

TWO-FIFTY

250 E WISCONSIN AVENUE

A CENTRAL. BUSINESS. DESTINATION.



FOUNDERS 3
REAL ESTATE SERVICES

YOUR NEW HOME BASE.

Two-Fifty

is the complete package for office users in Milwaukee's Central Business District. Renovated in 2016 to create a modern lobby, tenant lounge, onsite training center, fitness center, and more, thoughtful design and attention to detail abound. The building is among Milwaukee's best-located assets along E. Wisconsin Ave., with access to the Milwaukee Skywalk and streetcar and ample controlled structure parking. Midwest-based owner Millbrook Real Estate takes pride in ownership with an onsite management staff providing an unrivaled level of service to tenants.

As the world re-thinks what the traditional day at the office looks like for employees, Two-Fifty provides amenity and common area spaces designed to afford ultimate flexibility in where and how you work.

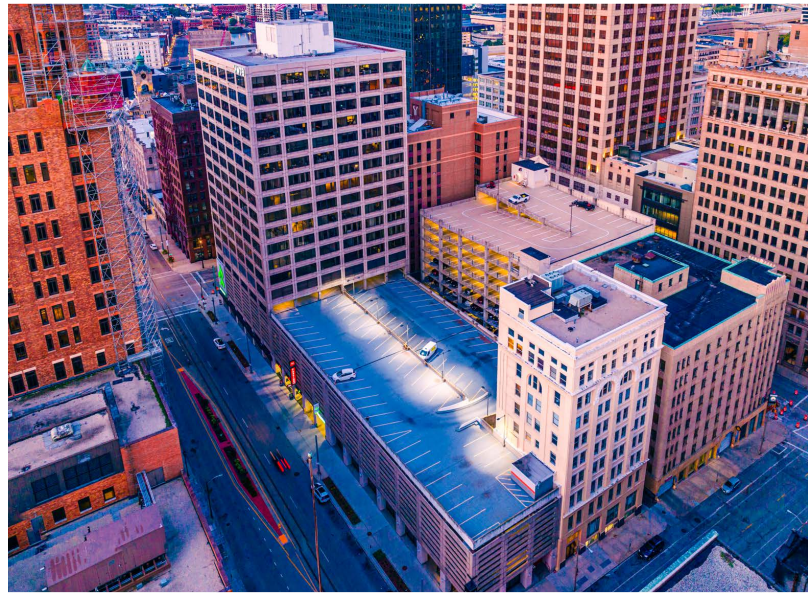
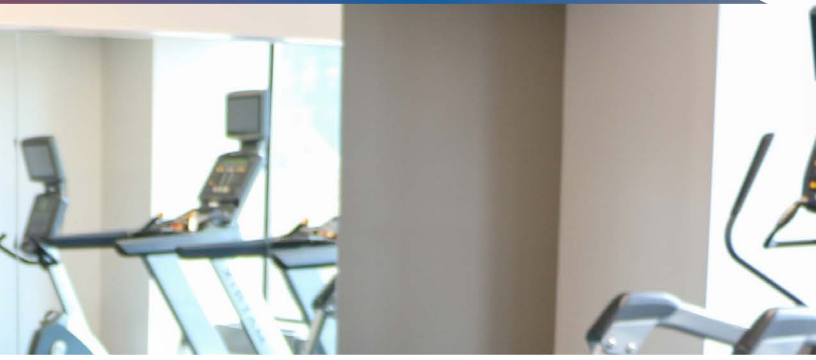
Facts & Figures

AVAILABLE SPACE	8TH FLOOR:	4,042 RSF*
		1,264 RSF*
	9TH FLOOR:	1,021 RSF*
		1,156 RSF*
		2,822 RSF
	11TH FLOOR:	5,466 RSF
	12TH FLOOR:	3,059 RSF
		1,216 RSF
	14TH FLOOR:	15,347 RSF
	15TH FLOOR:	2,006 RSF* (SPEC)
		1,888 RSF*
	16TH FLOOR:	3,258 RSF
	17TH FLOOR:	4,959 RSF
	19TH FLOOR:	2,540 RSF
	*DENOTES CONTIGUOUS SUITES	
ADDRESS	250 EAST WISCONSIN AVENUE	
BUILDING SIZE	190,152 RSF	
STORIES	TWENTY	
PARKING	2/1,000 SF RATIO	
PARKING RATE	\$165/MO UNRESERVED \$205/MO RESERVED	
YEAR BUILT/RENOVATED	1973 / 2016	
LEASE RATE	\$12.00 - \$14.00/SF NET	
EST. OPEX	\$12.93/SF NET	

Ready to Tour?

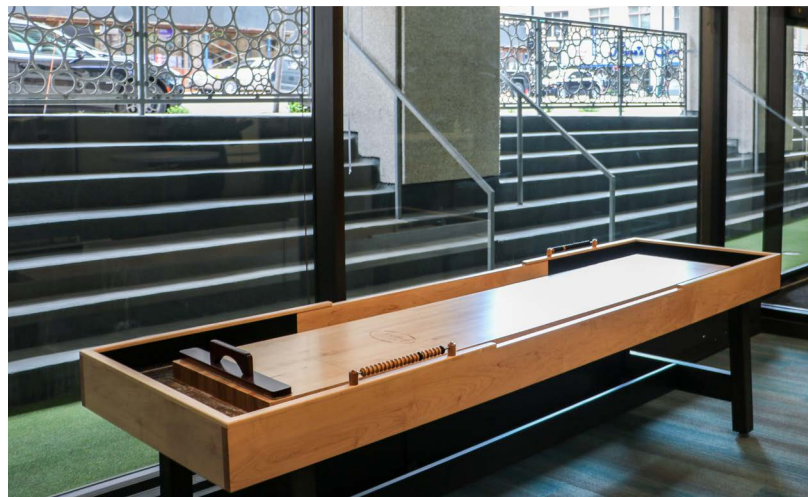
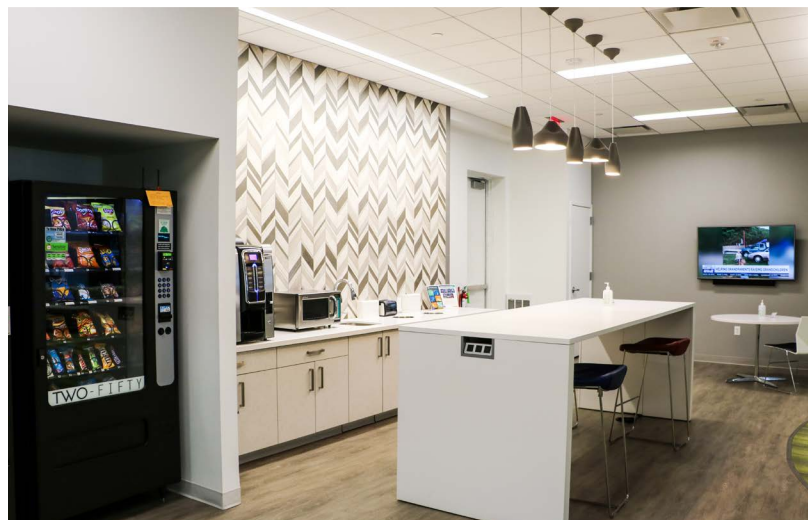
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NOTEWORTHY AMENITIES.

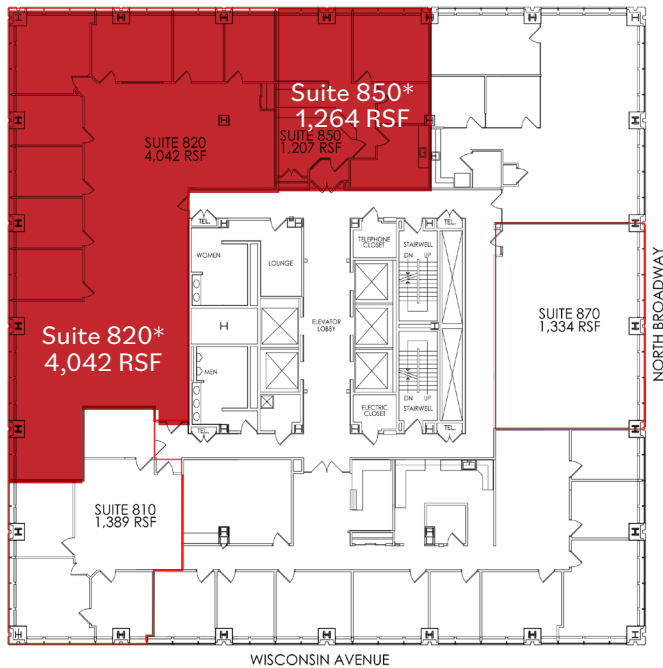
- CONFERENCE CENTER
- TENANT LOUNGE
- FITNESS FLOOR & BIKE STORAGE
- 400+ COVERED & CONNECTED PARKING SPACES



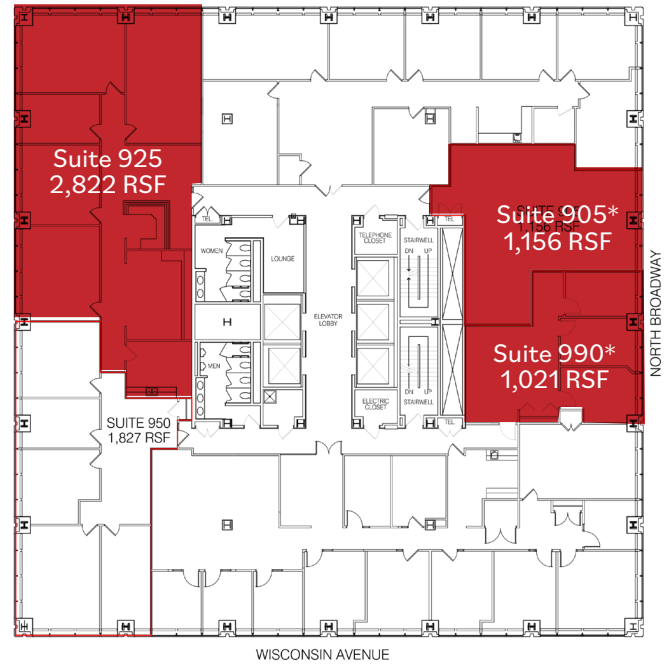
CUSTOMIZABLE SUITES.

Suites ranging from 1,021 RSF to 15,347 RSF (Full Floor)

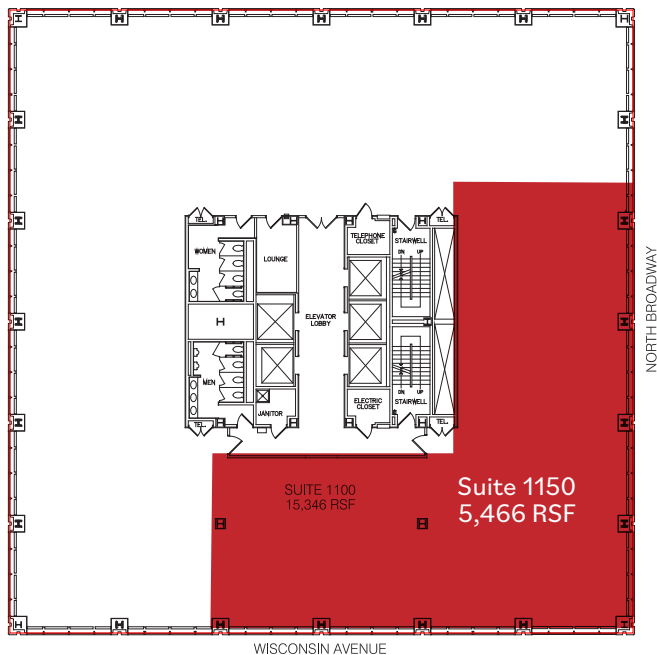
8TH FLOOR



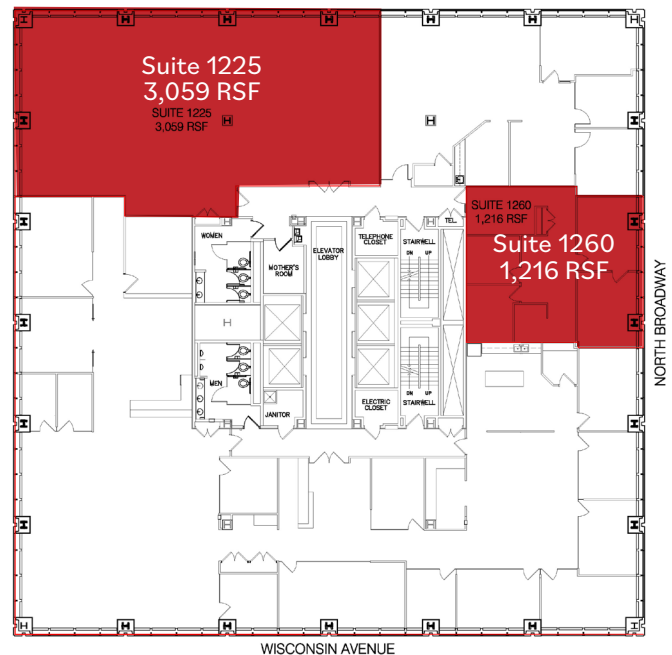
9TH FLOOR



11TH FLOOR



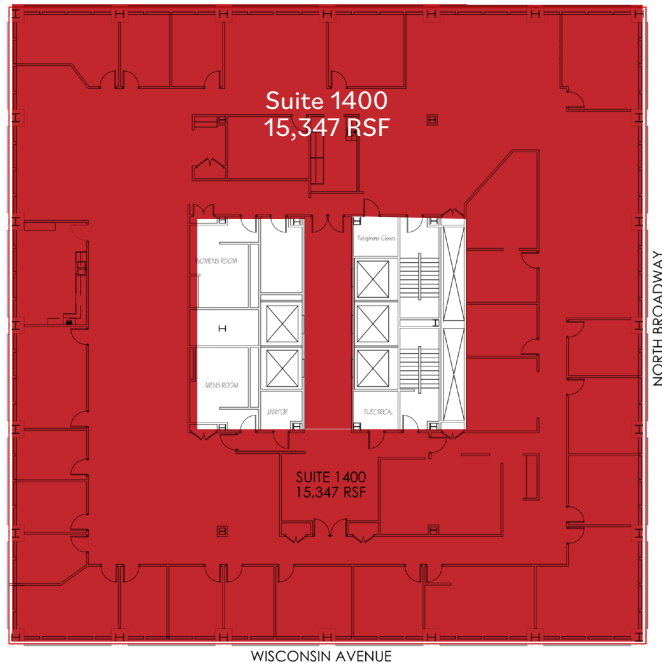
12TH FLOOR



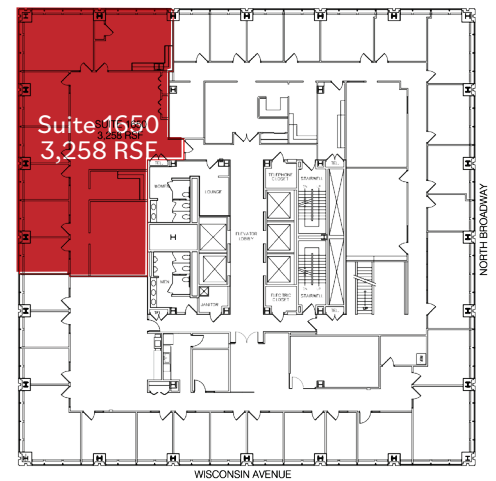
READY TO ACCOMMODATE ANY TENANT.

Suites ranging from 1,021 RSF to 15,347 RSF (Full Floor)

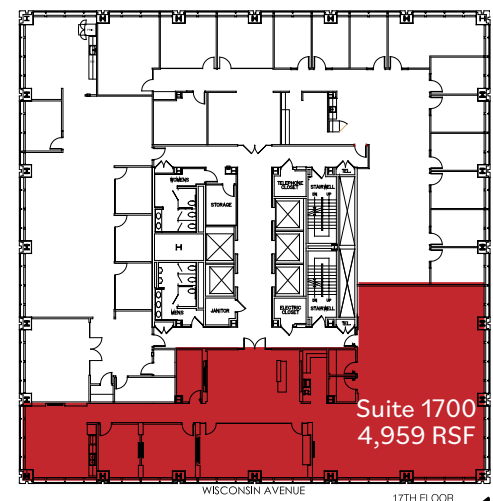
14TH FLOOR



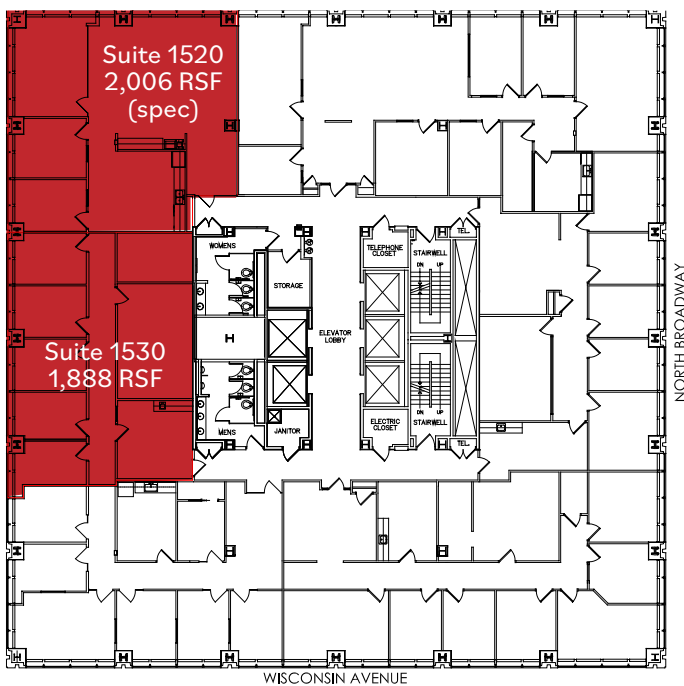
16TH FLOOR



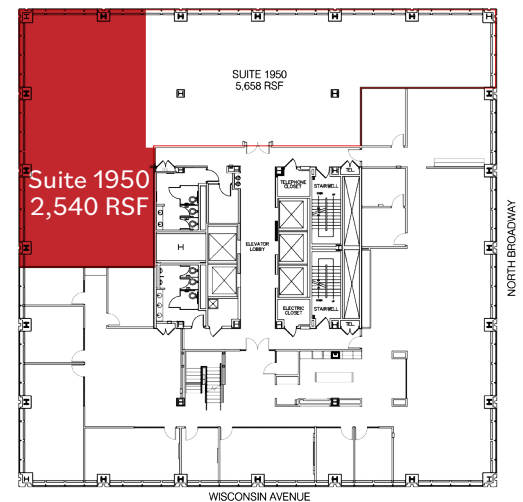
17TH FLOOR



15TH FLOOR



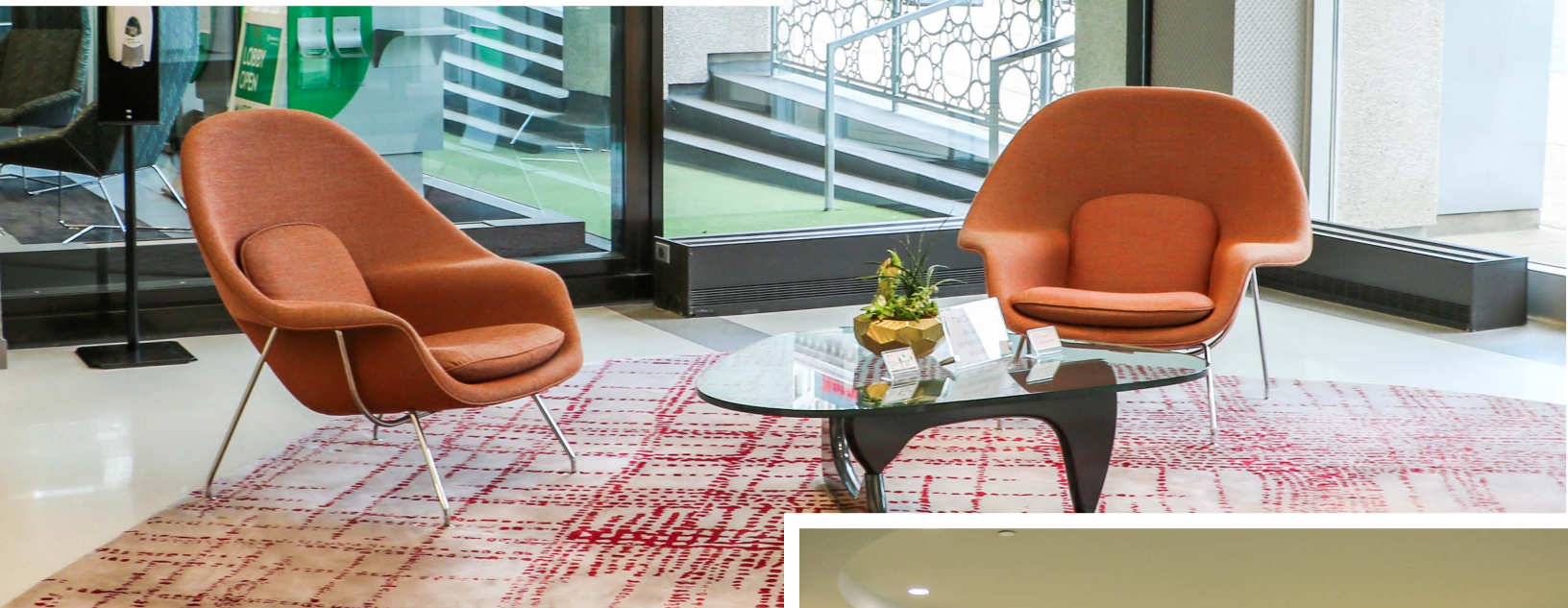
19TH FLOOR





EXCEPTIONAL SERVICE.

- HANDS-ON OWNERSHIP GROUP
- 24/7 SECURITY
- ONSITE, PROFESSIONAL MANAGEMENT
- TENANT PROGRAMMING THROUGH DEDICATED TENANT COORDINATOR



IN THE HEART OF THE CITY.

**ARTS & EVENTS**

- 34 Lily Pad Gallery West
- 23 The Grain Exchange - A Bartolotta Catering & Events Venue
- 3 The Pabst Theater

HEALTH & FITNESS

- 32 Barre Code
- 26 Club Pilates
- 16 Golds Gym
- 26 Orange Theory Fitness
- 27 Solidcore

HOTELS & LODGING

- 15 Drury Plaza Hotel Milwaukee
- 19 Hilton Garden Inn Milwaukee
- 23 Homewood Suites by Hilton
- 12 Hotel Metro
- 35 Kimpton Journeyman
- 21 Milwaukee Marriott
- 11 The Pfister
- 22 The Westin

DINING & NIGHTLIFE

- 20 Alem Ethiopian Village
- 30 Aloha Poke
- 9 Artisan Ramen
- 10 Bacchus - A Bartolotta Restaurant
- 8 Belmont Tavern
- 11 Blu
- 32 Blue Bat
- 12 Brunch
- 1 Buckley's Restaurant & Bar
- 11 Café at the Pfister
- 28 Café Benelux
- 12 Carnivore
- 14 City Net Jazz Café
- 2 Classy Girl Cupcakes
- 30 Colectivo Coffee
- 4 Colour Palate - MKE
- 12 Cubanitas
- 21 East Town Kitchen and Bar
- 2 Elsa's On the Park
- 7 Flannery's
- 23 Fore Milwaukee
- 17 Grassroots Salad Company
- 26 Holey Moley Doughnuts & Coffee
- 4 Jimmy Johns
- 33 Jing's
- 36 Kanpai Izakaya
- 13 Lucid Light Lounge
- 32 Lucky Ginger
- 11 Mason Street Grill
- 32 Milwaukee Ale House
- 4 Milwaukee Water Front Deli
- 24 Milwaukee Public Market
- 5 My Office
- 34 Onesto
- 6 Ouzo Café
- 8 Plum Lounge
- 33 Press
- 29 Red Elephant

- 4 Rodizio Grill Milwaukee
- 30 Shake Shack
- 8 Smax Box
- 26 Smoke Shack
- 8 Sport Club
- 21 Starbucks
- 30 Starbucks
- 22 Stella Van Buren
- 39 Sweet Diner
- 23 Swinging Door Exchange
- 7 Taylor's
- 35 The Outsider
- 29 The Wicked Hop
- 12 Third Coast Provisions
- 35 Tre Rivali
- 28 Wahlburgers
- 9 Ward's House of Prime
- 13 Zarletti

SALONS & BARBERS

- 4 Di Carlo Salon and Barbershop
- 37 Dry Bar
- 1 East Town Spa
- 25 Groom for Men
- 13 Milwaukee Street Barber Shop
- 27 Neroli Salon and Spa
- 3 Nula Nail Salon
- 23 Ricco's Swinging Door Barber
- 5 Salon Cass
- 32 Sevva
- 9 The Collective
- 11 Well Spa + Salon

SHOPPING

- 32 A Trio Jewelry
- 11 Allen Edmonds
- 39 Allison Beike Designs
- 29 Anthropologie
- 39 Broadway Paper
- 32 Cream City Restoration
- 20 Downtown Books
- 40 Edie Boutique
- 15 Edible Arrangements
- 14 FedEx
- 6 Frieschskys
- 33 Harley's Co. HH Clothing
- 39 Inspired
- 7 Kessler's Diamonds
- 29 Lela
- 30 Lululemon
- 40 Metro Eye
- 34 Mod Gen
- 27 Moda 3
- 34 NL Suits
- 20 Power's Jewelry
- 37 Restoration Hardware Outlet
- 34 Shoo
- 29 SoHo Boutique
- 24 Milwaukee Public Market
- 12 Uncommon Items
- 5 Urban Milwaukee - The Store
- 30 West Elm
- 32 Arch Apothecary
- 31 The Home Market
- 29 Warby Parker



CONNECTED
TO 1.5 MILE
SKYWALK



ELEVEN
LOCAL BUS
ROUTES



20,000
VEHICLES
DAILY



LOCATED
AT STREETCAR
STOP



98
WALKABILITY
SCORE

BROADWAY

TWO-FIFTY

WISCONSIN

MILLBROOK
PROPERTIES

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