



200 E. Washington Street Appleton, WI.

Property Features

Join two primary tenants occupying the building. CLA (a top 10 US accounting and consulting firm) occupies 75% and Pfefferle Companies Inc. occupies 20%.

The best downtown in Wisconsin, with a new exposition center, performing arts center and new multifamily projects being proposed.

Details

This five-story, multi-tenant Class A office building is located in the heart of downtown Appleton's central business district.

LEASE RATE

**\$14.00/SF Gross
(includes everything
but inside janitorial)**

AVAILABLE SF +/- 14,000

BUILDING SIZE 70,000 SF

YEAR BUILT 1982

ACRES 1.70

MUNICIPALITY CITY OF APPLETON

PARKING AMPLE

For more information:

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200 E. Washington Street, Suite 2A
Appleton, WI
920.968.4700
naipfefferle.com

Property Overview / Description

Address	200 E. Washington Street, Appleton, WI 54911	Exterior	Concrete columns and beams with precast concrete floors; Rubber membrane roof, pre-cast concrete panels and glass exterior
Property Type	Class A Office		
Property Rating	Excellent	Year Built / Eff. Year Built	1982
Total Building Size (SF)	76,397	Sprinklers	Yes-Fully sprinklered
Office Size (SF)	Approx. 65,909	Yard Area	N/A (no fenced in yard)
Site Size (Acres)	1.36	Interior	Acoustical Tile Ceiling; plaster walls; carpet and tile flooring
Floors	5	Property Condition	Good
Elevators	2=2,500 pound capacity elevators (updated 2011)	Zoning	CBD
Electrical Service	Adequate	Curb Appeal	Excellent
Heat/Water	Hot water baseboard heat and chilled water air conditioning (updated 2005)	Parking	Asphalt paved and parking lot lighting - ramp access and street parking as well

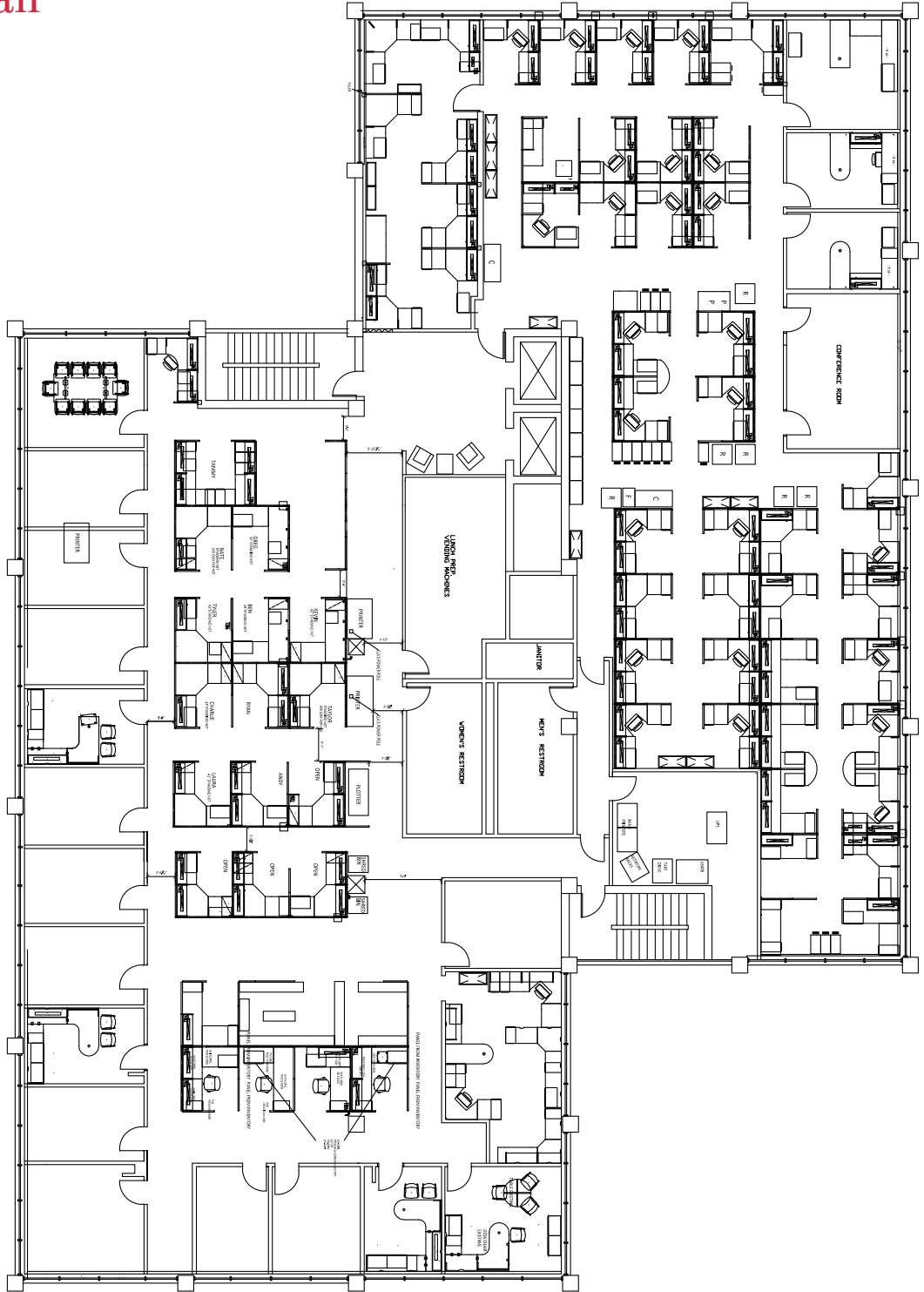
Ideally located in downtown Appleton close to parking, shopping and dining options.

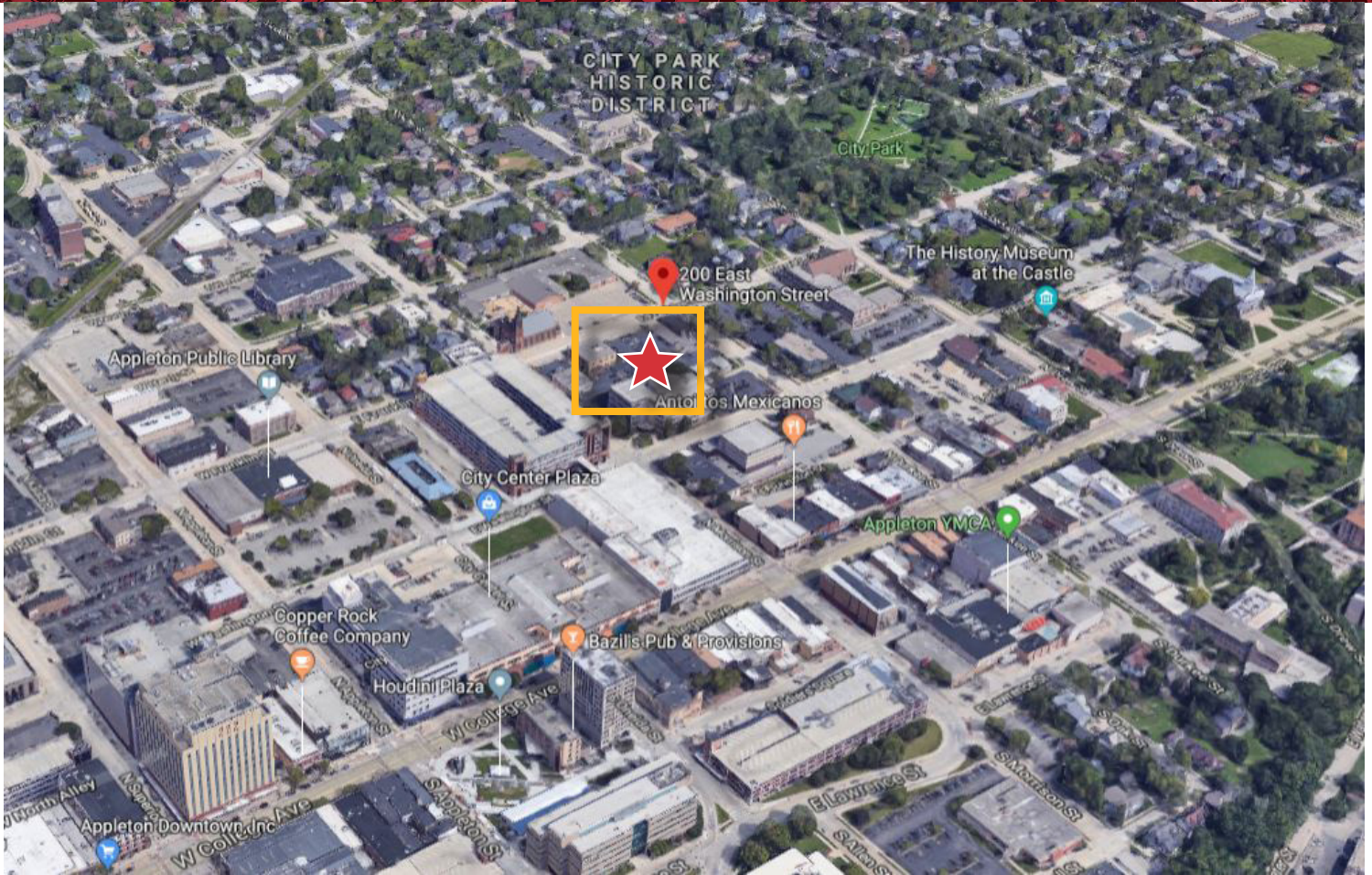
Additional Features include:

- Great signage
- Storage space
- On bus-line
- Conferencing facility
- 24-hour availability
- Professionally managed by Pfefferle Management.



4th Floor Plan





2019 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION:	15,376	92,109	158,051
TOTAL HOUSEHOLDS:	6,121	38,048	64,339
AVERAGE HOUSEHOLD INCOME:	\$48,326	\$54,360	\$59,372
TOTAL EMPLOYEES:	29,419	76,318	111,052

NEIGHBORING BUSINESSES

- HOFFMAN CORPORATION
- NAI PFEFFERLE
- LAWRENCE UNIVERSITY
- APPLETON AREA SCHOOL DISTRICT
- THRIVENT FINANCIAL FOR LUTHERANS
- WEST CORPORATION
- CHILDREN'S MUSEUM
- THEDACARE
- CLA
- HOUDINI PLAZA
- CITY HALL

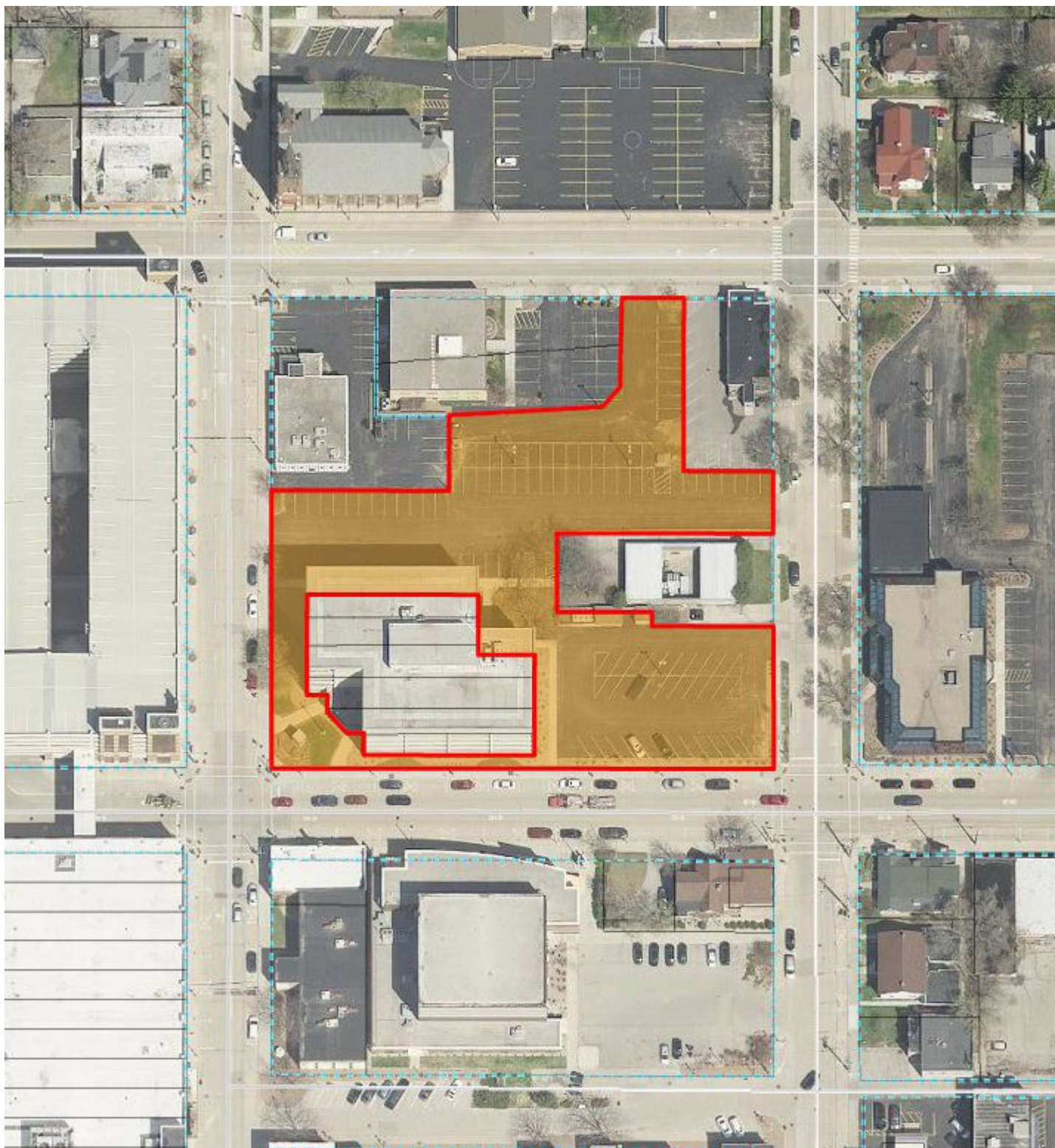
NAI Pfefferle

For Sublease
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Appleton, WI.



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Business Fiber Optic Cable Availability

200 E. Washington Street, Appleton, WI. 54911



When selecting lease space, tenants today are demanding high speed, high reliable internet access. This building stands apart from competing properties and attract new tenants with Fiber Optic solutions.

Ultimate speed

Most cable connections give you slower uploads than downloads, you get symmetrical speeds for exceptionally fast downloads.

Reliability

With fiber, your network is less likely to be affected by neighboring networks or wiring. You will also experience outstanding reliability from the speeds you expect.

Future proof

Fiber and network are built to empower many users using multiple connected devices, with scalable bandwidth offering speeds up to 1Gig, you can support business essentials and boost employee productivity today and tomorrow.

Fiber and Internet that gives you the speed and reliable SLA's.

Providers:

- AT&T
- Century Link
- Spectrum

Property Managed By:



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www.pfefferle.biz



Businesses can expect reliability, optimal performance, scalability and great security features provided by the providers at this location.

These available features include:

- Wi-Fi networking within your office space
- Speeds up to 1Gbps (1000 Mbps upstream and downstream)
- High capacity to support multiple employees that need simultaneous internet access
- Business fiber - this is a broadband grade service that is run entirely over fiber and can accommodate symmetrical and asymmetrical bandwidths from 25Mbps up to 1Gb.

Essential business software helps maintain employee productivity. These services offered to tenants moving in help keep your business running efficiently, Some of these available features includes:

Internet, VPN, VoIP voice services, Fiber Lit, ABF and security.

STATE OF WISCONSIN BROKER DISCLOSURE



Wisconsin law requires all real estate licensees to give the following information about brokerage services to prospective customers.

Prior to negotiating on your behalf the Brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement.

Disclosure to Customers

You are a customer of NAI Pfefferle (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain Material Adverse Facts about a Property, unless disclosure of the information is prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

Confidentiality Notice to Customers

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm or its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in section 452.01(5g) of the Wisconsin Statutes (see definition below).
2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

CONFIDENTIAL INFORMATION

NON-CONFIDENTIAL INFORMATION

(the following information may be disclosed to the Firm and its Agents)

(Insert information you authorize to be disclosed, such as financial qualification information.)

Definition of Material Adverse Facts

A “Material Adverse Fact” is defined in Wis. Stat. 452.01(5g) as an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party’s decision to enter into a contract or agreement concerning a transaction or affects or would affect the party’s decision about the terms of such a contract or agreement.

An “Adverse Fact” is defined in Wis. Stat. 452.01(1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

Notice About Sex Offender Registry

You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov> or by telephone at 608-240-5830.