



**RE: Tenant Offer of Commitment**  
**The Future Food Center – a Food and Beverage Industry Center of Excellence & Engagement**

**Learn more at [TheFutureFoodCenter.com](http://TheFutureFoodCenter.com)**  
**Early Tenant Commitment Deadline: May 1, 2018**

FaB Wisconsin, with the MMAC and the Milwaukee Development Corporation (MDC), and property owner and developer, Wiegand Enterprises, are seeking early tenant lease commitments to Food and Beverage Square and its anchor, The Future Food Center – a Center of Excellence and Engagement for the food and beverage industry cluster. The Center is being modeled after the successful water technologies cluster center, The Global Water Center located at 247 Fresh Water Way, Milwaukee.

The location for The Future Food Center is on Milwaukee’s Near West Side at 2711 W Wells St at Food and Beverage Square. The area branding includes 2 square blocks anchored by The Future Food Center and the new Ambassador Suites Hotel.

FaB, with the MDC, are looking to confirm 50,000 SF in early tenant commitments for the Center, or 50% of the 100,000 SF available. The multi-tenant industry lease space will target – under one roof – industry food and beverage, ingredients, packaging, equipment companies’ HQs, businesses, satellite offices, R&D or customer engagement centers; and industry technical and professional service providers, with options for micro-batch food or beverage production/product development, a college collective of shared classroom/QC Training Lab and office suites, conference rooms, as well as grocery retail, dining and a rooftop farm. The Center also includes 200 tenant parking spots in a secured lot across the street.

Lease rates and buildout will vary depending on SF commitment and will be offered at a competitive rate:  
~15 SF Gross with secured parking.

**Target Opening: Spring 2019 (Dependent of SF Goal Achievement)**

The terms under which the Tenant is prepared to lease in the above referenced space are outlined below. We look forward to your commitment.

- Yes, we are committed to leasing space at The Future Food Center at Food and Beverage Square.
- Yes, we are interested, but not at this time.
- No, we are not interested.

**Tenant Company:** \_\_\_\_\_

**Tenant Contact(s):** \_\_\_\_\_

(First) \_\_\_\_\_ (Last) \_\_\_\_\_

(Email) \_\_\_\_\_ (Phone) \_\_\_\_\_

(First) \_\_\_\_\_ (Last) \_\_\_\_\_

(Email) \_\_\_\_\_ (Phone) \_\_\_\_\_

**Estimated Lease Space Requested | Use & Square Feet:**

*Note the proposed facility can accommodate a wide variety of business activity to meet your needs and includes dock access. Please indicate your SF needs and if you might require any special needs, ie: venting, drains, coolers, etc.*

Use	~SF Desired	Use	~SF Desired
Office Space		Training / Class Room	
Demonstration Kitchen		Retail	
Laboratory or R&D		Other	
Micro-Batch /Pilot Food or Beverage Production		Other	
Storage Dry		Other	
Storage Cold		Other	

<i>Special Needs</i>	<i>Yes</i>	<i>No</i>
<i>Floor drains</i>		
<i>Sloped Floors</i>		
<i>Epoxy Floor Coating</i>		
<i>Venting or Hooding</i>		

It shall be understood and agreed this proposal shall serve merely as an outline of the lease provisions and shall be neither legally binding nor construed as a legal offer to lease. Premises described herein are subject to prior leasing and/or withdrawal at any time without further notice. Neither Ownership nor Tenant shall have any obligations resulting from the proposal hereby, nor shall either party incur any obligations or liabilities until and unless both parties execute a Lease. In any event, this proposal shall be null and void on December 2018.

Tenant Center  
Agreed and Accepted

Future Food Center Coordinator (FaB Wisconsin)  
Agreed and Accepted

By: \_\_\_\_\_ Date

By: \_\_\_\_\_ Date

**Email your completed form to Shelley Jurewicz | Executive Director | FaB Wisconsin  
@ sjurewicz@fabwisconsin.com**