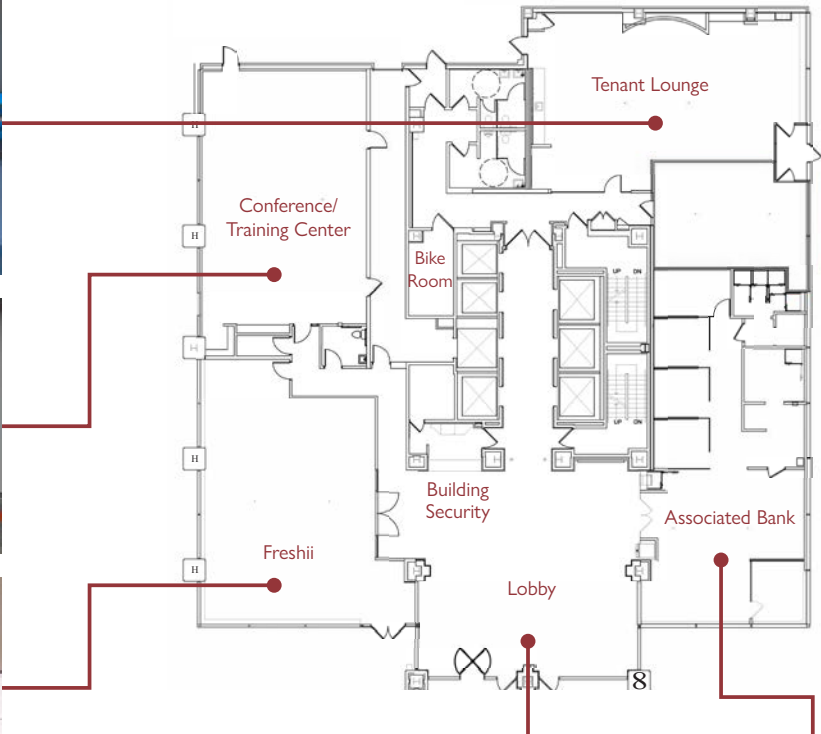
TOUR SUITE 1950



# TWO-FIFTY

# 1ST FLOOR AMENITIES LAYOUT

3D TOUR THE FIRST FLOOR! 



MILLBROOK  
REAL ESTATE COMPANY

FULCRUM  
Asset Advisors, LLC.

# TENANT TESTIMONIALS

*"NAIOP Wisconsin is proud to call 250 East Wisconsin home. The location, amenities, and outstanding service make this a perfect fit for doing business in the heart of Milwaukee's downtown."*

- Jim Villa, CEO, NAIOP Wisconsin

*"Location is everything in our business. At Two-Fifty, we are literally in the center of the action with ease of access for members, partners and vendors from across the State. The building is active and vibrant with amenities to accommodate our organization's varying needs for seminars, meetings, events and more. The Two-Fifty leadership team is extremely helpful and present 24/7. CARW is proud to call Two-Fifty home!"*

- Tracy Johnson, President & CEO, Commercial Association of REALTORS Wisconsin (CARW)

*"Our firm has been so pleased with our decision to move to Two-Fifty. We love the convenient location and we appreciate Two-Fifty's commitment to and follow through on building modernization and added amenities for tenants."*

- Laura J. Petrie, President, Petrie & Pettit

*"Selecting the right location is a critical decision for any business. Mark and his team at Millbrook helped make our transition from past to present seamless and efficient, which minimized the disruption in our business operations. They delivered what was promised, held every contractor to the highest standards of excellence, and exceeded our expectations. We definitely made the right decision to move to Two-Fifty!"*

- Jacqueline Moore, President & CEO, Creative Marketing Resources

*"The Millbrook team is second to none. They have completely changed the culture and vibe of this building and it has helped us grow our business."*

- Jarrod Mikulecky, Area Manager, Regus

*"Millbrook has exceeded our expectations - advising us on options for our space, providing flexibility as plans came together with quick turnaround times and listening to and accommodating our needs. They're building a great community in the building and are constantly a pleasure to work with."*

- Kimberly Kane, President/CEO, Kane Communications Group



# TWO-FIFTY

# TWO-FIFTY

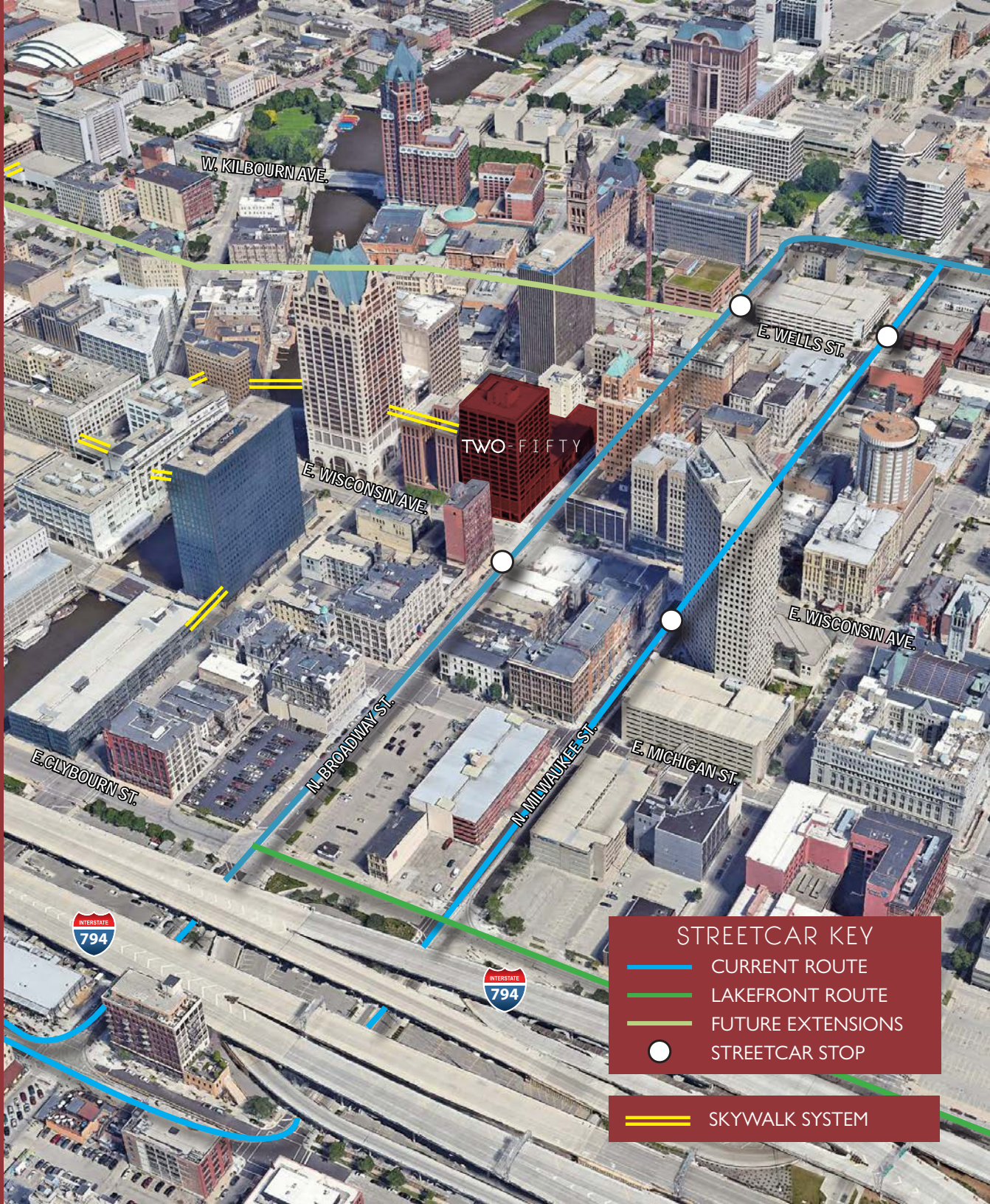
EAST WISCONSIN AVENUE  
MILWAUKEE, WISCONSIN

two-fifty.mke.com

DAVID PUDLOSKY  
EXEC. VICE PRESIDENT  
direct + 1 414 944 2112  
cell + 1 414 322 0970  
david.pudlosky@am.jll.com

NICK HEPNER  
ASSOCIATE BROKER  
direct + 1 414 944 2107  
cell + 1 608 444 1675  
nick.hepner@am.jll.com

JULIA HOWE  
ASSOCIATE BROKER  
direct + 1 414 944 2122  
cell + 1 414 294 9616  
julia.howe@am.jll.com



**STREETCAR KEY**

- CURRENT ROUTE
- LAKEFRONT ROUTE
- FUTURE EXTENSIONS
- STREETCAR STOP

SKYWALK SYSTEM