

One Park East

Block 6E

A New Milwaukee Landmark

A Multi-Use Office and Entertainment Development in Downtown Milwaukee



Prepared By:

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Rainier Properties II, LLC

Project Summary



Project History

Partnership entered into with Parking Management of Wisconsin (PMW) (February 2005)

Option to Purchase entered into with Milwaukee County (May 2006)

Rainer Properties II LLC and Grunau collaborate on project (Fall 2009)

Letter of Intent agreed to with Marcus Corp. for Marcus to acquire 55-65,000 square feet of land to construct a multi-plex movie theater

Site Overview

2.65 Acres of Land

1.244 acres (PMW)

0.35 acre (Milwaukee County)

1.05 acres (Edison Street)

Park East Guidelines

Landmark site

650' Milwaukee River frontage

Truly Catalytic Project

Unprecedented Vista Termination

Building

Modern, sustainable design

LEED / Energy Star building

Efficient floor plans

High quality finishes

State-of-the-art systems including voice and data technology

Exceptional visibility and accessibility

Completely enclosed parking structure

Why

Excellent freeway access to entire metro area

Extremely unique opportunity for long time Milwaukee stakeholders to collaborate on truly iconic development

Unprecedented catalytic potential

Will fill the "gap" created by the demolition of the freeway spur and will provide a transition from the central business district to Brady Street and the East Side

Milwaukee River becomes a connector instead of a divider



Source: Milwaukee County GIS Website

- 1301 N Water Street—Milwaukee County
- 1301 N Edison Street—Parking Lot Maintenance/Rainier Properties II
- Edison Street & Easements—City of Milwaukee

Renderings & Floor Plans





Rainier Properties II, LLC

Block 6 Development Downtown Milwaukee



eppstein uhen : architects



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Block 6 Development

Downtown Milwaukee



eppstein uhen : architects

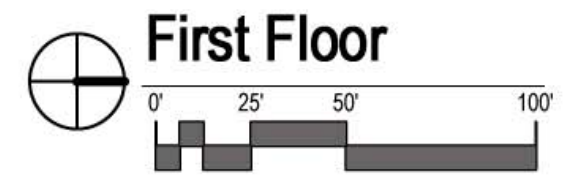
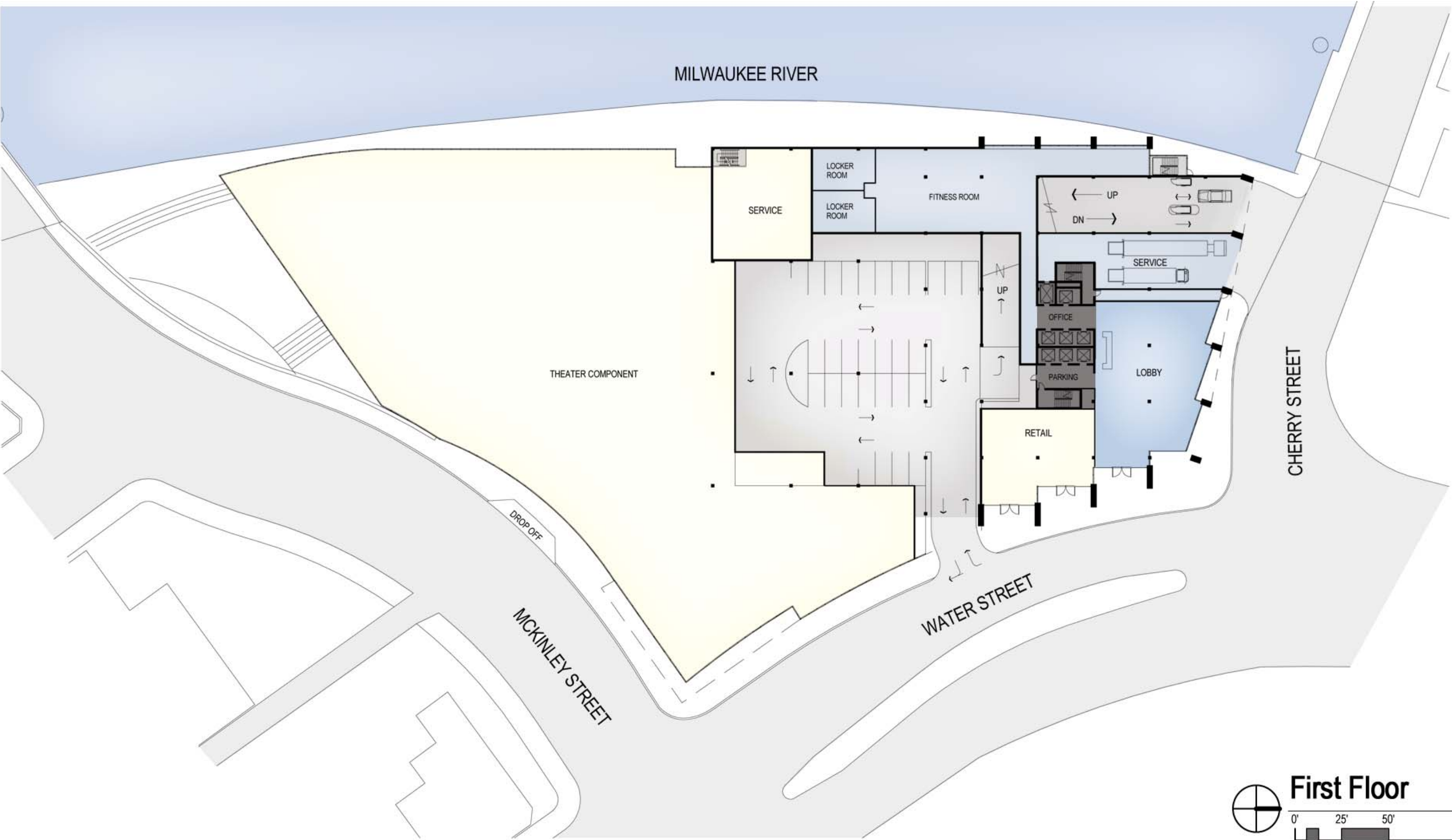


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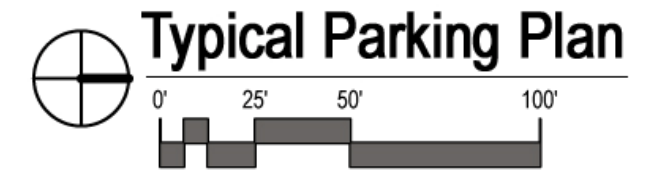
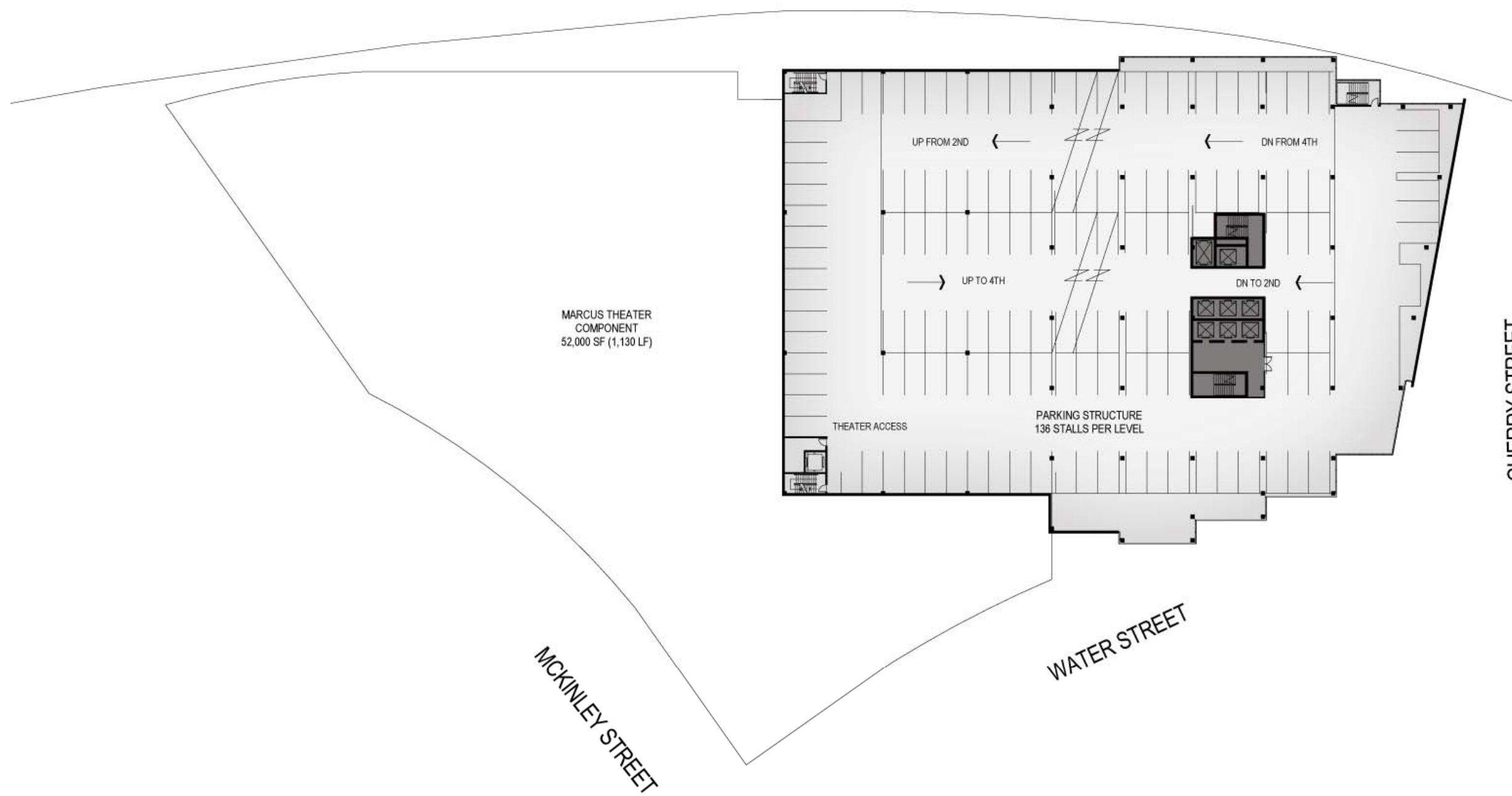
Block 6 Development Downtown Milwaukee



epstein uhen : architects



MILWAUKEE RIVER



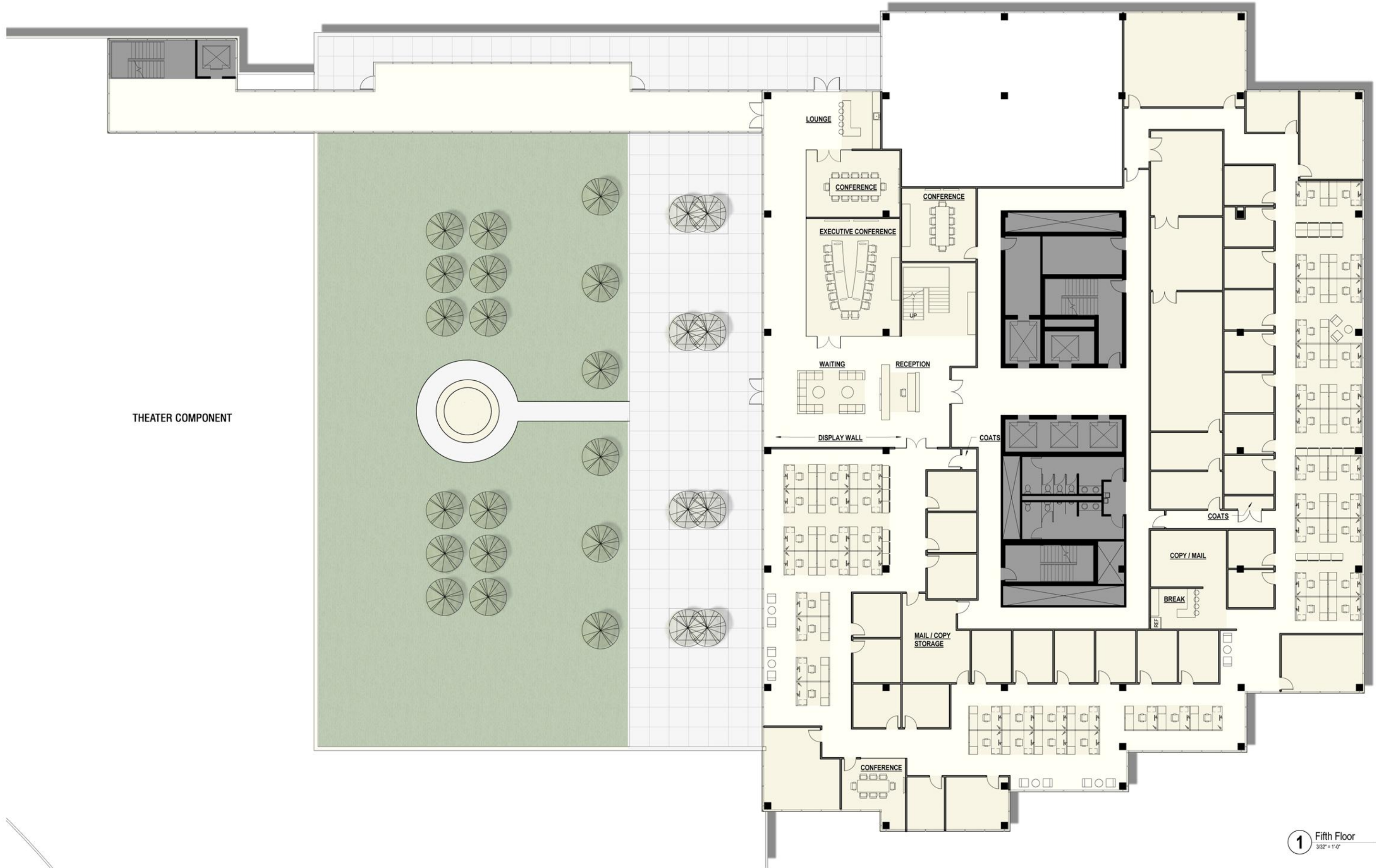
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Downtown Milwaukee

eua epstein uhen : architects



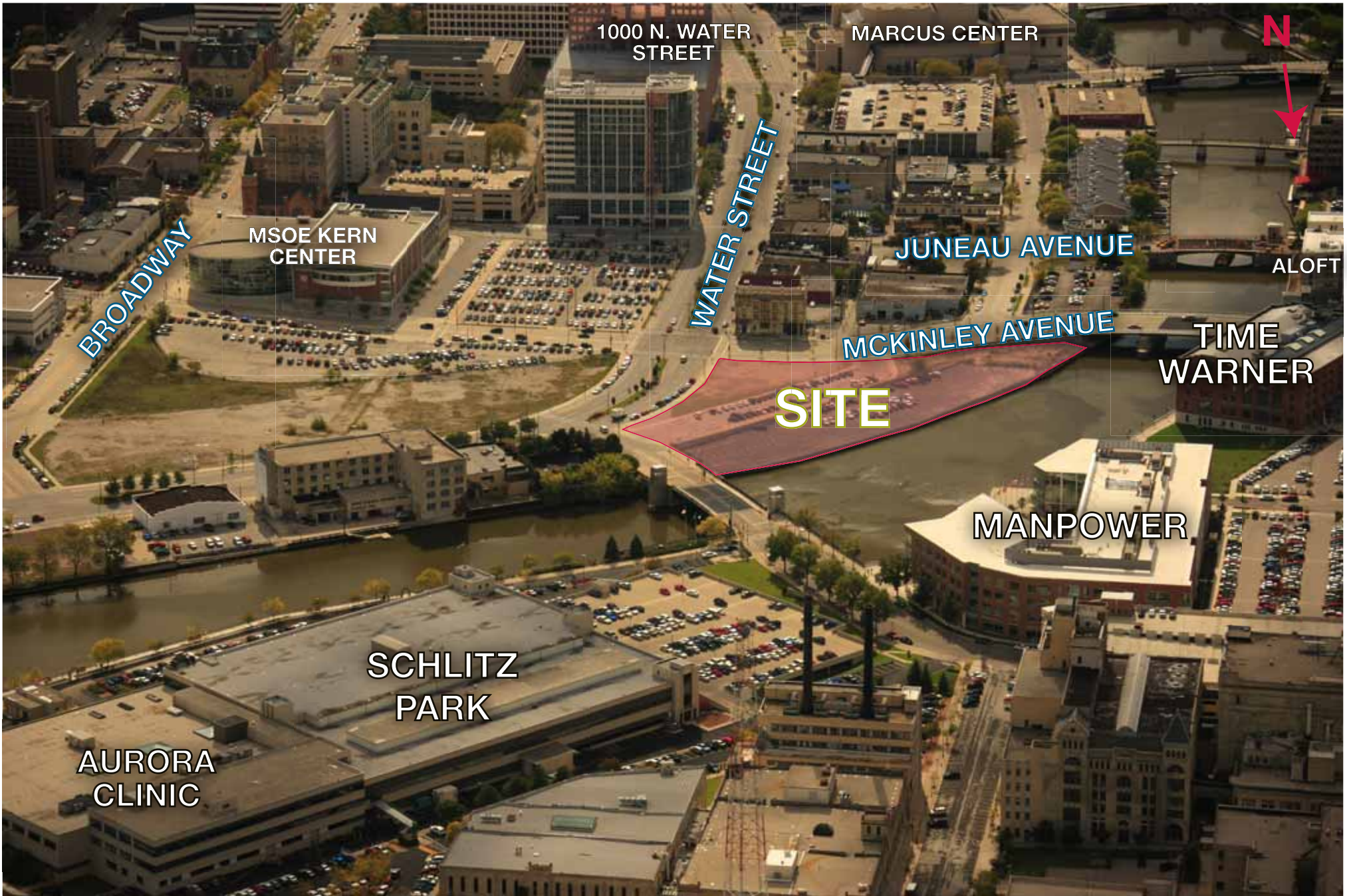
 Typical Floor Plan



1 Fifth Floor
3/32" = 1'-0"

Aerials





1000 N. WATER STREET

MARCUS CENTER

N



BROADWAY

MSOE KERN CENTER

WATER STREET

JUNEAU AVENUE

ALOFT

MCKINLEY AVENUE

TIME WARNER

SITE

MANPOWER

SCHLITZ PARK

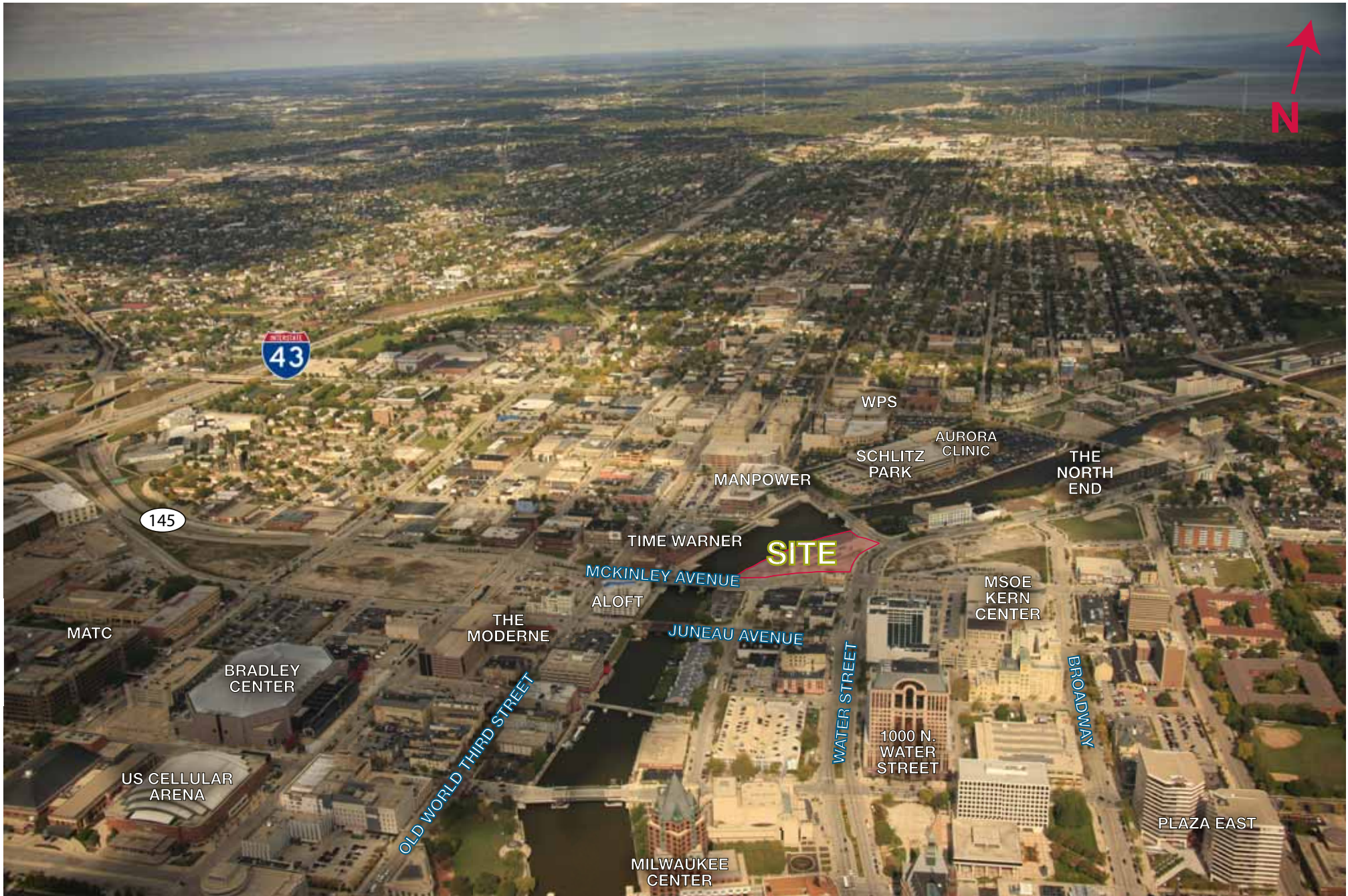
AURORA CLINIC



← N

SITE

US BANK
411 E. WISCONSIN AVENUE
100 E. WISCONSIN AVENUE
MILWAUKEE CENTER
MARCUS CENTER
1000 N. WATER STREET
THE MODERNE
ALOFT
TIME WARNER
MANPOWER
MSOE KERN CENTER
SCHLITZ PARK
AURORA CLINIC
WPS
BRADLEY CENTER
US CELLULAR ARENA
MCKINLEY AVENUE
JUNEAU AVENUE
MTC
THE BREWERY (PABST)
145
43



SITE

MATC

US CELLULAR
ARENA

BRADLEY
CENTER

THE
MODERNE

ALOFT

TIME WARNER

MCKINLEY AVENUE

JUNEAU AVENUE

MILWAUKEE
CENTER

MANPOWER

WPS

SCHLITZ
PARK

AURORA
CLINIC

THE
NORTH
END

MSOE
KERN
CENTER

1000 N.
WATER
STREET

WATER STREET

BROADWAY

PLAZA EAST



THE BREWERY
(PABST)

145

43

MATC

JUNEAU AVENUE

MCKINLEY AVENUE

ALOFT

TIME
WARNER

MANPOWER

WPS

SITE

SCHLITZ
PARK

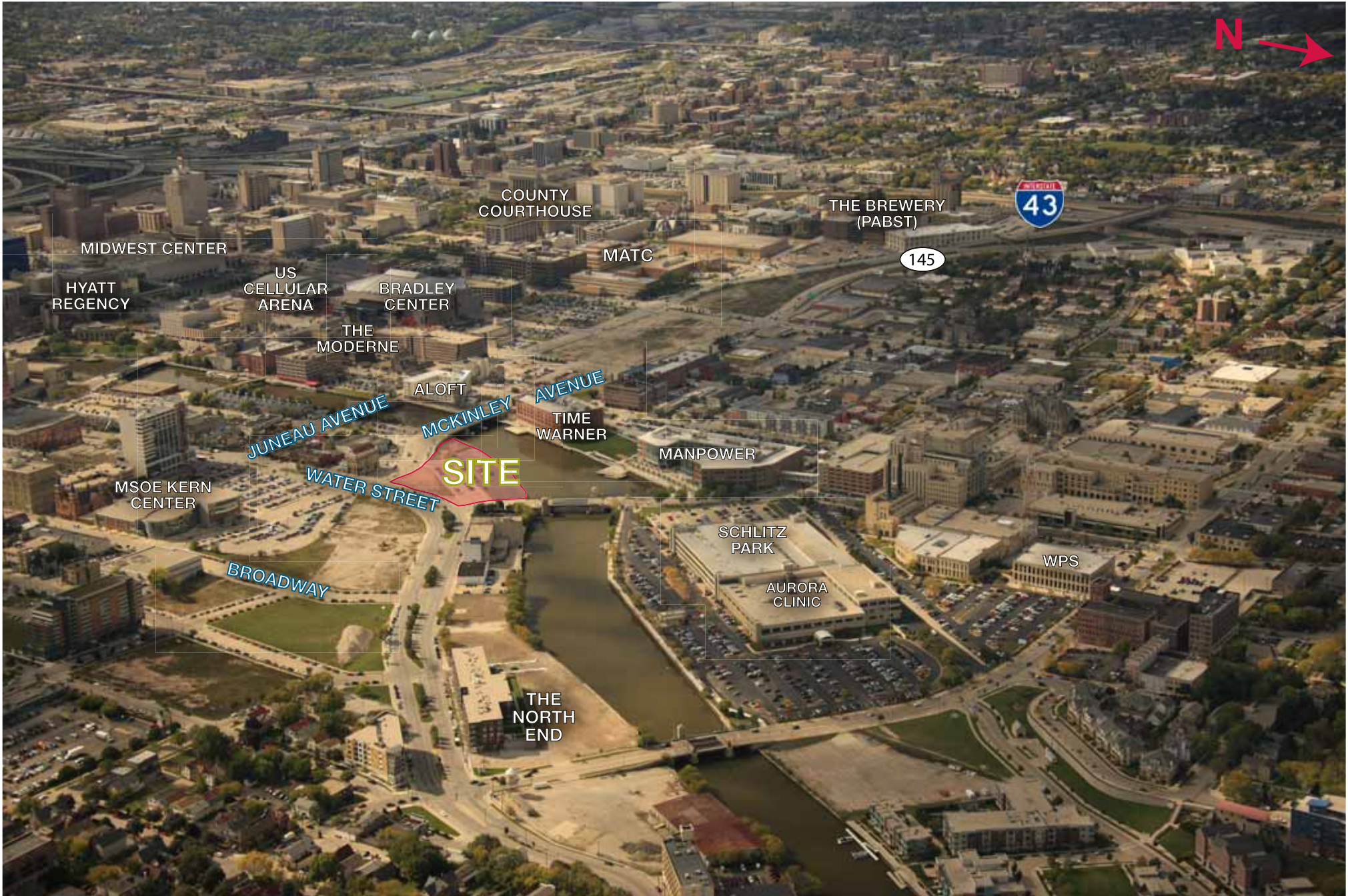
AURORA
CLINIC

WATER STREET

MSOE
KERN
CENTER

BROADWAY

THE
NORTH
END



SITE

COUNTY COURTHOUSE

THE BREWERY (PABST)



145

MIDWEST CENTER

HYATT REGENCY

US CELLULAR ARENA

BRADLEY CENTER

MATC

THE MODERNE

ALOFT

JUNEAU AVENUE

MCKINLEY AVENUE

AVENUE

TIME WARNER

MANPOWER

MSOE KERN CENTER

WATER STREET

BROADWAY

SCHLITZ PARK

AURORA CLINIC

WPS

THE NORTH END



US BANK

411 E. WISCONSIN AVENUE

100 E. WISCONSIN AVENUE



1000 N. WATER STREET

MARCUS CENTER

MIDWEST CENTER

US CELLULAR ARENA

BRADLEY CENTER

THE MODERNE

BROADWAY

MSOE KERN CENTER

ALOFT

JUNEAU AVENUE

MCKINLEY AVENUE

TIME WARNER

SITE

OLD WORLD THIRD STREET

MANPOWER

THE NORTH END

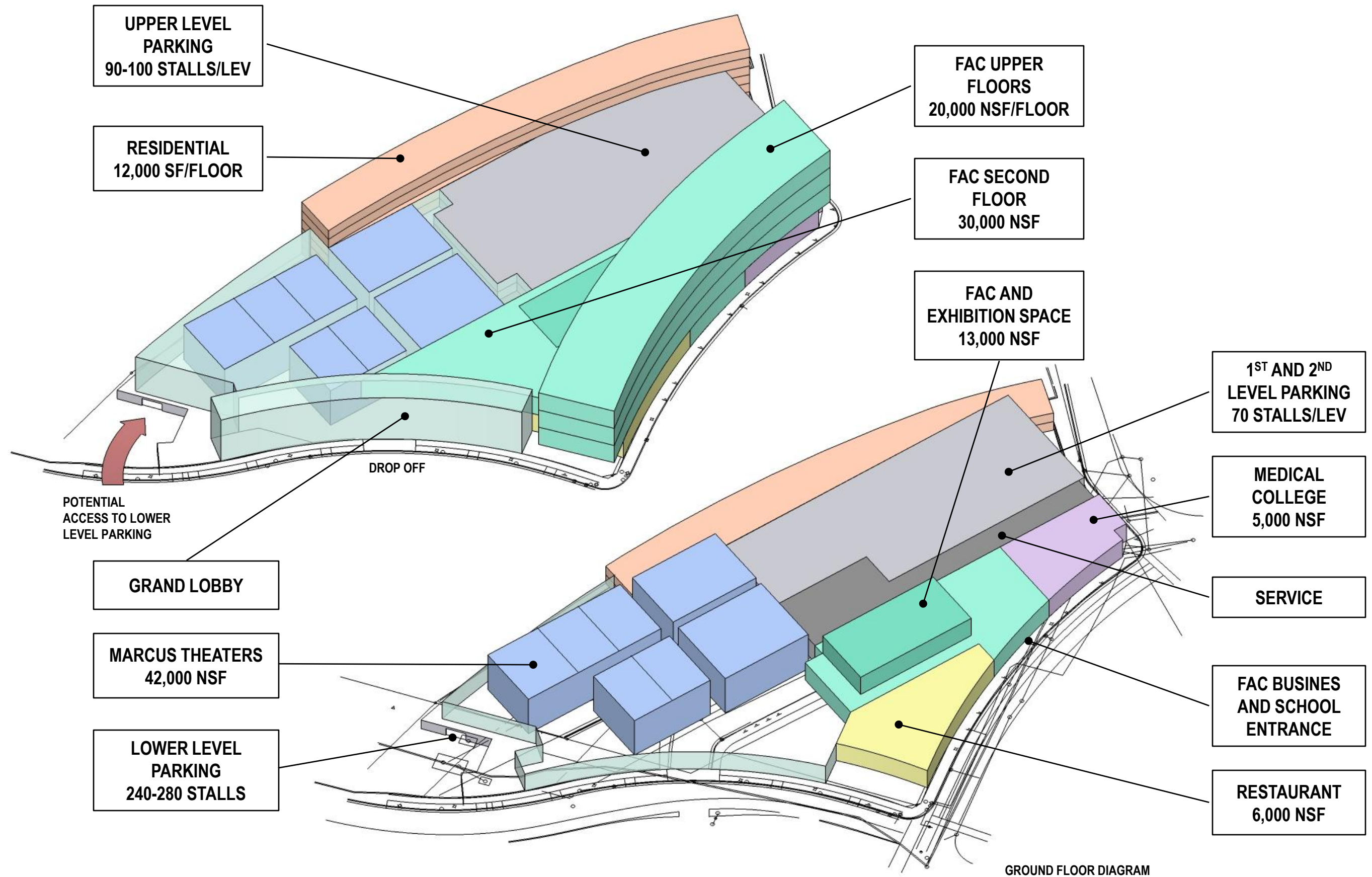
SCHLITZ PARK

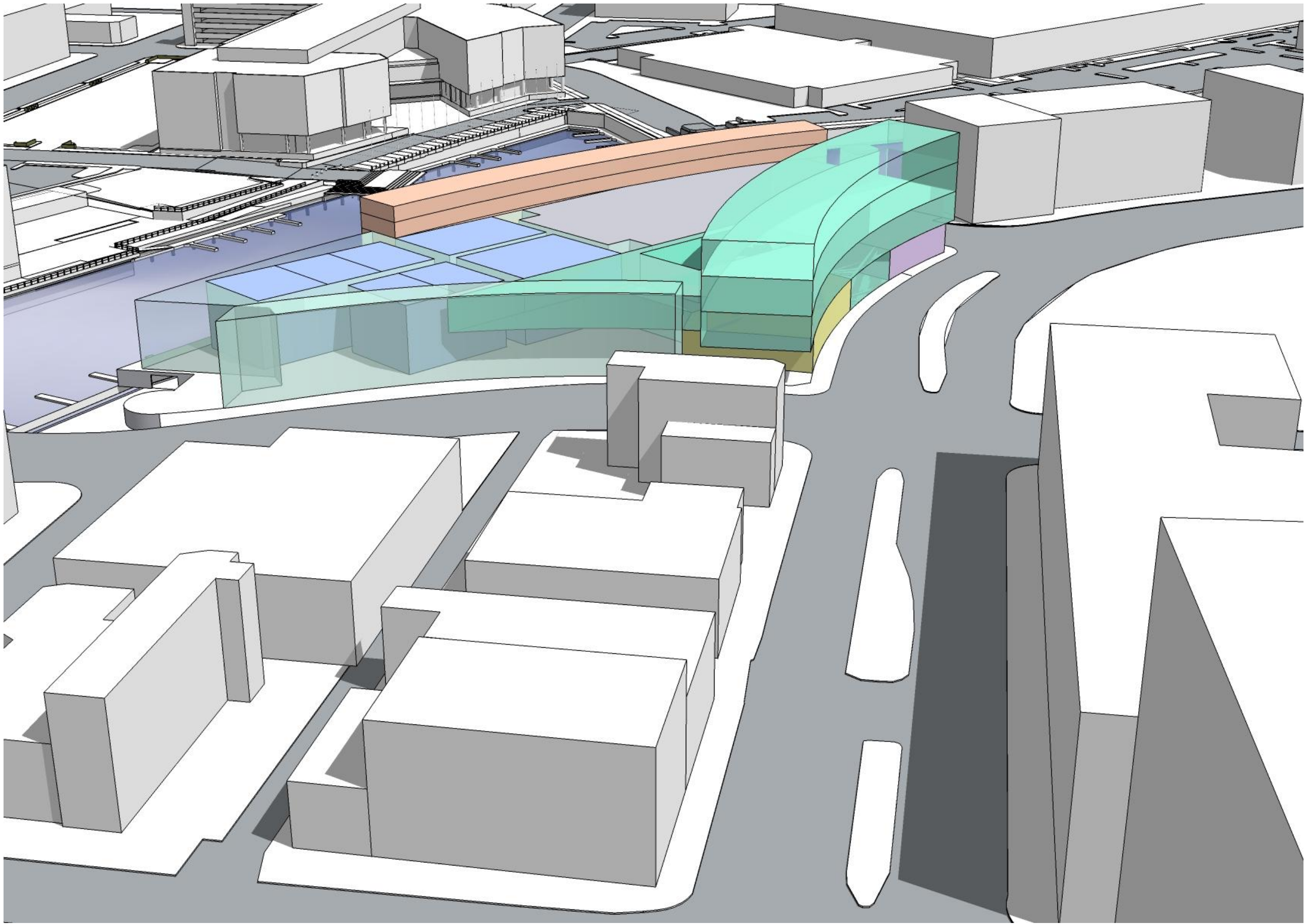
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WPS

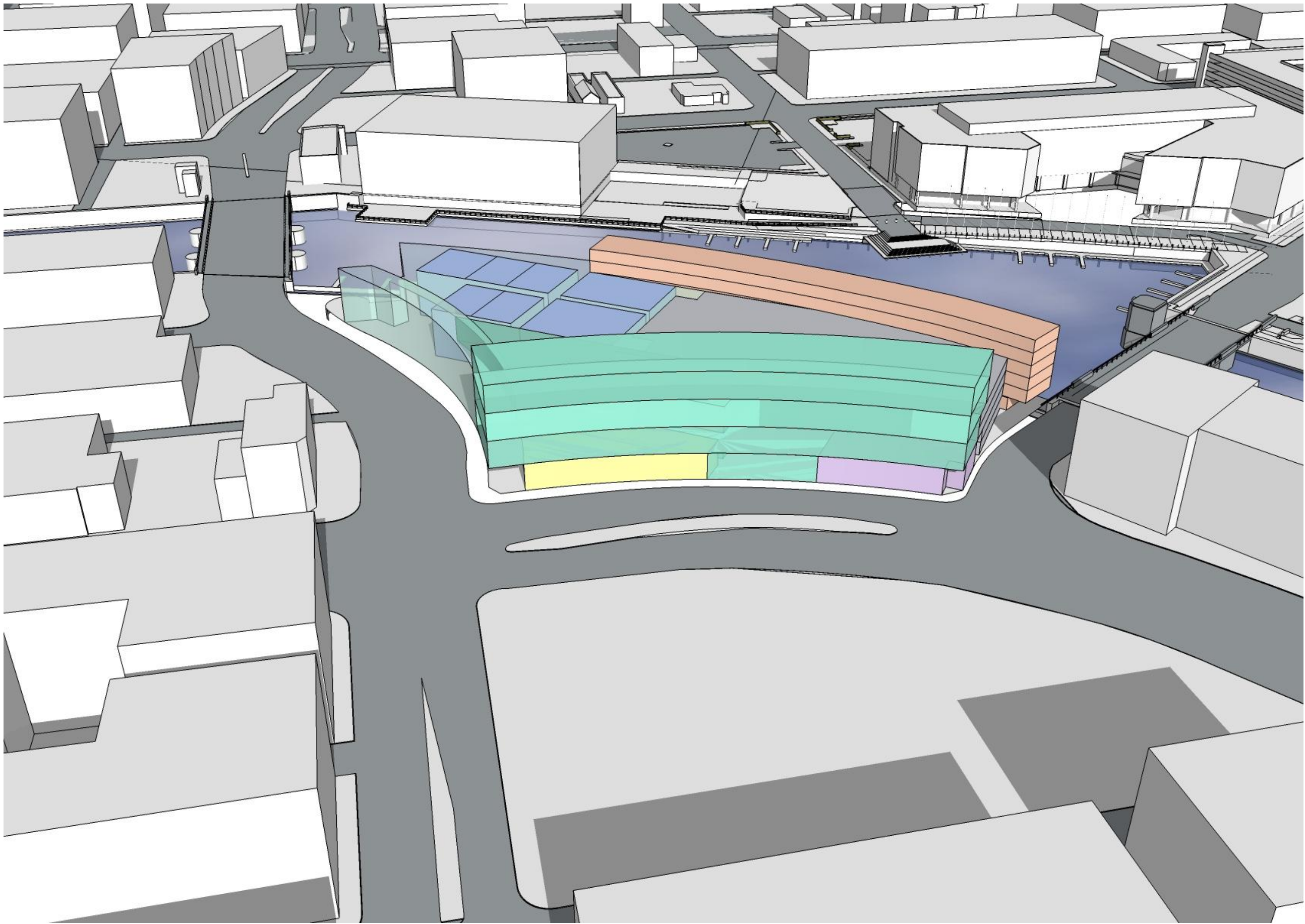
Harmony Submittal



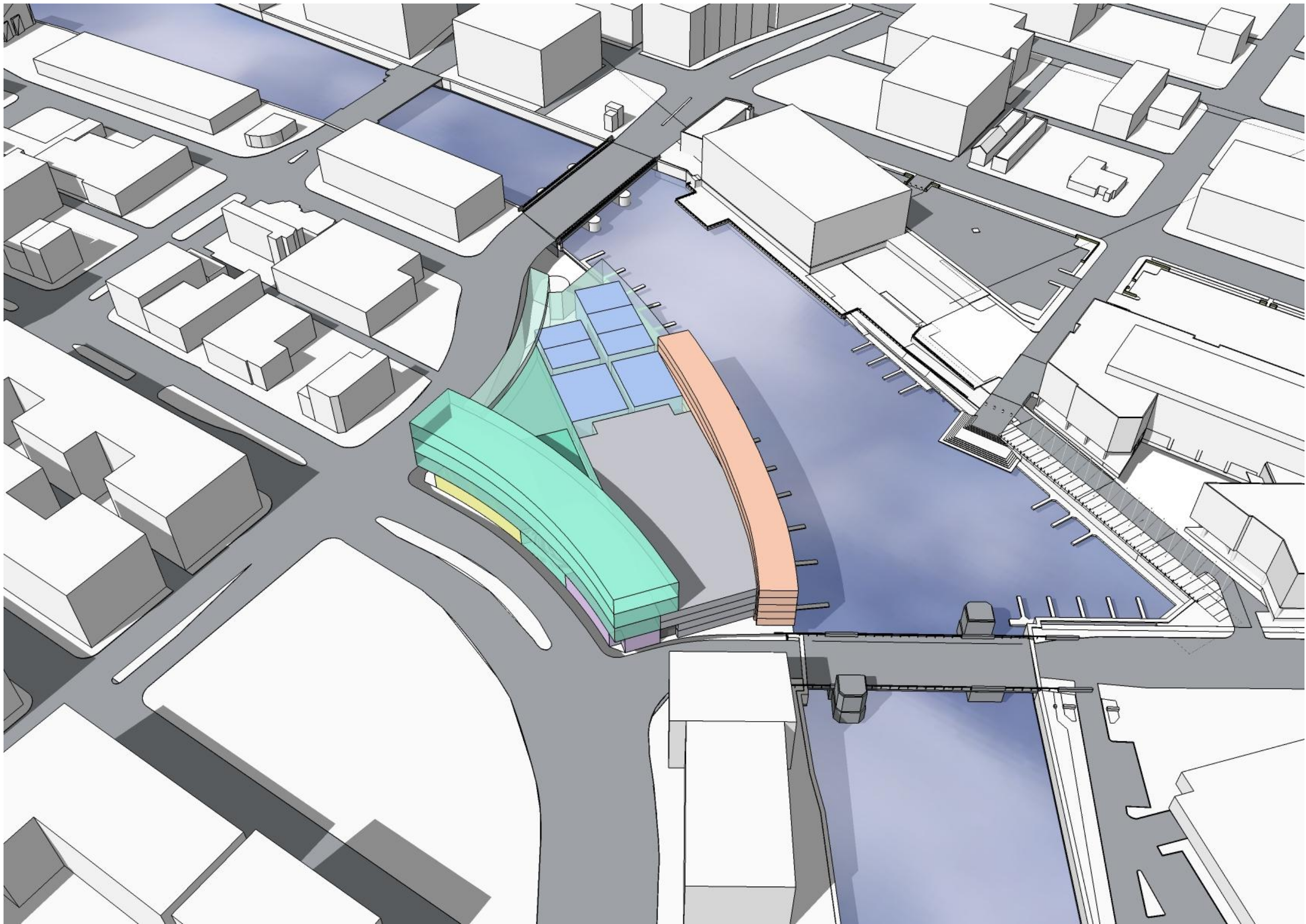




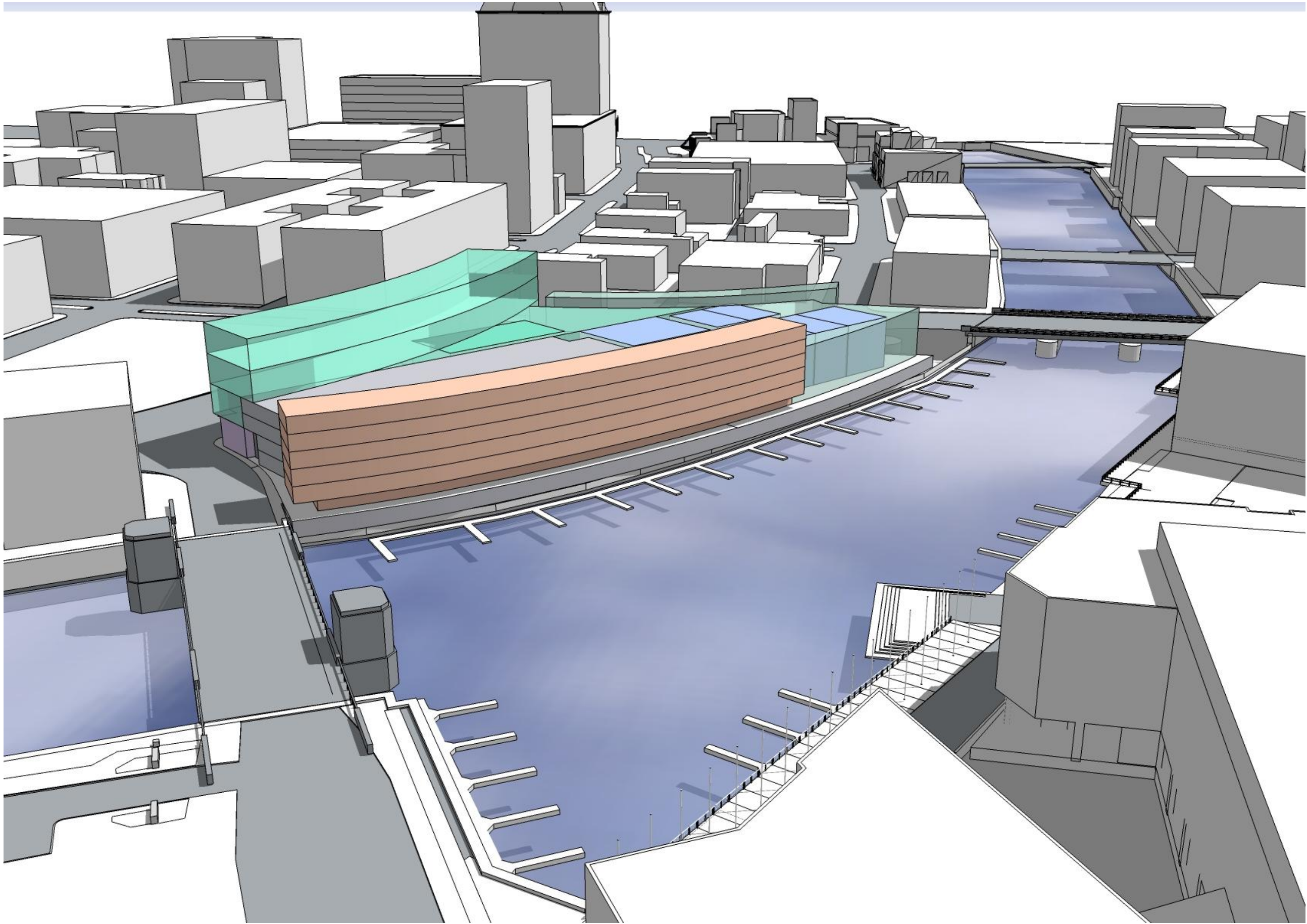
Block 6 Development



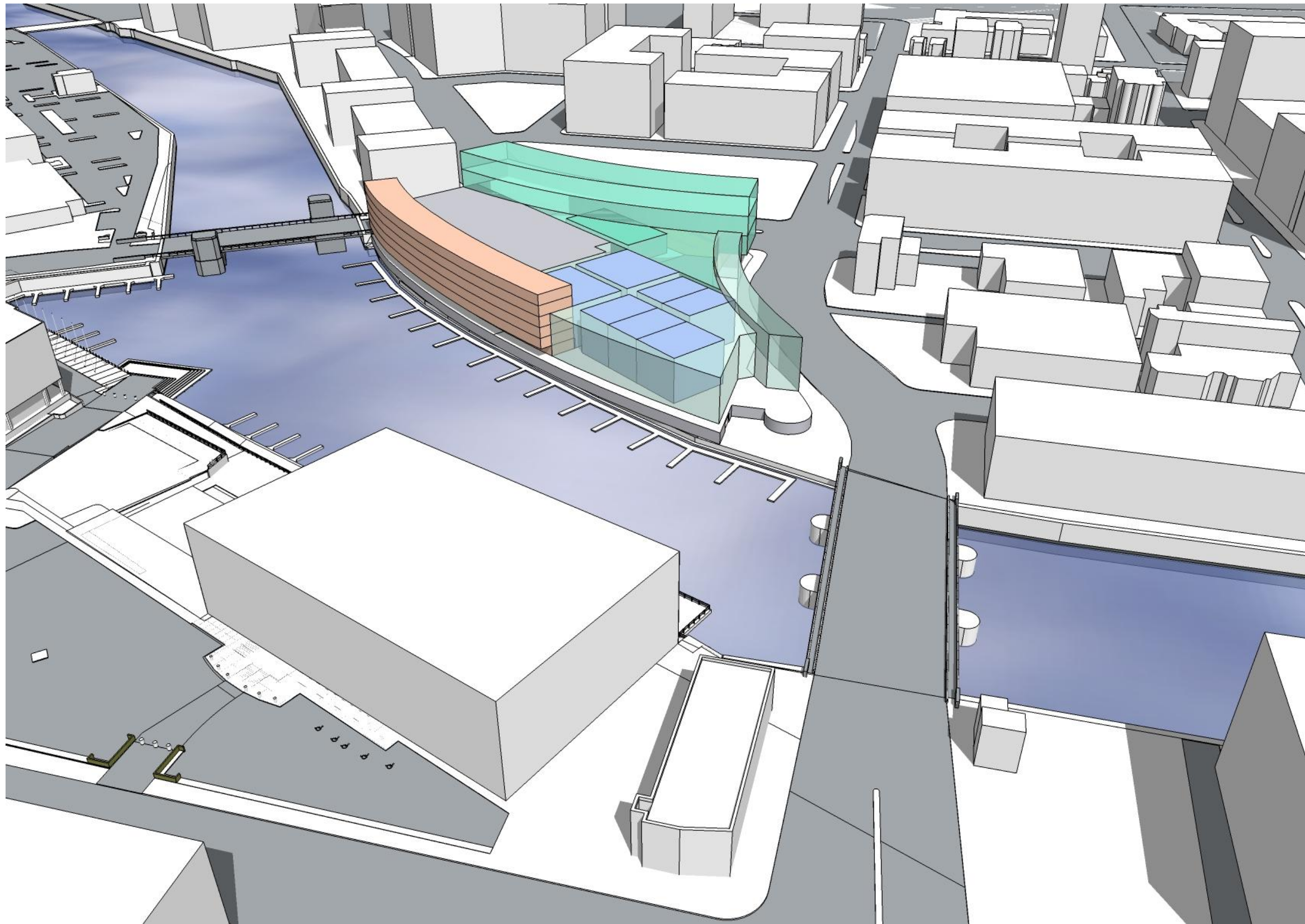
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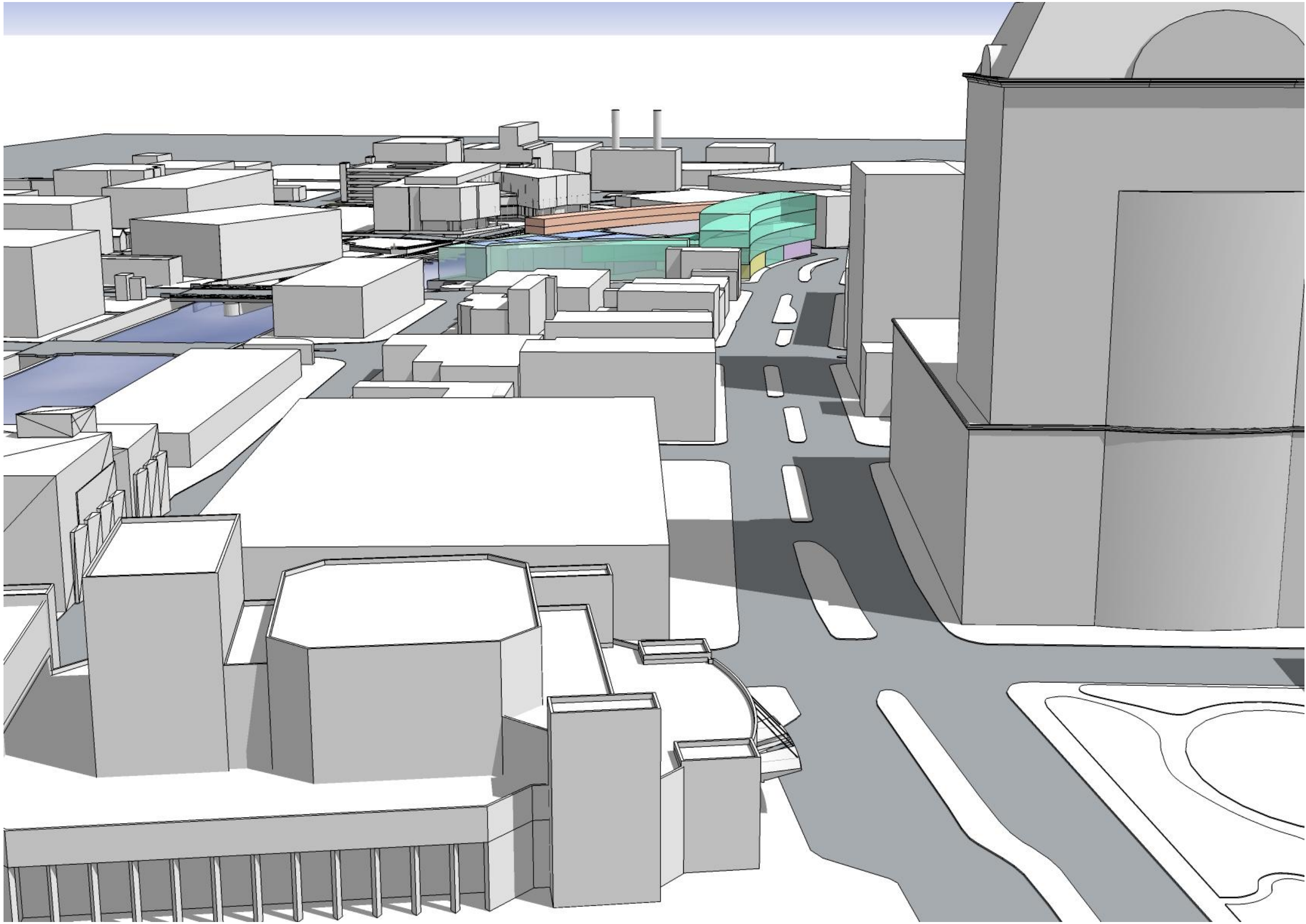
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