

Class A Office

NOW LEASING

1400 Lombardi Avenue
Green Bay, WI 54304



BUILDING SIZE
74,108 RSF



AVAILABLE

1	FIRST FLOOR	**15,238 • \$20.00/rsf NNN
		<small>**See detail on next page</small>
L	LOWER LEVEL	
	Suites 45 = 1,420 rsf	• \$12.00/rsf NNN
	Estimated NNN's = \$7.66/psf	
	<small>(Includes CAM, RE Taxes, Insurance, Utilities) Suite Janitorial can be provided: +\$1.25/sf</small>	

Welcome to 1400 Lombardi Avenue, Green Bay, WI - the ultimate location for your office needs, you can trust that this Class A Office property is the perfect investment for your business.

Located just across from *Green Bay's famous Tiletown District and Lambeau Field, home to the Green Bay Packers*, this property is in the heart of the city's thriving commercial area. With an unparalleled location, you will benefit from high visibility and a constant stream of traffic, making it easy for clients and employees to find you.

With 13,638 rsf available on the first floor, 1,420 rsf available in the lower level, you will have ample space to accommodate your business needs. The property offers newly remodeled exteriors and lobby areas, providing a modern and professional ambiance to your clients and employees.

In addition, the property offers a fitness center, vending area, ample parking, and monument signage available based on square footage. You will be able to provide your employees with a healthy work-life balance, and clients with a welcoming and convenient experience on Green Bay's westside.

Located just minutes from Interstate 41, you will have quick and easy access to the surrounding areas, making it easy to travel for business or leisure. Additionally, you will be in close proximity to restaurants, hotels, and shopping areas, making it a desirable location for your clients and employees alike.

With an unbeatable location, modern amenities, and a professional ambiance, this property is a must-see.

Contact Mike Maedke today to schedule a tour and secure your space in this prime location.



Monument Sign
Corner of Military & Lombardi

GREEN BAY, WI

1175 Lombardi Ave. #400 Green Bay, WI 54304

APPLETON, WI

229 E. Washington Street Appleton, WI 54911

Mike Maedke Commercial Horizons
(920) 360.7100
mmaedke@commercialhorizons.com
commercialhorizons.com

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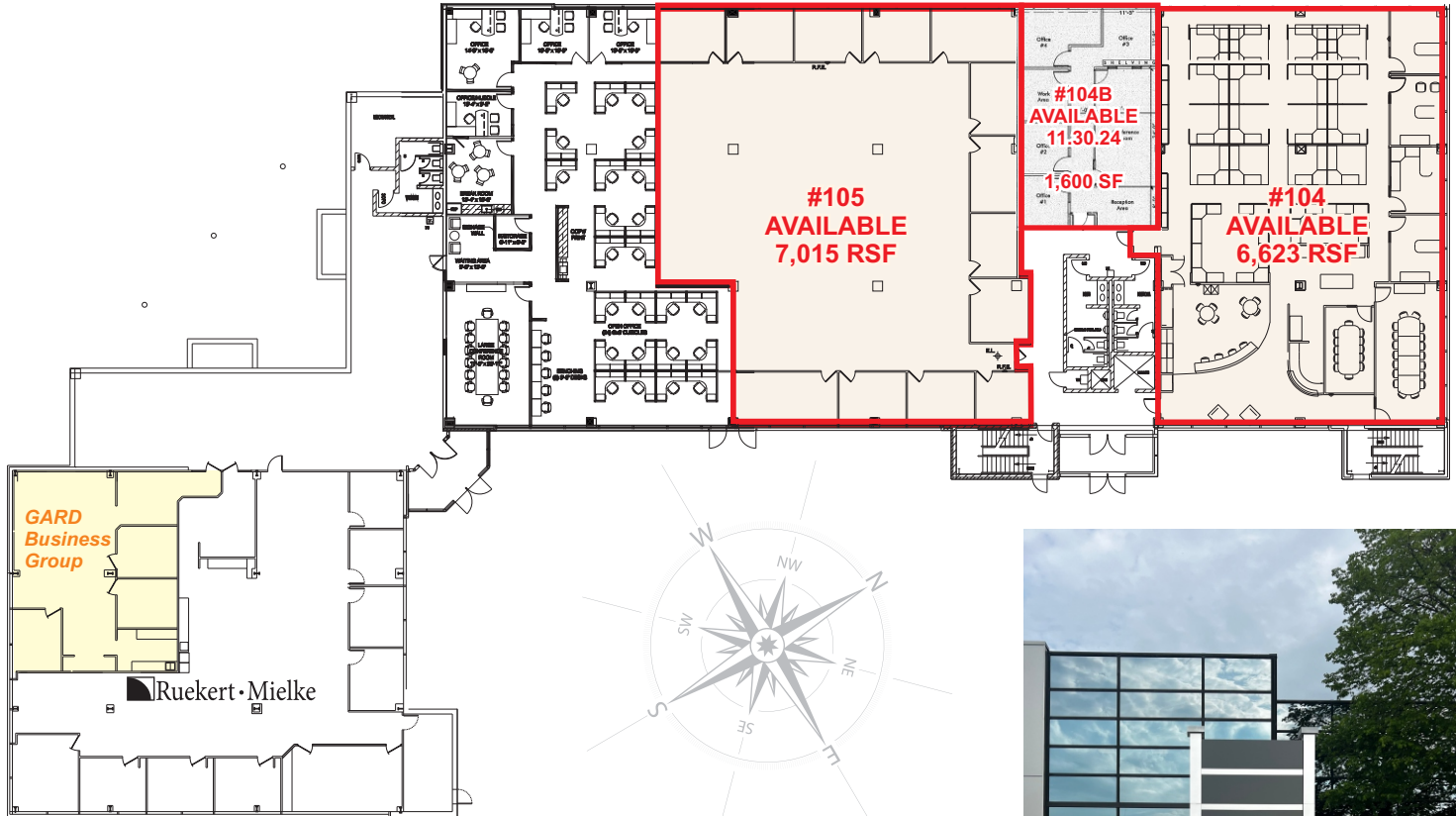
1
FIRST
FLOOR

AVAILABLE

- Suite 104: 6,623 rsf • \$20.00/rsf NNN
- Suite 104B: 1,600 rsf • \$20.00/rsf NNN
- Suite 105: 7,015 rsf \$20.00/rsf NNN

Estimated NNN's = \$7.66/psf

(Includes CAM, RE Taxes, Insurance, Utilities) Suite Janitorial can be provided: +\$1.22 /sf



- Class A Office Building located 1 block from Lambeau Field.
- Across the street from the new Green Bay Packer's Titledown District.
- Monument (based on SF suite size) and Parking Lot Identity Signage.
- 12 Heated Underground Parking (added fee) and 305 Surface Parks
- Vending Area / Lounge Area
- Fitness Room and Two Private Changing/Shower Rooms (no added fee).
- Private Internal Tenant Mailbox Area / FedEx Drop Off Station
- Tenants include: Avergent, Fed Ex Supply Chain, Gard Business Group, H&M Group, Konect,



Parking Lot Tenant I.D. Signage

Ruekert & Mielke, sonobello, SM Advisors/iTalentPlanner, Schwaba Law Firm and Vizance.

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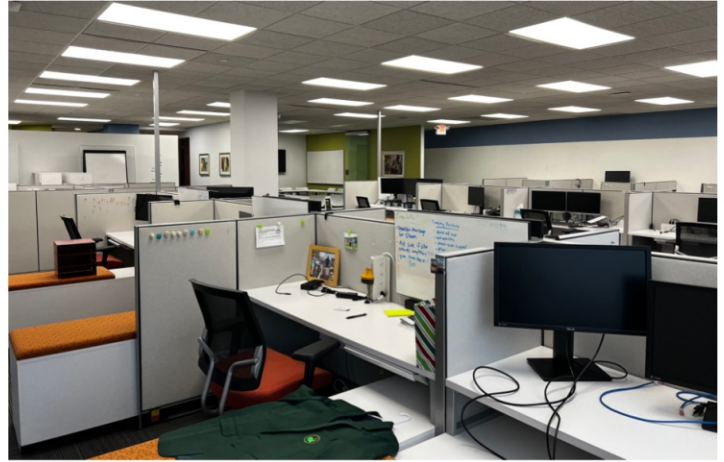
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Currently CORE BTS 6,623 rsf - (relocating)
Furniture may stay for a fee.

First Floor - NORTH
**Currently CORE BTS - relocating*



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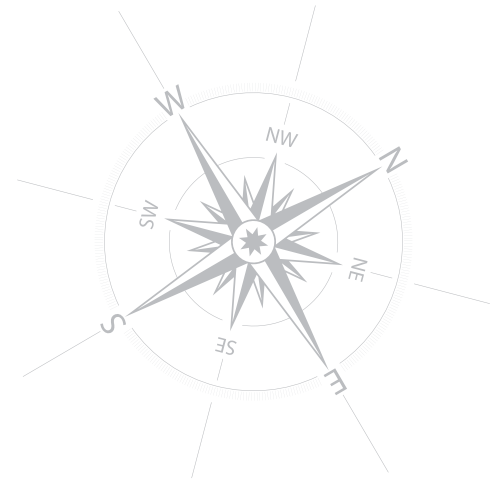
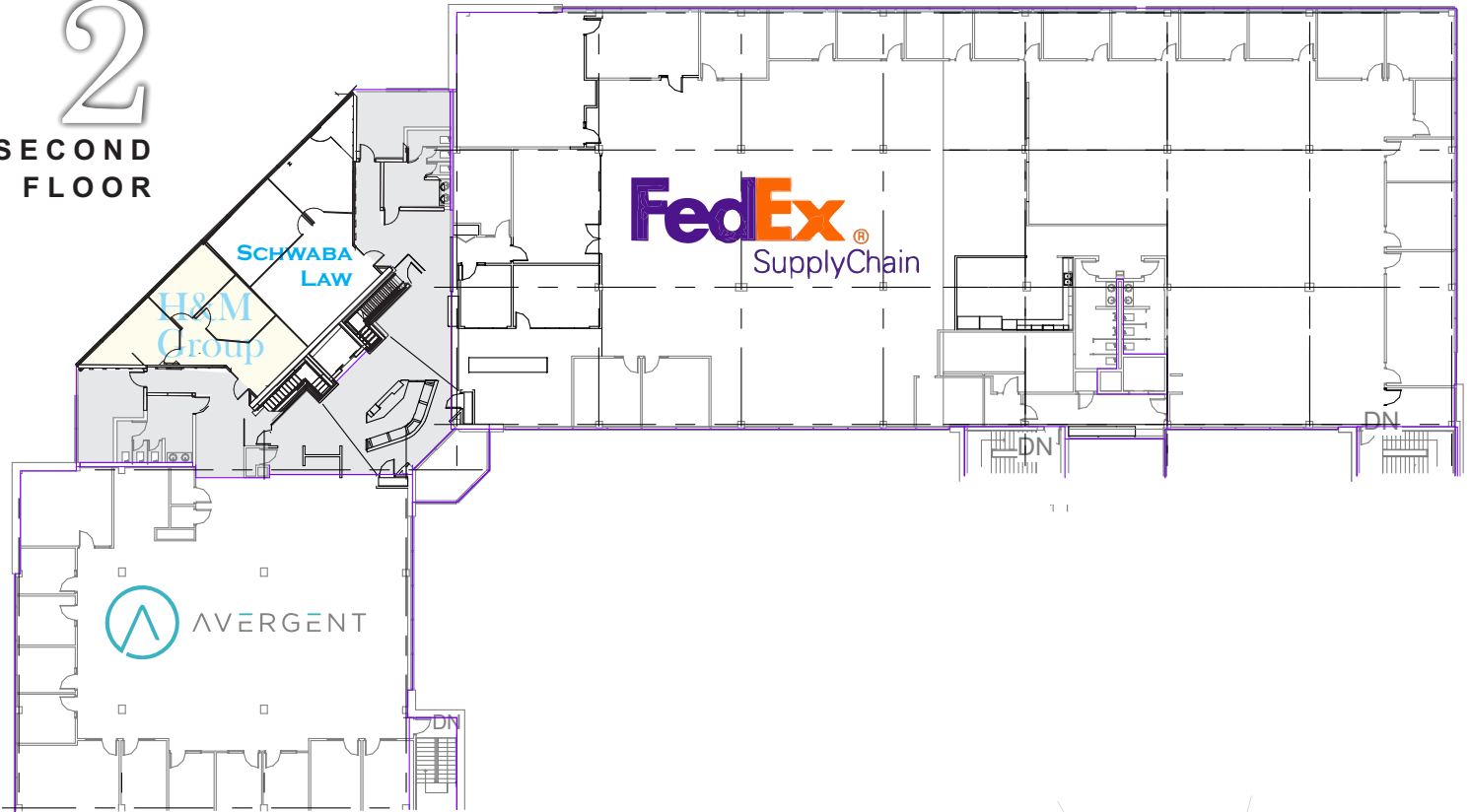
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2
SECOND
FLOOR



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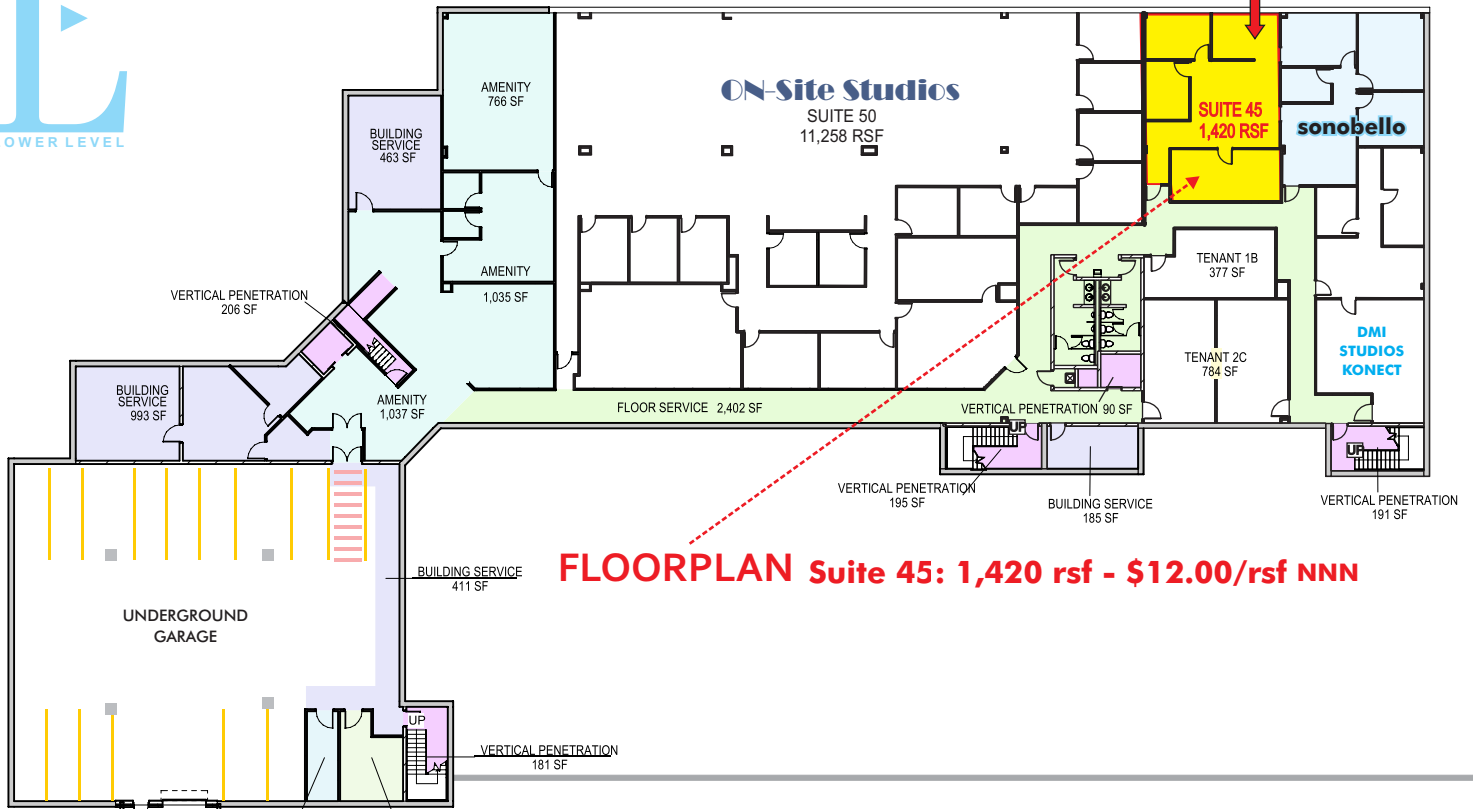
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- MILITARY AVE. -

AVAILABLE



FLOORPLAN Suite 45: 1,420 rsf - \$12.00/rsf NNN

- BUILDING AMENITIES -



Vending Area



Dining / Kitchenette Area



Group Fitness/Yoga Room



Outdoor Covered Patio



Underground Parking



Fitness Room

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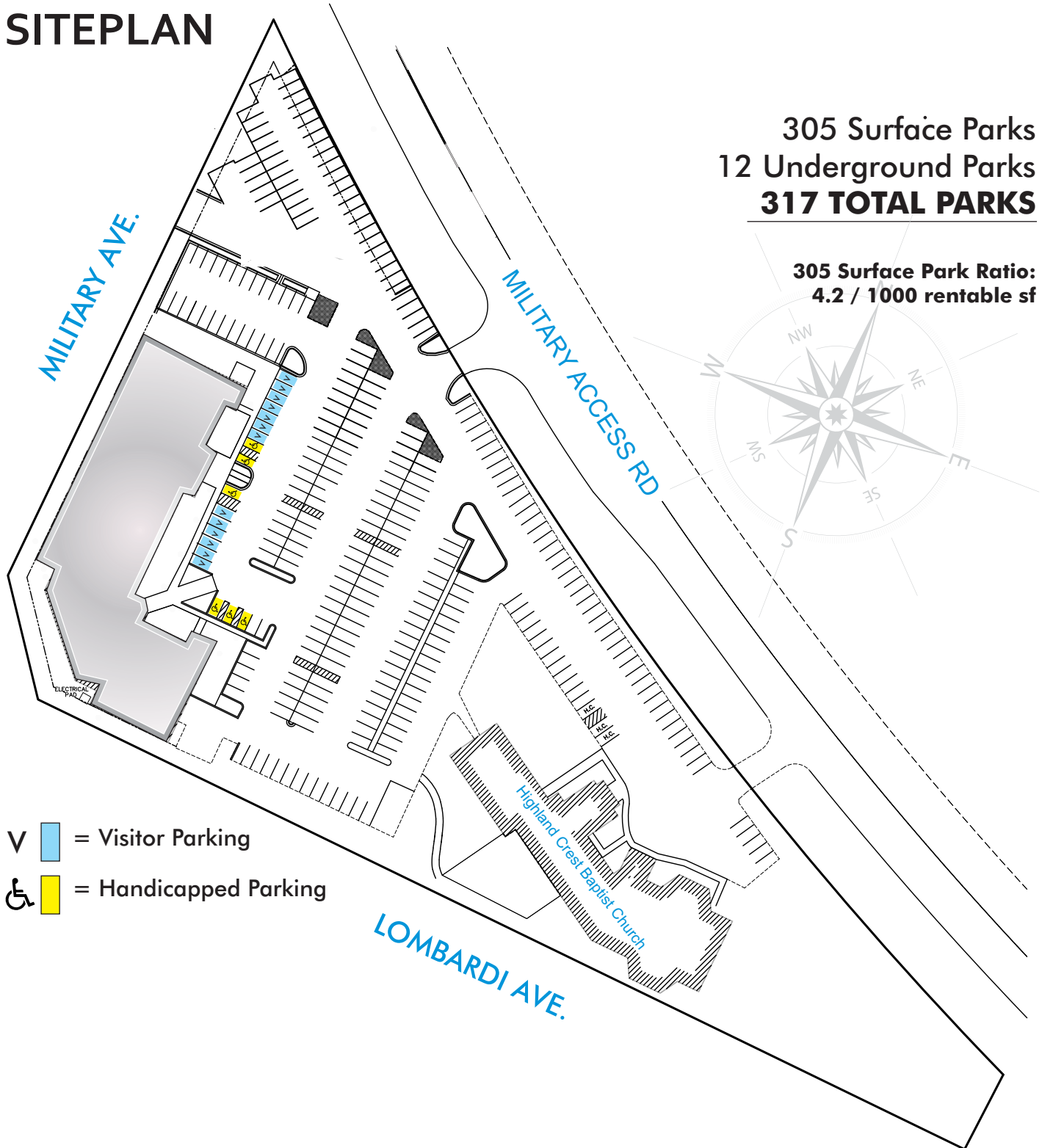
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► SITEPLAN

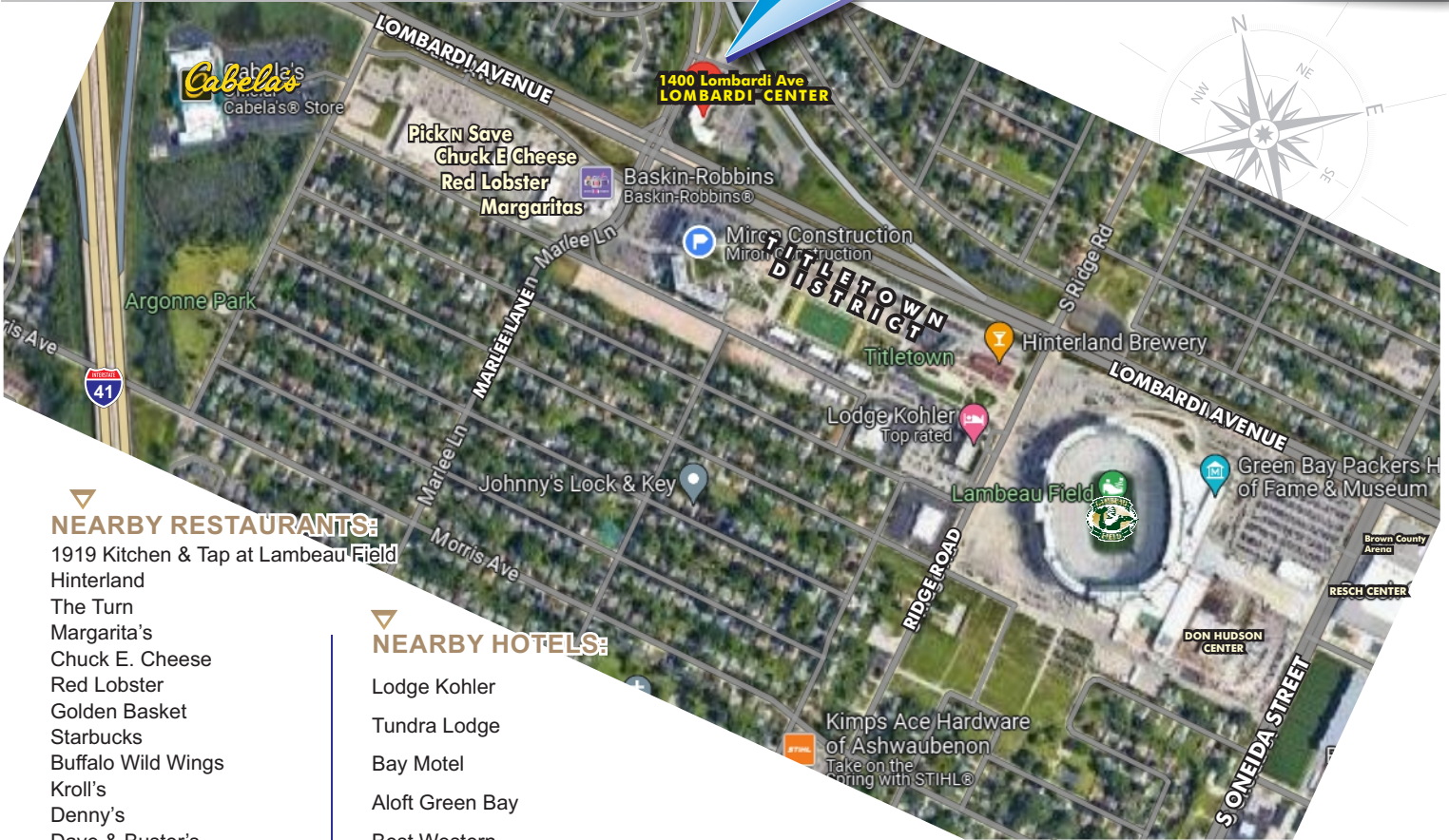


305 Surface Parks
12 Underground Parks
317 TOTAL PARKS

305 Surface Park Ratio:
4.2 / 1000 rentable sf

NOW LEASING

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NEARBY RESTAURANTS:

- 1919 Kitchen & Tap at Lambeau Field
- Hinterland
- The Turn
- Margarita's
- Chuck E. Cheese
- Red Lobster
- Golden Basket
- Starbucks
- Buffalo Wild Wings
- Kroll's
- Denny's
- Dave & Buster's
- Mandarin Garden
- Green Bay Distillery
- Cheese Cake Heaven
- Taco Bell
- Dairy Queen
- Jimmy John's
- Moe's Southwest Grill
- Cold Stone Creamery
- Taste of India
- Not by Bread Alone
- Texas Roadhouse
- Anduzzi's Sports Bar
- The Bar
- Stadium View
- Ihop
- Chipotle
- Qdoba
- McDonald's
- Burger King
- Arby's
- KFC
- Longhorn Steakhouse
- Jersey Mike's
- Big Apple Bagel
- Old Chicago
- Scooter's Coffee
- Dirt Juicery

NEARBY HOTELS:

- Lodge Kohler
- Tundra Lodge
- Bay Motel
- Aloft Green Bay
- Best Western
- Hampton Inn
- Econo Lodge
- Fairfield Inn
- Delta Hotel
- Hilton Garden Inn
- Hilton Home2 Suites
- Quality Inn
- Marriott's Springhill Suites

NEARBY SHOPPING:

- Military & Mason St
- Cabela's
- Packer Pro Shop
- Pick N' Save
- Green Bay Plaza
- Festival Foods
- South Oneida Street
- Target
- Bay Park Square Mall

NEARBY ENTERTAINMENT:

- Titletown District**
- Resch Center
- Brown County Arena
- Lambeau Field
- Arien's Hill
- Oneida Casino
- Green Bay Packers Baseball Stadium
- Dave & Buster's



TITLETOWN DISTRICT

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