

COMING
SOON



ALLIS YARDS

Industrial Soul. Evolutionary Workplace.



CUSHMAN &
WAKEFIELD

BOERKE

HISTORY OF THE SITE

Allis Chalmers quite literally formed the City of West Allis as we know it today. The behemoth company moved its operations to a 20-acre site just west of downtown Milwaukee in 1901. The site eventually contained a mix of industrial and office space and employed over 15,000 workers locally, making it one of the largest employers in the metro-Milwaukee area.

For decades, since Allis Chalmers ceased operations in 1999, the City of West Allis has been faced with a (literally and figuratively) big question. What to do with the vacant campus? Over the years, several projects have been able to adaptively re-use the infrastructure put in place by the company that is the namesake of the City. However, there has long been a shadow where the industrial giant once stood. Until now.

FUTURE OF THE SITE

Cobalt Partners looks back in admiration at Allis Chalmers' revolutionary work and looks forward through the lens of 2021 and beyond. With technology evolving rapidly and the way we live, work and play changing with it, Cobalt Partners, along with the architectural team at RINKA, has designed a new reality for 70th Street.

A brand-new Hilton Home2 Suites hotel will be constructed on the site. To follow will be approximately 300,000 square feet of office and retail space built of timber construction – among the first mass timber projects to be delivered in the State of Wisconsin. Along with the state-of-the-art buildings will be a public plaza for all to enjoy. The streetscape will be improved to facilitate better access for pedestrians and cyclists and create a more pleasant commute for those in vehicles. Much the way that Allis Chalmers literally created the community of West Allis, Allis Yards will bring that community back to the citizens of the City, and welcome those who will join us to be part of it.

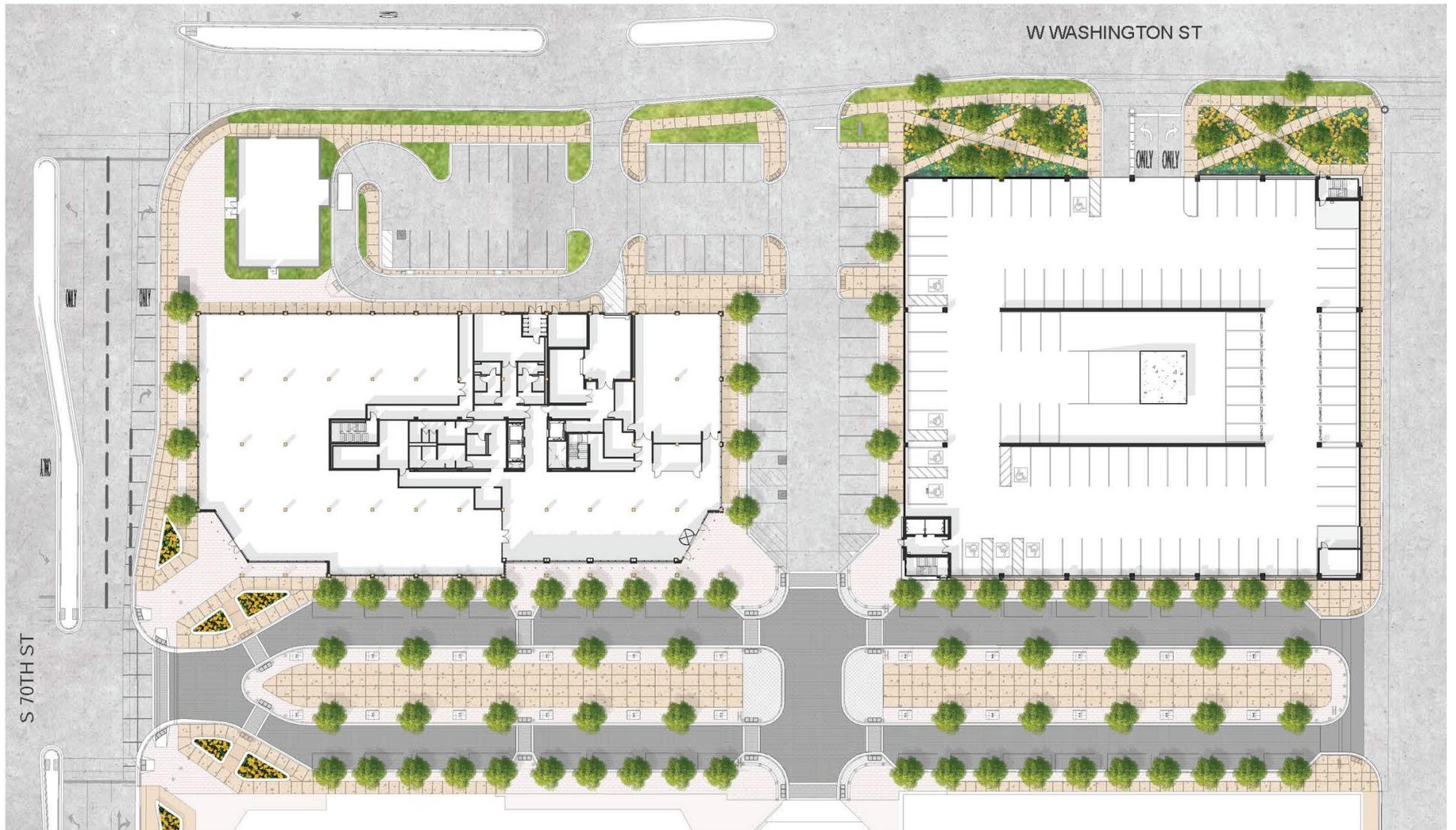
ADDRESS:	1100 S 70th Street, West Allis
BUILDING SIZE:	Up to 300,000 SF
FLOOR PLATE SIZE:	25,400 SF
FLOORS:	6
PARKING:	4 / 1,000 SF (structure parking)
LEASE RATE:	Negotiable

PROPERTY OVERVIEW



CONCEPTUAL

SITE PLAN

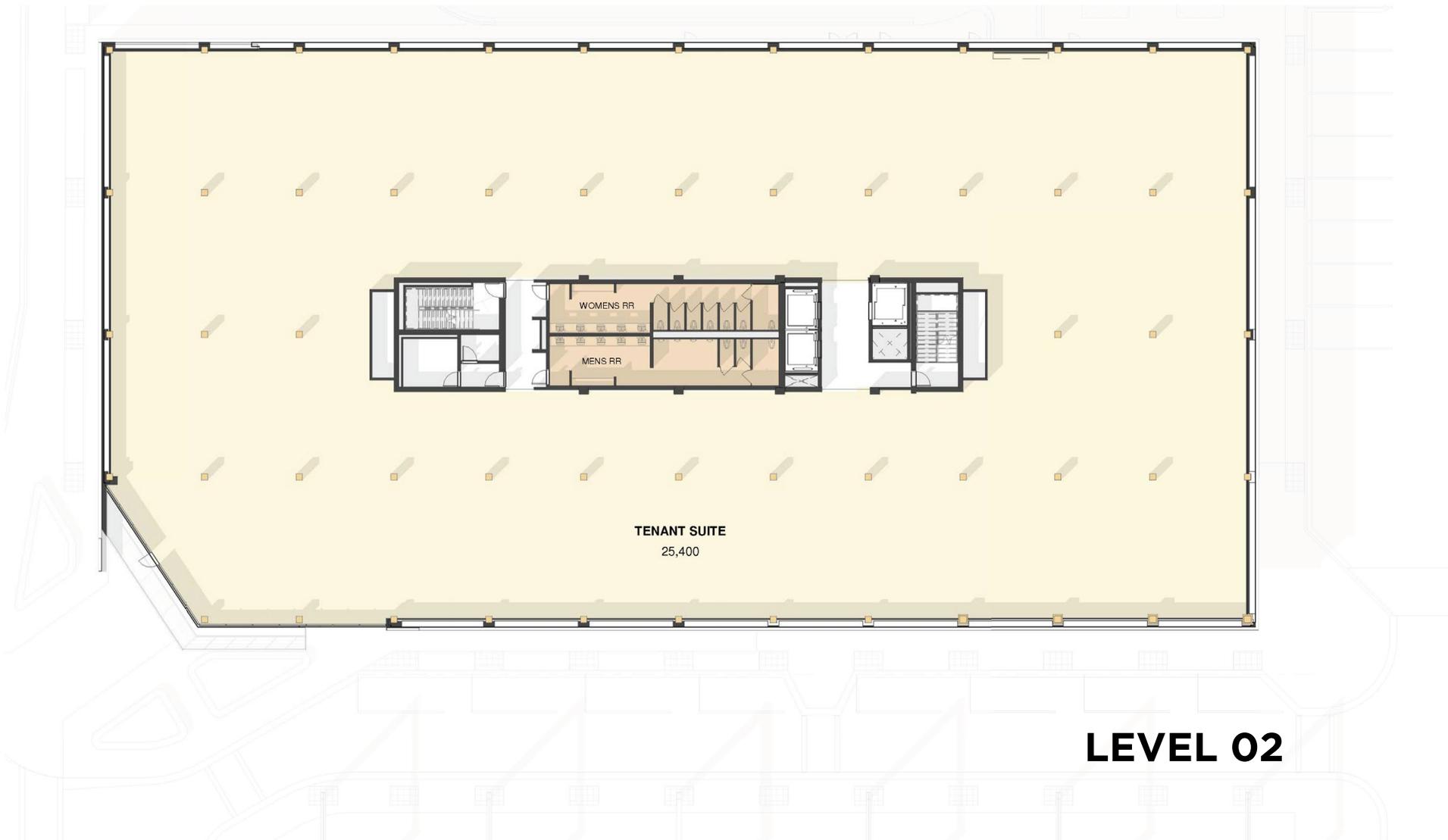


CONCEPTUAL FLOOR PLAN



CONCEPTUAL

FLOOR PLAN



LEVEL 02



SITE

AERIAL

W MAIN ST



1100 S 70TH STREET
FUTURE DEVELOPMENT SITE

1135 S 70TH STREET
EXISTING OFFICE BUILDING

W WASHINGTON AVE



SUMMIT PLACE

the GAGE



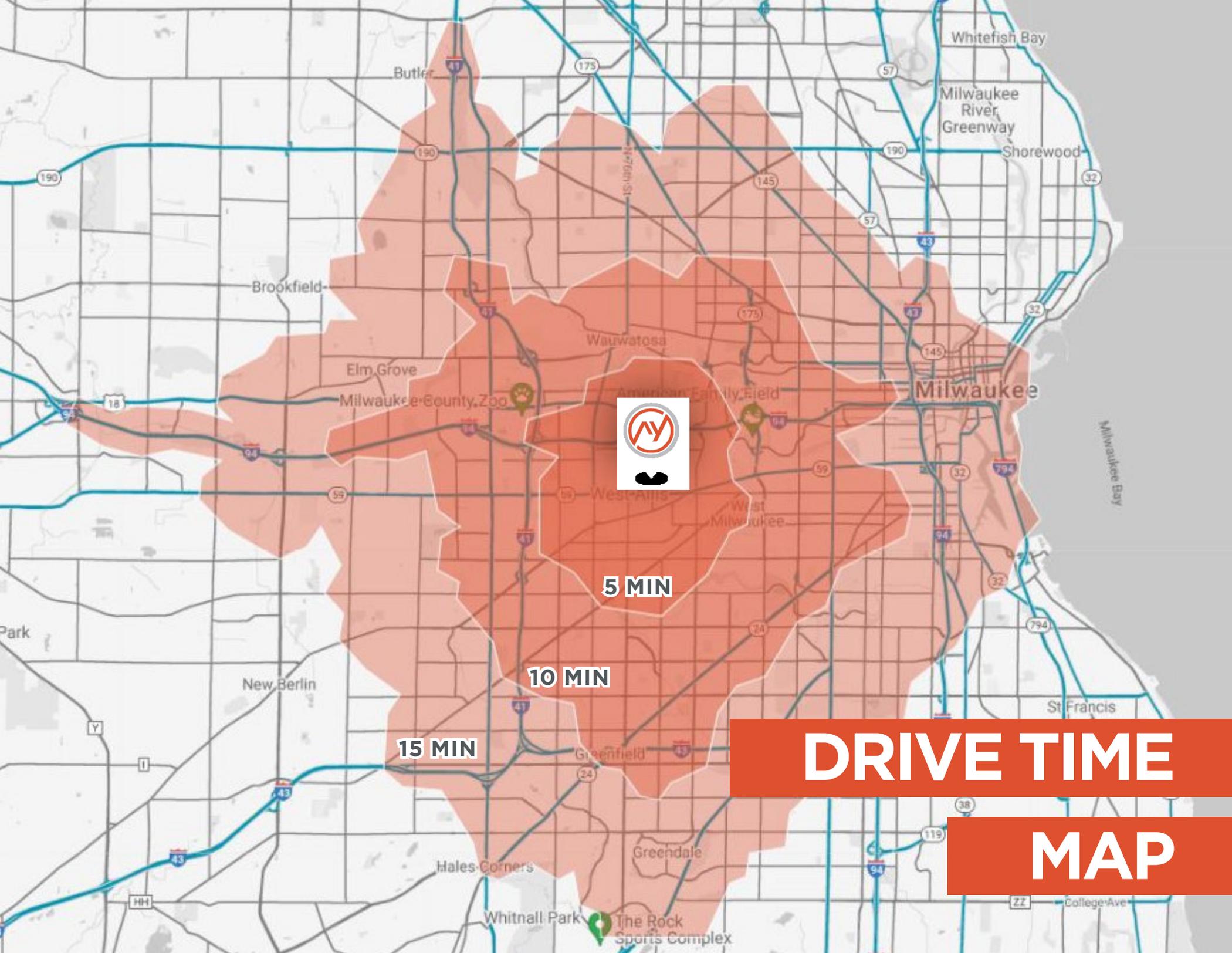
S 70TH ST



WEST ALLIS
TOWNE CENTRE
SHOPPING



W GREENFIELD AVE



5 MIN

10 MIN

15 MIN

DRIVE TIME

MAP

AREA

DEMOGRAPHICS

Businesses

818
1 MILE

5,336
3 MILE

15,433
5 MILE

Employees

15,110
1 MILE

93,628
3 MILE

260,624
5 MILE

Population

23,286
1 MILE

172,556
3 MILE

461,437
5 MILE





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**CUSHMAN &
WAKEFIELD**

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STATE OF WISCONSIN

DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement:

DISCLOSURE TO CUSTOMERS

You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- (a) The duty to provide brokerage services to you fairly and honestly.
 - (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
 - (c) 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.
 - (d) 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).
 - (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
 - (f) The duty to safeguard trust funds and proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals. other property held by the Firm or its Agents.
 - (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.
- Please review this information carefully. An Agent of the Firm 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 the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm 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 Wis. Stat. § 452.01(5g) (see “Definition of Material Adverse Facts” below).
 2. Any facts known by the Firm or its Agents 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 Firm and its Agents are aware of what specific information you consider confidential, you may list that information below. At a later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

CONFIDENTIAL INFORMATION:

NON- CONFIDENTIAL INFORMATION (the following information may be disclosed by the Firm and its Agents):

(Insert information you authorize to be disclosed, such as financial qualification information.)

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 and 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.

NOTICE ABOUT SEX OFFENDER REGISTRY

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://www.doc.wi.gov> or by telephone at 608-240-5830.