

770 NORTH

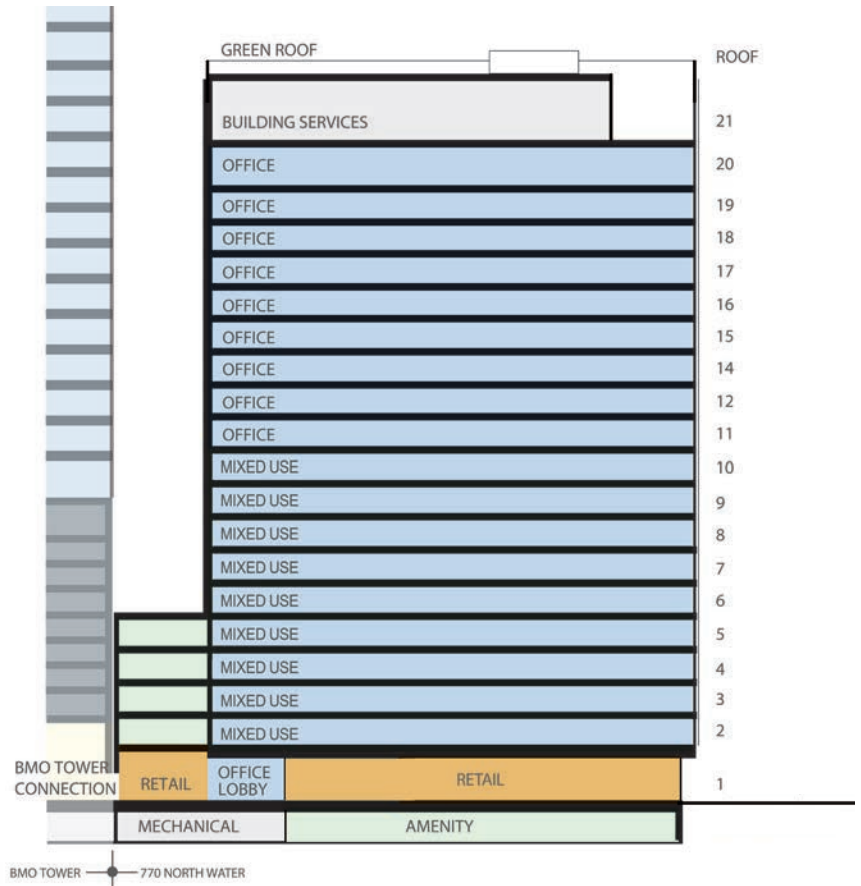


770 N. WATER STREET

ICONIC BUILDING... REIMAGINED

770 North is the revitalization of the iconic M&I Bank headquarters into a modern Class A facility. 770 North provides a unique opportunity for corporations seeking to promote its brand and maximize visibility in the heart of the central business district.

- ◆ Approximately 300,000 SF of office space
- ◆ Building and monument signage opportunities
- ◆ 18-foot ceilings on the 20th floor
- ◆ Panoramic views of downtown Milwaukee
- ◆ On-site retail
- ◆ Office terraces
- ◆ First floor connectivity to BMO Tower



URBAN CORE...REVITALIZED

With a Walk Score of 98, 770 North offers a centralized location and easy access to downtown attractions, including the theater district, Riverwalk and Fiserv Forum. The site offers unsurpassed connectivity to Milwaukee's downtown financial district, restaurants, retail, hotels and transit options. With a stop on the Hop MKE streetcar, 770 North provides direct connectivity to the Intermodal Station, Historic Third Ward and the upper east side.



The following neighborhood amenities are within a 5-minute walk of 770 North:

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

- ◆ Carnevor
- ◆ Mason Street Grill
- ◆ Mo's: A Place for Steaks
- ◆ Oggie's
- ◆ Rodizio Grill
- ◆ Third Coast Provisions
- ◆ Ward's House of Prime
- ◆ Zarletti
- ◆ ARIA at St. Kate

Restaurants \$

- ◆ Fiddleheads
- ◆ Freshii
- ◆ Grassroots Salad
- ◆ Jimmy John's
- ◆ Potbelly's
- ◆ Public Market
- ◆ Starbucks
- ◆ Waterfront Deli

Recreation/Entertainment

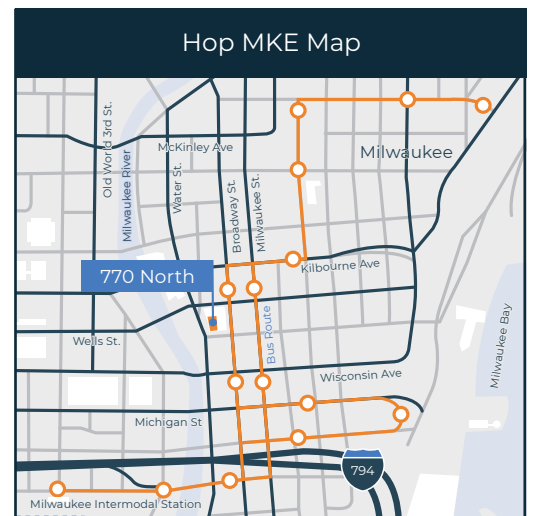
- ◆ Cathedral Square
- ◆ Fiserv Forum
- ◆ Marcus Center for the Performing Arts
- ◆ Milwaukee Repertory Theater
- ◆ Milwaukee Riverwalk
- ◆ Pabst Theater
- ◆ Riverside Theater
- ◆ Turner Hall
- ◆ Wisconsin Athletic Club
- ◆ Milwaukee Athletic Club

Restaurants \$\$

- ◆ Cafe at the Pfister
- ◆ Cubanitas
- ◆ Elsa's on the Park
- ◆ Mo's Irish Pub
- ◆ Ouzo Cafe
- ◆ The Social
- ◆ East Town Kitchen & Bar
- ◆ Safe House
- ◆ Swingin' Door Exchange

Hotels

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



INNOVATIVE FACILITY...RESTORED

At its opening, the M&I Bank headquarters was lauded for its cutting edge technology. Fifty years later, 770 North provides a canvas to design your workplace of the future. After deconstruction to the structural system, 770 North will be extensively modernized with new state-of-the-art systems, features and amenities. New construction features include:

- ◆ Exterior façade with energy-efficient glazing system
- ◆ Green roof
- ◆ Elevators with destination dispatch technology
- ◆ HVAC distribution and control systems
- ◆ Redundant electrical substations and distribution
- ◆ Emergency generator
- ◆ Fire protection system and alarm panel
- ◆ Lobbies and interior improvements
- ◆ Streetscaping with an outdoor plaza along Mason Street





CORPORATE IDENTITY...REBRANDED

Best-in-market signage opportunities are available on the most active downtown block. Showcase your corporate identification on the top of the building, as well as the large monument sign on the corner of Water Street and Mason Street.



View East from Hyatt Regency

OFFICE LIFESTYLE... REDEFINED

Featuring over 700,000 square feet of complementary Class A uses, 770 North and BMO Tower create a unique, integrated campus offering the preeminent corporate environment in Milwaukee. Office occupiers benefit from the availability of on-site retail as well as a myriad of neighborhood amenities.



View East from Milwaukee River Walk



Lobby and Retail



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