

BEST RENOVATION OFFICE



PHOTOGRAPHER / SCOTT PAULUS

THE BOILER HOUSE AT THE BREWERY DEVELOPMENT

1243 N. 10TH ST., MILWAUKEE

PROJECT CREDITS

OWNER/DEVELOPER:
PBH Redevelopment LLC

PRINCIPAL PARTNER:
Charles Trainer

GENERAL CONTRACTOR:
Inland Cos. Inc.

ARCHITECT:
The Albion Group Architects

ENGINEER:
Steve Gartman

PROJECT COST:
\$4,575,000

An appreciation of Pabst Brewery's history and belief in the 20-acre site's future as The Brewery led Inland Cos. Inc. to not only be the first company to get to work there in 2008, but also to base its business in the redeveloped downtown neighborhood.

The Brewery is owned by Milwaukee developer Joseph Zilber and is to include a mix of retail, residential and office space.

Inland served as general contractor on the renovation of the Boiler House building, a 40,000-square-foot facility built in 1890 on the southwest corner of North 10th Street and West McKinley Avenue.

Previously located at 845 N. Jefferson St. near Cathedral Square, Inland Cos. moved into its new 14,000-square-foot headquarters on the third floor of the Boiler House on March 27. AMB Group and Albion Group Architects occupy the first floor; the second floor currently is vacant.

"The building and development represent the deep history of Milwaukee's roots as being one of the great brewing cities of the world," said Bruce Stern, Inland's senior vice president responsible for construction.

He sees The Brewery as one of downtown's most up-and-coming neighborhoods.

"We feel very strongly that this part of downtown is going to be a very prominent area of the city," Stern said.

The Boiler House has prevalent construction features of the late 1800s, according to Stern, including Cream City brick, heavy timber, elaborate

brick work at the roof line and wood framing inside the building. In addition, Stern said, the building is made up of about 50 percent windows.

"We get a lot of natural light into the building proper," he said.

The renovated building features completely new mechanical and electrical systems. The Boiler House was redeveloped as a green historic rehabilitation, one of the first such projects in Wisconsin, and includes energy-sufficient windows, lighting, roof, plumbing, and heating and air conditioning systems. Underground parking for 28 vehicles, an inviting main lobby area and a glass-backed elevator that looks out over The Brewery campus also are part of the renovation.

Michael Mervis, vice president of The Brewery project, said the Boiler House building and newly opened Blue Ribbon Lofts, an 89-unit apartment complex developed by Gorman & Co., served as showpieces that were bringing in other prospective tenants.

"The big difference is being able to actually show how these big old buildings turn out when they are renovated," he said.

Inland offers a variety of services, including real

estate brokerage, property and facilities management, construction, investment sales and real estate development. The company, which also has a Madison office, was started nearly 40 years ago and has about 100 employees. Approximately 42 Inland employees will work in the Boiler House building,



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Stern said.

Employees were excited when the move was announced and extremely involved in planning for their new workplace, he said.

"Our new space is built from scratch," Stern said. "It's going to represent the uniqueness and creativity of our company. It will be very welcoming to visitors and guests and showcase the abilities of all the divisions of our company to our clients."

— Andy Turner