

## LOCATION

790 North Water Street | Milwaukee, WI 53202

## PROJECT TEAM

Developer: Irgens  
Architect: Kahler Slater  
General Contractor: Pepper Construction

## MANAGEMENT

Irgens Partners, LLC

## SITE SIZE

35,765 SF; 0.82 acres

## BUILDING SIZE

Office: 362,203 RSF  
Retail: 17,434 RSF  
Total: 379,637 RSF

## HEIGHT

25 stories, 328' feet tall

## RETAIL SPACE

BMO Harris Bank  
FIDDLEHEADS COFFEE: Coming Soon  
AVAILABLE – Broadway: 7,220 RSF

## OFFICE SPACE

- Column-free lease spans at north and south bays
- Column less corners at NW, NE and SE corners
- Typical floor: 25,849 RSF
- Typical core to glass depth: 42'6"
- 5' planning module

## CEILING HEIGHTS

First Floor: 28'0" finished, 33'3" slab-to-slab  
Broadway Retail: 14'0" finished, 19'3" slab-to-slab  
Office Floors: 9'6" finished, 13'4" slab-to-slab

## PARKING

- Eight level integrated parking structure
- 653 indoor, climate controlled parking stalls
- On-site security and safety features
- Visitor parking with validation system
- Access on Broadway with three high-speed overhead doors

## SUSTAINABILITY

- Green Building Initiative certification

## AMENITIES

- The Vault Fitness Center with locker rooms & private showers
- Conference and event center for up to 110 people
- FIDDLEHEADS COFFEE adjacent to lobby
- Indoor tenant commons
- Urban outdoor plaza along featuring Pensive
- ATMs and on-site banking
- Secured indoor bike storage and spa
- Electric car charging stations
- Car wash and detailing service
- Digital video feature wall in lobby
- Distributed antenna system

## SUPERSTRUCTURE

Base: Mat slab foundation system  
Core: Concrete core at parking floors; steel core at office floors  
Enclosure: Glass curtain wall with metal panel at parking podium

## ELEVATORS

Parking Floors: 3 passenger elevators  
Office Floors: 6 passenger elevators with destination dispatch technology  
All Floors: 1 service elevator

## HVAC SYSTEM

- Two 400-ton glycol chillers with custom rooftop air handling units
- Fan powered VAV delivery system
- Direct Digital Control (DDC) System
- After-hours heating and cooling available
- On demand supplemental heat rejection capacity

## ELECTRICAL

- 5 watts per square foot standard
- Redundant system with dual feeds from two separate electrical substations
- Backup generator capacity available

## TELECOMMUNICATIONS

- Distributed antenna system
- Voice/data redundancy with numerous available providers
- Secured Wi-Fi in amenity spaces

## LOADING

- Two elevated docks with manual levelers
- Access from private alley

## SECURITY

- Tenant tailored platform
- 24/7/365 concierge security services
- After-hours access control at building entrances
- Camera monitoring



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