

1111 EAST SOUTH RIVER

1101-1111 E. SOUTH RIVER ST., APPLETON, WI

APPLETON'S BEST SPACE VALUE

FROM \$4/SF NNN



CONTACT

LAUREN LEROY
920-265-7752
lauren@parkplace-holdings.com

1,000 - 57,700 SF BLOCKS OF SPACE FOR LEASE
Move-In Ready Space In Appleton, WI

1111 EAST SOUTH RIVER

1101-1111 E. SOUTH RIVER ST., APPLETON, WI



YOUR NEXT SPACE.
AT A FRACTION OF THE COST.

HIGHLIGHTS

- **Lease Rate:** \$4/SF — Lowest in Appleton
- **Condition:** Turnkey spaces customizable to your needs
- **Amenities:** Fitness center, beautiful courtyards, high ceilings, ample parking
- **Location:** Next to Lawrence University & City Park Historic District
- **Savings:** 1/3 the price of comparable space on the market

This is one of the best value opportunities in the Fox Cities—offering turnkey, custom-built space, well below market rates. Businesses benefit from flexible growth options, the ability to right-size as needed, and a stunning architectural setting in a historic building once home to the Institute of Paper Chemistry at Lawrence University.

1111 EAST SOUTH RIVER

1101-1111 E. SOUTH RIVER ST., APPLETON, WI

BUILDING FEATURES



EMPLOYEE-FOCUSED AMENITIES

- State-of-the-art **fitness center**
- Multiple landscaped **outdoor** event and break **spaces**
- Dedicated lot with **ample parking**



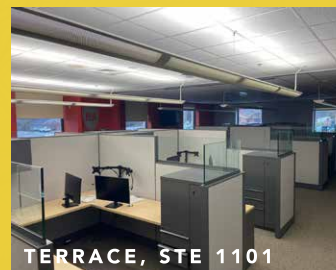
CONNECTED LOCATION

- Adjacent to **Lawrence University's Whiting Baseball Field**
- Steps from **Appleton's City Park Historic District**, dining, shopping, and entertainment
- Just 17 minutes from **Appleton International Airport**

1,000 - 57,700 SF BLOCKS OF SPACE



TERRACE, STE 1101



TERRACE, STE 1101



1ST FLOOR, STE 1111



1ST FLOOR, STE 1111



2ND FLOOR



2ND FLOOR



LANDSCAPED COURTYARD



AMPLE PARKING



FITNESS CENTER



LOCATION

AVAILABLE

TERRACE, STE 1101

7,723 SF

\$9.50/SF/YR Full Build-Out

1ST FLOOR, STE 1111

2,000 - 4,588 SF

\$4/SF/YR Full Build-Out

2ND FLOOR

10,000 - 53,109 SF

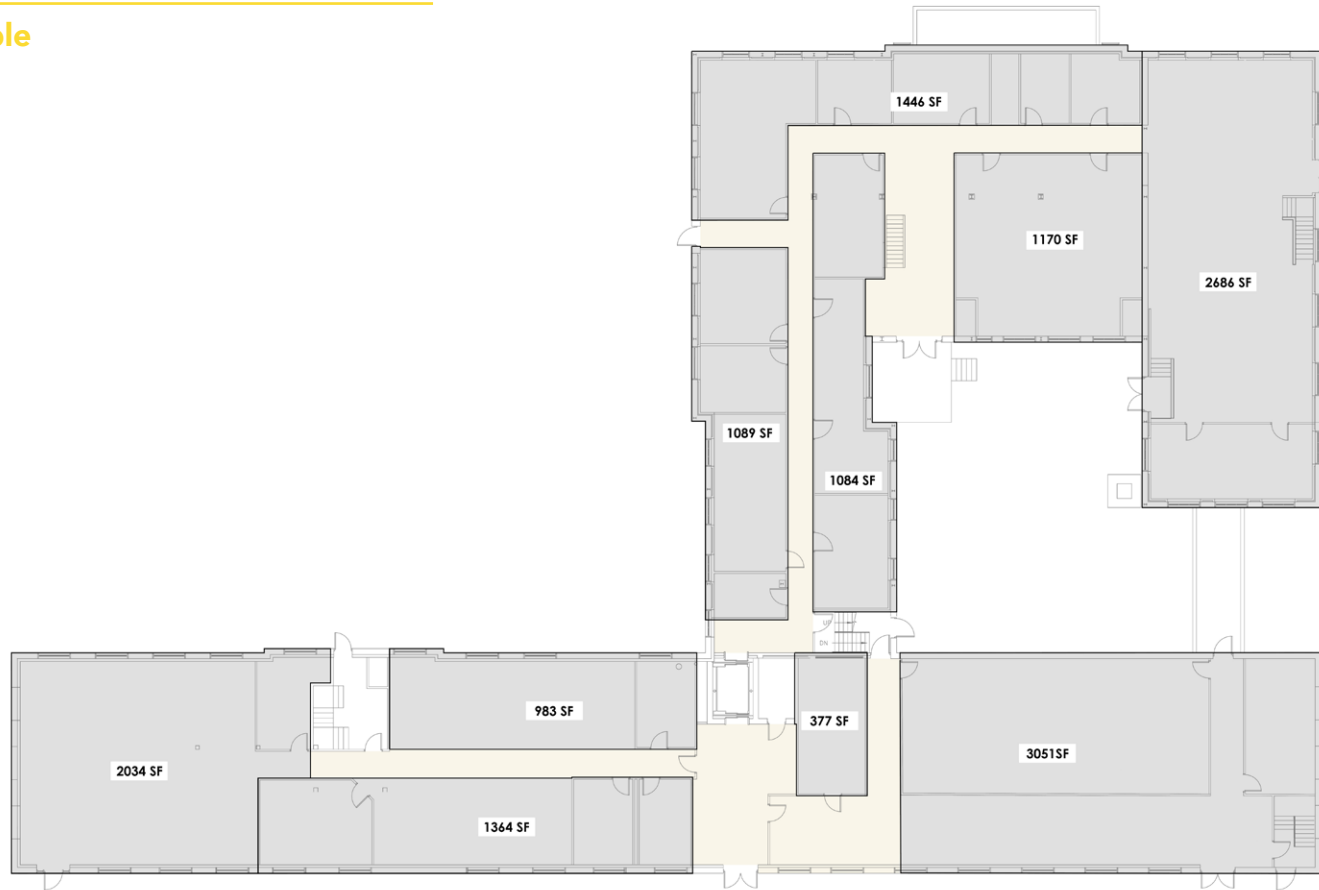
\$4.25/SF/YR Full Build-Out

1111 EAST SOUTH RIVER

1101-1111 E. SOUTH RIVER ST., APPLETON, WI

TERRACE, STE 101

7,723 SF Available



LOWER FLOOR TENANT PLAN

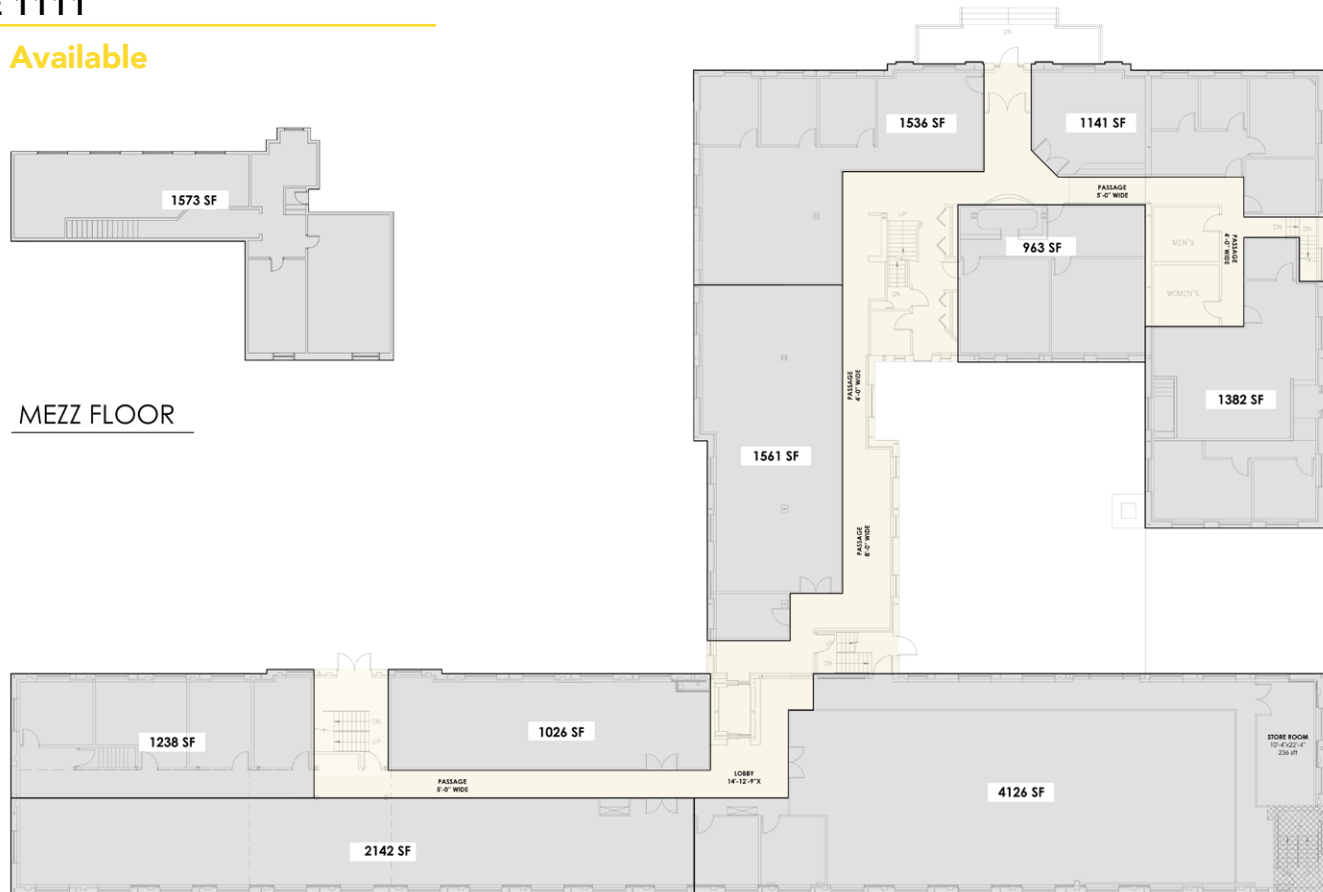
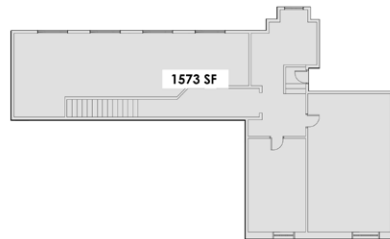


1111 EAST SOUTH RIVER

1101-1111 E. SOUTH RIVER ST., APPLETON, WI

1ST FLOOR, STE 1111

2,000 - 4,588 SF Available



FIRST FLOOR TENANT PLAN



1111 EAST SOUTH RIVER

1101-1111 E. SOUTH RIVER ST., APPLETON, WI

2ND FLOOR

10,000 - 53,109 SF Available



SECOND FLOOR TENANT PLAN



DEALS LIKE THIS DON'T LAST

REACH OUT TODAY TO SECURE YOUR NEW PLACE OF BUSINESS & SAVINGS!



1111 EAST
SOUTH RIVER

100 PARKING
SPACES

WHITING BASEBALL
FIELD

1111 EAST
SOUTH RIVER
1101-1111 E. SOUTH RIVER ST., APPLETON, WI



CONTACT

LAUREN LEROY
920-265-7752 | lauren@parkplace-holdings