

The Gas Light Building

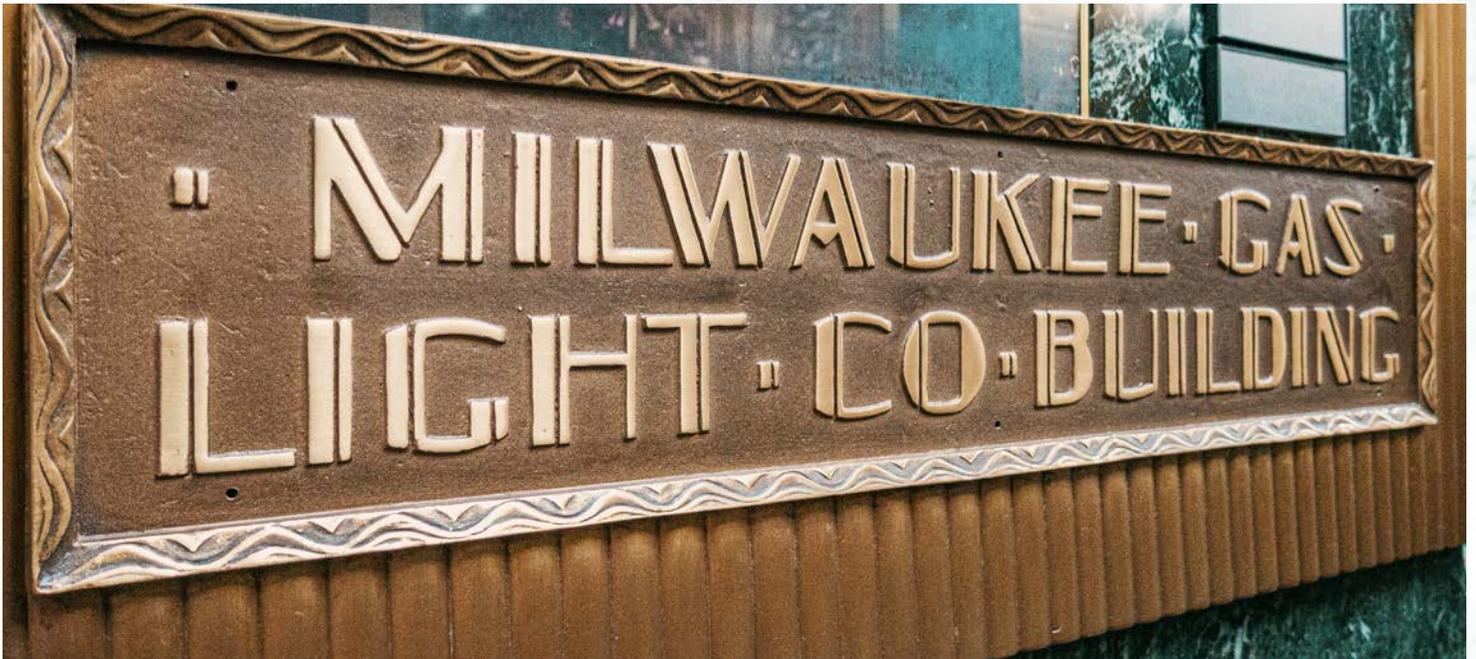
626 E WISCONSIN AVE

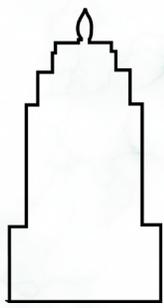


"WHEN THE FLAME IS RED IT'S WARM WEATHER AHEAD."

THE LIGHT OF MILWAUKEE

The Gas Light Building is an iconic art deco landmark located in the heart of Downtown Milwaukee. As one of the most recognizable features in Milwaukee, a 21-foot weather beacon sits atop the building, signaling the weather forecast by its color and flicker. Completed in 1930, this attractive and historically significant 20-story office building boasts a prestigious Wisconsin Avenue address and offers excellent views of downtown Milwaukee, including Lake Michigan, Milwaukee Art Museum, and east and west along Wisconsin Avenue.

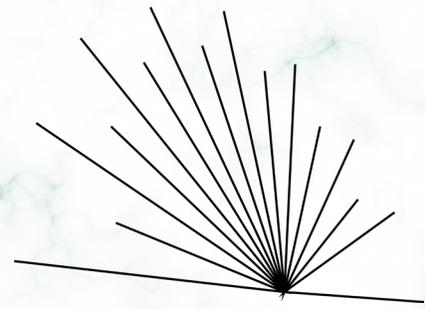




OFFICE SPACE

133,984 SF

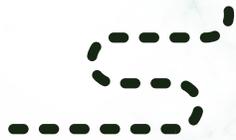
20-story Class A office building,
11,257 SF of office space
available



ARCHITECTURE

ART-DECO

stately, historic art
deco architecture



TRANSPORTATION

CENTRALIZED

with a 97 walk score
and near the Hop line



PARKING

2 SURFACE LOTS

as well as one structured
parking garage



FLAME

21-FOOT FLAME

atop the building
serves as a weather
beacon

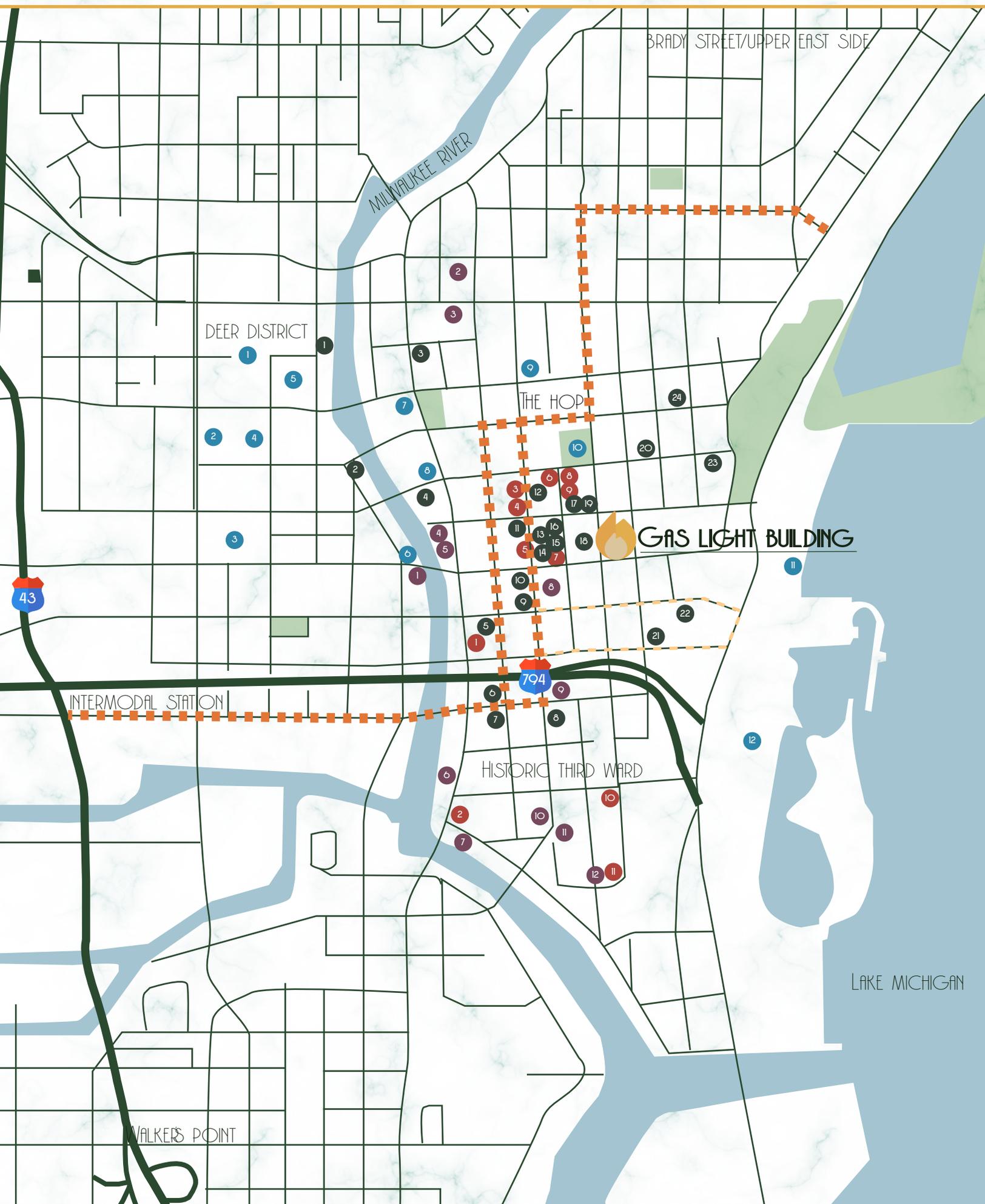


AMENITIES

UPGRADED

including a tenant lounge,
conference room, upgraded
elevators and common areas

"WHEN THE FLAME IS GOLD WATCH OUT FOR COLD"



GRAB A BITE..

- 1 ALE ASYLUM
- 2 BENIHANA
- 3 THE RUMPUS ROOM
- 4 SAFEHOUSE
- 5 SWINGIN' DOOR EXCHANGE
- 6 MILWAUKEE PUBLIC MARKET
- 7 THE WICKED HOP
- 8 SMOKE SHACK
- 9 THE SOUP HOUSE
- 10 AMILINDA
- 11 ZARLETTI
- 12 OUZO CAFE
- 13 CUBANITAS
- 14 BRUNCH
- 15 CARNEVOR
- 16 THIRD COAST PROVISIONS
- 17 ARTISAN RAMEN
- 18 JAVA CORNER
- 19 WARD'S HOUSE
- 20 BUCKLEY'S
- 21 STELLA VAN BURREN
- 22 RARE STEAKHOUSE
- 23 BACCHUS
- 24 FAIRGROUNDS COFFEE + TEA

GO FOR A DRINK..

- 1 FIRE ON WATER
- 2 BUGSY'S SPEAKEASY
- 3 MY OFFICE
- 4 XO COCKTAIL PARLOR
- 5 INDULGE WINE ROOM
- 6 BAD GENIE
- 7 BLU
- 8 PLUM LOUNGE
- 9 SPORT CLUB
- 10 CAMP BAR
- 11 CAMPSITE 131

GREAT FOR ENTERTAINMENT..

- 1 FISERV FORUM
- 2 MILLER HIGH LIFE THEATRE
- 3 WISCONSIN CENTER
- 4 UW-MILWAUKEE PANTHER ARENA
- 5 TURNER HALL BALLROOM
- 6 RIVERSIDE THEATER
- 7 MARCUS PERFORMING ARTS CENTER
- 8 PABST THEATER
- 9 MSOE ATHLETIC FIELD
- 10 CATHEDRAL SQUARE
- 11 MILWAUKEE ART MUSEUM
- 12 HENRY MAIER FESTIVAL GROUNDS

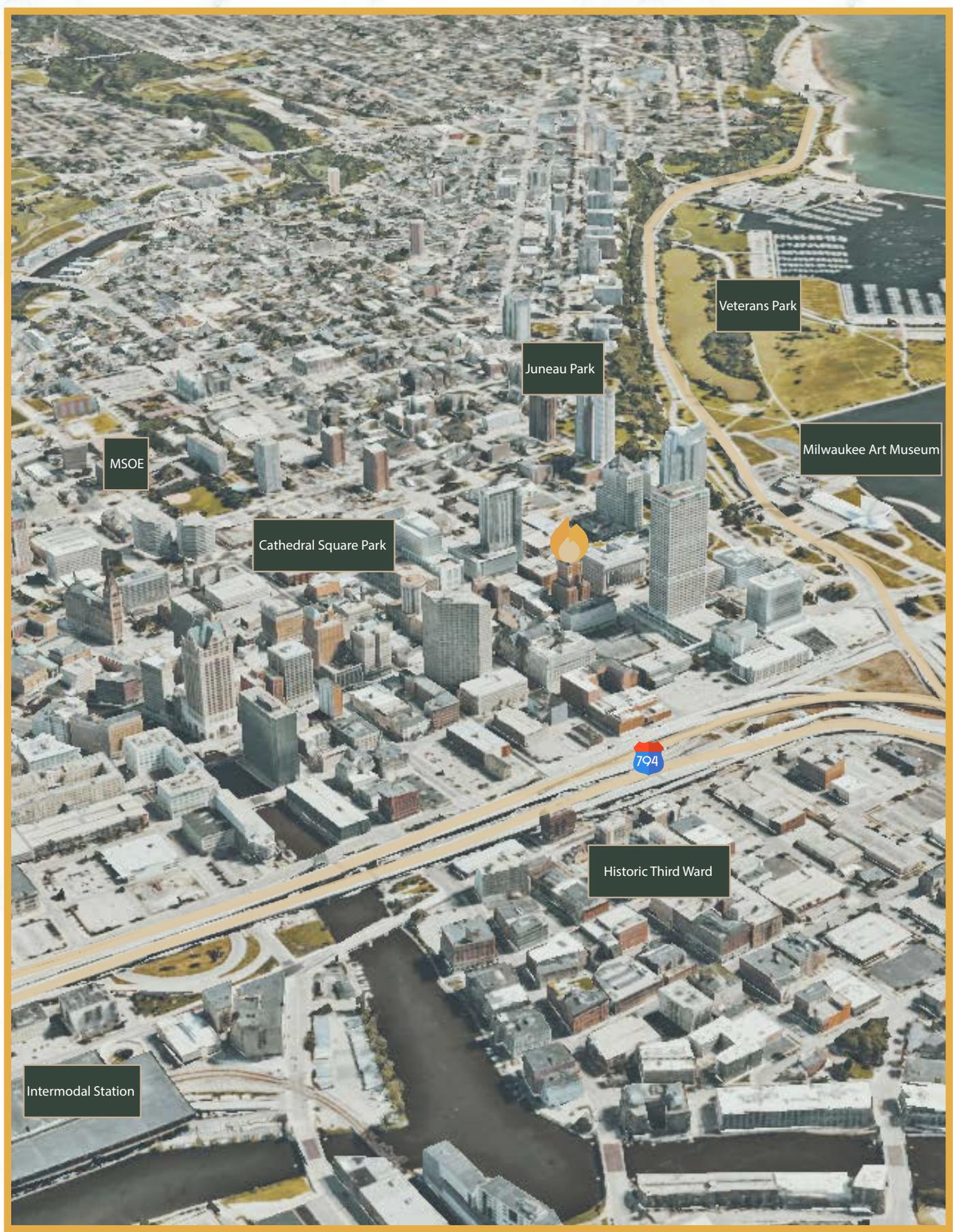
GET FIT..

- 1 PLANET FITNESS
- 2 MSOE KERN CENTER
- 3 WORKOUT BOSS
- 4 MILWAUKEE ATHLETIC CLUB
- 5 GOLD'S GYM
- 6 THE BARRE CODE
- 7 SPIRE FITNESS
- 8 WISCONSIN ATHLETIC CLUB
- 9 ORANGE THEORY
- 10 MONKEY BAR GYM
- 11 FITNESS TOGETHER - THIRD WARD
- 12 BEST FITNESS



WALK SCORE

"WHEN THE FLAME IS BLUE, THERE'S NO CHANGE IN VIEW."



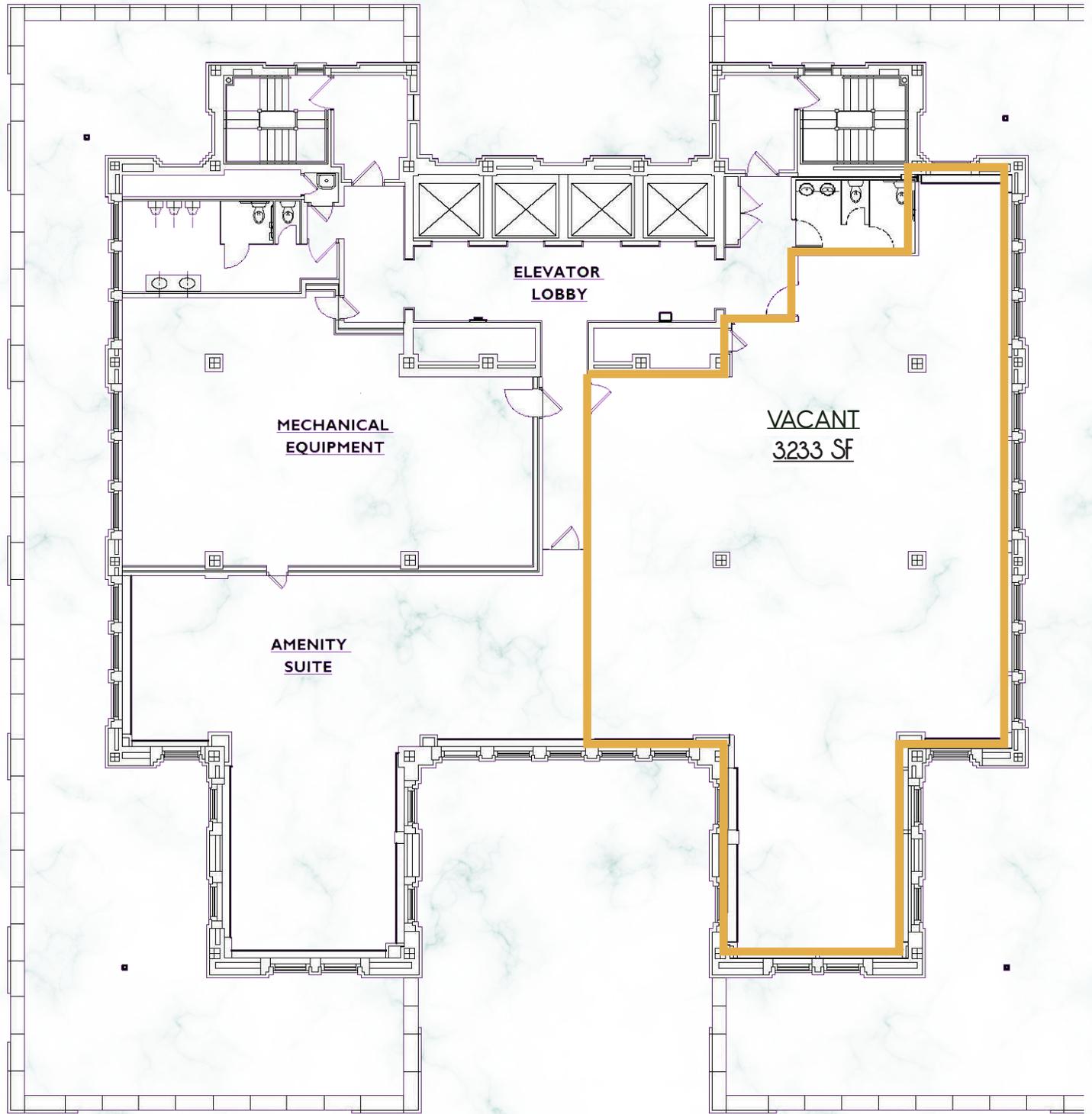
LOCATION

STACKING PLAN

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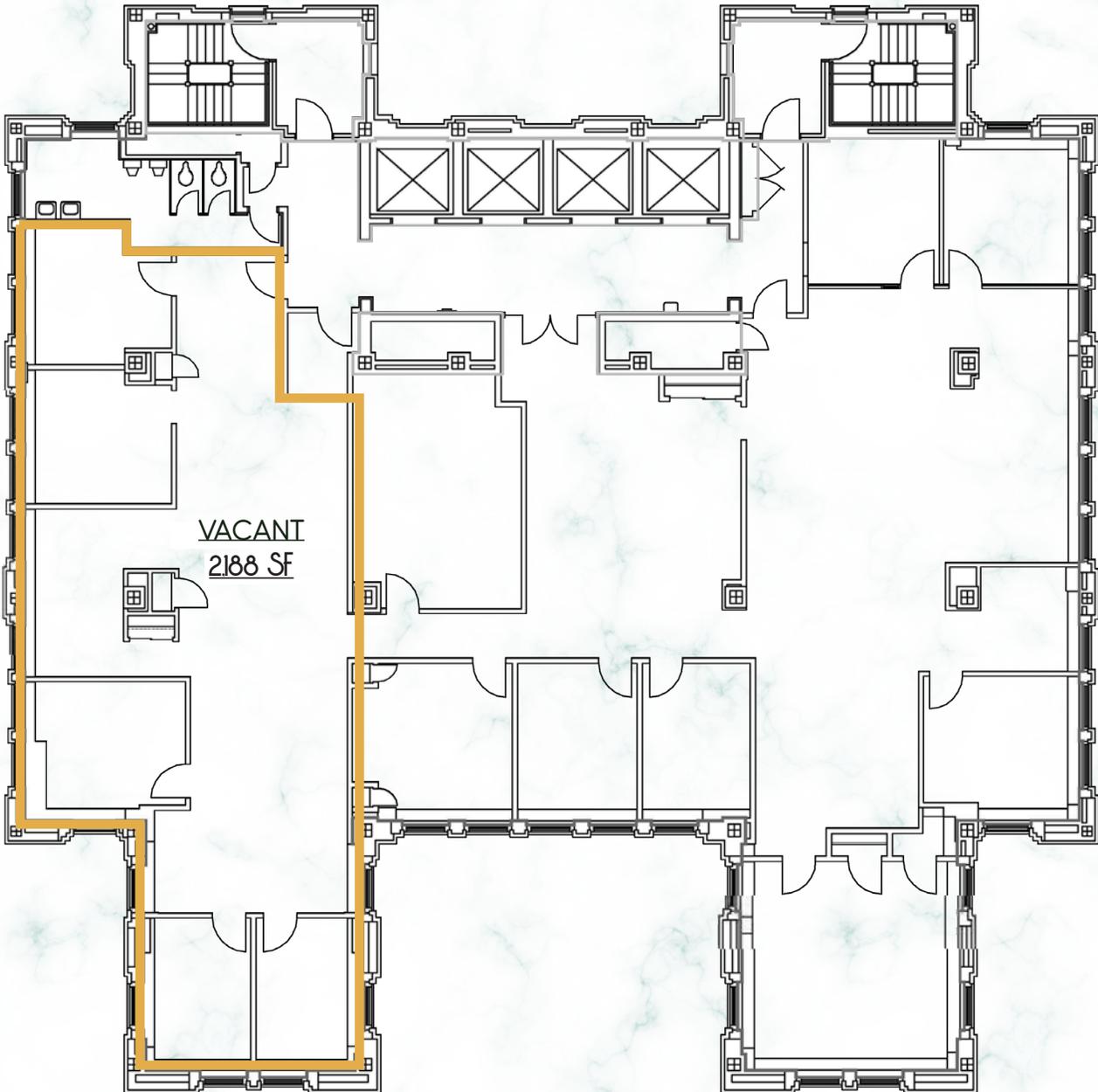


"WHEN THERE'S A FLICKERING FLAME, EXPECT SNOW OR RAIN!"

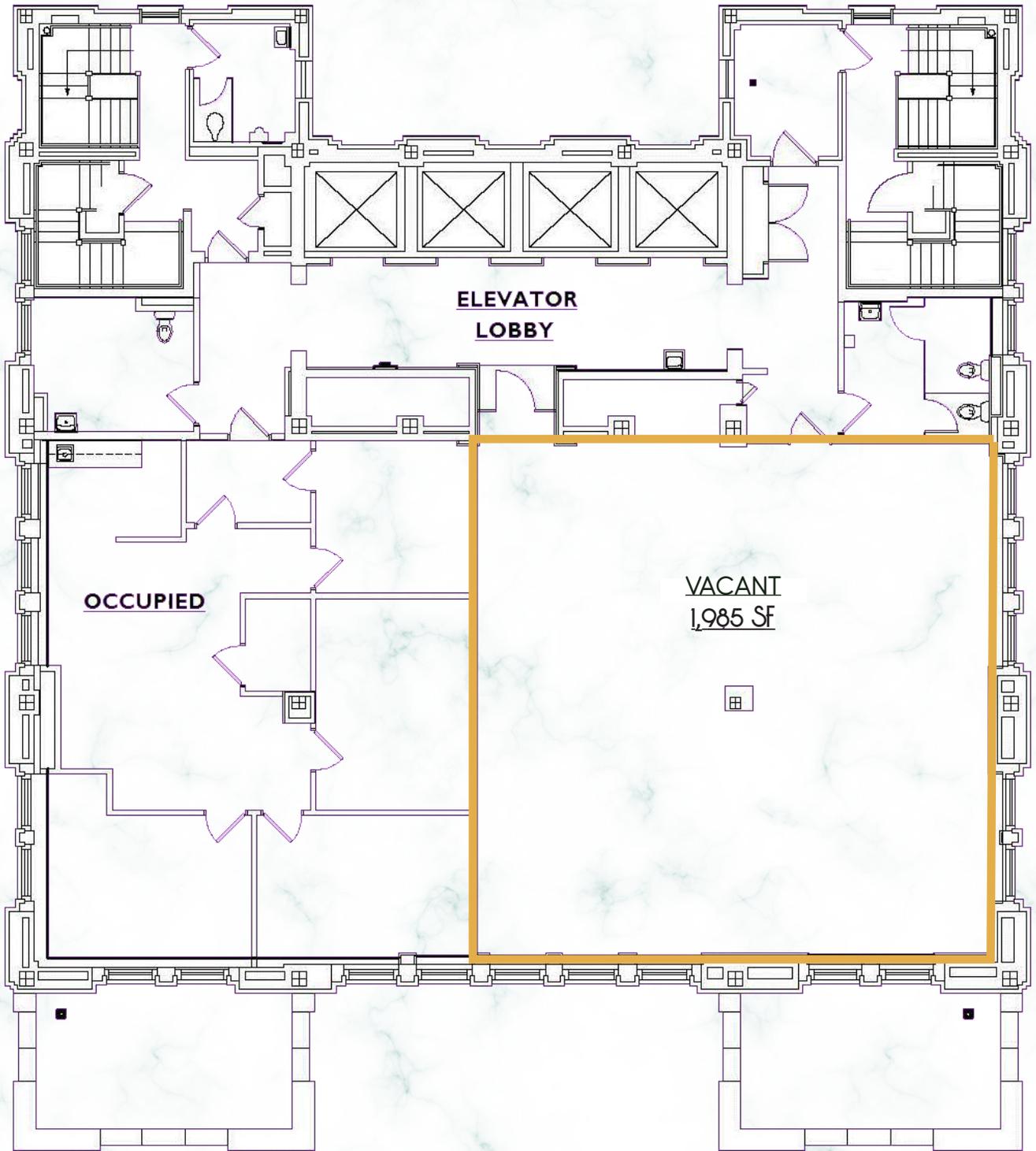


9TH FLOOR

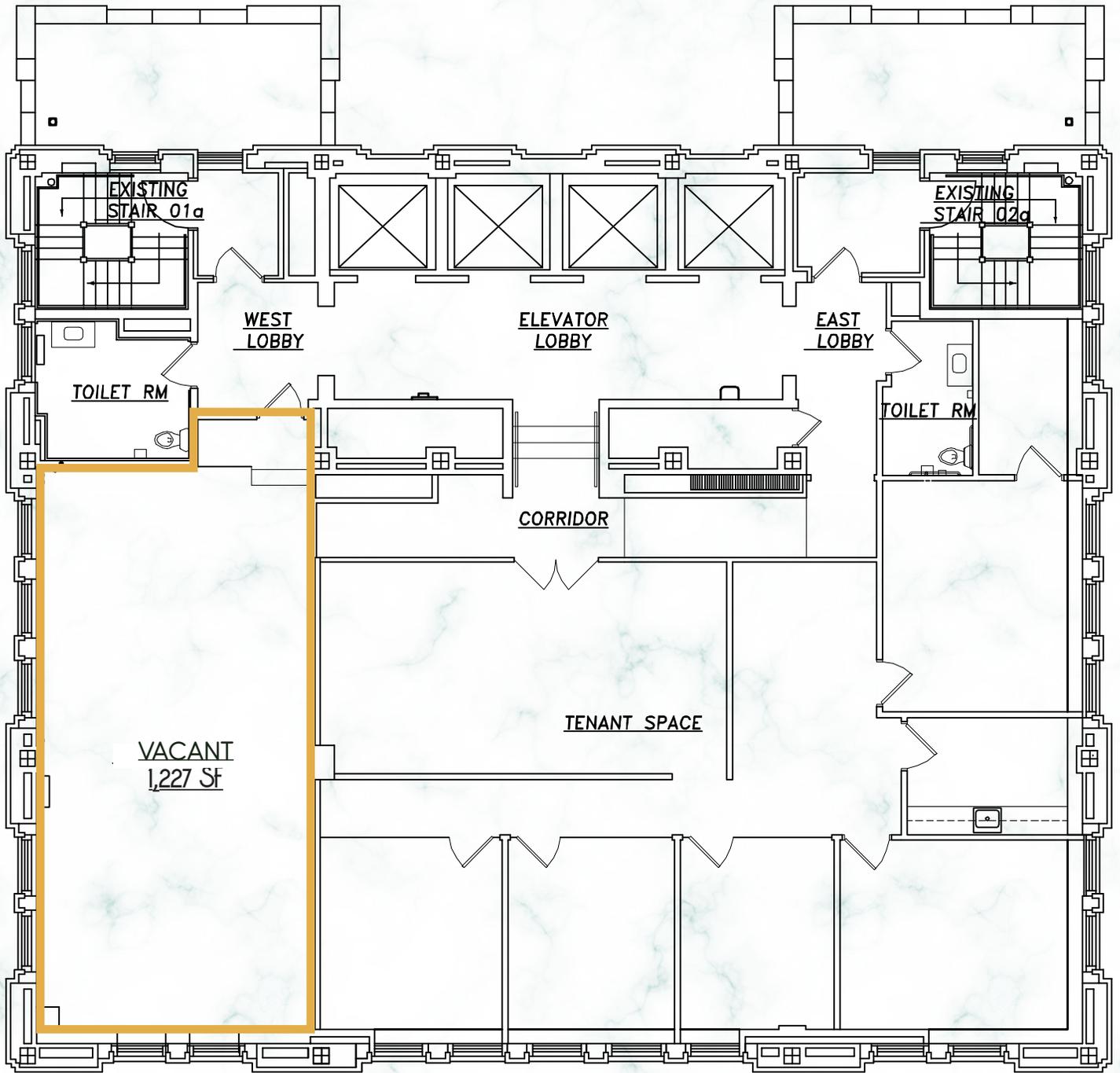
FLOOR PLANS



10TH FLOOR



13TH FLOOR



VIRTUAL TOUR 

14TH FLOOR



TENANT CONFERENCE CENTER



TENANT LOUNGE





TENANT LOUNGE





Colliers
INTERNATIONAL

MATT FAHEY

414-278-6860

MATT.FAHEY@COLLIERS.COM

SPENCER BLUETT

414-278-6876

SPENCER.BLUETT@COLLIERS.COM