Reed Street Yards is a mixed-use urban office, educational, research and technology zone strategically located near the heart of Downtown Milwaukee, Wisconsin. The site is situated in the Historic Walker’s Point Neighborhood on the south bank of the Menomonee River. The land is adjacent to the Harley Davidson Museum and the Iron Horse Hotel - two of Milwaukee’s most iconic landmarks.

The site offers no shortage of opportunities. From large-scale build-to-suit and pad sites to small footprint leases, there is a place for you at Reed Street Yards.
PROPERTY HIGHLIGHTS

› High-profile location in Milwaukee’s historic Walker’s Point neighborhood
› High-density/high-visibility urban business park with full municipal support
› Adjacent to the Central Business District
› Surrounded by numerous eateries and residential options
› Proximity to knowledge workers
› Urban waterfront environment with immediate access to Hank Aaron State Trail
› Immediately adjacent parking available
› Easily accessible via freeway and public transit
› Close proximity to the Milwaukee Intermodal Station and General Mitchell International Airport
› Sustainable infrastructure including bioswales and rain gardens

“Milwaukee Ranked #1 Most Surprising Cities
Emerging in the Technology Sector”
-Verigent
WATERTECH ONE

Available Space: 80,000 SF
Lease Rate: $19.00/SF NNN
NNN Expenses: $10.00/SF
Parking: Ample
Building Size: 80,000 SF
Floors: 4 at 20,000 SF
Availability: January 2019

BUILD-TO-SUIT OPPORTUNITIES

Building Size: Flexible based on need
Lease Rate: Negotiable
Parking: Ample

Reed Street Yards offers numerous pad sites for build-to-suit developments. Sites can accommodate office, mixed-use or multifamily.
CONCEPTUAL SITE PLAN

MIXED USE OFFICE AND RETAIL
15,000 SF PER FLOOR
80' DEEP FLOOR PLATE

2-4 STORY COMMERCIAL OFFICE WITH LARGE FLOOR PLATE
35,000+ SF PER FLOOR
100' DEEP FLOOR PLATE

2-4 STORY COMMERCIAL OFFICE WITH LARGE FLOOR PLATE
60,000 SF PER FLOOR
100' DEEP FLOOR PLATE

WATER TECH 1
WATER TECH 2
WATER TECH 3

MIXED USE DEVELOPMENT
COMMERCIAL OFFICE - 10,000 SF WITH 80' DEEP FLOOR PLATE
MULTI-FAMILY RESIDENTIAL - 10,000 SF PER FLOOR (4) WITH 80' DEEP FLOOR PLATE
PARKING PODIUM - 17,000+ SF

PARKING STRUCTURE
150+ STALLS PER FLOOR
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