



2023 Snapshot of Development: Momentum in Downtown Milwaukee

www.milwaukeedowntown.com

Prepared by:
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MKE
2023

Milwaukee is experiencing unprecedented investment.

Downtown Milwaukee is the economic hub of Southeastern Wisconsin. Since 2010, over \$4.6 billion has been invested in completed private and public projects. Meanwhile, more than \$3.1 billion is currently under construction or proposed to start soon, spurring significant momentum that has re-established Downtown as the vibrant economic center of Wisconsin.

This development adds to the more than \$2 billion invested between 2005 and 2010. The Downtown Area Investment map showcases where unprecedented growth is occurring.

Download the Greater Downtown Area Investment Map at www.MilwaukeeDowntown.com



\$4.6 Billion +
COMPLETED PROJECTS SINCE 2010



\$3.1 Billion +
UNDER CONSTRUCTION OR PROPOSED



By The Numbers

THE GREATER DOWNTOWN AREA IS IN ONE OF ITS GREATEST GROWTH PERIODS, ADDING RECORD INVESTMENT OVER THE LAST DECADE

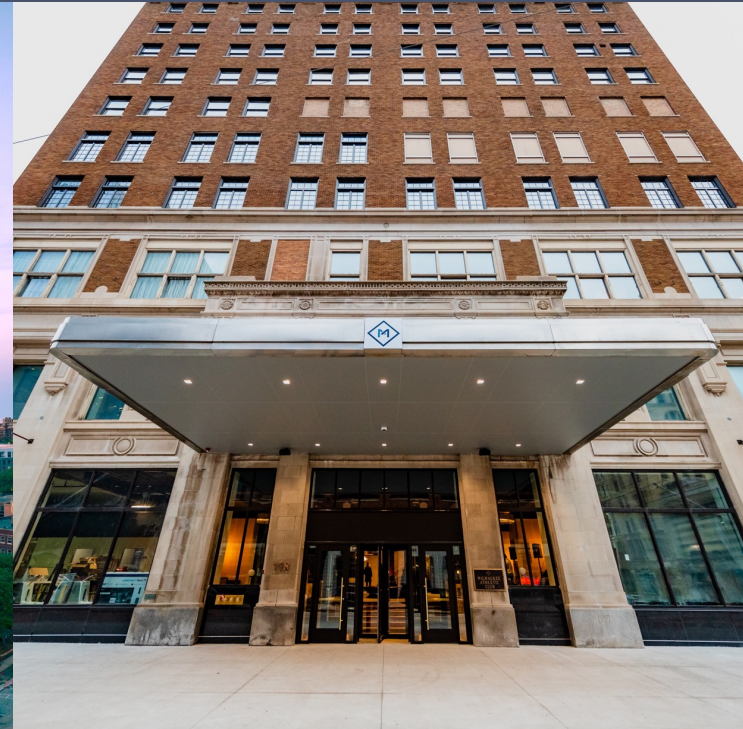
- 21.2% population growth since 2010, up to 42,275+ residents
- 4.5+ million SF of new/renovated office space
- 9,500+ new housing units
 - 6,200+ additional housing units in the pipeline
- 2,970+ new hotel rooms
- 90,700+ estimated employees (12.1% increase since 2010)
 - 7,000+ new employees have located or announced plans to grow Downtown since 2020
 - 30.6% of all jobs within the City of Milwaukee are located within Downtown



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**AND...significant
investment continues to
outpace peer cities,
positioning Downtown
Milwaukee as the premier
location for doing business.**



OFFICE | RESIDENTIAL | SPECIALTY MIXED-USE | HOTELS | ENTERTAINMENT | CIVIC | TRANSPORTATION | PUBLIC SPACE

Sample of Transformational Projects Recently Completed, Underway & Proposed in all Development Sectors

Projected renderings are included for some projects and are subject to change.

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OFFICE

- BMO Tower
- Northwestern Mutual
- The Huron Building
- Milwaukee Tool
- The Avenue
- HUB640
- Associated Bank River Center



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DOWNTOWN MILWAUKEE IS EXPERIENCING RECORD BUSINESS RECRUITMENT & EXPANSION SUCCESS

7,000+ new jobs have located or announced plans to add employment in downtown Milwaukee since 2020 alone!

www.milwaukeekeepdowntown.com

Northwestern Mutual plans \$500 million upgrade to its HQ, will bring 2,000 Franklin employees downtown

Company will transform North Office Building at Milwaukee campus

By Andrew Weiland - Feb 2, 2023 7:15 am

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A rendering showing the Milwaukee skyline with updates to the north building on Northwestern Mutual's campus in downtown Milwaukee.

Potawatomi Business Development Corp. opening downtown office

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Miller Electric Mfg. opens downtown Milwaukee office in pursuit of engineering talent

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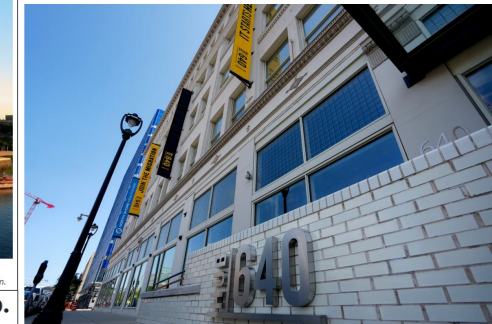


Fiserv moving headquarters to downtown Milwaukee from Brookfield. 800 jobs are involved.

Tom Daykin
Milwaukee Journal Sentinel

Published 8:21 a.m. CT Oct. 27, 2022 | Updated 8:36 p.m. CT Oct. 27, 2022

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Fiserv will lease around 160,000 square feet at HUB640, the redeveloped former Boston Store building on N. Phillips Ave. *Emily Cox / Milwaukee Journal Sentinel*

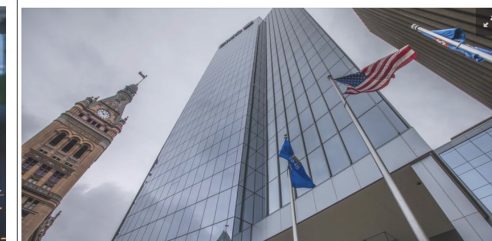
Drumroll, Please: Kohl's is Coming to Downtown Milwaukee!

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New hometown location showcases Kohl's flexible store strategy and continued commitment to the city of

Fiduciary Management plans new office at BMO Tower in downtown Milwaukee

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Milwaukee Tool to expand corporate offices to downtown Milwaukee, add up to 2,000 jobs

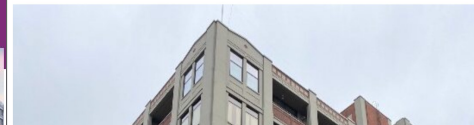
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SoftwareONE to move U.S. HQ from Waukesha County to Milwaukee's Third Ward

By Ashley Smart - Apr 15, 2022 12:17 pm

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Here's CBRE's plans at BMO Tower, which continues to land more tenants

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RESIDENTIAL

- Ascent MKE
- 333 North Water Street
- The Couture
- Nova
- 1550 Prospect
- Renaissance Place



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2023

SPECIALTY MIXED-USE

- Milwaukee Athletic Club
- 3rd Street Market Hall & The Avenue
- Journal Square



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2023

HOTELS

- The Trade Milwaukee
- Third Ward Marriott Tribute
- Hilton Tempo at Journal Square
- Kinn Guesthouse
- Adams Hotel
- Brady Street Hotel



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ENTERTAINMENT

- FPC Live
- The Iron District
- Foxtown Landing & Dog Park



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2023

CIVIC

- Wisconsin Center District Expansion
- Bradley Symphony Center
- Milwaukee Repertory Theater
- Milwaukee Public Museum



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TRANSPORTATION

- Bus Rapid Transit
- The Hop Streetcar
- Bike Network Expansion



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PUBLIC SPACE PROJECTS

- “Brighten The Passage”
- “Frame the Square”
- Downtown Dog Park
- Reimagine Red Arrow Park
- “Lightfield” by HYBYCOZO



More Major Initiatives & Projects Moving Forward in 2023!

- “Connec+ing MKE 2040” – Downtown Plan Update
- Implementation of Downtown Plan recommendations and goals
- Participating in the International Downtown Association’s 2023 *Value of Downtown Study*
- Downtown’s first dog park breaking ground
- Opening several catalytic projects
- Bolstering the nighttime economy
- Enhancement of downtown’s quality of life programs
- Expanding public art throughout Downtown
- Additional activation of third spaces
- Track post-pandemic trends nationally and implement best practices locally
- Continue positioning Downtown Milwaukee as the premier destination to live, do business and work in the Midwest





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