

FACT SHEET



LOCATION

790 North Water Street | Milwaukee, WI 53202

OCCUPANCY

December 2019

PROJECT TEAM

Developer: Irgens
Architect: Kahler Slater
General Contractor: Findorff

MANAGEMENT

Irgens Partners, LLC

SITE SIZE

35,765 SF; 0.82 acres

BUILDING SIZE

Office: 360,682 RSF
Retail: 20,135 RSF
Total: 380,817 RSF

HEIGHT

25 stories, 328' feet tall

RETAIL SPACE

BMO Harris Bank: 8,486 RSF
AVAILABLE – Lobby: 4,429 RSF
AVAILABLE – Broadway: 7,220 RSF

OFFICE SPACE

- Column-free lease spans at north and south bays
- Column less corners at NW, NE and SE corners
- Typical floor: 25,800 RSF
- Typical core to glass depth: 42'6"
- 5' planning module

CEILING HEIGHTS

First Floor: 28'0" finished, 33'3" slab-to-slab
Broadway Retail: 14'0" finished, 19'3" slab-to-slab
Office Floors: 9'6" finished, 13'4" slab-to-slab

PARKING

- Eight level integrated parking structure
- 647 indoor, climate controlled parking stalls
- Visitor parking with validation system
- Access on Broadway with three overhead doors

SUSTAINABILITY

- Green Building Initiative certification under pursuit

AMENITIES

- Fitness center with locker rooms & private showers
- Conference center for up to 110 people
- Café/restaurant space adjacent to lobby
- Restaurant space on Water Street & Broadway
- Indoor tenant lounge
- Urban outdoor plaza along Water Street
- ATMs and on-site banking
- Interior bike room
- Electric car charging stations
- Car wash
- Digital video feature wall in lobby

SUPERSTRUCTURE

Base: Mat slab foundation system
Core: Concrete core at parking floors; steel core at office floors
Enclosure: Glass curtain wall with metal panel at parking podium

ELEVATORS

Parking Floors: 3 passenger elevators
Office Floors: 6 passenger elevators with destination dispatch technology
All Floors: 1 service elevator

HVAC SYSTEM

- Two 400-ton glycol chillers with custom rooftop air handling units
- Fan powered VAV delivery system
- Direct Digital Control (DDC) System
- After-hours heating and cooling available
- On demand supplemental heat rejection capacity

ELECTRICAL

- 5 watts per square foot standard
- Redundant system with dual feeds from two separate electrical substations
- Backup generator capacity available

TELECOMMUNICATIONS

- Distributed antenna system
- Voice/data redundancy with numerous available providers
- Secured Wi-Fi in amenity spaces

LOADING

- Two elevated docks with manual levelers
- Access from private alley

SECURITY

- Tenant tailored platform
- 24/7/365 security personnel
- After-hours access control at building entrances
- Camera monitoring



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