



RIVERVIEW REALTY PARTNERS

NEWS RELEASE

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NORTHWESTERN MUTUAL LEASES THREE FLOORS AT 411 EAST WISCONSIN BUILDING

Riverview Realty Partners to provide more than 56,000 square feet of office space to one of Wisconsin's largest employers

MILWAUKEE, WIS. (January 21, 2015) – In an agreement that represents the largest new office lease in the past year (four quarters) for downtown Milwaukee, Northwestern Mutual will become the newest tenant at the 411 East Wisconsin building.

The industry-leading financial services company will occupy 56,320 square feet of Class A space on the building's seventh and eighth floors, as well as the lower-level concourse area. Northwestern Mutual's move to the 411 building was necessitated by the need to accommodate its growing workforce.

A \$17.5 million redevelopment of the building was one of the key drivers of the lease, which commences on or about March 1. When work is completed, the building will feature an updated elevator system, HVAC system, lobby, roof and adjacent parking structures.

"Northwestern Mutual is known for both its industry-leading ratings for financial strength, and its commitment to providing its employees exceptional working conditions, technology and amenities," said Jeffrey Patterson, president and CEO of Riverview Realty Partners. "We are thrilled to be a part of their standard of excellence," Patterson added.

The transaction came together in just 47 days and was brokered by Jim Cavanaugh and Matt Hunter (CBRE—listing brokers), and Steve Palec (Cresa—tenant broker). It will increase the occupancy of the 30-story high-rise from 78% to 86%. The 411 building has approximately 45,000 contiguous square feet of high-rise space still available on the 15th and 16th floors.

(more)

About Riverview Realty Partners

Riverview Realty Partners is a fully integrated real estate operating and development company, providing its own property management, leasing, marketing and development functions. The company is a wholly-owned affiliate of Five Mile Capital Partners LLC (“Five Mile”), a Connecticut-based commercial real estate and alternative investment firm. The company currently owns one office property containing 167,756 net rentable square feet and a joint venture interest in the 52-story AMA Plaza office building in Chicago, Illinois, comprising approximately 1.14 million net rentable square feet. The company leases and manages its properties, and also oversees (i) the asset management, leasing and management of various other properties for affiliates of Five Mile, including a portfolio of five properties containing 648,757 rentable square feet in the Cleveland, Ohio metropolitan area, a 30-story office tower containing 693,126 rentable square feet in Milwaukee, Wisconsin and a 20-story office tower containing 439,645 rentable square feet in Houston, Texas, and (ii) the asset management and property management of a 32-story office tower in Atlanta, Georgia containing 625,424 rentable square feet. For more information about Riverview Realty Partners, contact the company’s Chicago headquarters at 312-917-1300, or visit its website at www.rrpchicago.com.

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