

330  
KILBOURN

330 E. Kilbourn Avenue  
Milwaukee, WI 53202  
www.330kilbourn.com



New tenants  
are now eligible for  
**FREE 2/1,000 SF**  
of Pavilion Parking!



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# 330 KILBOURN

330 Kilbourn is a two-building office complex standing 14 stories high in the heart of downtown Milwaukee. The campus is situated within walking distance of Lake Michigan, the Milwaukee River and countless restaurants, bars, entertainment venues and newly constructed apartments.

With a market leading amenity package, 330 Kilbourn provides Tenants with an innovative and flexible working environment. The buildings have undergone extensive upgrades in recent years in order to add to the overall tenant experience.

**Up to 95,000 sf**  
available space

**3,038 - 3,529 sf**  
spec suites available


**1,200 +**  
parking stalls


**96 (walkers paradise)**  
walk score

**Located along The Hop  
(MKE Streetcar)**





# Building Information

 Total building size  
495,240 RSF


 Year built  
1984

 Lease rate  
\$14.50/SF NNN

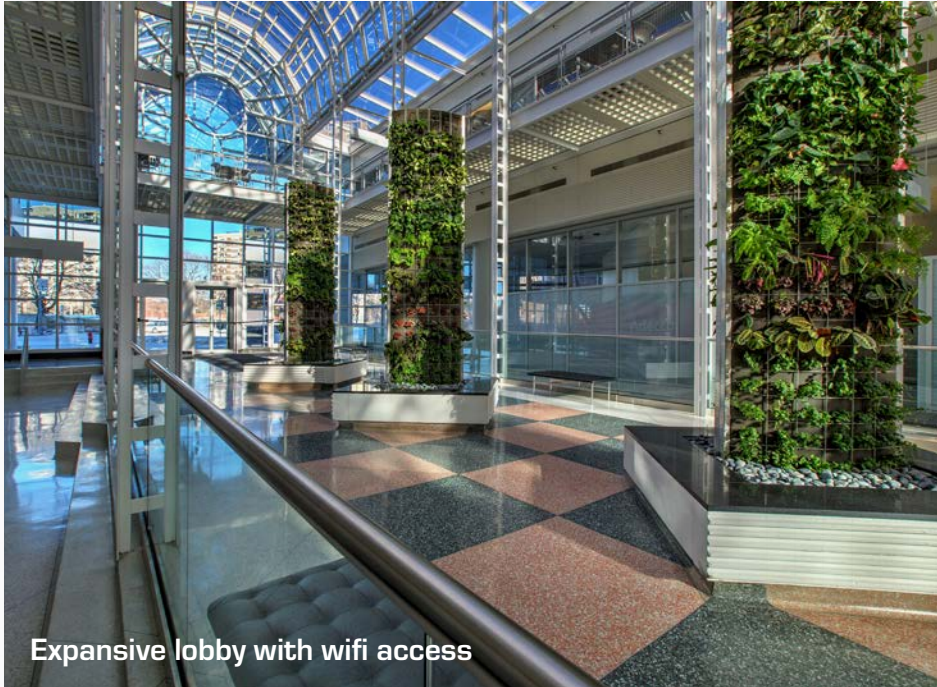
 Full floor plate  
19,822 SF

 Operating expenses  
\$12.04/SF

 Parking  
4/1,000 parking ratio  
**New in 2025: 2/1,000 pavilion parking included in initial lease term**

 Floors  
14

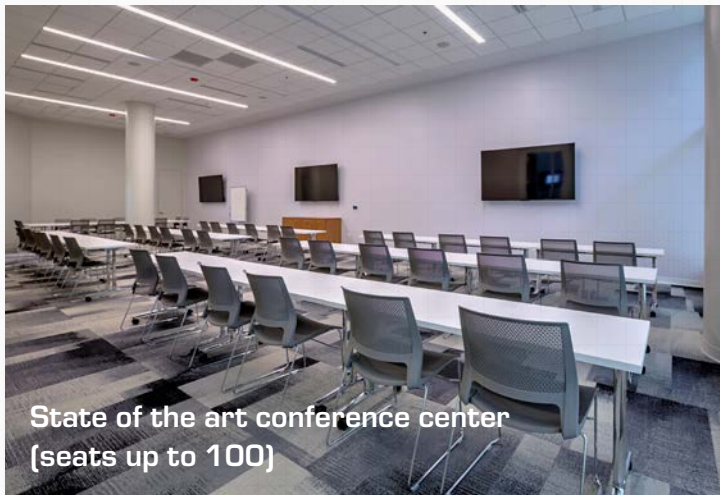
[www.330kilbourn.com](http://www.330kilbourn.com)



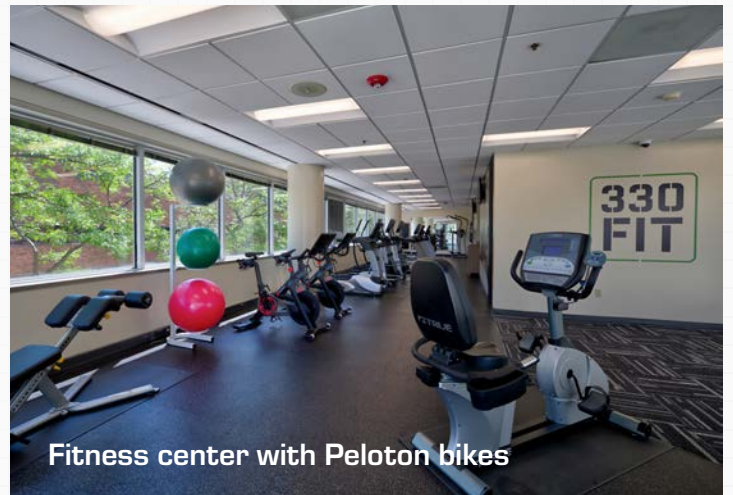
Expansive lobby with wifi access

# Tenant Experience

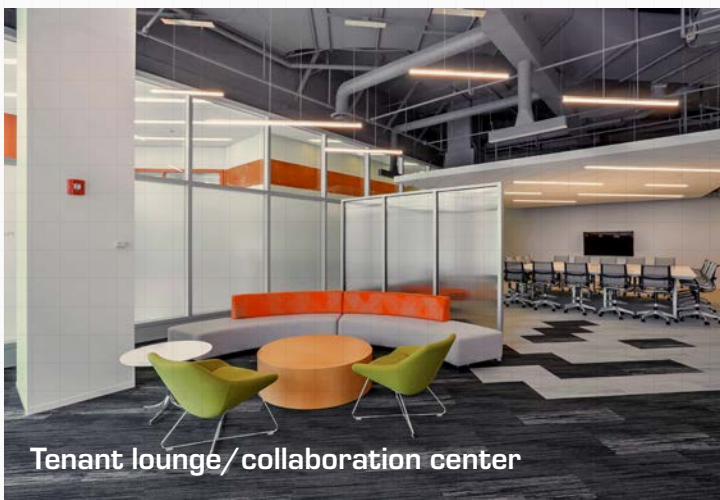
330 Kilbourn is committed to providing best in market amenities that transcend the traditional offerings and expectations of typical office space. The campus brings a mix of cutting-edge technology, fitness and health resources and an abundance of conference and food and beverage options for large groups and entertaining. 330 Kilbourn serves as a hub for collaboration and convenience, offering users an unmatched tenant experience.



State of the art conference center (seats up to 100)



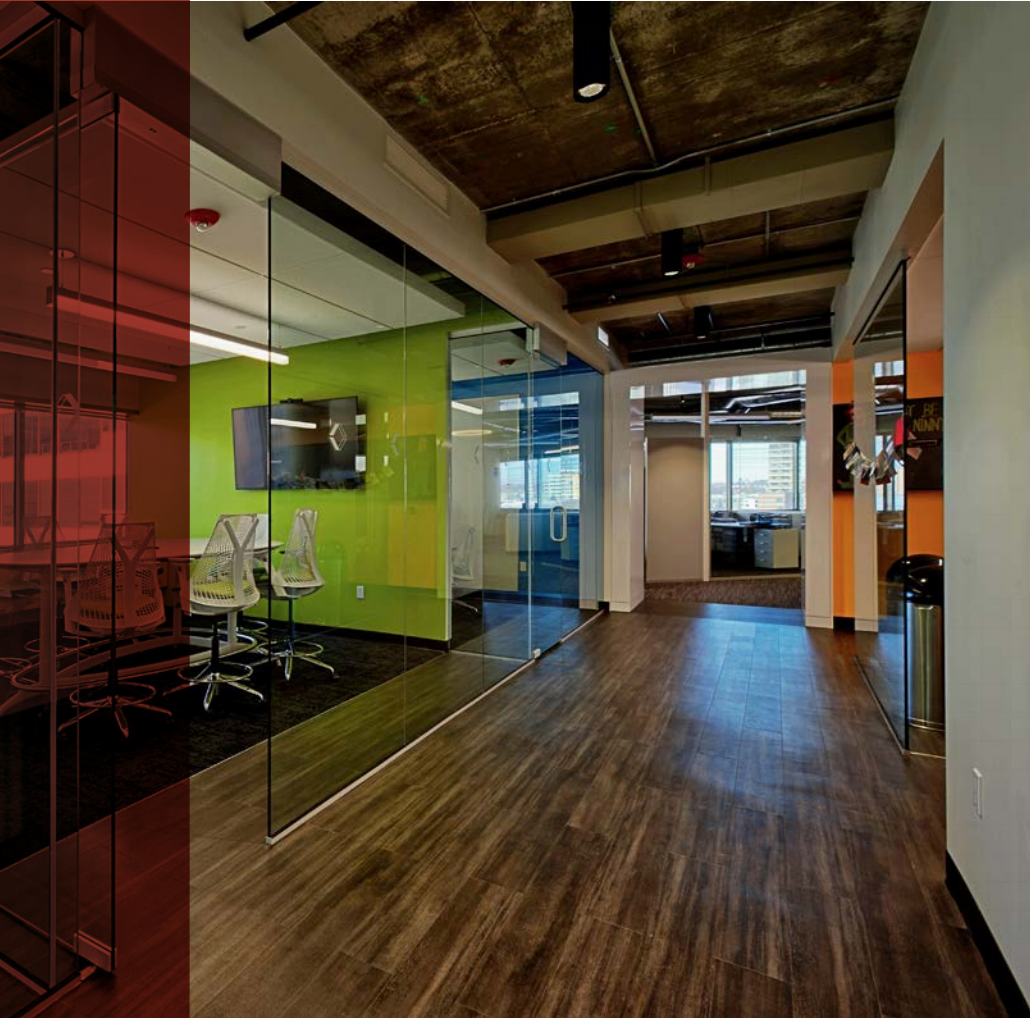
Fitness center with Peloton bikes



Tenant lounge/collaboration center



Café



# Amenities



Café & catering



Print shop



24-hour security



ATM Services



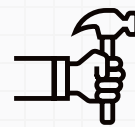
Car wash



Shipping services



Fitness center with Peloton bikes



On-site management & engineering



Mother's Room

# Available Parking



**4/1,000 SF**

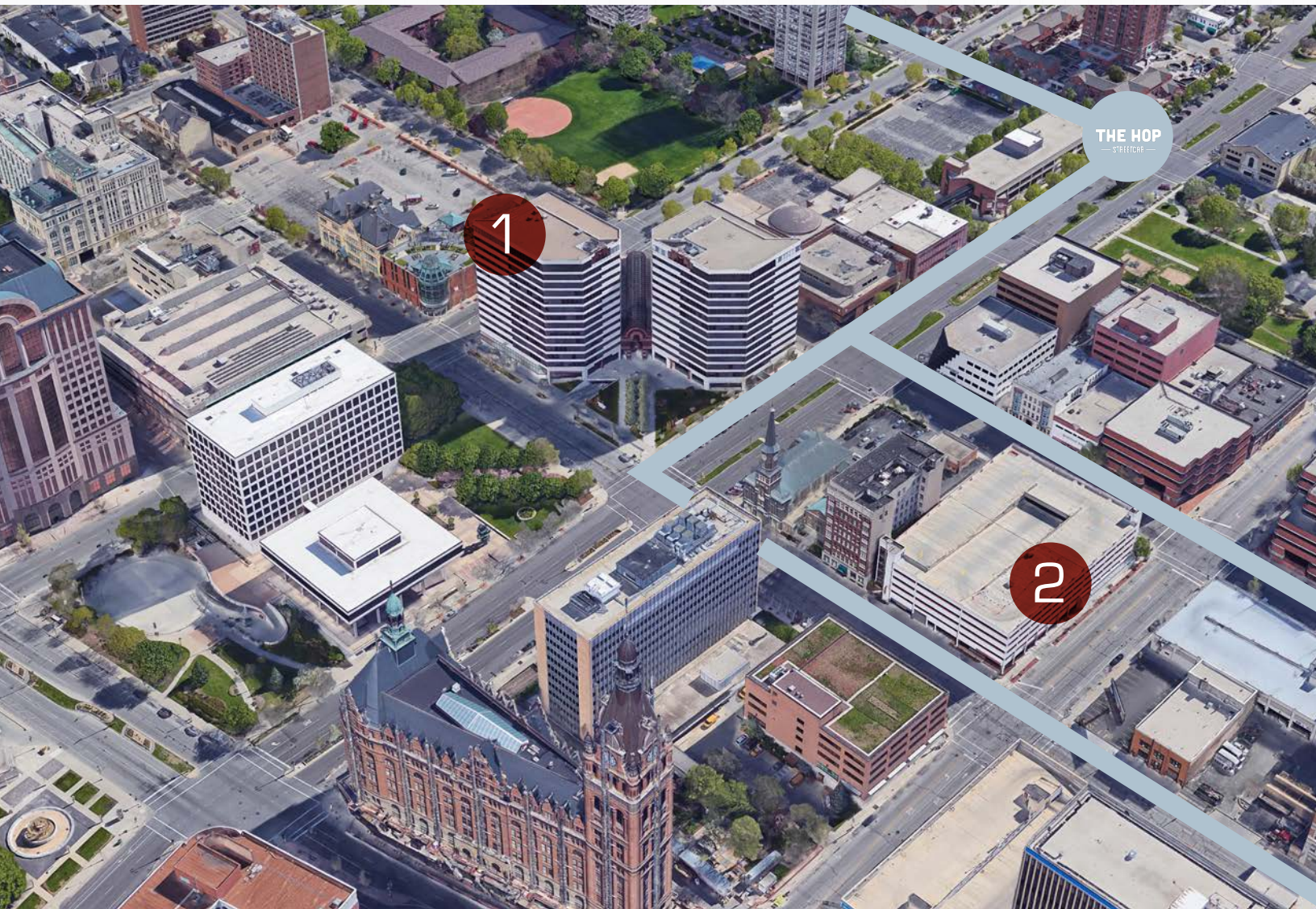
Visitor parking available

**2/1,000 SF  
Now Free!**

	Structure	Spaces	Daily rates	First hour	Monthly unreserved	Monthly reserved	Parking ratio
1	330 Kilbourn Ave. Underground	479	\$24.00	\$8.00	\$178	\$220	1/1,000
2	330 Kilbourn Ave. Pavilion	729	\$20.00	\$8.00	\$146	\$184	3/1,000

3/1,000

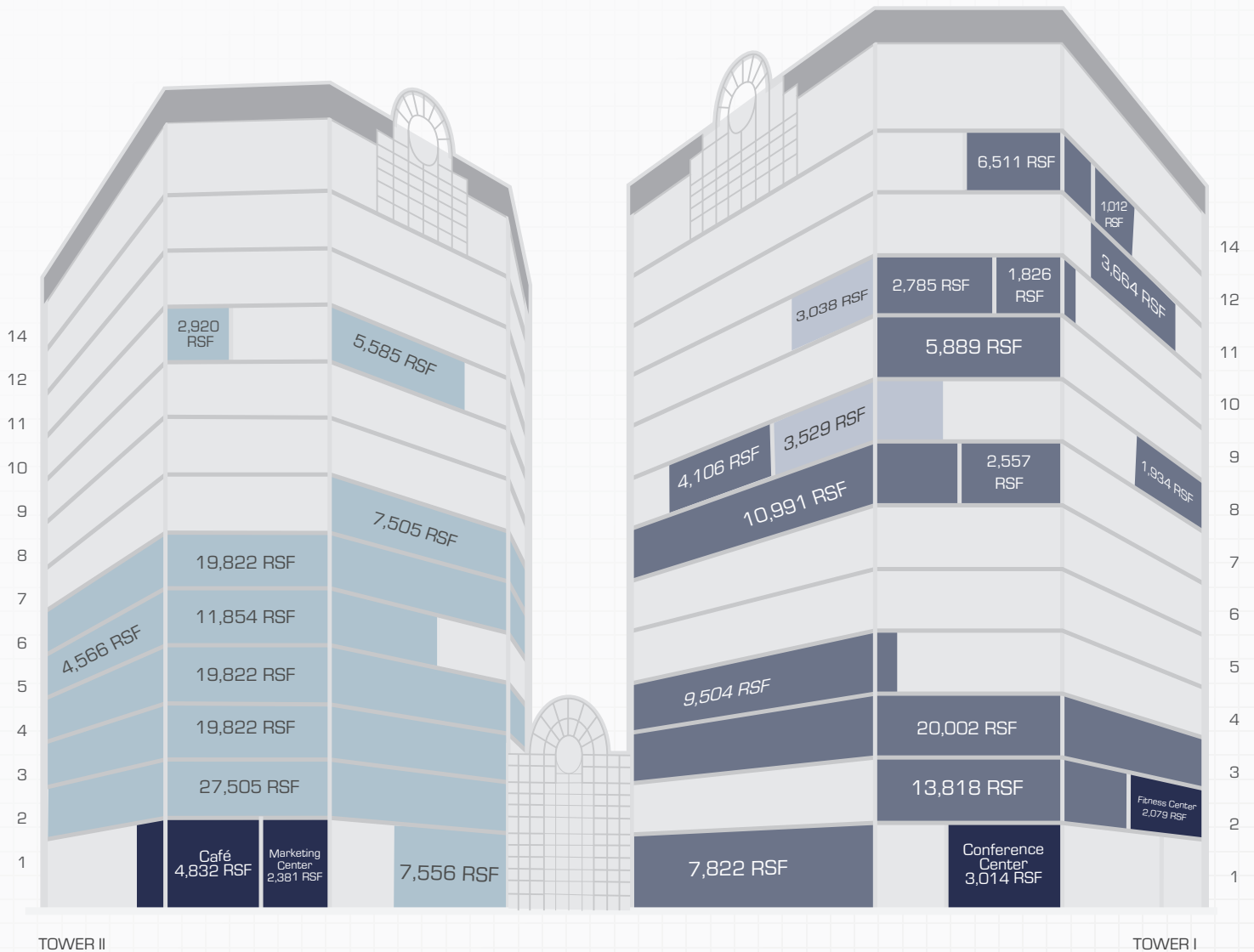
**New in 2025:**  
2/1,000 pavilion parking included in initial lease term



# Available Space

- Currently available
- Spec suites
- Building amenities

Click to view floor plans



# Area Amenities

## 3 Minute walk

- Cathedral Square
- Red Arrow Park
- Water Street bars & restaurants

## 5 Minute walk

- Pabst Theatre
- Marcus Performing Arts Center
- Grohmann Museum

## 10 Minute walk

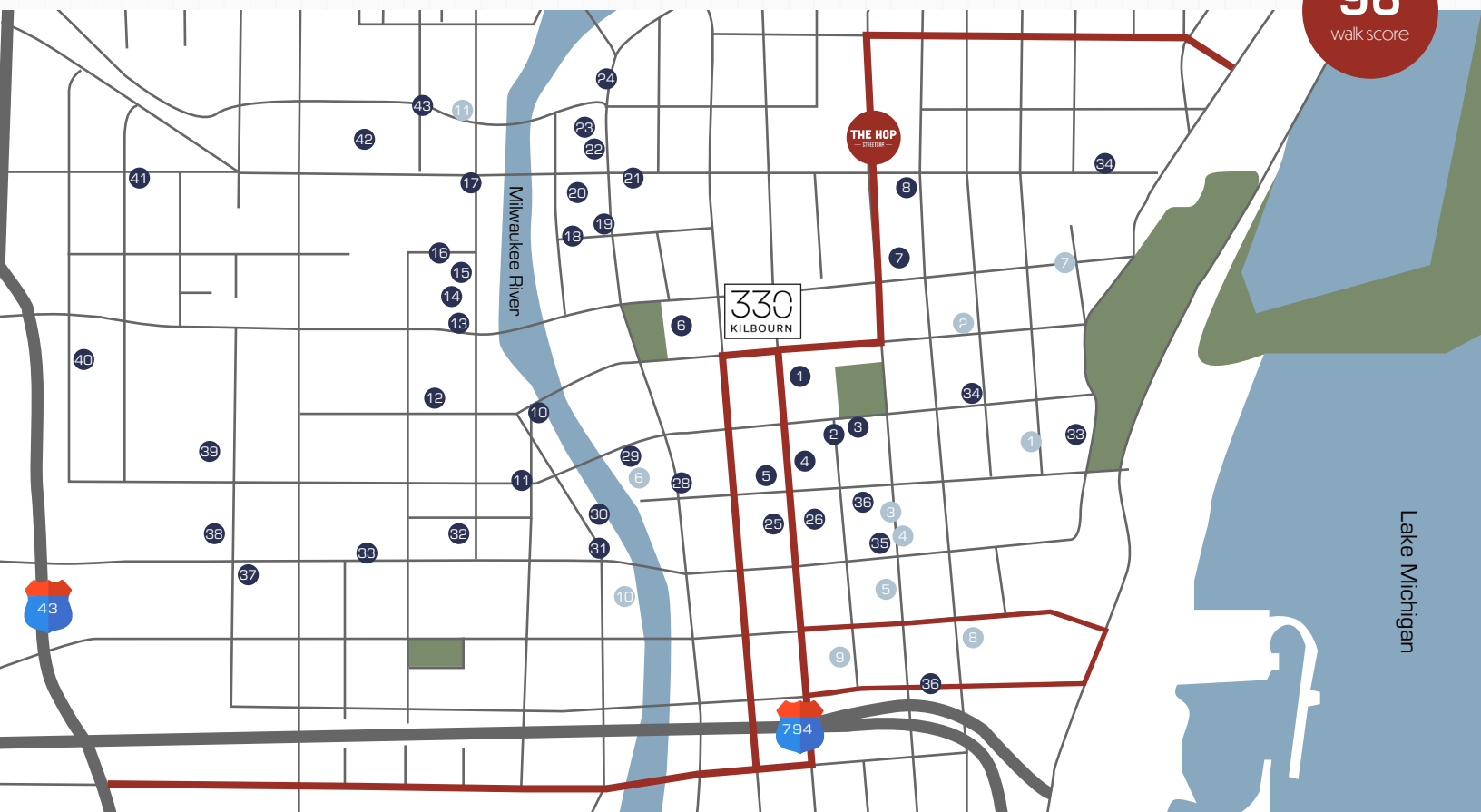
- Deer district
- Riverside Theatre
- UW-Milwaukee Panther Area

## Restaurants

- |                            |                                     |
|----------------------------|-------------------------------------|
| 1 Elsa's On the Park       | 23 Brotehrs Bar & Grill             |
| 2 Real Chili               | 24 AJ Bombers                       |
| 3 Flannery's MKE           | 25 Zarletti                         |
| 4 Duza Café                | 26 Oggie's                          |
| 5 My Office                | 27 Mason Street Grill               |
| 6 Starbucks                | 28 Rodizio Grill                    |
| 7 Bollywood Grill          | 29 SafeHouse                        |
| 8 Subway                   | 30 Rock Bottom Restaurant & Brewery |
| 9 Victor's                 | 31 Mo's                             |
| 10 Benihana                | 32 The Capital Grille               |
| 11 Crab it Your Way        | 33 Bacchus                          |
| 12 Major Goolsby's         | 34 Buckley's                        |
| 13 Milwaukee Brat House    | 35 Wards                            |
| 14 Deer Camp               | 36 Rare                             |
| 15 Mader's                 | 37 Miller Time Pub & Grill          |
| 16 Oak Barrel Public House | 38 Build a Breakfast Build a Burger |
| 17 Third Street Tavern     | 39 Gyro MKE                         |
| 18 Vagabond                | 40 The Wisconsin Club               |
| 19 Water Street Brewery    | 41 Pilot Project                    |
| 20 Buffalo Wild Wings      | 42 The Mecca                        |
| 21 Qdoba                   | 43 Carson's                         |
| 22 Ian's Pizza             |                                     |

## Hotels

- |                               |                             |
|-------------------------------|-----------------------------|
| 1 Dubbel Dutch Hotel          | 7 County Clare Irish Inn    |
| 2 The Plaza Hotel Milwaukee   | 8 The Westin Milwaukee      |
| 3 Hotel Metro                 | 9 Home2 Suites              |
| 4 The Pfister Hotel           | 10 Residence Inn            |
| 5 Milwaukee Marriott          | 11 Aloft Milwaukee Downtown |
| 6 Saint Kate - The Arts Hotel |                             |





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Us

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