

ASQ CENTER

Creative Office Space Available

648 NORTH PLANKINTON, MILWAUKEE, WI

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COMPANIES

HEMPEL

FOUNDERS 3





—
ASQ CENTER
Exterior

ASQ CENTER

648 NORTH PLANKINTON
MILWAUKEE, WISCONSIN

SPECIFICATIONS

| | |
|------------------------|---|
| Gross Building Area | 240,000 SF |
| Class | A |
| Lease Rate & Type | Office: \$13.50 - \$14.50/SF NNN |
| 2019 Est. OPEX & Taxes | 1st & 2nd Floors: \$8.22/SF 3rd & 4th Floors: \$8.90/ SF |

AVAILABILITY

| SUITE 110 | SUITE 250 | SUITE 264 | SUITE 300 | SUITE 410 | TOTAL |
|-----------|-----------|-----------|---------------|-----------|-----------|
| 3,400 SF | 989 SF | 6,937 SF | 29,100 SF | 3,416 SF | 43,842 SF |
| | | | <i>8/1/21</i> | | |

CENTRAL LOCATION

Located in the heart of Downtown Milwaukee, the ASQ Center is walking distance from countless retail, restaurant and entertainment options.

FEATURES

- Premier riverfront location in Westtown
- Access to tenant amenities at The Avenue, including conferencing center, fitness center, bike room, locker rooms with showers and Food Hall coming in Spring 2020
- Skywalk access point connecting tenants to buildings throughout the CBD
- Onsite, professional property and construction management
- 24/7 Building Security
- Heated, indoor, and structured parking available
- Hotel onsite
- Easily accessible location with immediate access to freeway system and public transit

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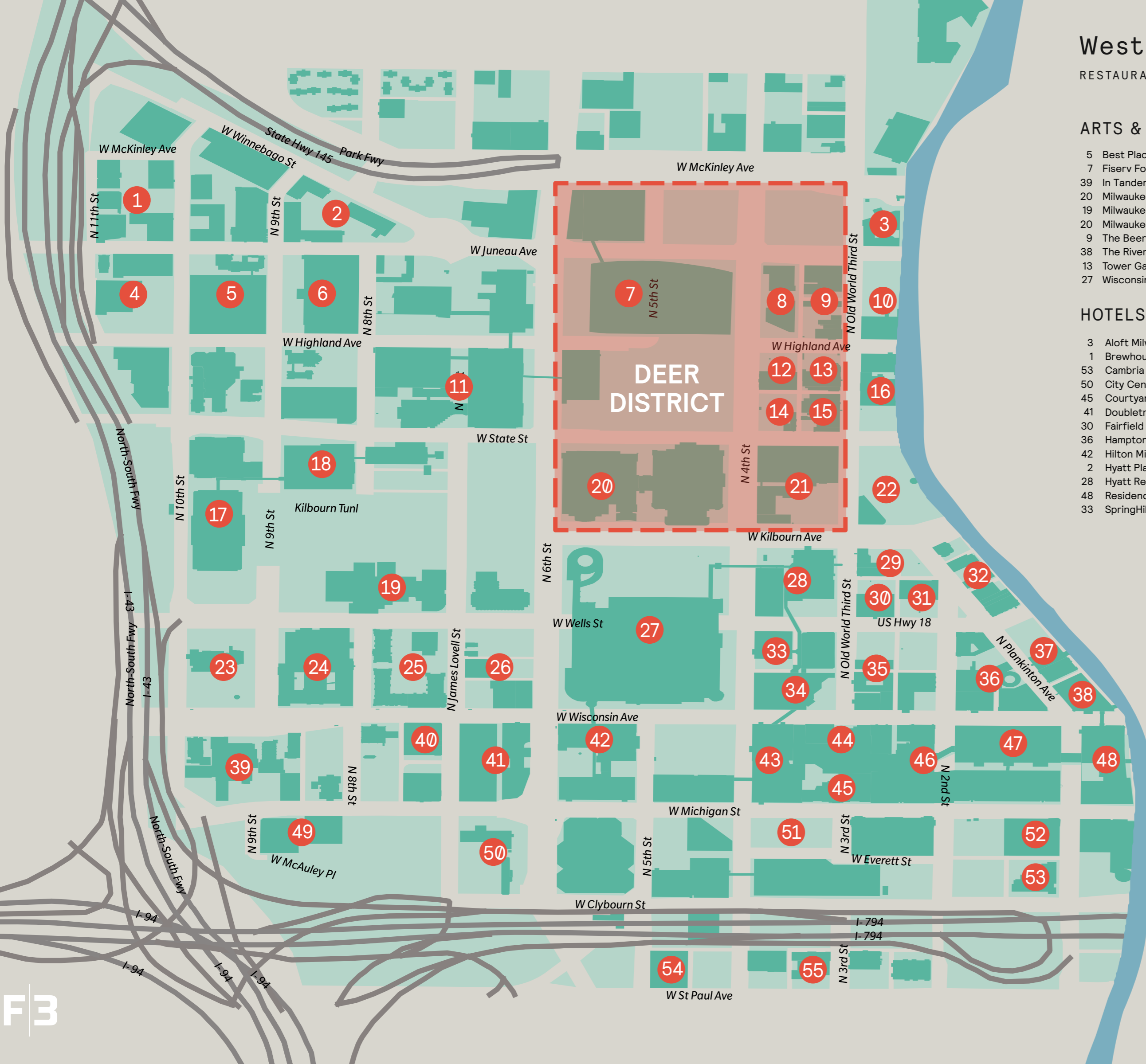
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ASQ CENTER
Exterior, Riverfront



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ASQ CENTER
Exterior, Riverfront



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THE AVENUE
Tenant Amenities



Westtown

RESTAURANTS & RETAIL

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

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

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

SPECIALTY SHOPPING

- 26 Avenue Liquor Store
- 32 Davinci Media
- 41 Duncan Solutions Inc
- 41 Lifecalm 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

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

SALONS & BARBERS

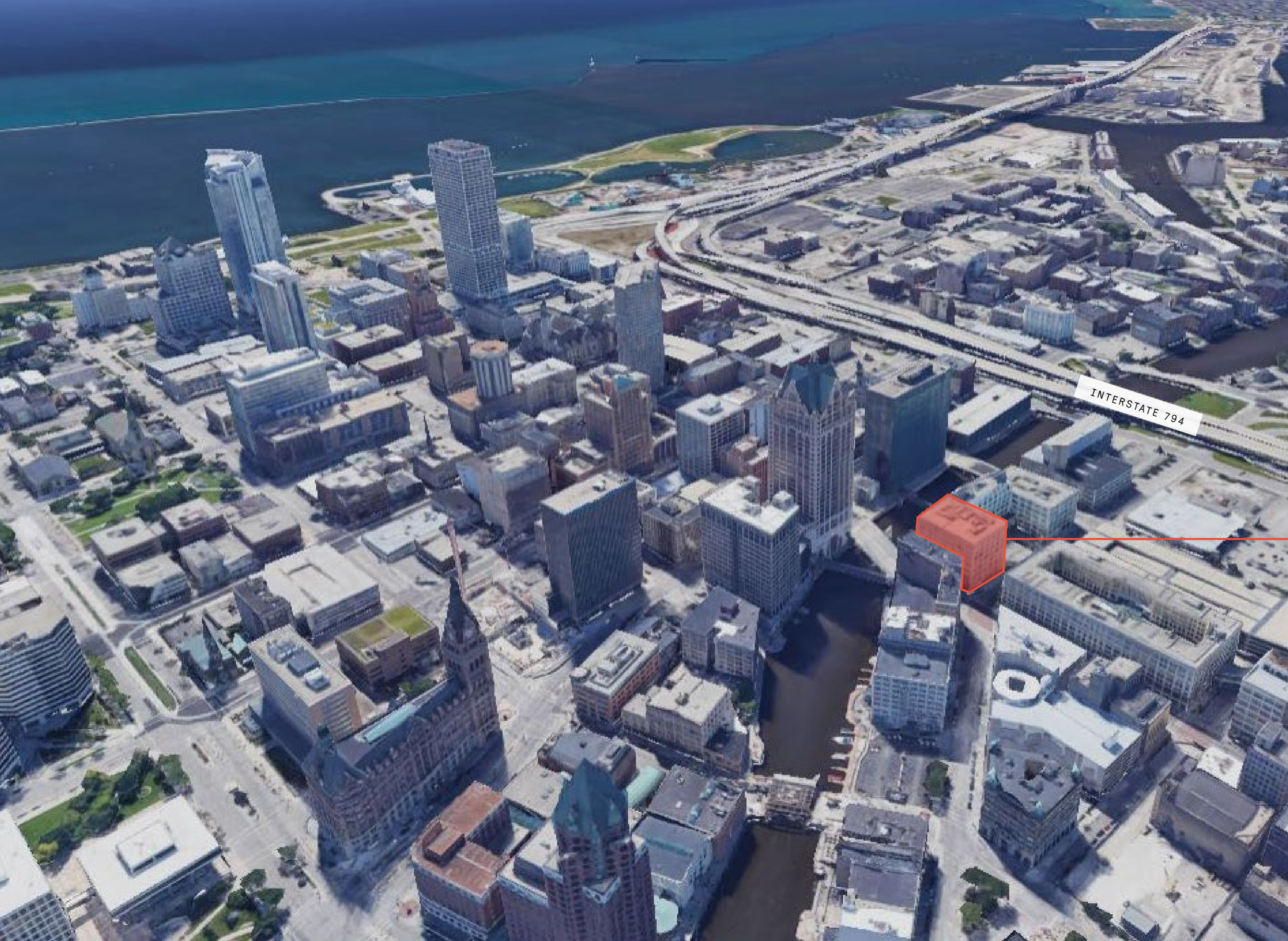
- 39 Bob's Barber Shop
- 42 Hair Hilton
- 31 iLashout Beauty Co LLC
- 30 Perfection by Je'lamar
- 35 Razor Sharp Barber Shop
- 47 Shear Perfection
- 31 Victory Hairline Solutions
- 31 Water Street Massage & Spa

FASHION & ACCESSORIES

- 7 Bucks Pro Shop
- 37 David Liska Custom Jewelry
- 35 Pak's Jewelers
- 46 Rainbow
- 47 T.J. Maxx

DINING & NIGHTLIFE

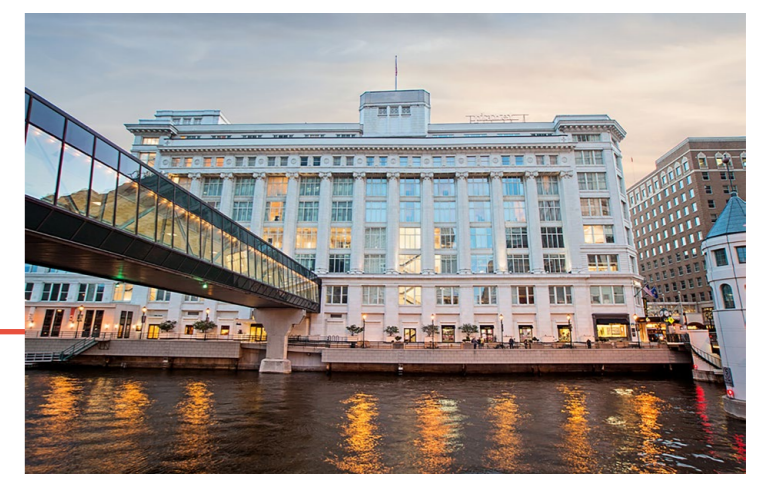
- 10 1983 Arcade Bar
- 10 Ale Asylum Riverhouse
- 41 Avenue Bar & Grill
- 32 Benihana
- 28 Bistro 333
- 9 Brick 3 Pizza
- 16 Brudd Cafe
- 15 Buck Bradley's
- 41 Build-a-Breakfast/Build-a-Burger
- 15 Burgerim
- 42 Cafe Hilton
- 29 Calderone Club
- 10 Cantina Milwaukee
- 34 Capital Grille
- 9 Carson's
- 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



Aerial

DEMOGRAPHICS

| | 1 MILE | 3 MILE | 5 MILE |
|---------------|-----------|----------|----------|
| Population | 21,196 | 213,245 | 440,907 |
| AVG HH Income | \$100,104 | \$57,154 | \$63,542 |



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In Relentless Pursuit of Opportunity.

R2 was created to source, acquire and uncover irreplaceable real estate in emerging and in-fill urban locations. R2 owns and operates over 6 million square feet across over 40 buildings and maintains offices in Chicago, Minneapolis & Milwaukee.

R2's vertically integrated platform is led by experienced Principals in Investment, Leasing, Asset Management, Property Management, Design & Construction. R2 has a multi-year track record of successfully repositioning Creative Office buildings across the Midwest.

For additional information, visit [R2.me](https://r2.me).

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