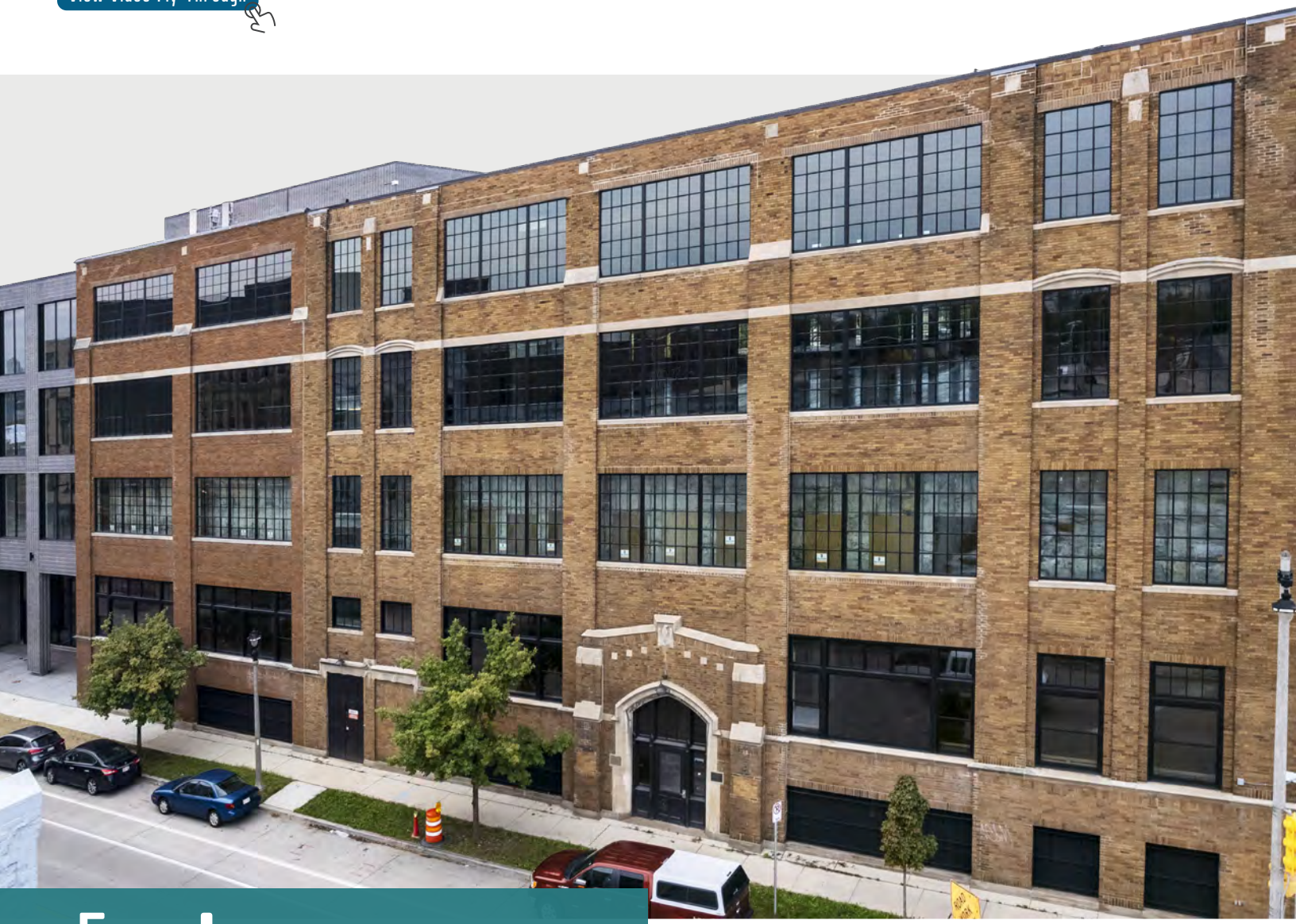
The Eagleknit Building

507 S. 2ND STREET | WALKER'S POINT | MILWAUKEE, WI

View Video Fly-Through



For Lease

Up to 50,000 Square Feet Available

Contact Us:

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WANGARD
INVESTMENT REAL ESTATE. SIMPLIFIED.

The History of the **Eagle Knitting Mills** Building

In 1928 Eagle Knitting Mills began operation and quickly earned the title ***Greatest Name In Headwear***. For much of the 20th century, Eagle Knitting Mills was widely known for their commitment to style, comfort and quality. Their iconic earlap cap was a staple of utility and fashion, when you wanted modern style with trusted quality – you purchased Eagleknit. The brand operated out of their Walker's Point factory for more than 50 years, eventually closing their doors for good in 1991. Although the brand is gone, their legacy lives on inside the reinvented and reimagined Eagleknit building.



1930
Stern Knitting Mills of Peoria, Illinois was purchased and production was moved to Milwaukee

1952
Eagle Knitting Mills was awarded a substantial government contract to produce wool mufflers

1963
The company was sold to Zwicker Knitting Mills, production continued in Milwaukee

1991
After operating for over 60 years, the Milwaukee plant was permanently closed

2020
The building was added to the Wisconsin State Register of Historic Places

2021
Wangard Partners renovates and reopens the building, converting it to office space

The Converge at Eagleknit

The Converge at Eagleknit serves as a multifaceted ecosystem for the growing network of Milwaukee based startups, community organizations, tech companies and creative agencies. Spread across the entire first floor, the Converge offers a mix of traditional office space and individual offices. These unique small-scale offices are tailored to individuals with smaller space needs and are designed to encourage collaboration between a diverse group of professionals and community leaders. In addition to its forward-thinking design, the space features a **two-story lobby**, **commercial coffee vendor**, **multiple conference rooms**, **communal break room and lounge**, **fitness center** and access to the **3,500 SF rooftop terrace**.



- 1st Floor Cafe and Patio (operator to be determined)
- Free Common Area Wi-Fi
- Fitness Room and Private Shower
- Two Shared Conference Rooms
- Shared Tenant Lounge
- Shared Training Room
- Rooftop Patio offering Downtown Views
- On Bus Route
- Secure Bike Storage and Repair Center

Additional **Amenities**



- Building signage opportunities
- Access to freight elevator and dock
- Access to secured storage
- Restored historic cream city brick
- Maple floors throughout
- 13’6” floor to floor height with floor to ceiling windows
- Exposed structure with concrete mushroom columns and board formed concrete deck
- Fantastic sound attenuation with wood floors and concrete structure
- Built with wellness and sustainable features in mind
- Brand-new mechanical, electrical, and plumbing wrapped around the historic shell
- Water efficient plumbing fixtures added
- Operable 1st floor windows with many places to work with natural air
- Brand-new high-speed Otis elevators
- New LED light fixtures
- Access to programs and community through the innovation hub
- 4 stairwells for maximum flexibility
- Bublr Bike Stop directly outside the building
- Future outdoor green space
- Potential for fourth floor skylights



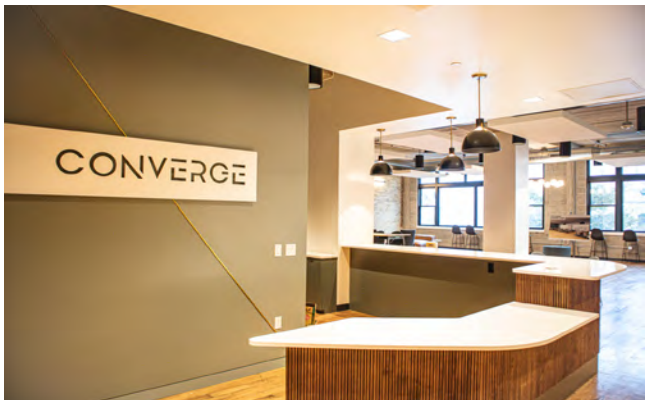
Potential fourth floor skylights



Future outdoor green space

Plenty of Space to **Work and Play**

The completely redesigned Eagleknit building provides modern office amenities with an upscale industrial feel. The space includes a common area tenant lounge, conference rooms, huddle rooms, and interior/exterior work space.













What We Have **Available**

Up to 50,000 SF Available

Lease Rate

$16.50 - $18.50/SF NNN

Estimated Operating Expenses & Taxes

$11.31/SF

Parking Options

68 on-site surface stalls,
37 heated underground stalls,
130 additional surface stalls
within 2-3 blocks, & ample free
and metered street parking

Computer programming and coding has become ubiquitous in all the new technology we interact with on a daily basis. According to the Bureau of Labor Statistics, computer and tech occupations are projected to jump 13% from 2016-2026, and the Walker's Point area in downtown Milwaukee couldn't be a better place to start that growth!

Walker's Point is at the city's intersection of food, design, hospitality, art, culture, technology and business.

— **Burton Metz**
President of Wangard Partners, Inc

Available **Space**

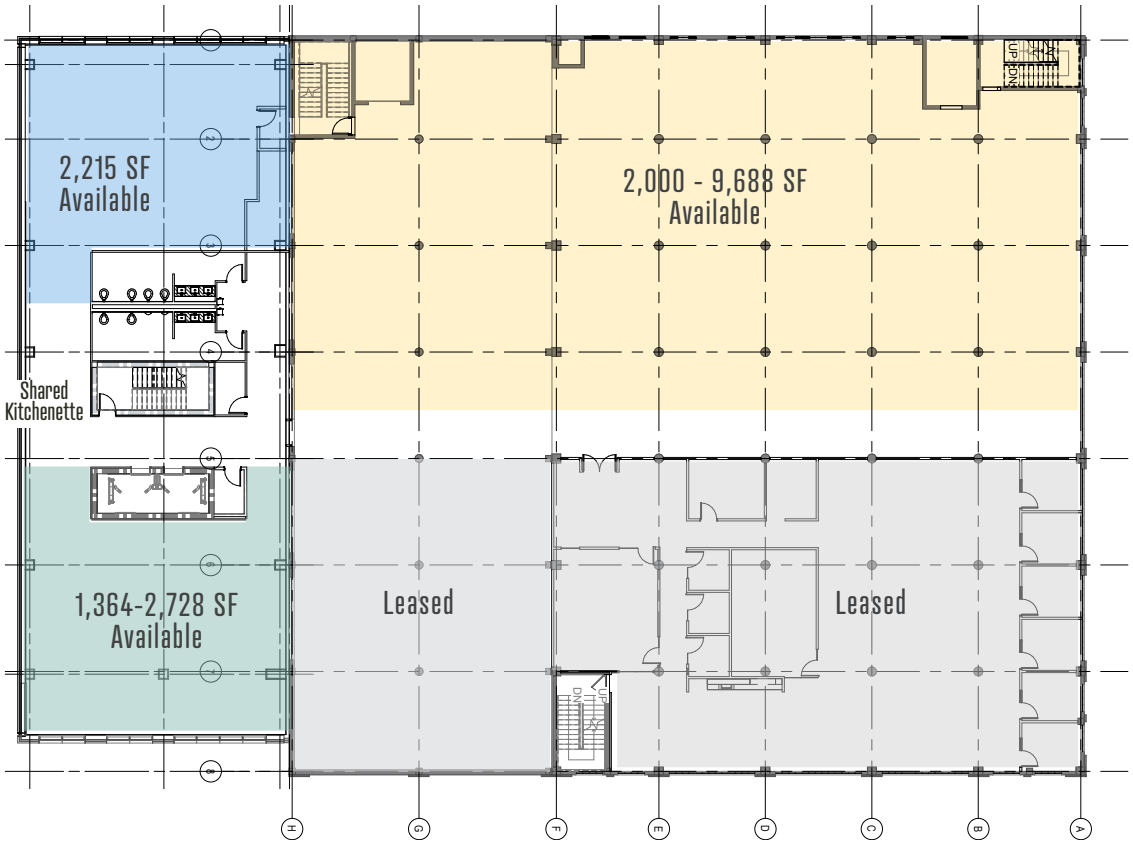
Floor 1, The Converge

118 - 6,566 RSF Available



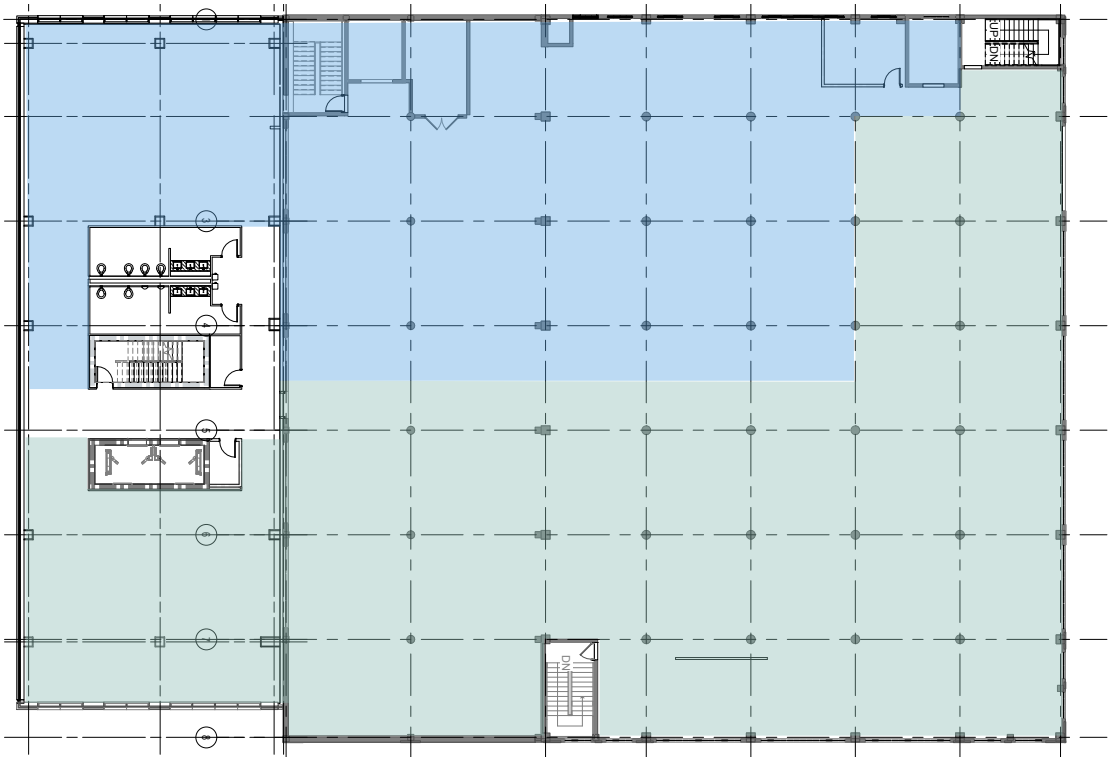
Floor 3

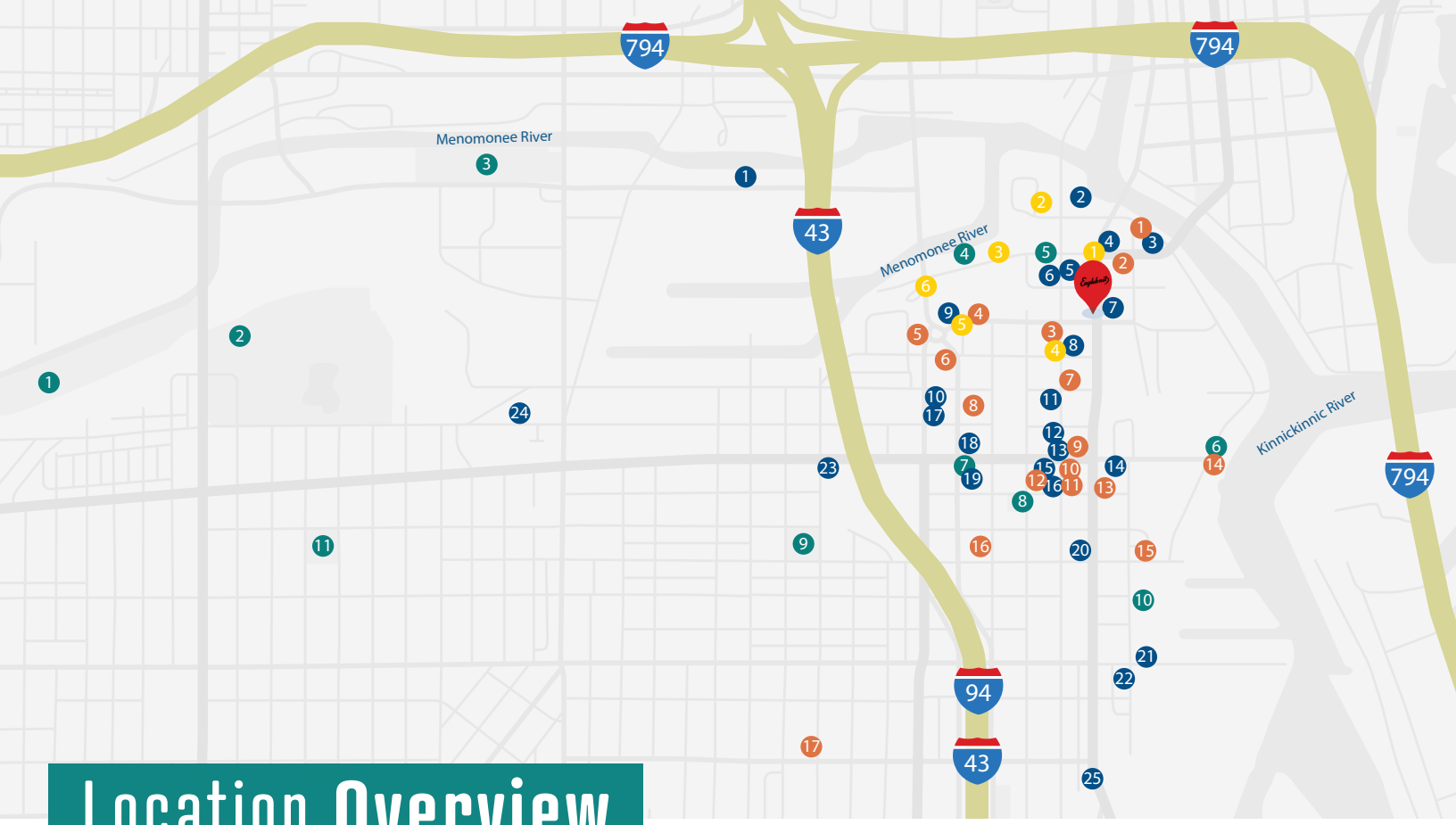
1,364 - 15,000 RSF Multi-Tenant Options Available
Common corridors to be determined



Floor 4

2,000 - 25,000 RSF Available
Single and Two Tenant Options





Location Overview

If You're Hungry

1. Twisted Fisherman
2. Screaming Tuna
3. Merriment Social
4. Stack'd Burger Bar
5. Black Sheep MKE
6. Toast
7. O'Lydia's Bar and Grill
8. Camino
9. The Iron Horse Hotel
10. Movida at Hotel Madrid
11. Fixture Pizza Pub
12. The Tin Window
13. Cielito Lindo
14. La Merenda
15. Engine Company No. 3
16. Crazy Water
17. Zocala Food Park
18. Hamburger Mary's
19. Botanas
20. The Laughing Taco
21. Momo Mee
22. Fiesta Café
23. The National Café
24. Oscar's Pub & Grill
25. Transfer Pizzeria Café

Grab a Drink

1. NorthSouth Club
2. Broken Bat Brewing Co
3. Caroline's Jazz Club
4. Lost Valley Cider Co
5. Great Lakes Distillery
6. Mobcraft Brewery
7. Indeed Brewing Co
8. Walkers Lounge MKE
9. Fat Daddy's
10. Steny's
11. Walker's Pint
12. Fluid Milwaukee
13. Freight 38
14. Boone & Crockett
15. George's Pub
16. Urban Harvest Brewing Co
17. Bryant's Cocktail Lounge

Live Nearby

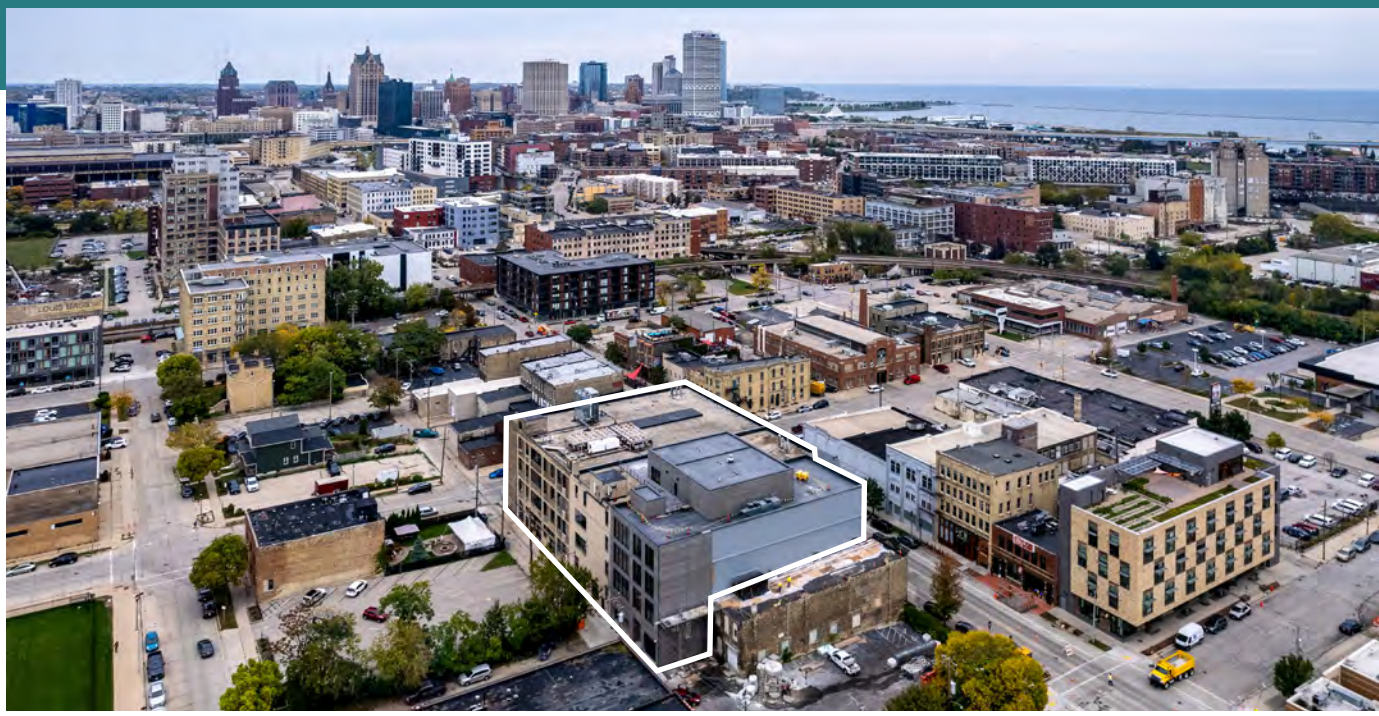
1. QUIN Apartments
2. Yards Apartments
3. Timber Lofts
4. Junior House Lofts
5. Brix Apartment Lofts
6. River Place Lofts

Get Outside

1. Three Bridges Park
2. Mitchell Park Horticultural Conservatory
3. Marquette University's Valley Fields
4. Hank Aaron State Trail
5. Bublr Bikes (Freshwater Way)
6. Milwaukee By Bike - Bike Tours and Rentals
7. Bublr Bikes (W National Ave)
8. Paliafito Eco-Arts Park
9. Walker Square Park
10. Kinnickinnic (KK) River Trail
11. Clarke Square Park

Impeccable Views

Situated in Walker's Point, the Eagleknit building offers impeccable views of Downtown Milwaukee, Lake Michigan and the Hoan Bridge.







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