



WWW.CITYCENTER735.COM

//////
\$19.00 - \$23.00

**MODIFIED
GROSS
+ ELECTRIC**

**INCLUDES
FREE PARKING***

//////

**FOR INFORMATION,
PLEASE CONTACT:**

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** Free Parking to be determined during
lease negotiations*

CITYCENTER @ SEVEN THIRTY FIVE

Before its repositioning, the CityCenter, 735 N. Water Street was known as the First Wisconsin National Bank Building and is significant for both its history and architecture. The building is in the heart of Milwaukee's Central Business District. The blocks from Michigan Street to Mason Street were once clustered with a multitude of banks including Marshall and Ilsley, Milwaukee National Bank of WI, Farmers and Millers Bank, and many more including many private banking firms. When it was completed in 1914, the First Wisconsin National Bank was the largest bank in the state, influencing and initiating banking changes for the entire industry. It retained its headquarters at this location for 59 years.

The architect, Daniel Burnham and Company of Chicago had a tool kit of architectural details that were mixed and matched for each client to ensure no two buildings were alike. At the CityCenter, classic details prevail, including fluted pilasters, urns, oculi, festoons, cornucopia, and a whole host of moulding styles from egg and dart to wave and Greek key. The building also held the record for tallest building in the city until the Wisconsin Gas Company building was erected in 1930 at twenty-two stories in height.

The CityCenter has undergone several important renovations, but the historical presence of the building has remained unchanged. Ornate exterior finishes remain intact and copious amounts of marble still decorate the interior of these exquisite office, retail, and life center. The extraordinarily high end finish level combined with modern amenities and state of the art technology solidify the building's Class A status in the marketplace.

The building is proud to be Wisconsin's first and only Outstanding Building of the Year award winner from BOMA International. BOMA's TOBY award is an elite competition of Best in Class Buildings, and CityCenter was awarded the International Outstanding Building of the Year in the Historic Category in 2013. It joins the ranks of other elite trophy properties such as the Empire State Building and the Rookery in downtown Chicago.

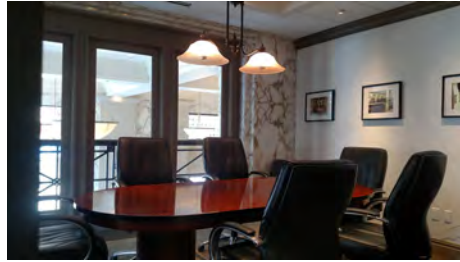
As a LEED certified, Energy Star Rated, award winner with above market occupancy, CityCenter is leading the way.



BUILDING FEATURES



~300 parking stalls;
1:1,000 SF parking is
available



2 high-end common area
conference rooms



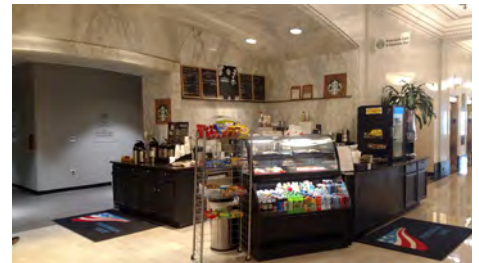
Training room that can
accommodate up to
50 people



Boat slip available



On-site concierge



Riverwalk Starbucks
Espresso Bar & Cafe



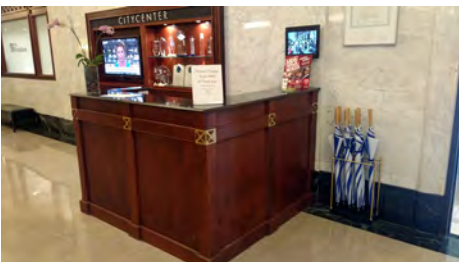
LEED EBOM Silver



Energy Star Award for Energy
Performance & Efficiency



BOMA 360 Certified



24/7 Security



Good Life Restaurant/Cocktail
Lounge



Discount membership to
Gold's Gym

TENANT TESTIMONIALS

"We moved into 735 North Water Street at the beginning of February. Our dealings with compass properties could not have been better. Sheldon Oppermann and his staff have been exceedingly helpful and responsive. Our offices exceeded my expectations. I thought that we might stay at 735 for a short period of time. I am so pleased with our space, the building's management and employees that I expect that we will be at 735 for the foreseeable future."

- Meridian Industries, Inc.

"Our company Reserve Advisors has resided in several downtown locations during the past 20 years. Our most recent experience with Compass Properties and the tenant build out were fantastic and only added to our anticipation of an even better tenant experience in the highly professionally managed CityCenter @ 735."

- Reserve Advisors, Inc.

"From the welcoming faces of the concierge when you walk in the door, to having groceries delivered to your office, that's what I love about working at the CityCenter at 735. When all of Wisconsin was scrambling to get their Championship Packer gear, the CityCenter had it available right here. Our office has had nothing but positive experiences since we became tenants."

- Brown & Jones Reporting, Inc.



AVAILABILITY

SUITE	AVAIL SF				
1600	18,500	1116/1120	3,198	710/712	3,211
1600 (A)	3,276	1136	588	712	2,266
1600 (B)	7,285	1020	3,002	727	1,344
1602	3,158	902	975	727/728	2,078
1610	663	905	810	728	734
1660	7,795	905/911	1,377	735	2,530
1600/1500	30,187	905/915	2,711	601	759
1600/1500 (A)	21,776	911	567	601/605	1,081
1600/1500 (B)	21,785	911/915	1,901	605	322
1660/1500	26,295	915	1,334	600	9,327
1500	18,500	936	918	541	1,055
1401	1,131	807	945	400	20,387
1437	3,175	810	1,217	400 (A)	9,514
1440/1450	4,918	701	1,163	410	8,526
1218	1,754	701/705	1,508	333	13,000
1228	2,314	705	345	333/400	33,387
1116	570	710	945	333/410	21,526

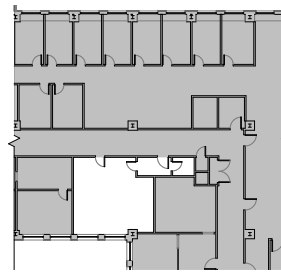
UNDER 1,500 SF



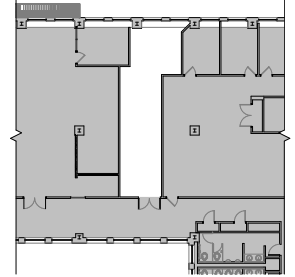
Suite 605
322 SF



Suite 705
345 SF



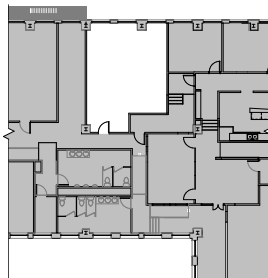
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567 SF



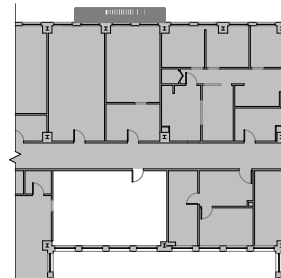
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570 SF



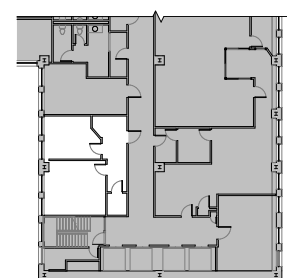
Suite 1136
588 SF



Suite 1610
663 SF



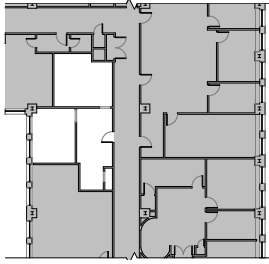
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734 SF



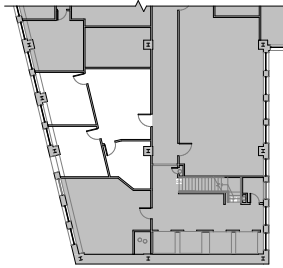
Suite 601
759 SF

AVAILABILITY

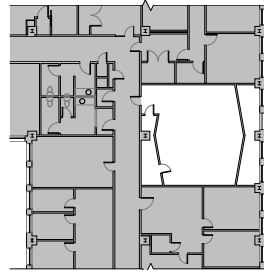
UNDER 1,500 SF



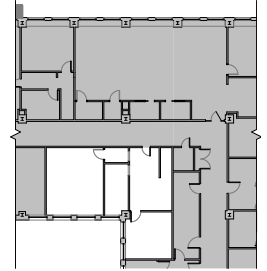
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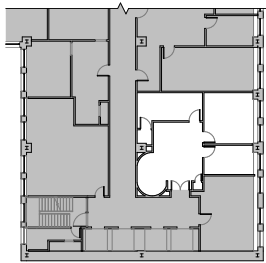
Suite 936
918 SF



Suite 710
945 SF



Suite 807
945 SF



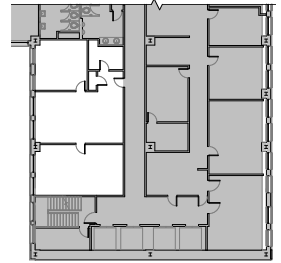
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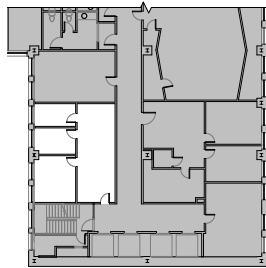
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1,055 SF



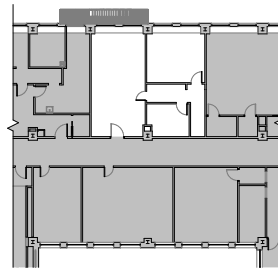
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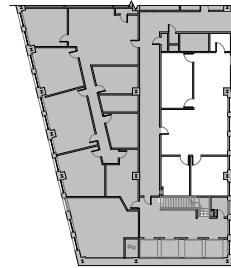
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1,131 SF



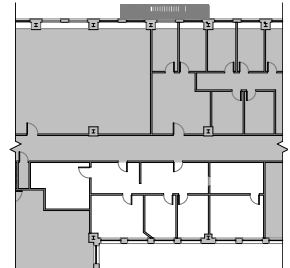
Suite 701
1,163 SF



Suite 810
1,217 SF



Suite 727
1,344 SF



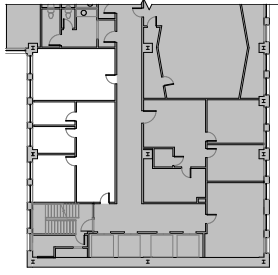
Suite 915
1,344 SF



Suite 905/911
1,377 SF

AVAILABILITY

1,500 - 5,000 SF



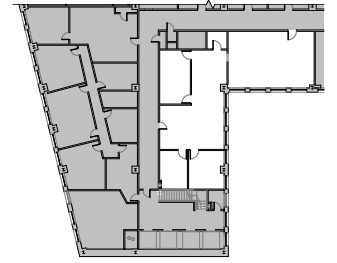
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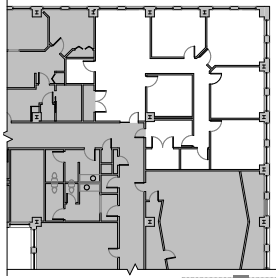
Suite 1218
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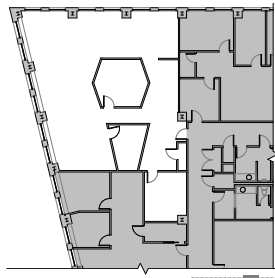
Suite 911/915
1,901 SF



Suite 727/728
2,078 SF



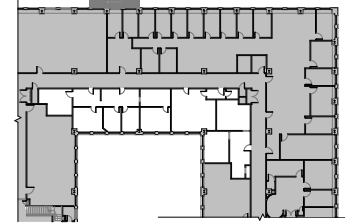
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2,266 SF



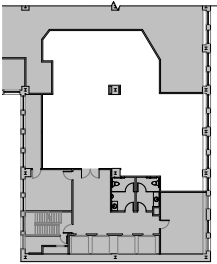
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2,314 SF



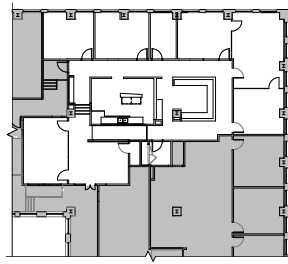
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2,530 SF



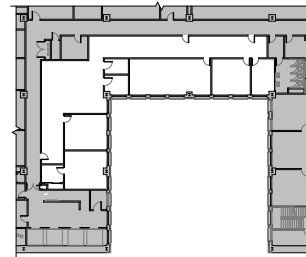
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2,711 SF



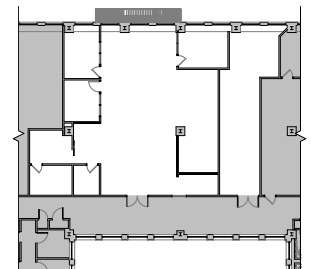
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3,002 SF



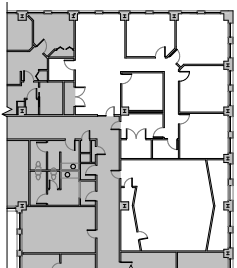
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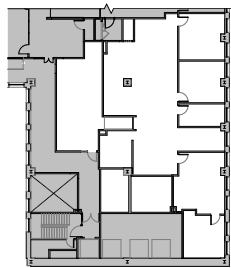
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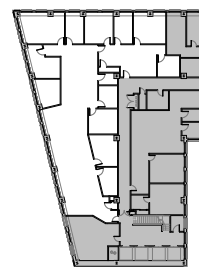
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3,198 SF



Suite 710/712
3,211 SF



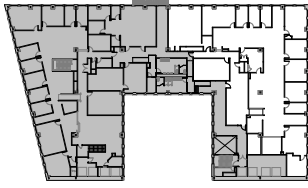
Suite 1600 (A)
3,276 SF



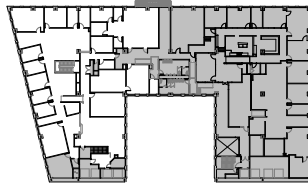
Suite 1440/1450
4,918 SF

AVAILABILITY

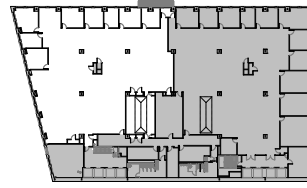
5,000 - 37,000 SF



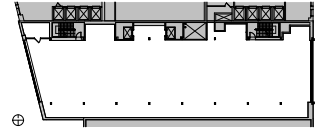
Suite 1600 B
7,285 SF



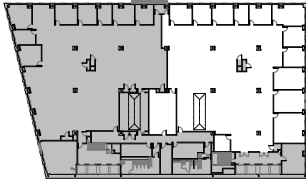
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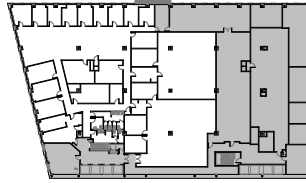
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8,526 SF



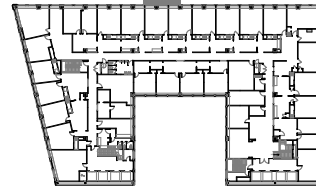
Suite 600
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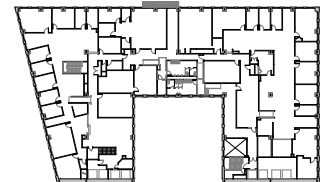
Suite 400
9,514 SF



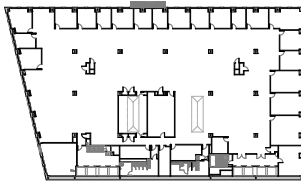
Suite 333
13,000 SF



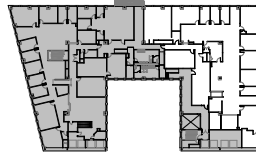
Suite 1500
18,500 SF



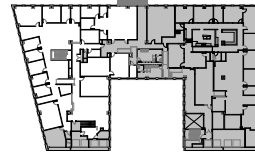
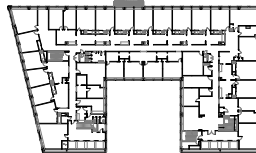
Suite 1600
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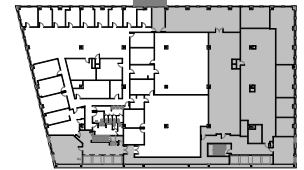
Suite 400
20,387 SF



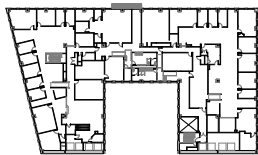
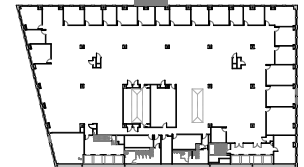
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25,785 SF



Suite 1500/1660
26,295 SF

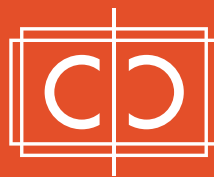


Suite 333/400
33,387 SF



Suite 1500/1600
37,000 SF





CITYCENTER
@ SEVEN THIRTY FIVE



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