

HUB | 640



HUB640

640 NORTH 4TH IS LOCATED AT THE WESTERN EDGE OF HISTORIC WISCONSIN AVENUE IN THE HEART OF DOWNTOWN.

This remarkable and historic building, in combination with innovative ownership and management, will provide a one-of-a-kind platform for ambitious companies. Providing superb visibility, this historic mixed-used building consists of ground-level retail, office space and loft apartments — the perfect live, work, play opportunity for future tenants.

- Extensive renovations underway
- Large, expansive floor plates
- Adjacent to the Wisconsin Convention Center
- Excellent access to I-43, I-94, I-794 and ample parking
- Tenant fitness center
- On the proposed expansion route of the Streetcar
- Located on the Skywalk system
- Within walking distance of the Intermodal Station, home to public transit such as Amtrak train and bus services
- Entertainment nearby

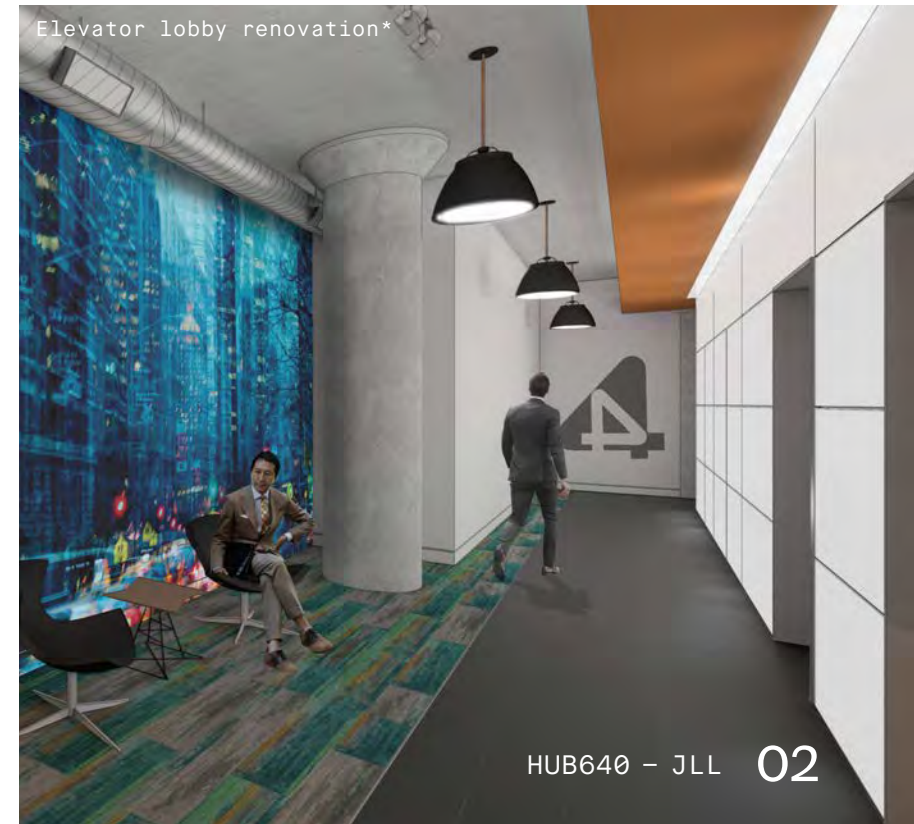


Neighborhood

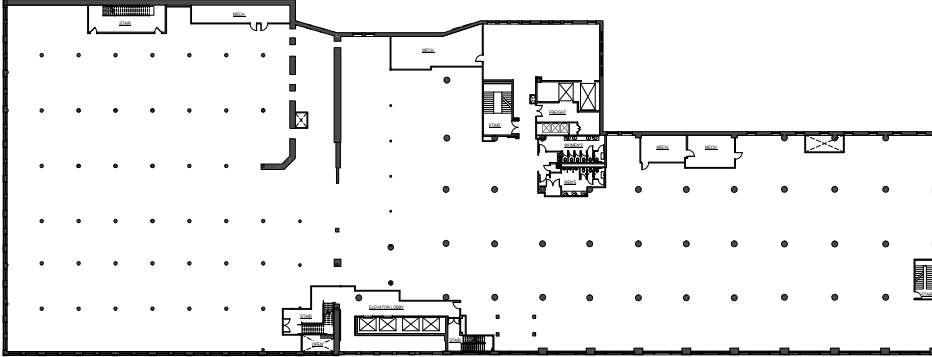
POPULATION	1 MILE	2 Mile	5 Mile
2017 Total population:	25,970	100,622	445,538
2022 Population:	26,820	101,612	444,977
Pop growth 2017-2022:	3.27%	0.98%	-0.13%
Average age:	32	32.9	34.3

HOUSEHOLDS	1 MILE	2 Mile	5 Mile
2017 Total households:	11,738	43,681	176,991
Hh growth 2017-2022:	4.35%	1.68%	0.02%
Median household inc:	\$43,304	\$31,995	\$39,185
Avg household size:	1.6	2	2.4
2017 Avg hh vehicles:	1	1	1

HOUSING	1 MILE	2 Mile	5 Mile
Median home value:	\$241,366	\$151,339	\$139,710
Median year built:	1973	1953	1947



Typical Floor



Available Suites

2nd FLOOR

Up to 57,976 r.s.f. available, divisible into multiple suites.

3rd - 5th FLOORS

57,976 r.s.f. full-floor suite.

Building Specs

Building Size:	298,029 s.f.
Available:	231,904 s.f.
Max Contiguous:	231,904 s.f.
Class:	B
Year Built:	1895
Typical Floor:	57,976 s.f.
Floors:	2-5
Suite electric:	separately metered
Lease Rate:	\$23/s.f. gross rate

Stacking Plan

Residential Expansion	Residential	FLOOR 9
	Residential	FLOOR 8
	Residential	FLOOR 7
	Residential	FLOOR 6
	Office – 57,976 s.f.	FLOOR 5
	Office – 57,976 s.f.	FLOOR 4
	Office – 57,976 s.f.	FLOOR 3
	Office – 57,976 s.f.	FLOOR 2
	Retail	FLOOR 1



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