

# The Boiler House

At the Blatz House Offices

252 E Highland Ave  
Milwaukee, WI 53202



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For Lease



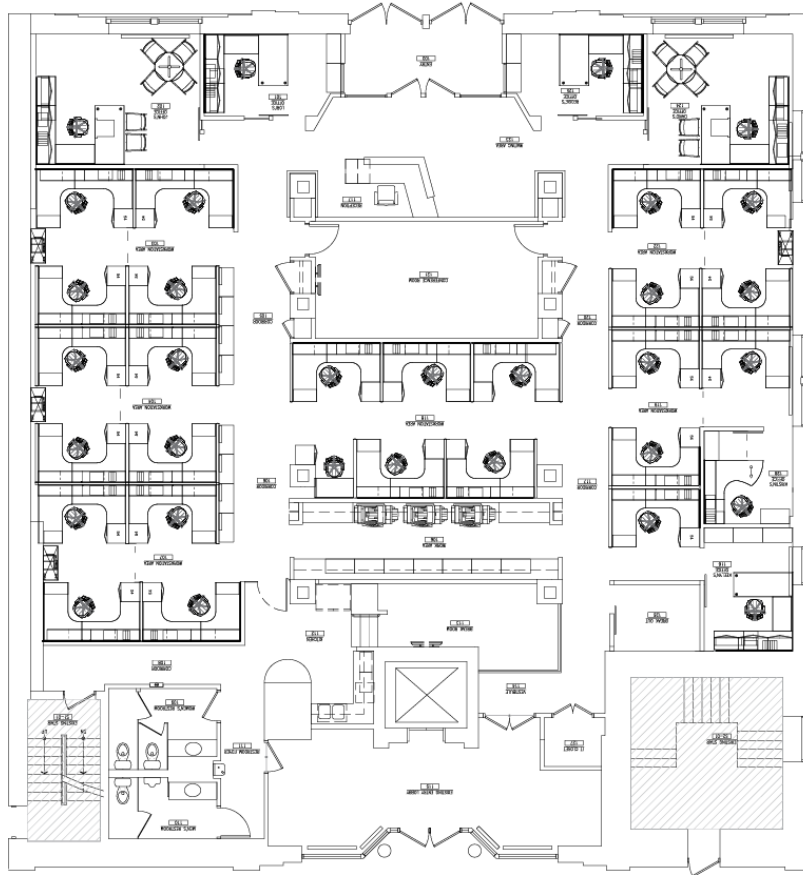
## The Boiler House

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The Boiler House offers office space within the historic Blatz complex in downtown Milwaukee. Originally built as part of the Blatz City Brewery, the building retains distinctive industrial character including high ceilings, large windows, and exposed Cream City brick. The property provides a creative loft-style environment suitable for tenants seeking adaptable workspace in a historic setting.

The location supports strong walkability, with a Walk Score of 94 and access to a wide range of downtown amenities. The Hop, Milwaukee's free streetcar, stops approximately two and a half blocks south and provides connections throughout East Town, the Third Ward, and Westtown. This transit access, combined with the building's central position, makes the Boiler House well suited for office users who value a highly accessible urban environment.

<b>Address</b>	252 E Highland Ave Milwaukee, WI 53202
<b>Available Space</b>	6,136- 10,076 RSF
<b>Lease Rate</b>	Negotiable
<b>Parking</b>	Structured, reserved off-street surface, and street parking



## Suite 100

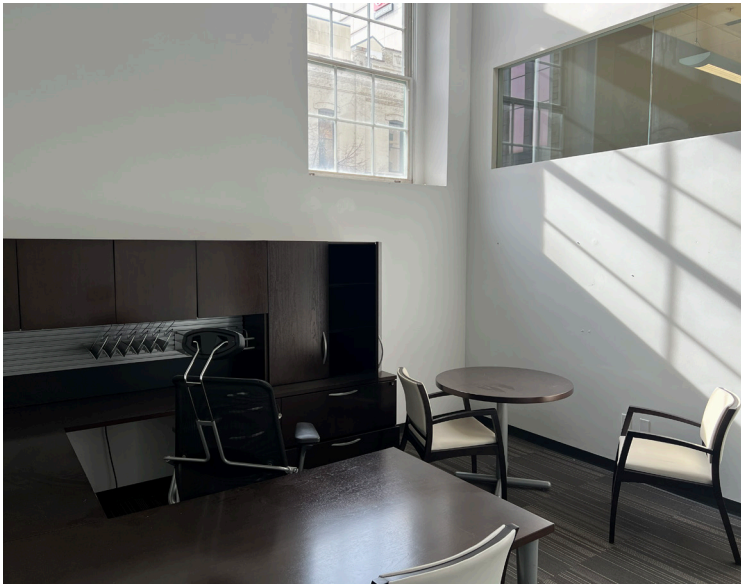
# 6,136 RSF

Suite 100 offers 6,136 SF on the ground floor with a private entrance, tall ceilings, and a full-floor layout that can accommodate open workspace, private offices, or meeting areas. The suite provides straightforward access for employees and visitors, with convenient parking along East Highland Avenue and direct street-level entry.

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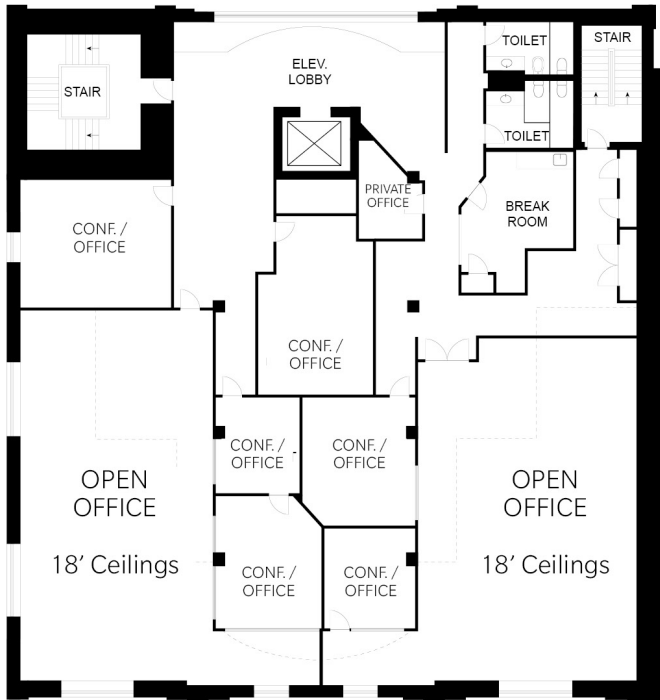
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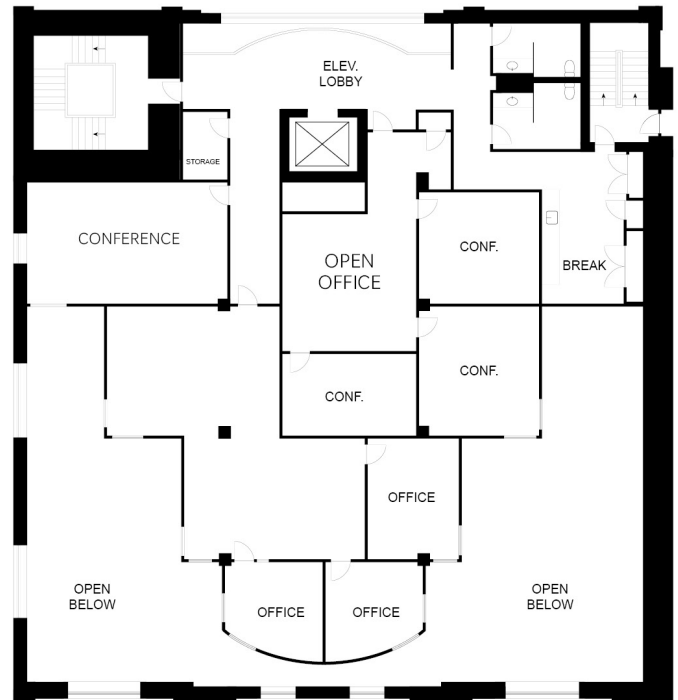
Suite 100

6,136 RSF

- 7 private offices + 25 cubes
- Conference room
- Reception area
- Kitchenette
- In-suite restrooms



2nd Floor



Mezzanine Level

## Suite 200

# 10,076 RSF

Suite 200 offers 10,076 SF across a full floor and mezzanine level, with a flexible layout that includes open workspace, private offices, and multiple conference rooms. Tall ceiling heights and large window openings support a bright, functional office environment suitable for a range of work styles.

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## Parking

On-site structured parking for employees at 251 East Juneau Avenue, plus surface and easy street parking options

## Signage Available

Multiple options available including building, exterior banner, and lobby

## Downtown Location

Positioned just off N Water Street with convenient access to downtown amenities while being tucked away on a quiet side street

## Outdoor Courtyard

Private, landscaped courtyard directly accessible from the back entrance

## Full-Floor Availability

Suites feature tall ceiling heights, large window openings, and direct street-level access

## Accessible Location

High Walk Score of 94 (Walker's Paradise), and two and a half blocks from the nearest light rail stop

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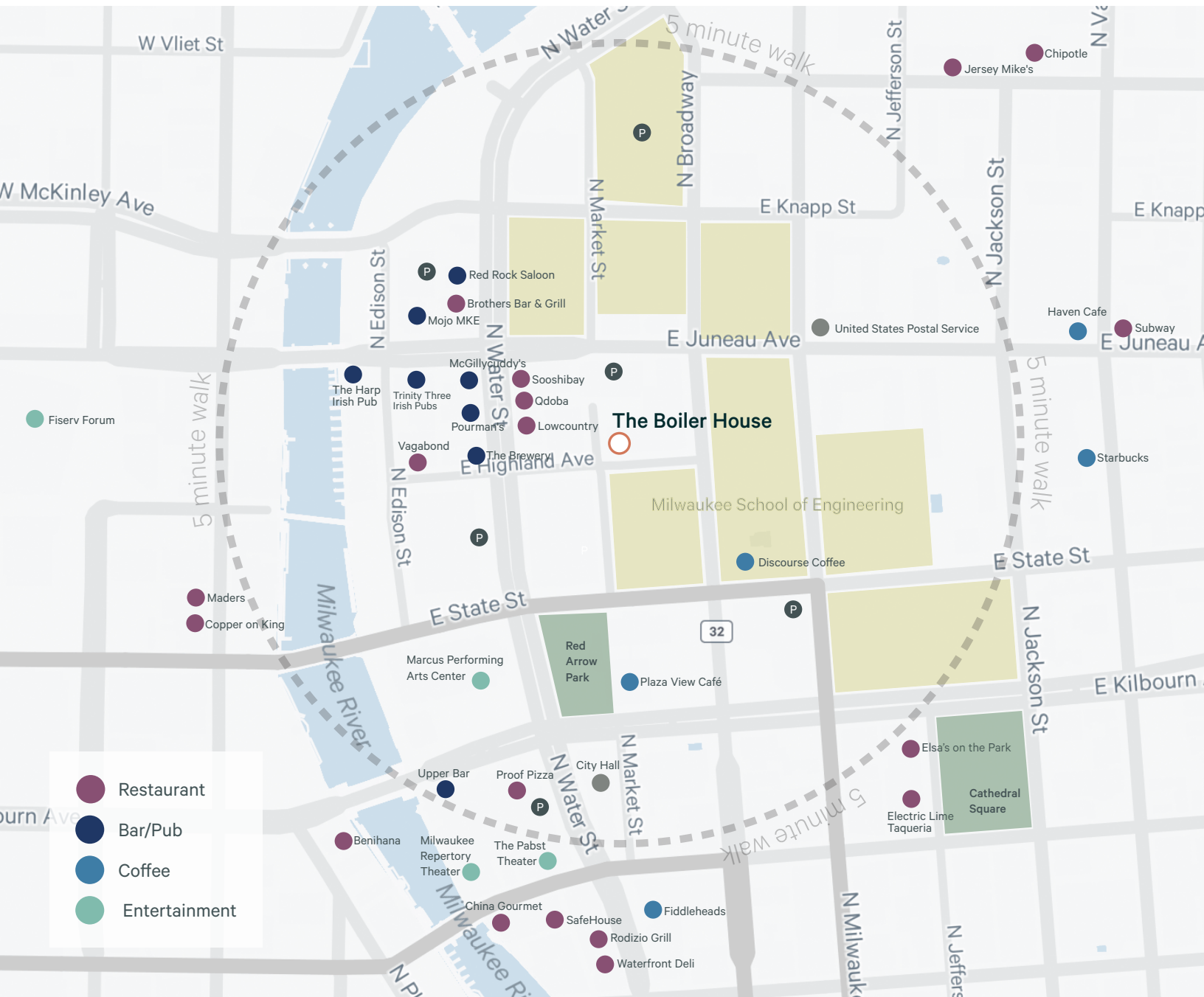
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## Downtown Milwaukee

Downtown Milwaukee offers a walkable, amenity-rich environment that appeals to office users seeking an active and well-connected urban setting. The area surrounding the historic Blatz Brewery benefits from steady increases in visitor activity, reflecting a lively mix of workers, residents, and tourists throughout the year. Its central location places office tenants within close reach of dining, entertainment, and cultural destinations, complemented by active public spaces and a growing selection of art and civic offerings that contribute to a dynamic day-to-day experience.

East Town, the Third Ward, and Westown collectively offer a blend of historic character and modern city energy, making the district attractive to organizations that value both accessibility and neighborhood vibrancy. The area's ongoing reinvestment—reflected in major cultural venues, nightlife options, and adaptive-reuse projects—reinforces its role as a vibrant city center with a strong identity and broad appeal to office users looking to position their teams in a connected and engaging downtown environment.



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## Contact Us

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# State of Wisconsin Broker Disclosure

## To Non-Residential Customers

Wisconsin Law requires all real estate licensees to give the following information about brokerage services to prospective customers.

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Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

### Broker Disclosure to Customers

You are the customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on the behalf of the broker, may provide brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is prohibited by law (see "Definition of Material Adverse Facts" below).
- The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information of other parties.
- The duty to safeguard trust funds and other property the broker holds.
- The duty, when negotiating, to present contract proposals in an objective & unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin Statutes and is for information only. It is a plain language summary of a broker's duties to a customer under section 452.133(I) of the Wisconsin Statutes.

### Confidentiality Notice to Customers

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential by law, or authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker is no longer providing brokerage services to you.

The following information is required to be disclosed by law.

1. Material adverse facts, as defined in section 452.01(5g) of the Wisconsin statutes (see "definition of material adverse facts" below).
2. Any facts known by the broker that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction. To ensure that the broker is aware of what specific information below. At a later time, you may also provide the broker with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION: \_\_\_\_\_

NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by Broker): \_\_\_\_\_

*(Insert information you authorize to broker to disclose such as financial qualification information)*

### Consent to Telephone Solicitation

I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/ we withdraw this consent in writing.

List Home/Cell Numbers: \_\_\_\_\_

### Sex Offender Registry

*Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://offender.doc.state.wi.us/public/> or by phone at (608)240-5830.*

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### Definition of Material Adverse Facts

A "material adverse fact" is defined in Wis. Stat. 452.01 (5g) as an adverse fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement. An "adverse fact" is defined in Wis. Stat. 452.01 (1e) as a condition or occurrence that a competent licensee generally recognizes will significantly adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property, or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

*No representation is made as to the legal validity of any provision or the adequacy of any provision on any specific transaction.*