

ASQ CENTER

Central MKE Riverfront  
Creative Office

R  
2  
COMPANIES

HEMPER







## ASQ Center

648 NORTH PLANKINTON  
MILWAUKEE, WISCONSIN

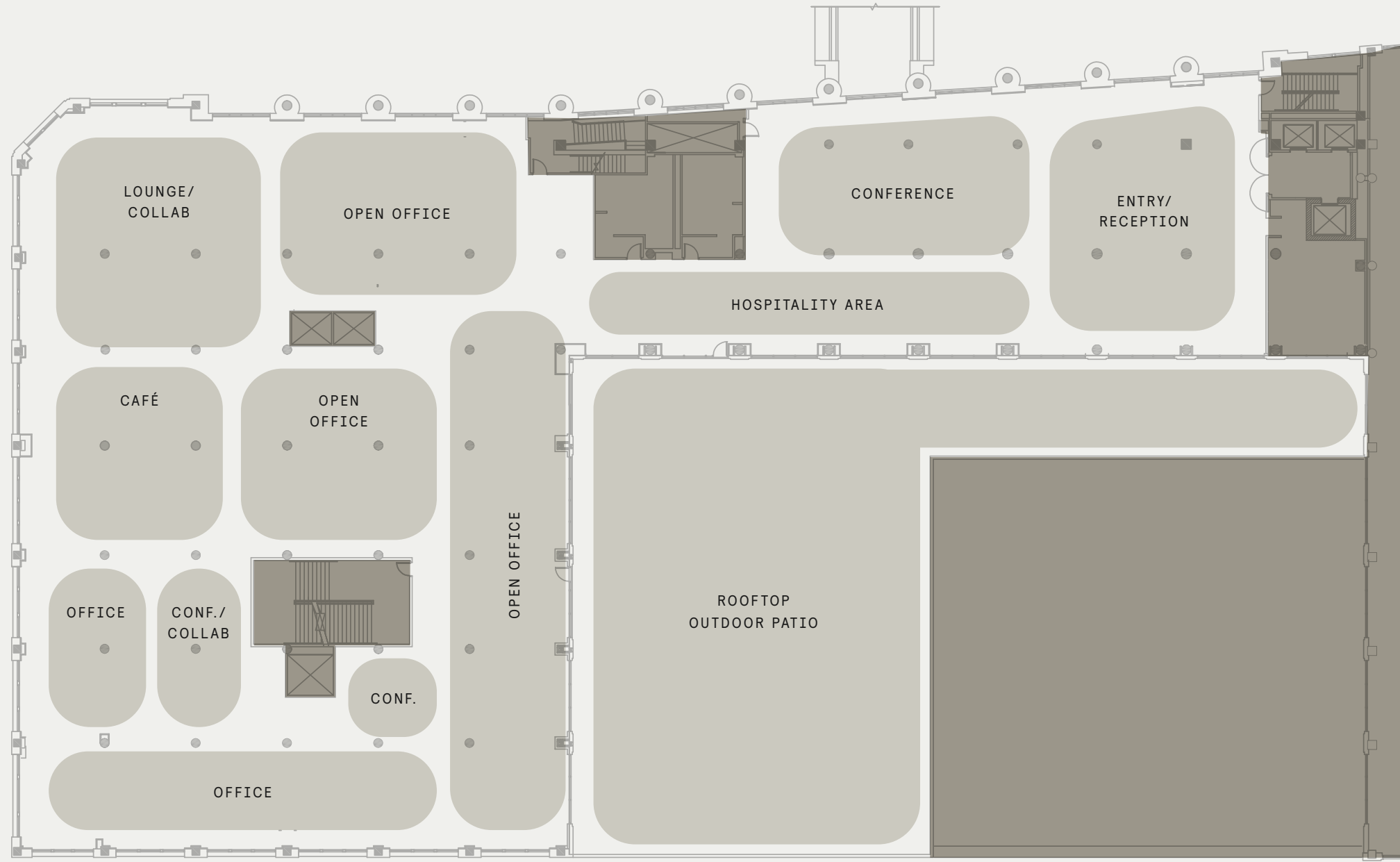
Centrally located in the heart of Milwaukee's Central Business District with direct skywalk access to The Avenue and surrounding restaurants, retail, hospitality and entertainment outlets.

BUILDING SIZE:	240,000 SF
AVAILABLE SPACW:	SUITE 300 29,100 SF [3RD FLOOR] + ROOFTOP DECK
DEDICATED PARKING:	UP TO 8/1,000 +
STORIES:	8
RATE:	\$13.50 - \$14.50/SF NNN
EST. OPEX:	\$8.90/SF

- Available for the first time in nearly 20 years, this full-floor suite awaits renovation to suit a new tenant's requirement; the existing space includes high ceilings and panoramic views of Milwaukee—from Lake Michigan to the Fiserv Forum
- Unrivalled building signage opportunity
- Exclusive rooftop deck amenity
- Premier riverfront location with private boat dock
- Access to tenant amenities at The Avenue, including conferencing center, fitness center, bike room, locker rooms with showers and Food Hall
- Skywalk connectivity in the center of the CBD

# Sample Plan Diagram

29,100 SF



FLOOR

# 3





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EXISTING CONDITIONS  
ASQ Center





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EXISTING CONDITIONS  
ASQ Center



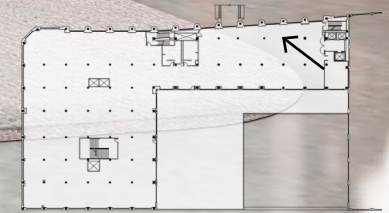


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RIVERFRONT  
Boat Slip Opportunity





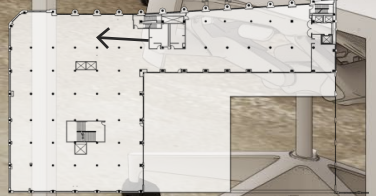
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ENTRY RENDERING  
ASQ Center







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NORTH VIEW RENDERING  
ASQ Center







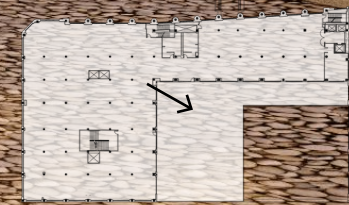
— EAST VIEW RENDERING  
ASQ Center







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ROOFTOP RENDERING  
ASQ Center



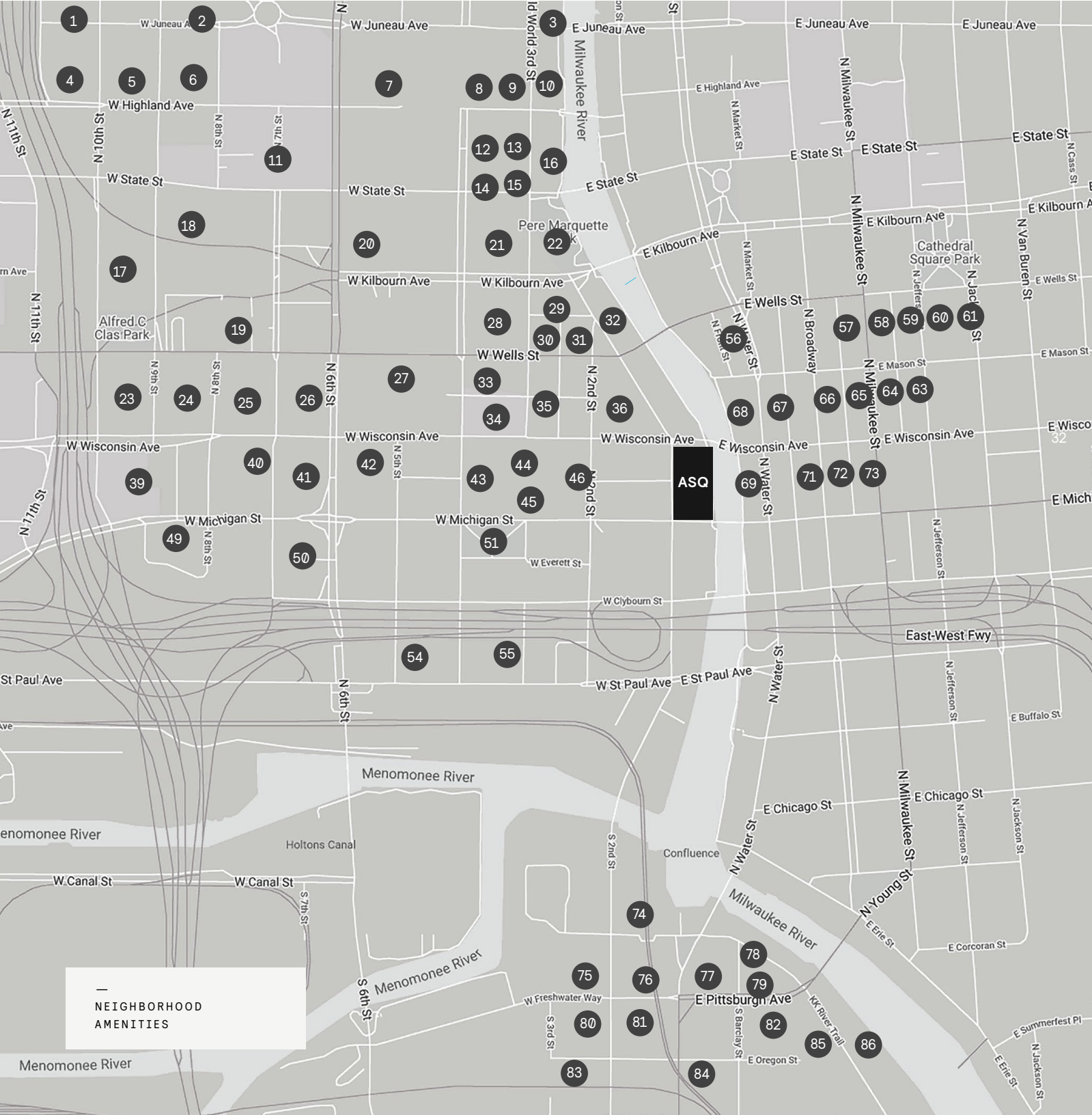
R2 - CONCEPT  
R2 - ME





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TENANT AMENITIES  
The Avenue





### ARTS & EVENTS

- 5 Best Place at Historic Pabst Brewery
- 7 Fiserv Forum
- 39 In Tandem Theatre
- 20 Milwaukee Admirals
- 19 Milwaukee Public Museum
- 20 Milwaukee Wave Pro Soccer
- 9 The Beer Garden
- 38 The Riverside Theater
- 13 Tower Gallery
- 27 Wisconsin Center
- 85 Next Act Theatre

### HOTELS & LODGING

- 3 Aloft Milwaukee Downtown
- 1 Brewhouse Inn & Suites
- 53 Cambria Hotel Milwaukee
- 50 City Center Hotel Milwaukee
- 45 Courtyard
- 41 Doubletree
- 30 Fairfield Inn
- 36 Hampton Inn
- 42 Hilton Milwaukee City Center
- 2 Hyatt Place Milwaukee/Downtown
- 28 Hyatt Regency Milwaukee
- 48 Residence Inn
- 33 SpringHill Suites
- 67 Drury Plaza Hotel Milwaukee
- 71 Hilton Garden Inn Milwaukee
- 73 Milwaukee Marriot

### NEIGHBORHOOD SERVICES

- 37 American Malting Barley Associates
- 48 American Society for Quality (ASQ)
- 26 Grand Avenue Market
- 18 Justice Point
- 52 Literary Services of Wisconsin
- 11 MATC
- 44 Menomonee Valley Partners Inc
- 32 Milwaukee Aids Housing Corp
- 22 Milwaukee County Historical Society
- 1 Milwaukee Film
- 24 Milwaukee Public Library Central Library
- 26 Parents Plus Inc
- 49 Safe & Sound
- 34 Score Mentors of SE Wisconsin
- 38 SecureFutures
- 44 United Performing Arts Fund
- 44 Walgreens
- 41 Westtown Associates Inc
- 41 Wisconsin Policy Forum
- 51 Zeidler Park/Westtown Farmer's Market

### FASHION & ACCESSORIES

- 7 Bucks Pro Shop
- 37 David Liska Custom Jewelry
- 35 Pak's Jewelers
- 46 Rainbow
- 47 TJ Maxx
- 72 Power's Jewelry
- 77 East Town Women's Resale Shop

### DINING & NIGHTLIFE

- 10 1983 Arcade Bar
- 10 Ale Asylum Riverhouse
- 41 Avenue Bar & Grill
- 32 Benihana
- 28 Bistro 333
- 9 Brick 3 Pizza
- 16 Brudd Cafe
- 15 Buck Bradley's
- 41 Build-a-Breakfast/Build-a-Burger
- 15 Burgerim
- 42 Cafe Hilton
- 29 Calderone Club
- 10 Cantina Milwaukee
- 34 Capital Grille
- 9 Carson's
- 11 Cuisine
- 33 DOC's Commerce Smokehouse
- 40 Domino's
- 8 Drink Wisconsinly Pub
- 26 Dunkin'
- 30 George Webb Restaurant
- 6 Glass & Griddle
- 9 Good City Brewing | Downtown
- 6 Gouda Girls Grill
- 25 Gyro MKE
- 1 Jackson's Blue Ribbon Pub
- 29 King & I Thai Restaurant
- 13 Knight's Bar
- 9 Loaded Slate
- 13 Mader's
- 21 Major Goolsby's Pub & Grill
- 50 Michigan Grill
- 42 Miller Time Pub & Grill
- 15 Milwaukee Brat House
- 6 Milwaukee Brewing Company
- 42 Milwaukee Chophouse
- 38 Mo's a Place for Steaks
- 36 Mo's Irish Pub Milwaukee
- 13 Oak Barrell Public House
- 15 Old German Beer Hall
- 4 Pabst Brewery & Taphouse
- 32 Pier 106 Seafood Tavern
- 14 Point Burger Express MKE
- 47 Potbelly Sandwich Shop
- 8 Punch Bowl Social Milwaukee
- 37 Rock Bottom Restaurant & Brewery
- 16 RWB Milwaukee
- 29 San Giorgio Pizzeria Napoletana
- 9 Sandwich God
- 30 Shah Jee's
- 35 Silk Exotic Downtown
- 41 Starbucks
- 54 Stone Creek Coffee
- 47 Stone Creek Coffee
- 38 Subway
- 12 Tavern at Turner Hall
- 9 The African Hut
- 45 The Bistro
- 19 The Daily Grind
- 40 The High Note
- 8 The Mecca Sports Bar & Grill
- 9 The Pub Club
- 15 Trio Lounge
- 15 Ugly's
- 15 Who's on Third
- 23 Wisconsin Club

### DINING & NIGHTLIFE

- 56 Rodizio Grill Milwaukee
- 57 Urban Milwaukee - The Store
- 58 Ouzo Café
- 59 Taylor's
- 60 Smax Box
- 61 Artisan Ramen
- 63 Blu
- 64 Uncommon Items
- 65 Zarletti
- 69 Grassroots Salad Company
- 74 Screaming Tuna
- 75 Purple Door Ice Cream
- 76 Full of Beans Cafe
- 78 Rustic Retreats
- 79 Stone Creek Coffee
- 81 Black Sheep Restaurant
- 84 O'Lydia's

### FITNESS & HEALTHCARE

- 42 9Round
- 32 ARCW Pharmacy
- 12 Ascent Fitness
- 31 Audiophone Hearing Aid Center
- 30 Quality Optical
- 12 Turner Hall Climbing Gym
- 32 Walgreens Community Pharmacy
- 34 Weight Watchers
- 31 Wisconsin Hearing Aid Center
- 47 YMCA of Metro Milwaukee
- 68 Golds Gym

### SALONS & BARBERS

- 39 Bob's Barber Shop
- 42 Hair Hilton
- 31 iLashout Beauty Co LLC
- 30 Perfection by Je'lamar
- 35 Razor Sharp Barber Shop
- 47 Shear Perfection
- 31 Victory Hairline Solutions
- 31 Water Street Massage & Spa
- 82 Purcell's Hair Studio
- 83 Tailored Salon

### SPECIALTY SHOPPING

- 26 Avenue Liquor Store
- 32 Davinci Media
- 41 Duncan Solutions Inc
- 41 Lifecal LLC
- 55 Milwaukee Mattress & Furniture
- 13 Spice House
- 30 Tourist Convenience
- 38 Uhle Tobacco Company
- 16 Usinger's Famous Sausage
- 25 Westtown Market Liquor
- 16 Wisconsin Cheese Mart
- 66 FedEx
- 86 Milwaukee Kayak Co



