

## Properties for Lease

1 222 W. College Avenue, Appleton, WI 54911



Space Available 22,000 SF  
Rental Rate Yr \$20 /SF/Yr  
Spaces 1  
Building Size 220,000 SF  
Property Sub-type Office Building  
Broker Information Mike Pfefferle  
Newmark Grubb Pfefferle  
(920) 560-5069  
Status Active  
LoopNet ID 20263014

Property Notes

Listing's Link: <http://www.loopnet.com/lid/20263014>

### Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
9	22,000 SF	\$20 /SF/Yr			Modified Gross	Now	Furniture can be included.	

### Property Description

Join the 222 Building - Class A Office Building Highly desirable College Avenue frontage - 8,000 downtown employees. Beautiful office/retail space with open space and natural lights. Cat 5 data cabling throughout the building. Join Johnson Bank, ThedaCare & Affinity Health. This office building was the original headquarters for Aid Association for Lutherans, now a part of Thrivent Financial. Originally, the first floor was dedicated to retail space. The building is essentially a cube with a center core, and open office space unencumbered by columns. There is a basement level, a sub-basement level, and a full floor (11th floor), and a pent-house level primarily used for mechanical systems and building operations. Four original passenger elevators, and one freight elevator serves the floors. Building has various separate heating and cooling systems, with some back-up provided by the main boiler and chiller plant.



Space Available 198 - 6,540 SF  
 Rental Rate Yr \$10 - 15 /SF/Yr  
 Spaces 12  
 Building Size 78,480 SF  
 Property Sub-type Office Building  
 Broker Information Jim Bunjovac  
 J. Ross & Associates  
 (920) 470-9198  
 Status Active  
 LoopNet ID 17759017

Property Notes

Listing's Link: <http://www.loopnet.com/lid/17759017>

### Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Suite 403	198 SF	\$10 /SF/Yr			Modified Gross			
Suite 506	677 SF	\$11 /SF/Yr			Modified Gross			
Suite 515	2,030 SF	\$10 /SF/Yr			Modified Gross			
Suite 609	929 SF	\$10.50 /SF/Yr			Modified Gross			
Suite 612	560 SF	\$10 /SF/Yr			Modified Gross			
Suite 616	636 SF	\$14 /SF/Yr			Modified Gross			
Suite 706	1,058 SF	\$10 /SF/Yr			Modified Gross			
Suite 712	427 SF	\$12 /SF/Yr			Modified Gross			
Suite 809	1,413 SF	\$14 /SF/Yr			Modified Gross			
Suite 1015	432 SF	\$10 /SF/Yr			Modified Gross			
Suite 1111	713 SF	\$13 /SF/Yr			Modified Gross			
1200	6,540 SF	\$10 - \$15 /SF/Yr	200 SF	6,540 SF	Modified Gross			

### Property Description

Centrally located in Appleton's downtown. High rise office building offering attractive views of downtown Appleton and the surrounding areas. Wireless internet throughout. Building consists of 12 floors with flexible floor plans. Join neighboring businesses such as the Performing Arts Center, Lawrence University, Appleton City Hall and the Radisson Paper Valley Hotel.



Space Available 675 SF  
 Rental Rate Yr \$8 /SF/Yr  
 Spaces 1  
 Building Size 200,000 SF  
 Property Sub-type Office Building  
 Broker Information Mike Pfefferle  
 Newmark Grubb Pfefferle  
 (920) 560-5069  
 Status Active  
 LoopNet ID 20158748

Property Notes

Listing's Link: <http://www.loopnet.com/lid/20158748>

**Spaces**

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Lower Level	675 SF	\$8 /SF/Yr				Now		

**Property Description**

Located in the Heart of Downtown Appleton. Includes all expenses with the exception of janitorial; access to Avenue Parking Ramp.



Space Available 694 - 5,419 SF  
 Rental Rate Yr \$5.50 - 12 /SF/Yr  
 Spaces 3  
 Building Size 87,000 SF  
 Property Sub-type Office Building  
 Broker Information Alan P. Ament  
 Ament Real Estate, Inc.  
 (920) 831-6000  
 Status Active  
 LoopNet ID 19079330

## Property Notes

Listing's Link: <http://www.loopnet.com/lid/19079330>

## Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Suite 245	694 SF	\$12 /SF/Yr			Full Service	Now	Large two room office. Includes everything except telephone. Also includes high speed internet (some restrictions apply). Window faces North.	
Suite 238	777 SF	\$12 /SF/Yr			Full Service	Now	Large two room office. Includes everything except telephone. Also includes high speed internet (some restrictions apply). Window faces South. Suitable for office or flex space.	
Suite 140	5,419 SF	\$5.50 /SF/Yr			Industrial Gross	Now	Space is partitioned into work rooms, that can be removed if open area is needed. Tenant pays electric (3 Phase Power), gas, sewer & water. Includes high speed internet (some restrictions apply), Eye wash & kitchenette. Truck dock is shared.	

## Property Description

The Edison Center is comprised of both quality office & flex space suites. Fiber is available from both Time Warner & AT&T. All suites are pre-wired for telephone and internet, with easy configuration to your server. All suites include common area maintenance, lawn care, snow removal and plenty of free ground level parking. The Edison Center features interior FedEx, UPS and US Postal kiosks. Office furnishings are available from time to time. The Edison Center is a great place for your business!



Space Available	1,500 SF	Property Notes
Rental Rate Yr	\$7.20 /SF/Yr	
Spaces	1	
Gross Leasable Area	1,500 SF	
Property Sub-type	Strip Center	
Broker Information	Alan Schmidt AMS Commercial / Management, LLC (920) 428-4567	
Status	Active	
LoopNet ID	20149793	

Listing's Link: <http://www.loopnet.com/lid/20149793>

### Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	1,500 SF	\$7.20 /SF/Yr	1,500 SF	1,500 SF	Modified Gross	Now	Great potential with space easily converted to meet your needs.	

### Property Description

ONLY ONE SPACE LEFT! High traffic Wisconsin Avenue retail / other site with rare on site parking. New owner has numerous upgrade plans and is looking to incorporate your business in the planning process.



Space Available	2,109 - 5,038 SF	Property Notes
Rental Rate Yr	\$20 /SF/Yr	
Spaces	2	
Building Size	243,000 SF	
Property Sub-type	Office Building	
Broker Information	Mike Pfefferle Newmark Grubb Pfefferle (920) 560-5069	
Status	Active	
LoopNet ID	17983677	

Listing's Link: <http://www.loopnet.com/lid/17983677>

### Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
1st Floor Ste. 218	5,038 SF	\$20 /SF/Yr			Modified Gross			
1st Floor Ste. 220	2,109 SF	\$20 /SF/Yr			Modified Gross			

### Property Description

Positioned on Appleton's east/west thoroughfare, this centrally located high-rise office building is Appleton's tallest facility, offering beautiful views of the downtown area. The building has 10 office floors, totaling 243,000 rentable square feet and an extremely flexible floor plan layout. Features include: - category 5 data-cabling - an elegant full-service board room - a fully functional kitchen and employee cafeteria - 3 surface parking lots and close proximity to a city parking ramp. Join Johnson Bank, Affinity Health Systems, Thrivent and ThedaCare.

7 500 W Franklin St, Appleton, WI 54911



Space Available 2,800 SF  
 Rental Rate Yr \$6.43 /SF/Yr  
 Spaces 1  
 Building Size 6,992 SF  
 Property Sub-type Office Building  
 Broker Information Mike Hubert  
 KW Commercial  
 (920) 499-5500  
 Status Active  
 LoopNet ID 20069500

Property Notes

Listing's Link: <http://www.loopnet.com/lid/20069500>

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	2,800 SF	\$6.43 /SF/Yr			Modified Gross	Now		

Property Description

This recently remodeled 2800 sq ft space is located in the lower level of the building. Space includes kitchen area, individual offices and a group workroom. 36 month Gross Lease.

8 111 E. College Ave, Appleton, WI 54911



Space Available 1,732 SF  
 Rental Rate Yr \$12 /SF/Yr  
 Spaces 1  
 Building Size 3,464 SF  
 Property Sub-type Street Retail  
 Broker Information Jim Bunjovac  
 J. Ross & Associates  
 (920) 470-9198  
 Status Active  
 LoopNet ID 19876822

Property Notes

Listing's Link: <http://www.loopnet.com/lid/19876822>

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	1,732 SF	\$12 /SF/Yr	1,732 SF	1,732 SF	NNN	Now		

Property Description

Centrally located on historic College Ave. | Parking in front and back of building | Large front display window | Large signage area | Professionally managed property | Neighbors include Topper's Pizza, Vagabond Imports and City Center Plaza



Space Available	5,940 SF	Property Notes
Rental Rate Yr	\$18 /SF/Yr	
Spaces	1	
Building Size	120,000 SF	
Property Sub-type	Office Building	
Broker Information	Mike Pfefferle Newmark Grubb Pfefferle (920) 560-5069	
Status	Active	
LoopNet ID	19874662	

Listing's Link: <http://www.loopnet.com/lid/19874662>

**Spaces**

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Floor 2	5,940 SF	\$18 /SF/Yr			Modified Gross	Now		

**Property Description**

The second floor of the 222 Building downtown Appleton is available for lease - \$18.00/SF - GROSS - (Tenant is responsible for janitorial)The east side of the building was built in 1952 - west side was built in 1964. There are 10 floors; each floor is 22,000 SF3 surfaced parking lots with a total of 388 parking stalls. The city ramp is available as well - Washington Street ramp is also nearby.



Space Available	413 - 2,900 SF	Property Notes
Rental Rate Yr	\$18.89 - 20 /SF/Yr	
Spaces	2	
Building Size	150,000 SF	
Property Sub-type	Office Building	
Broker Information	Mike Pfefferle Newmark Grubb Pfefferle (920) 560-5069	
Status	Active	
LoopNet ID	19440875	

Listing's Link: <http://www.loopnet.com/lid/19440875>

**Spaces**

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
4th floor	2,900 SF	\$20 /SF/Yr			Modified Gross		* Move-in ready* Professionally- finished office space	Yes
2nd floor	413 SF	\$18.89 /SF/Yr			Modified Gross			

**Property Description**

Bright open office spaces, overlooking Houdini Plaza. The Appleton Center is considered Appleton's premier office building.\* Tenant to pay for interior cleaning of suite\* Underground parking (heated/AC)



Space Available 2,000 SF  
 Rental Rate Yr \$7.20 /SF/Yr  
 Spaces 1  
 Building Size 6,466 SF  
 Property Sub-type Free Standing Bldg  
 Broker Information Michael Law  
 Law Realty LLC  
 (920) 733-7354  
 Status Active  
 LoopNet ID 19815332

Property Notes

Listing's Link: <http://www.loopnet.com/lid/19815332>

**Spaces**

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	2,000 SF	\$7.20 /SF/Yr	2,000 SF	2,000 SF	Other	Now		

**Property Description**

2,000 sq ft of retail or office space. Has 2 bathrooms. Gas heat. great window visibility to Wisconsin Ave. Black top parking to rear of building. Has back entrance and front entrance. Rent is \$1,200 per Month. Landlord pays real estate taxes and property insurance and provides snow plowing in parking lot. Tenants pay own utilities.



Space Available 14,275 SF  
 Rental Rate Yr \$22 /SF/Yr  
 Spaces 1  
 Building Size 220,000 SF  
 Property Sub-type Executive Suite  
 Broker Information Mike Pfefferle  
 Newmark Grubb Pfefferle  
 (920) 560-5069  
 Status Active  
 LoopNet ID 19732887

Property Notes

Listing's Link: <http://www.loopnet.com/lid/19732887>

**Spaces**

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
10	14,275 SF	\$22 /SF/Yr			Modified Gross	Now		

**Property Description**

JOIN THE "222" BUILDING! 10TH FLOOR PENTHOUSE FOR LEASE! Highly desirable College Avenue frontage with 8,000 downtown employees. Beautiful office/retail space with open space and natural lights. Lobby access possible. Cat 5 data cabling throughout the building. Join Johnson Bank, ThedaCare and Affinity Health. 3 surfaced parking lots with a total of 388 stalls, City Center Parking Ramp available as well as Washington Street ramp nearby. 10 Floors - each 22,000 SF. Tenant responsible for janitorial.





Space Available 413 SF  
 Rental Rate Yr \$18.89 /SF/Yr  
 Spaces 1  
 Building Size 413 SF  
 Property Sub-type Executive Suite  
 Broker Information Mike Pfefferle  
 Newmark Grubb Pfefferle  
 (920) 560-5069  
 Status Active  
 LoopNet ID 19670189

Property Notes

Listing's Link: <http://www.loopnet.com/lid/19670189>

### Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Floor 1	413 SF	\$18.89 /SF/Yr			NNN	7/1/2017		

### Property Description

Beautiful executive office suite in the Downtown Appleton Center. Common conference room in the building. Underground parking.



Space Available 15,254 SF  
 Rental Rate Yr \$20 /SF/Yr  
 Spaces 1  
 Building Size 5,300 SF  
 Property Sub-type Office Building  
 Broker Information Mike Pfefferle  
 Newmark Grubb Pfefferle  
 (920) 560-5069  
 Status Active  
 LoopNet ID 19587159

Property Notes

Listing's Link: <http://www.loopnet.com/lid/19587159>

### Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	15,254 SF	\$20 /SF/Yr			NNN	Now		

### Property Description

Located in the heart of downtown Appleton's central business district, formally leased by Willis of Wisconsin. Building has 1 passenger elevator, 1 freight elevator and 2 enclosed truck doors. The entire building is managed by Pfefferle Management. Other tenants include Hoffman, Appleton Area School District and ThedaCare.



Space Available 800 - 7,000 SF  
 Rental Rate Yr \$5.93 - 6 /SF/Yr  
 Spaces 2  
 Building Size 21,300 SF  
 Property Sub-type Office Building  
 Broker Information Alan Schmidt  
 AMS Commercial / Management, LLC  
 (920) 428-4567  
 Status Active  
 LoopNet ID 19438276

Property Notes

Listing's Link: <http://www.loopnet.com/lid/19438276>

### Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
2nd floor	7,000 SF	\$6 /SF/Yr	200 SF	7,000 SF	Full Service		Bright space with lots of windows. Mostly open space can be built to suite with some existing offices available for immediate use.	
LL	800 SF	\$5.93 /SF/Yr	400 SF	800 SF	Full Service			

### Property Description

Attractive two Story office building with up to 7000 second floor square feet of space available. Lease the entire second floor or talk to us about creating a space built specifically for you. actual rent amount is determined by amount of space and lease term, and includes everything except janitorial and cable/internet.



Space Available 1,039 - 8,500 SF  
 Rental Rate Yr \$6 - 13.55 /SF/Yr  
 Spaces 6  
 Building Size 120,000 SF  
 Property Sub-type Office Building  
 Broker Information Mike Pfefferle  
 Newmark Grubb Pfefferle  
 (920) 560-5069  
 Status Active  
 LoopNet ID 14758586

## Property Notes

Listing's Link: <http://www.loopnet.com/lid/14758586>

## Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
220	1,240 SF	\$13.55 /SF/Yr			Modified Gross		Great visibility from Center Court area. Next to West's HR offices.	
223	1,039 SF	\$8.08 /SF/Yr			Modified Gross		Rental rate is \$600 to \$700/month. Open space. Has own restrooms.	
116 and 117	4,750 SF	\$6 /SF/Yr			Modified Gross		\$2,375/month "as is". Former Choice One switch room.	
310	8,500 SF	Negotiable			Modified Gross		Quote depending on build-out. Approximate unfinished space on 3rd floor (divisible).	
207	1,500 SF	\$10 /SF/Yr			Modified Gross			
120A	1,350 SF	\$10 /SF/Yr			Modified Gross			

## Property Description

Unique multi-use facility available for office or retail use. Previous tenants have included the Fox Cities Children's Museum and the Appleton Area School District. Current tenants include specialty shops and corporate offices.



Space Available 5,230 SF  
 Rental Rate Yr \$18 /SF/Yr  
 Spaces 1  
 Building Size 5,230 SF  
 Property Sub-type Office Building  
 Broker Information Tom Scheuerman  
 Newmark Grubb Pfefferle  
 (920) 560-5068  
 Status Active  
 LoopNet ID 19030383

Property Notes

Listing's Link: <http://www.loopnet.com/lid/19030383>

### Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	5,230 SF	\$18 /SF/Yr			Modified Gross			

### Property Description

Attractive first floor Class A office space for lease; 12 offices with 2-3 conference rooms, break rooms, multi-purpose rooms, work rooms and storage room.



Space Available 12,042 SF  
 Rental Rate Yr \$18 /SF/Yr  
 Spaces 1  
 Building Size 88,000 SF  
 Property Sub-type Office Building  
 Broker Information Mike Pfefferle  
 Newmark Grubb Pfefferle  
 (920) 560-5069  
 Status Active  
 LoopNet ID 19440848

Property Notes

Listing's Link: <http://www.loopnet.com/lid/19440848>

### Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Suite 2A	12,042 SF	\$18 /SF/Yr			Modified Gross			

### Property Description

Join other high profile tenants, such as Schenck, Wayne Hummer, Integra Financial, Global Recruiters and CBS2.



Space Available 1,250 - 3,545 SF  
 Rental Rate Yr \$16 - 18 /SF/Yr  
 Spaces 2  
 Building Size 32,314 SF  
 Property Sub-type Office Building  
 Broker Information Greg Landwehr  
 Newmark Grubb Pfefferle  
 (920) 560-5037  
 Status Active  
 LoopNet ID 16980009

Property Notes

Listing's Link: <http://www.loopnet.com/lid/16980009>

### Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Second Floor	1,250 SF	\$16 /SF/Yr			Full Service			
Third Floor	3,545 SF	\$18 /SF/Yr	582 SF	3,545 SF	Full Service			

### Property Description

Professional image. Reasonable rates. Signage on pylon sign (if entire second floor suite is leased, tenant will be allowed signage on College Avenue pedestrian over-pass upon municipal approval. Office furniture and cubicles included. Move-in condition. Enclosed walkway to the Radisson Paper Valley Hotel. Outdoor patio. Access to covered parking.



Space Available	2,650 SF	Property Notes
Rental Rate Yr	\$7.50 /SF/Yr	
Spaces	2	
Building Size	5,883 SF	
Property Sub-type	Office Building	
Broker Information	Chris Winter Rollie Winter & Associates, Ltd. (920) 739-0101	
Status	Active	
LoopNet ID	17983608	

Listing's Link: <http://www.loopnet.com/lid/17983608>

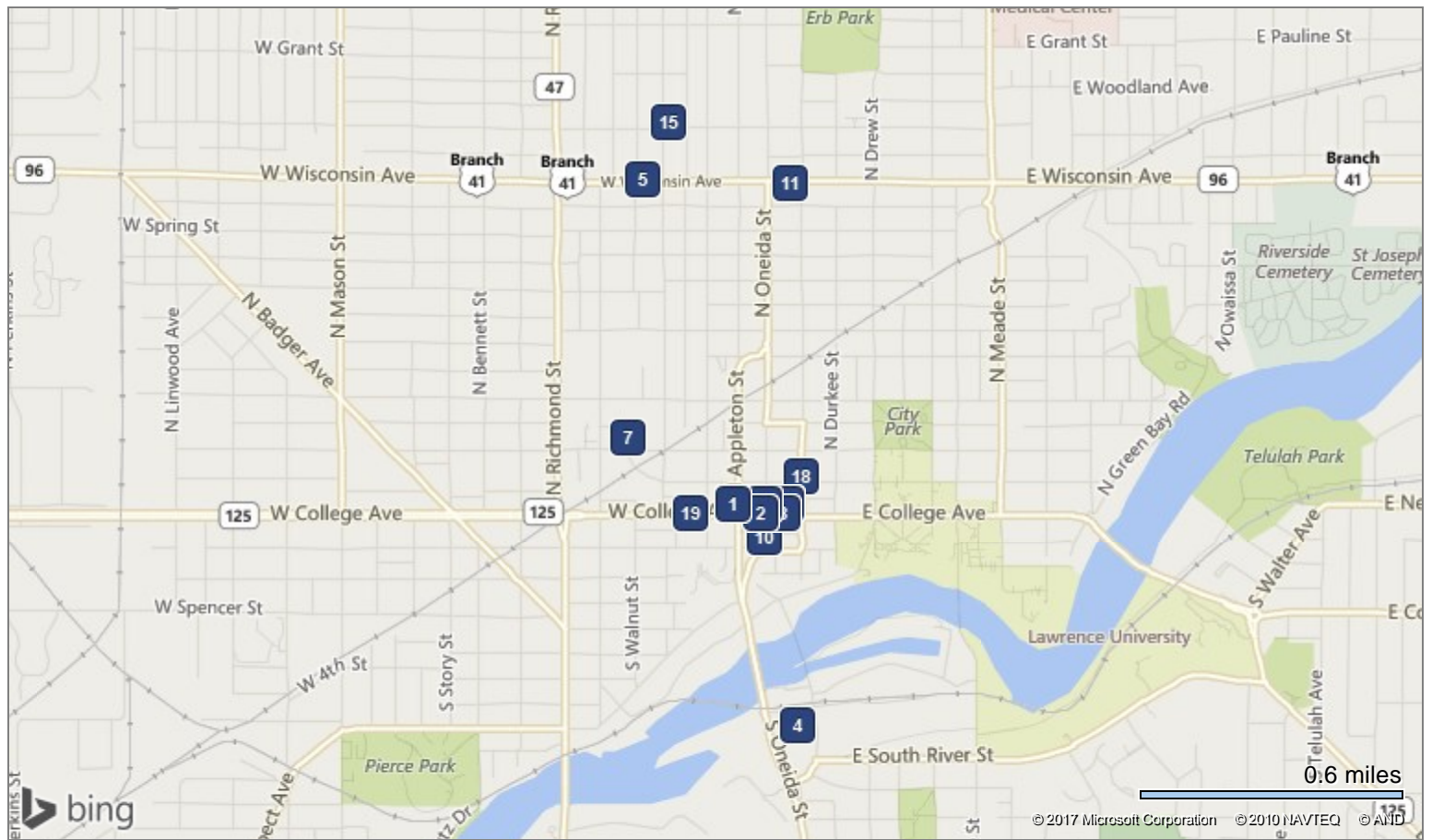
### Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
2nd Floor	2,650 SF	\$7.50 /SF/Yr	2,652 SF	5,300 SF	Modified Net	Now		
3rd Floor	2,650 SF	\$7.50 /SF/Yr	2,650 SF	5,300 SF	Modified Net	Now		

### Property Description

Prime office/retail space available in the heart of downtown Appleton. Apx 2,650 square feet available on the second floor. Third floor is of equal size and possibly useable. All levels have elevator access.

# Map



**1** 222 W. College Avenue  
Appleton, WI 54911

**4** 101 W. Edison Avenue  
Appleton, WI 54915

**7** 500 W Franklin St  
Appleton, WI 54911

**10** 100 W. Lawrence Street  
Appleton, WI 54911

**13** 100 W. Lawrence Street  
Appleton, WI 54911

**16** 10 College Avenue  
Appleton, WI 54911

**19** 330 W. College Avenue  
Appleton, WI 54911

**2** 103 W College Avenue  
Appleton, WI 54911

**5** 432 W Wisconsin Ave  
Appleton, WI 54911

**8** 111 E. College Ave  
Appleton, WI 54911

**11** 127 E Wisconsin Ave  
Appleton, WI 54911

**14** 122 East College Avenue  
Appleton, WI 54911

**17** 122 E College Avenue  
Appleton, WI 54911

**20** 100 East College Avenue  
Appleton, WI 54911

**3** 100 W. College Avenue  
Appleton, WI 54911

**6** 222 W. College Avenue  
Appleton, WI 54911

**9** 222 W. College Avenue  
Appleton, WI 54911

**12** 222 W. College Avenue  
Appleton, WI 54911

**15** 526 W. WI Avenue  
Appleton, WI 54911

**18** 200 E. Washington Ste. (2nd fl)  
Appleton, WI 54911