



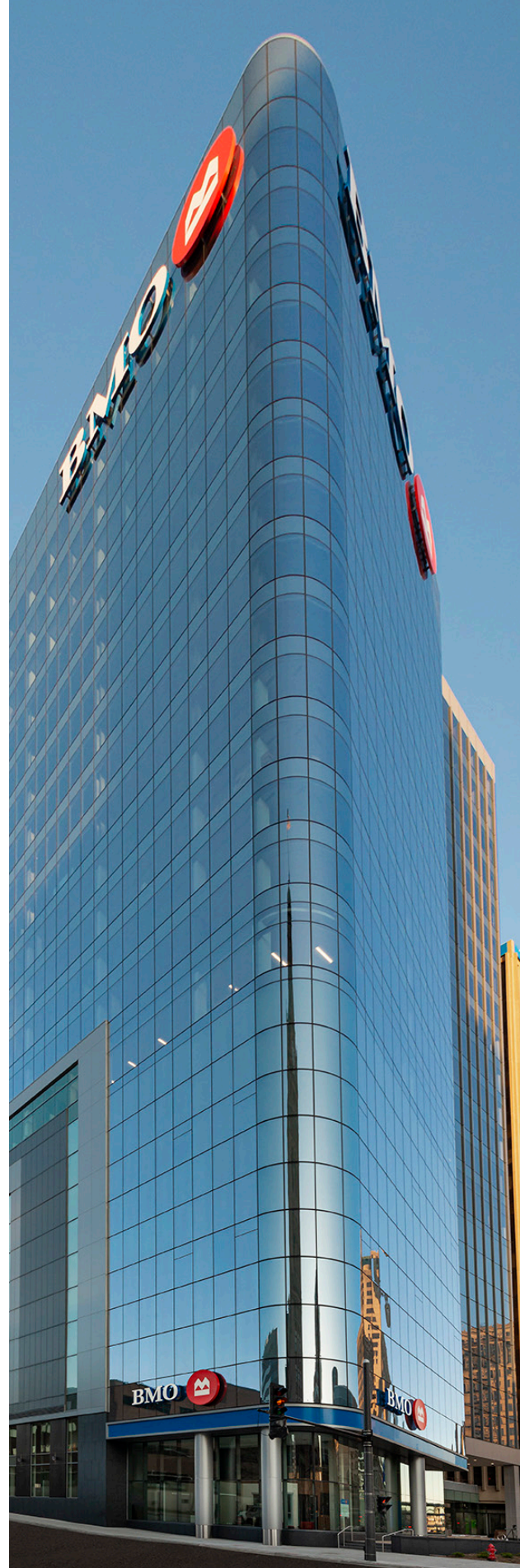
MILWAUKEE'S PREMIER OFFICE TOWER



BMO TOWER



790 N. WATER STREET



An  **IRGENS**® Development

UNPARALLELED

SPACE. LOCATION. AMENITIES. FUNCTIONALITY. There's nothing like BMO Tower.

BMO Tower, the newest high-rise addition to the Milwaukee skyline, was meticulously designed to deliver the next generation of workplace to the region. The vertical campus in the heart of the CBD redefines the office experience and offers unrivaled business amenities. Curate your office of the future in this modern, sustainable and healthy state-of-the-art property.





Overview

BY THE NUMBERS

790

N. Water Street

25

Stories

379,637

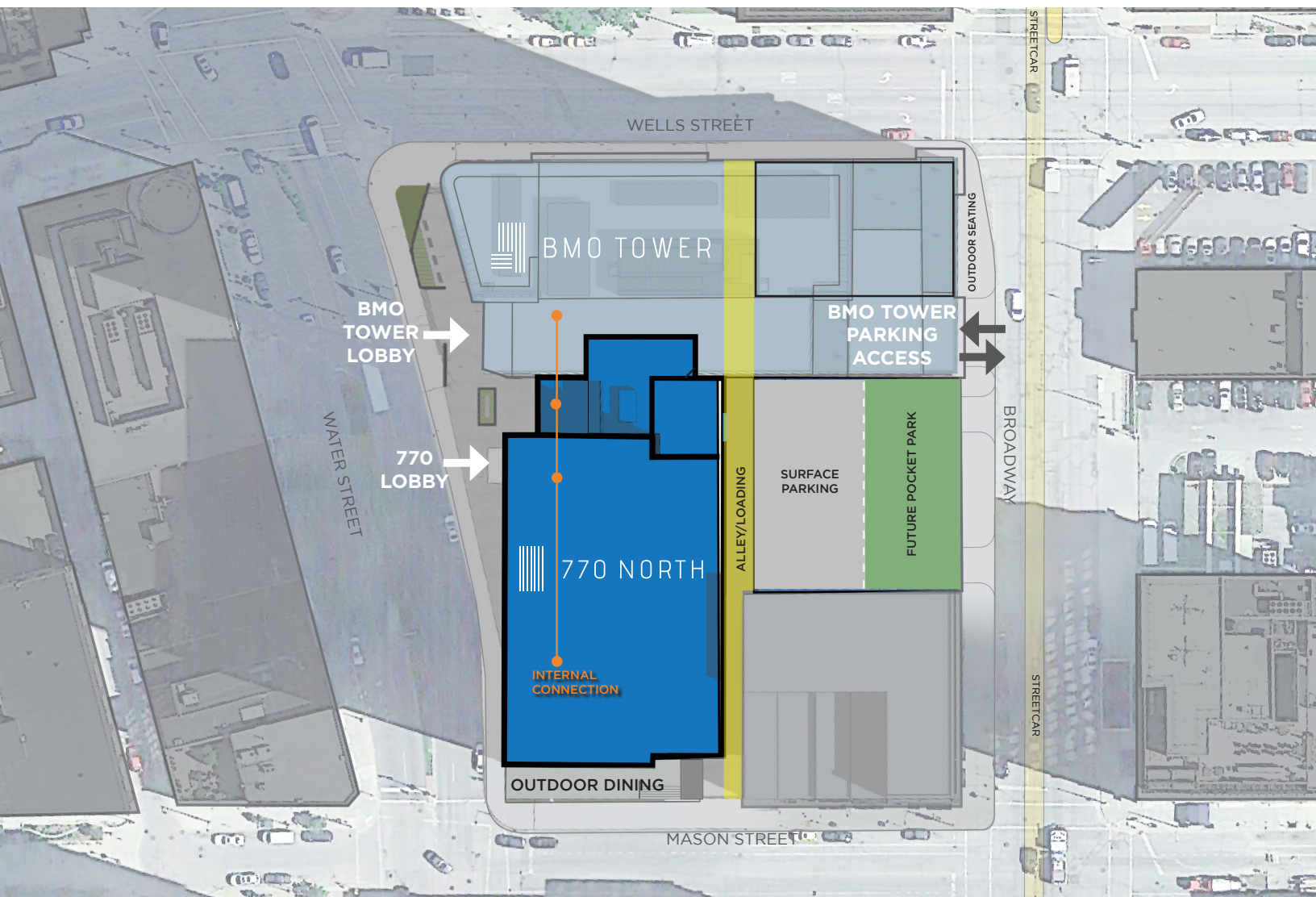
Total RSF

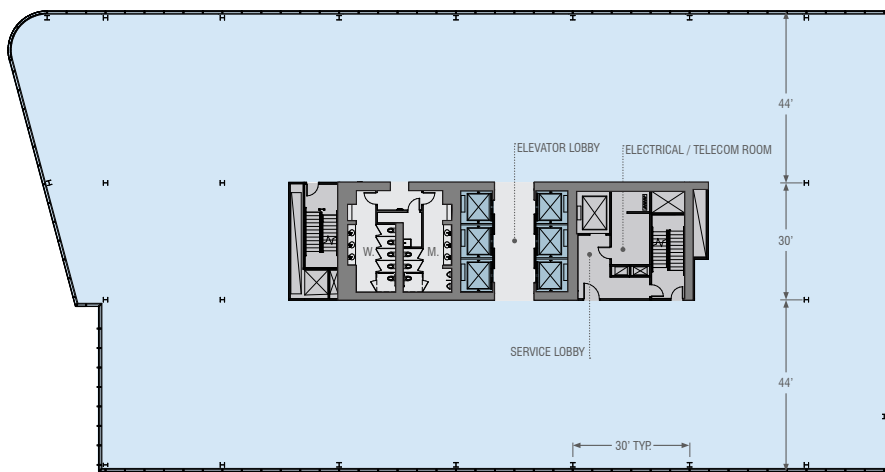
25,849

RSF Floorplates

653

Parking Stalls





WELLNESS AND EFFICIENCIES

BMO Tower is ready for the new workplace

BMO Tower was designed with employees in mind. Large floorplates, maximum daylighting and advanced building features offer a blank canvas to design the new normal.

Health Focused Environment

- ◆ Automated, hands-free experience
- ◆ State-of-the-art HVAC technology
- ◆ Enhanced cleaning and sanitization program
- ◆ Attentive and adaptive management team

Optimal Office Features

- ◆ 9'6" finished ceiling heights
- ◆ 360° floor-to-ceiling glass
- ◆ Column-free lease spans and corners
- ◆ Outstanding urban, river and lake views



BMO TOWER



THE BMO TOWER EXPERIENCE

From the first step into the signature two-story lobby or driving into the integrated, climate-controlled parking structure, BMO Tower promotes a tenant and visitor experience that extends beyond the physical office space.

Conference and Event Center

- ◆ Classroom and Boardroom seating options
- ◆ State-of-the-art audio/visual equipment
- ◆ City Hall views

The Vault Fitness Center

- ◆ Full cardio and weight equipment
- ◆ Locker rooms with private showers
- ◆ Towel service

On-Site Food Service

- ◆ Fiddleheads Coffee
- ◆ Upscale, modern vending options

Tenant Commons

Full Service Retail Banking and ATM's

24/7 Concierge Security Service

- ◆ On-site security personnel and surveillance
- ◆ High speed entrance and exit doors

Transportation

- ◆ Enclosed climate-controlled parking
- ◆ Convenient visitor parking with validation program
- ◆ Secured bike storage and bike spa
- ◆ Electric car charging stations
- ◆ Car wash and detailing

Technology

- ◆ Digital video feature wall in lobby
- ◆ Destination dispatch elevator system
- ◆ Distributed Antenna System (DAS)
- ◆ Redundant power and fiber
- ◆ Integrated parking control equipment

Other Amenities

- ◆ Outdoor plaza featuring Pensive
- ◆ Dry cleaning
- ◆ Shoe shining
- ◆ Tenant appreciation initiatives
- ◆ Tenant programming



THE ADVANTAGE OF LOCATION

BMO Tower's highly walkable location in the heart of downtown provides immediate access to the Theater District, Milwaukee Riverwalk, restaurants and hotels. With its position on the new Milwaukee Streetcar route, the site is directly accessible to the Historic Third Ward, Lakefront District, Lower East Side, and the regional transit center.



The following neighborhood amenities are within a 5 minute walk of BMO Tower:

Restaurants \$\$\$\$/\$\$\$\$

- ◆ Carnevor
- ◆ Mason Street Grill
- ◆ Mo's: A Place for Steaks
- ◆ Rare Steakhouse
- ◆ Rodizio Grill
- ◆ Third Coast Provisions
- ◆ Ward's House of Prime
- ◆ Zarletti

Restaurants \$\$

- ◆ Cafe at the Pfister
- ◆ Cubanitas
- ◆ Elsa's on the Park
- ◆ Flannerys
- ◆ Mo's Irish Pub
- ◆ Ouzo Cafe
- ◆ Proof Pizza @ Hotel Saint Kate
- ◆ Rock Bottom Brewery
- ◆ Rumpus Room
- ◆ Safe House

Restaurants \$

- ◆ Colour Palate
- ◆ Freshii
- ◆ Grassroots Salad
- ◆ Jimmy John's
- ◆ Pita Pit
- ◆ Potbelly's
- ◆ Public Market
- ◆ Real Chili
- ◆ Starbucks
- ◆ Waterfront Deli

Hotels

- ◆ Drury Plaza Hotel
- ◆ Hilton Garden Inn
- ◆ Hilton Homewood Suites
- ◆ Hotel Metro
- ◆ Marriott Downtown
- ◆ Residence Inn
- ◆ Saint Kate
- ◆ The Pfister

Recreation/Entertainment

- ◆ Cathedral Square
- ◆ Fiserv Forum
- ◆ Marcus Center for the Performing Arts
- ◆ Milwaukee Repertory Theater
- ◆ Milwaukee Riverwalk
- ◆ Pabst Theater
- ◆ Riverside Theater
- ◆ Turner Hall

Walk Score
99





DESIGNED FOR YOUR SUCCESS

BMO Tower is more than an office building...it is a high performance office experience. The business-friendly environment serves as a runway for tenant success.



Workplace Collaboration and Productivity

- ◆ Large, flexible floor plans
- ◆ Common conference center and tenant common areas
- ◆ Advanced technology infrastructure



Employee Recruitment and Retention

- ◆ Abundance of natural light
- ◆ Outstanding skyline views
- ◆ Environmentally sustainable design
- ◆ First class amenities



Brand Identification

- ◆ Highly visible CBD location
- ◆ Landmark architecture
- ◆ Exterior signage/branding opportunities



Connectivity

- ◆ Business opportunities with high quality tenant roster
- ◆ Adjacent to City Hall and municipal complex
- ◆ Access to public transit





ANOTHER SIGNATURE DEVELOPMENT BY IRGENS

BMO Tower is developed and managed by Irgens. As an established leader in the real estate industry, Irgens has created and executed hundreds of successful real estate projects over the past 30 years. By choosing BMO Tower, you will gain a trusted real estate partner with:

- ◆ Downtown Office Experience
- ◆ National Strategies/Local Approach
- ◆ Full-Service Capabilities
- ◆ Commitment to Tenant Satisfaction

irgens.com

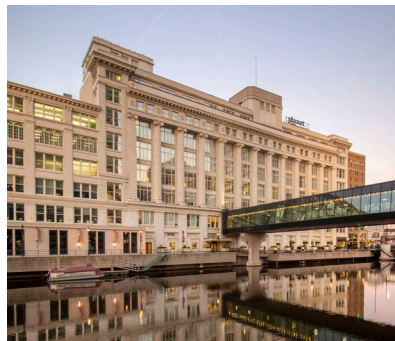
REPRESENTATIVE IRGENS PROJECTS



833 East Michigan



875 East Wisconsin



ASQ Center



GE Healthcare



BMO TOWER

Leasing Information



Mark Irgens
414.443.2520
mirgens@irgens.com

Tom Irgens
414.443.2531
tirgens@irgens.com

Alyssa Geisler
414.443.2580
ageisler@irgens.com