

Proposed, Planned and/or Under Construction Projects within the Park East Corridor

Manpower (Block 9)

Construction of the new world headquarters for Manpower Inc. was completed in fall 2007. The \$87 million development employs 1,200 people and includes a parking structure, public plaza, and extension of the Milwaukee Riverwalk. The building is the recipient of the 2007 Midwest Construction Award and the 2007 Real Estate and Construction Review Building of America Award. Gilbane Building Company was the general contractor.



North End- Phase 1 and 2 (Blocks 23, 24, & 27)

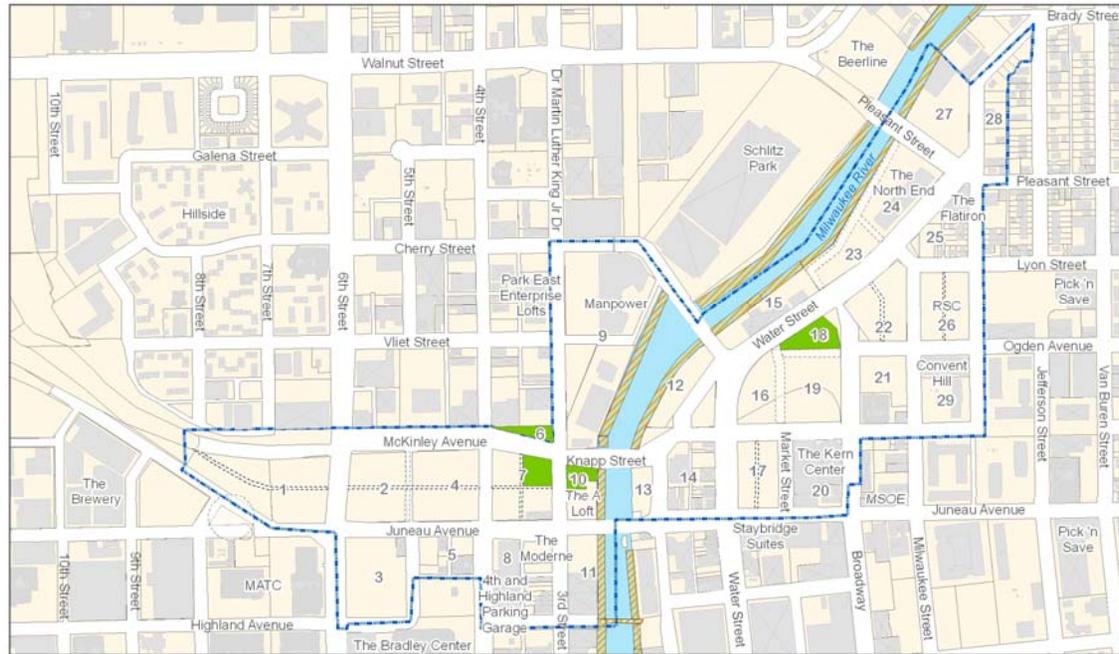
A \$175 million project developed in phases over the next 5 -7 years is expected to become a neighborhood within itself with a variety of housing options and supportive retail services. Construction began earlier this year on phase 1: a 5-story apartment building featuring 83 apartments and 12,000 sq ft of 1st floor neighborhood retail (Block 24 on the Park East map.) Construction of phase 2 is planned to begin later this year (Block 23) and will consist of two 5-story apartment buildings that will offer 130-160 apartments, a new RiverWalk segment, public plaza, and new road. KBS is the general contractor.



Flatiron (Block 25)

Mixed use project developed by Legacy Real Estate Partners, LLC with ground level retail, a corner public plaza, and 38 condominiums. This project was completed in Fall 2007. Currently, there are remaining condo units for sale and the retail space remains for lease. Altius Building Company was the general contractor.

Park East Redevelopment Corridor



MSOE Kern Center (Block 20)

A \$25 million investment completed by MSOE in 2005. The development includes a 210,000 sq ft. facility with a fitness center, 3 classrooms, 1,600-seat hockey arena, 1-200 seat basketball arena, field house, running track, wrestling area, offices, facilities associated with athletics, counseling and health services.



Convent Hill (Block 29)

Senior housing owned and operated by the Housing Authority of the City of Milwaukee. Phase 1 of the transformation of a former 120-unit, high-rise building into 182 on-site and 20 off-site housing units occurred in 2006. The new high-rise is a green, LEED certified building with mixed income units and a garden roof top.



The Aloft (Block 10)

A 5-story, 160-room hotel development with 3,200 square feet of ground floor retail, a Riverwalk, and public green space. Total investment equals approximately \$24 million.



The Moderne (Block 8)

Owned by Milwaukee Moderne LLC. This will be a 30-story development to include 14 condos (priced between \$258,000-\$2.8 million), 203 high-end executive residences for lease and 7,200 sq/ft retail (spa and restaurant). Total private investment will be \$72 million. Hunzinger is the general contractor.



Park East Square- Phase 1 (Block 26)

Although there are over 4 blocks that have been optioned by Milwaukee County, this is the first block within the Park East corridor that has been officially sold by Milwaukee County. RSC & Associates has purchased the property and is proposing a hotel with ground floor retail and outdoor seating.