



CONFIDENTIAL OFFERING MEMORANDUM

INVESTMENT OPPORTUNITY
7.33% Cap Rate
Appleton's Premier Office Building
100 W. Lawrence Street, Appleton, WI.



Executive Summary

Pricing and Offering Summary

NAI Pfefferle, as exclusive advisor to the Seller, is pleased to offer the opportunity to purchase this Class A, 142,000 SF multi-family office property downtown Appleton, WI.

This offering consists of the following:

A high quality 142,000 SF Class A Office Building constructed by Boldt Construction in 1985. The property consists of a 0.8 acre site containing the 142,000 SF office building with 64 underground parking stalls. Services to the site include city sewer and water, telephone, internet and cable with area fiber optic available, and natural gas. This is a downtown Central Business District setting with easy access to the major 4-lane state, US and interstate highway systems. It is located approximately 6 miles from the Appleton International Airport; serviced by American, Delta and United Airlines. The building has been 85%-95% leased since built in 1985 to various office tenants - see attached Tenant list.

PRICE **\$10,500,000**

Address:	100 W. Lawrence Street Appleton, WI 54911
Total SF:	142,000 SF
Site Area :	0.80 Acres
Zoning:	Commercial
Parcel #:	312007200
Stories:	5-story with lower-level parking
Year Built:	1985
Other Amenities:	Shared conference room; lower level parking
Construction:	Brick
Roof:	Rubber membrane
Plumbing:	City Water & Sewer
Electrical:	WE Energies
Sprinkler System:	Yes
2024 Real Estate Taxes	\$162,056.39
Airport Distance:	15 minutes



Operations: Tenant Information

1st Floor Tenants

Suite 103	CoreBTS	5,927
Suite 103W	VACANT	2,350 SF
Suite 106	Groth Design	1,055 SF
Suite 106B	Ekman	1,947 SF
Suite 108	VACANT	1,625 SF
Suite 112	One Law Group	1,000 SF

2nd Floor Tenants

Suite 200	Number One Marketing	600 SF
Suite 210	Psychologie Clinique	413 SF
Suite 214	Capital Connection	1,500 SF
Suite 223	Wilson Financial	750 SF
Suite 230A	Convergent Claims	508 SF
Suite 230B	McCreary Law	570 SF
Suite 231	Twin Eagle Resources (Enbridge)	3,100 SF
Suite 250	Public Defenders Office	4,644 SF
Suite 233	VACANT	6,935 SF

3rd Floor Tenants

Suite 306	RA Smith	3,980 SF
Suite 307	A2Z Design	2,715 SF
Suite 310	OnPoint Financial (3/1/2026)	525 SF
Suite 320	Day Break/On the Horizon Counseling	1,014 SF
Suite 313	Go Engineer	1,200 SF
Suite 314	Gateway Finance	5,861 SF
Suite 315	Robert Half International	1,800 SF

Building Highlights

- Ownership has successfully renewed or replaced largest anchor tenants on long-term leases.
- 99% of renewals retained over the last 3 years.
- More than \$5 million has been invested into high-end build-outs and building improvements.
- Remaining +/- 10,000 SF of vacancies create value-add for potential investors.



Amy Oelhafen
President
920.560.5009
amy@naipfefferle.com

Adam Figurin
Senior Commercial Real Estate Advisor
920.560.5076
adamf@naipfefferle.com

Operations: Tenant Information

4th Floor Tenants

Suite 409-410	Dr. Steve Kagen/Dr. Charles Kagen	2,850 SF
Suite 412	VACANT	2,990 SF
Suite 414	Kevin D. Musolf Attorney	1,400 SF
Suite 415	Northright Financial	1,500 SF
Suite 416	AJ Gallagher	1,608 SF
Suite 418	Collar Capital	412 SF
Suite 419	Kagen Dermatology	382 SF
Suite 422	Godrey & Kahn	8,440 SF
Suite 4F	Suited Mens Wear	400 SF

5th Floor Tenant

Entire Floor	CliftonLarsonAllen	22,000 SF
--------------	--------------------	-----------



Amy Oelhafen
President
920.560.5009
amy@naipfefferle.com

Adam Figurin
Senior Commercial Real Estate Advisor
920.560.5076
adamf@naipfefferle.com

Building Information

BUILDING: 5 floors of tenant space - 22,285 SF each - Mechanical penthouse on 6th floor and a parking garage in the basement; (64 parking spaces).

Building Drawings:	Building plans are available in both PDF and DWG (CAD) format.
Elevator Information:	There are 3 passenger elevators (3500 lbs./23 person capacity) and 1 freight/service elevator (3000 lbs./20 person capacity). All elevators go from the parking garage to the 5th floor, with the exception of the freight/service elevator (this elevator only goes from the 1st floor to the 5th floor). All elevators can be setup with a programmable timer for on/off times for 5th floor only (timer is in elevator mechanical room in penthouse).
Bathrooms:	Restrooms on each floor have (4) stalls, (2) sinks in the Ladies Room; (3) stalls, (3) urinals & (3) sinks in the Men's Room. First floor restrooms are secured with tenant card access.
Common Conference Room:	The building has one common conference room available to all tenants. This room is located on 1st floor just off of lobby. This room is approximately 425 square feet with seating for twelve. The room's entrance is access controlled (by fob) and is equipped with wireless Internet and phone service. The room schedule is kept in-house by use of a reservation calendar outside the room - 1st come 1st served basis.
Watts/SF:	The total watts per floor are roughly 166,200 - to calculate the watts per square foot simply divide the total watts per floor (166,200), by the total floor square footage. Example 5th floor has approximately 22,285 total square feet, 166,200 divided by 22,285 = 7.46 watts per square foot.
Power Voltage & Amps:	Building is fed by 600 Amp - 5KV primary service which is then converted to 2400 Amps of 277/480 V 3-Phase power.
HVAC Information:	3 air handlers (1 takes care of 1st floor only, 2/3 are together on one air handler and 4/5 are together on the third air handler), 2 chillers for entire building (lead/lag switched automatically monthly) 1st chiller set above 57 degrees, 2nd chiller set above 60 degrees. 2 boilers & pumps (lead/lag switched automatically monthly). Air handlers controlled by computer using Niagra control system and the occupied schedule is Monday thru Friday 7:00 AM to 7:00 PM (no Saturdays or Sundays unless specifically stated in tenant lease).
Sprinkler/Life Safety Information:	Building is fully-sprinkled with remotely monitored alarm system connected to sprinklers, pull stations and smoke detectors. Smoke detectors are located in elevator lobbies and in the Skyline space on the first floor. Fire extinguishers and emergency lights are tested and maintained per national and local fire codes.



Amy Oelhafen
President
920.560.5009
amy@naipfefferle.com

Adam Figurin
Senior Commercial Real Estate Advisor
920.560.5076
adamf@naipfefferle.com

Building Information

Security Information: All entrance doors opened and closed by electronic locks (Maglocks), controlled by computer off-site using “Hirsch Electronics” system. West service door locked at all times; card or fob needed to enter. All entrance doors open at 7:00am and lock at 7:00pm Monday thru Friday, with the exception of holidays and Thursdays during the Houdini Plaza summer concert series. North doors lock at 5:30pm that day, south doors remain unlocked until 7:00pm. All entrance doors accessible after hours with card or fob. 4 security cameras in the building located on the 1st floor. 1 interior camera facing the west service door, 1 interior camera facing 1st floor lobby, 1 exterior camera facing Lawrence Street and an additional one at the loading dock area.

Building Structure Live Loads:

- Roof – 40 PSF
- Penthouse Floor – 180 PSF
- Typical Floor – 80 PSF + 20 PSF Partitions
- First Floor – 100 PSF + 31 PSF Fill
- Parking – 75 PSF
- Stairs – 100 PSF
- Sidewalk – 250 PSF + 58 PSF Fill
- Loading Dock – 450 PSF + 58 PSF Fill
- Ramps – 75 PSF

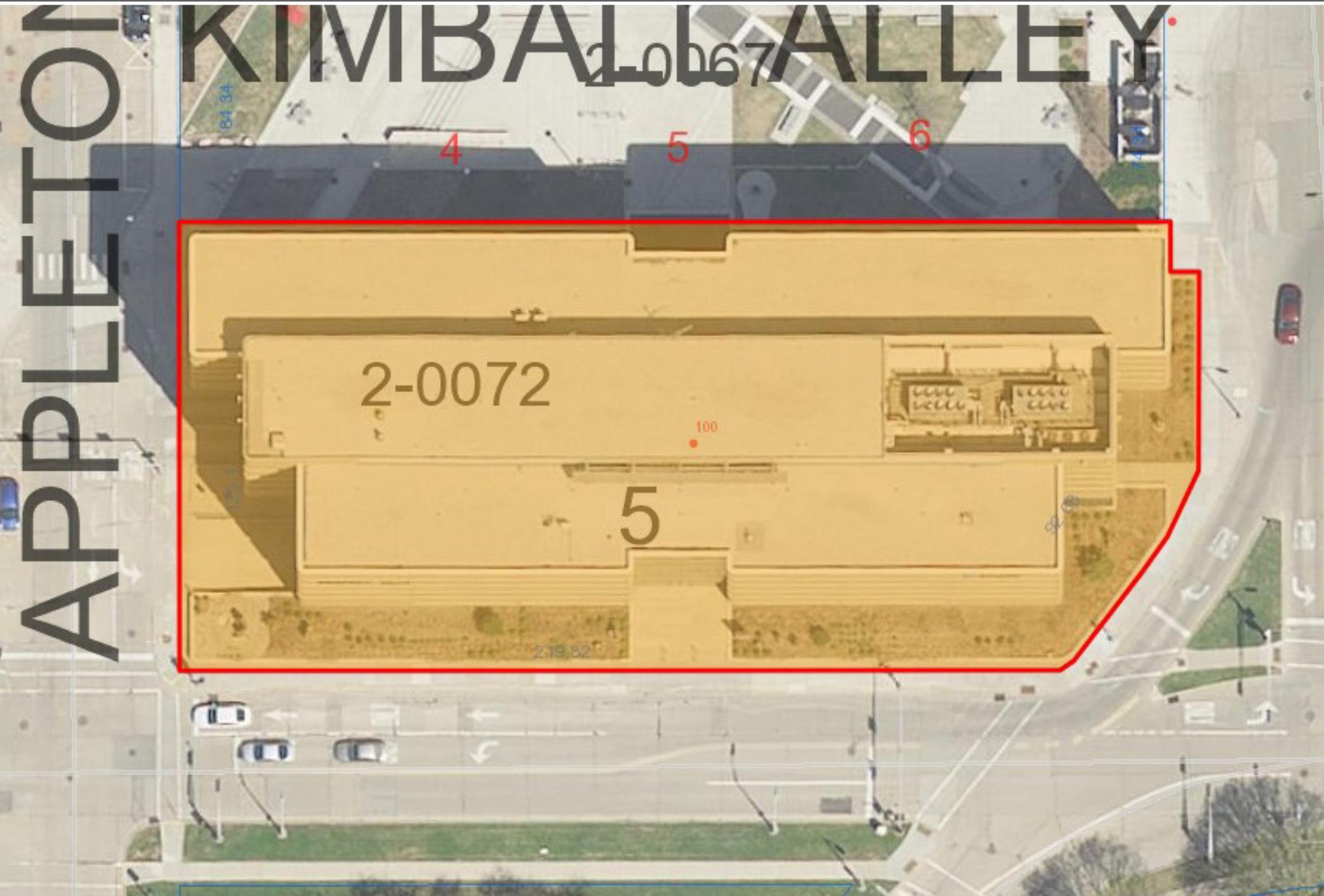
Tenant Amenities:

- 24 hour security access
- Ample natural lighting
- Located on the bus line
- Local property manager available nearby
- Electric vehicle charging station
- Security system
- Phone & Internet only
- On-building prominent signage
- Controlled access
- Storage space available to rent
- Outdoor courtyard & patio situated directly across from this building

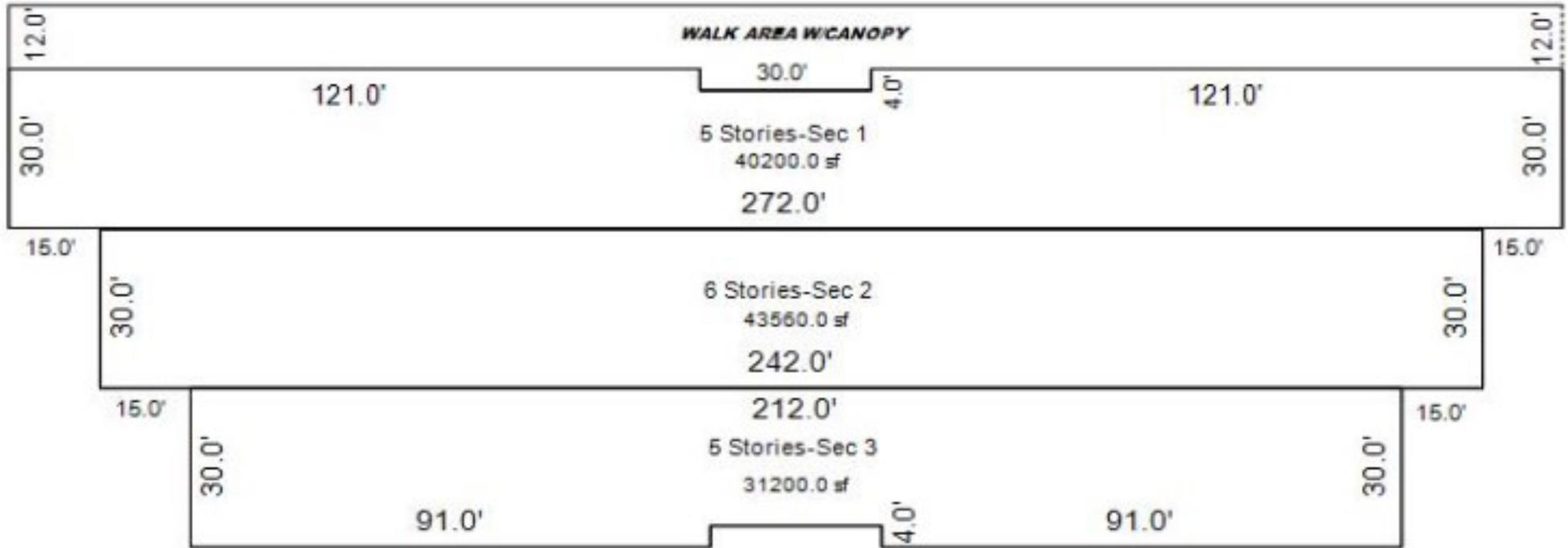


Amy Oelhafen
President
920.560.5009
amy@naipfefferle.com

Adam Figurin
Senior Commercial Real Estate Advisor
920.560.5076
adamf@naipfefferle.com



Building Footprint



Appleton Center Capital Improvements

<u>Replacement Details</u>	<u>Year</u>	<u>Total</u>
Main Roof	2011	\$169,252
Various tenant improvements	2011-2019	\$1,960,523
Planter, fountain and out-door lighting	2016	\$88,450
Exterior brick caulking & tuck pointing	2012	\$137,154
Canopy roof	2018	\$26,970
Parking garage floor and lighting	2019	\$127,267
Window shades throughout the building	2019	\$121,025

Noteable Build-Outs/Improvements

Godfrey & Kahn

- 8,440 SF
- 1/31/2024

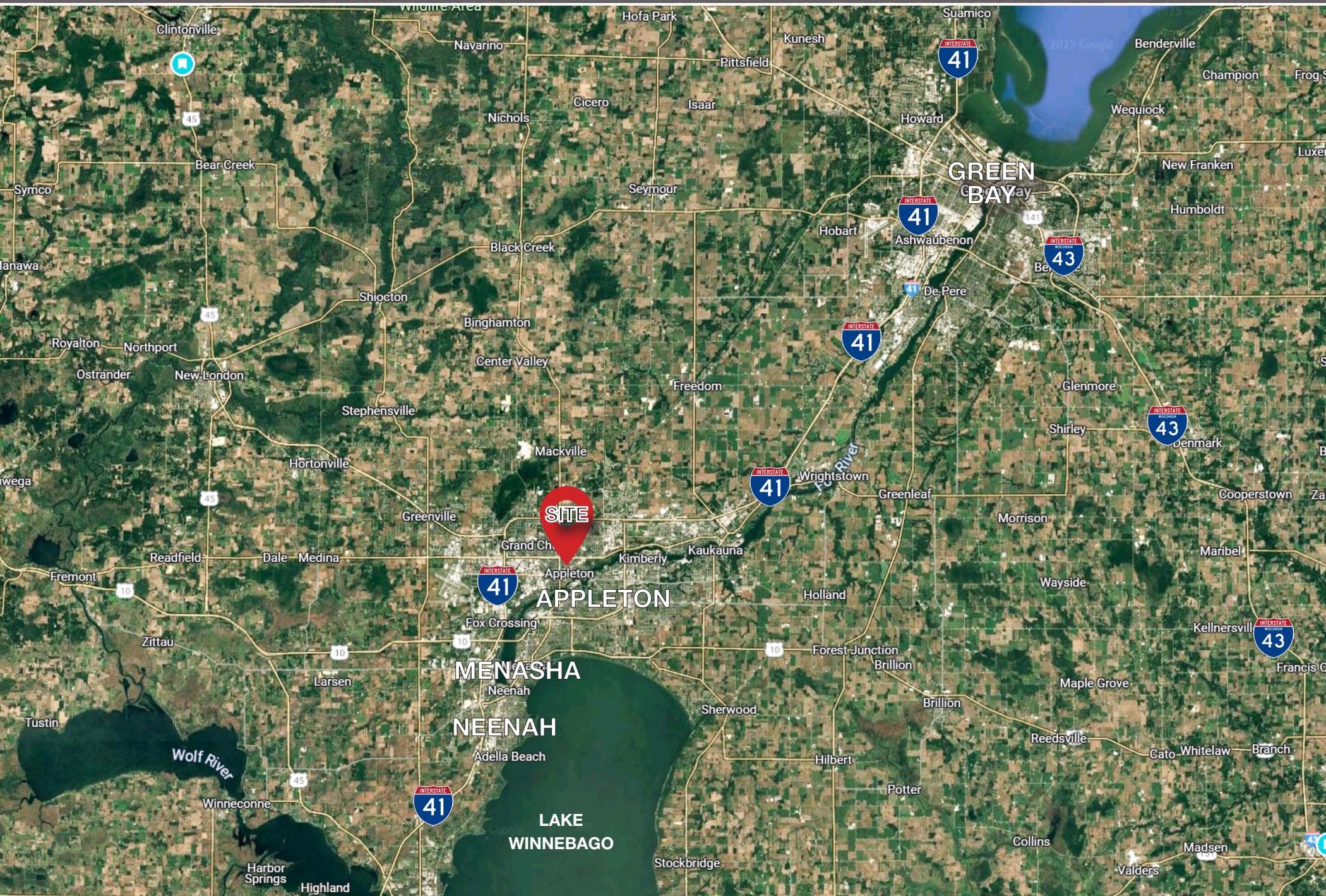
CLA

- 22,000 SF
- 11/1/2025
- Common Area Improvements
- New \$100,000 controller system

Amy Oelhafen
President
920.560.5009
amy@naipfefferle.com

Adam Figurin
Senior Commercial Real Estate Advisor
920.560.5076
adamf@naipfefferle.com

Regional Aerial View



2024 Real Estate Taxes

Parcel #: **PAY 1ST INSTALLMENT - \$ 46,481.39**
 312007200
 100 W LA

Bill #: **PAY FULL PAYMENT - \$ 162,056.39**
 916788 BY Jan 31, 2025

SEND THIS STUB AND MAKE CHECK PAYABLE TO:
 CITY OF APPLETON
 FINANCE DEPARTMENT
 PO BOX 2519
 APPLETON, WI 54912



If receipt is needed send a self addressed stamped envelope

Parcel #: **PAY 2ND INSTALLMENT - \$ 38,525.00**
 312007200
 100 W LA

Bill #: **DUE BY March 31, 2025**
 916788 REMEMBER TO PAY TIMELY
 TO AVOID INTEREST PENALTY

SEND THIS STUB AND MAKE CHECK PAYABLE TO:
 CITY OF APPLETON
 FINANCE DEPARTMENT
 PO BOX 2519
 APPLETON, WI 54912



If receipt is needed send a self addressed stamped envelope

Parcel #: **PAY 3RD INSTALLMENT - \$ 38,525.00**
 312007200
 100 W LA

Bill #: **DUE BY May 31, 2025**
 916788 REMEMBER TO PAY TIMELY
 TO AVOID INTEREST PENALTY

SEND THIS STUB AND MAKE CHECK PAYABLE TO:
 CITY OF APPLETON
 FINANCE DEPARTMENT
 PO BOX 2519
 APPLETON, WI 54912



If receipt is needed send a self addressed stamped envelope.

Parcel #: **PAY 4TH INSTALLMENT - \$ 38,525.00**
 312007200
 100 W LA

Bill #: **DUE BY July 31, 2025**
 916788 REMEMBER TO PAY TIMELY
 TO AVOID INTEREST PENALTY

SEND THIS STUB AND MAKE CHECK PAYABLE TO:
 CITY OF APPLETON
 FINANCE DEPARTMENT
 PO BOX 2519
 APPLETON, WI 54912



If receipt is needed send a self addressed stamped envelope.

FOR INFORMATION PURPOSES ONLY • Voter Approved Temporary Tax Increases			
Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
APPLETON SCH	5,238,851	7,799.66	2043

100 W LAWRENCE STREET FEE L

STATE OF WISCONSIN - OUTAGAMIE COUNTY REAL ESTATE TAX BILL FOR 2024

Bill No. 916788
 Parcel No. 312007200

Property Address: 100 W LAWRENCE ST

Assessed Value Land	Assd. Value Improve	Tot. Assessed Value	Ave. Assmt. Ratio	Est. Fair Mkt. Land	Est. Fair Mkt. Improve	Total Est. Fair Mkt.	
526,800	9,500,000	10,026,800	0.9497889090	554,600	10,002,200	10,556,800	<input type="checkbox"/> A star in this box means unpaid prior years taxes
TAXING JURISDICTION		2023 Est. State Aids Allocated Tax Dist.	2024 Est. State Aids Allocated Tax Dist.	2023 Net Tax	2024 Net Tax	% Tax Change	NET PROPERTY TAX \$
COUNTY		2,293,788	2,254,808	28,872.34	28,138.39	-2.5%	BID ASSESSMENT 5,500.00
LOCAL		13,696,729	13,990,409	70,548.06	68,357.03	-3.1%	DELINQUENT UTILITY CHARGE 2,454.45
APPLETON SCH		72,910,237	79,624,861	55,717.74	50,110.40	-10.1%	
FOX VALLEY TECH		5,503,846	5,439,308	7,801.30	7,551.63	-3.2%	
TOTAL		94,404,600	101,309,386	162,939.44	154,157.45	-5.4%	
FIRST DOLLAR CREDIT				-58.77	-55.51	-5.5%	
LOTTERY AND GAMING CREDIT				0.00	0.00	0.0%	
NET PROPERTY TAX				162,880.67	154,101.94	-5.4%	
						Total Due	FOR FULL PAYMENT BY
						Jan 31, 2025	\$ 162,056.39
School taxes reduced by school levy tax credit \$ 14,295.66		Important: This description is for property tax bill only and may not be a full legal description			Net Assessed Value Rate (Does NOT reflect Credits) 0.01537454	Warning: If not paid by due dates, installments option is lost and total tax is delinquent subject to interest (see reverse).	

APPLETON PLAT 2WD S125.10FT OF LOTS 4, 5, AND 6, BLK 5 LESS TRI PARCEL IN SE CORNER FOR ST RW AS 5604M12-16 AND LESS E8FT OF S14FT OF N53.62FT OF LOT 6 DESC IN 15274M7

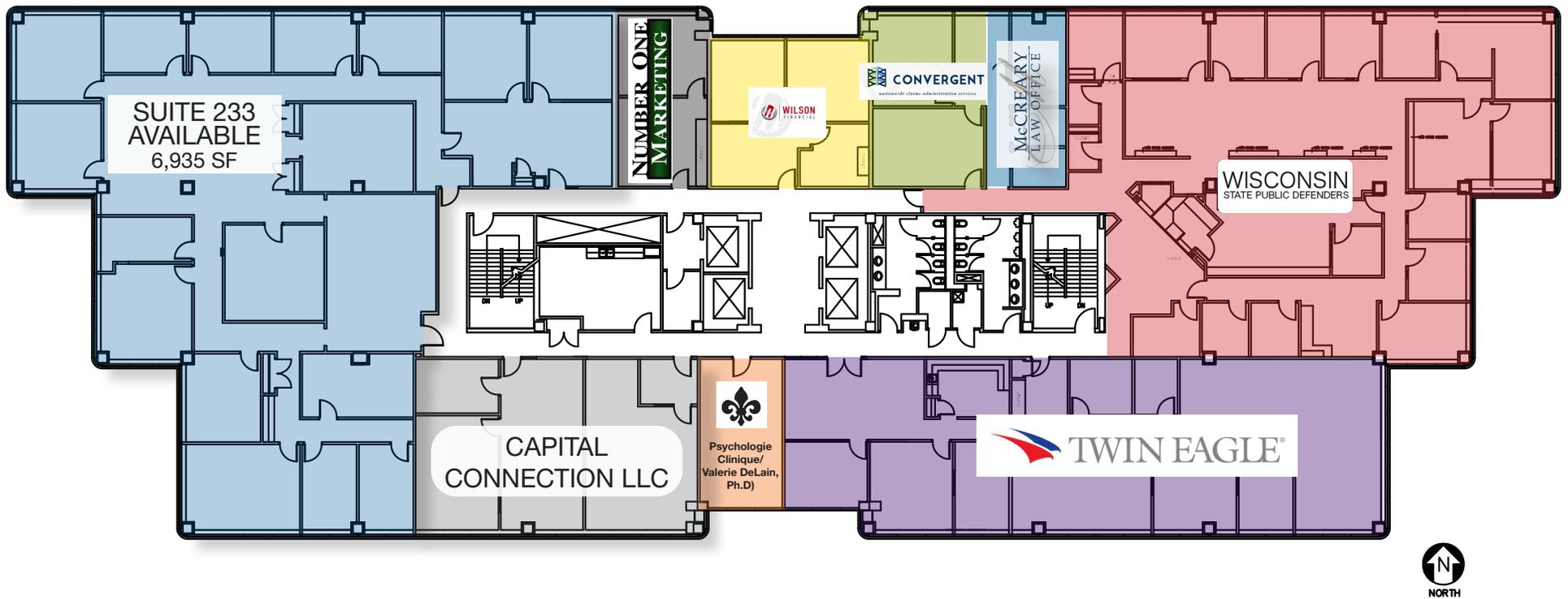
Floor Plans

First Floor



Amy Oelhafen
President
920.560.5009
amy@naipfefferle.com

Adam Figurin
Senior Commercial Real Estate Advisor
920.560.5076
adamf@naipfefferle.com



Amy Oelhafen
President
920.560.5009
amy@naipfefferle.com

Adam Figurin
Senior Commercial Real Estate Advisor
920.560.5076
adamf@naipfefferle.com

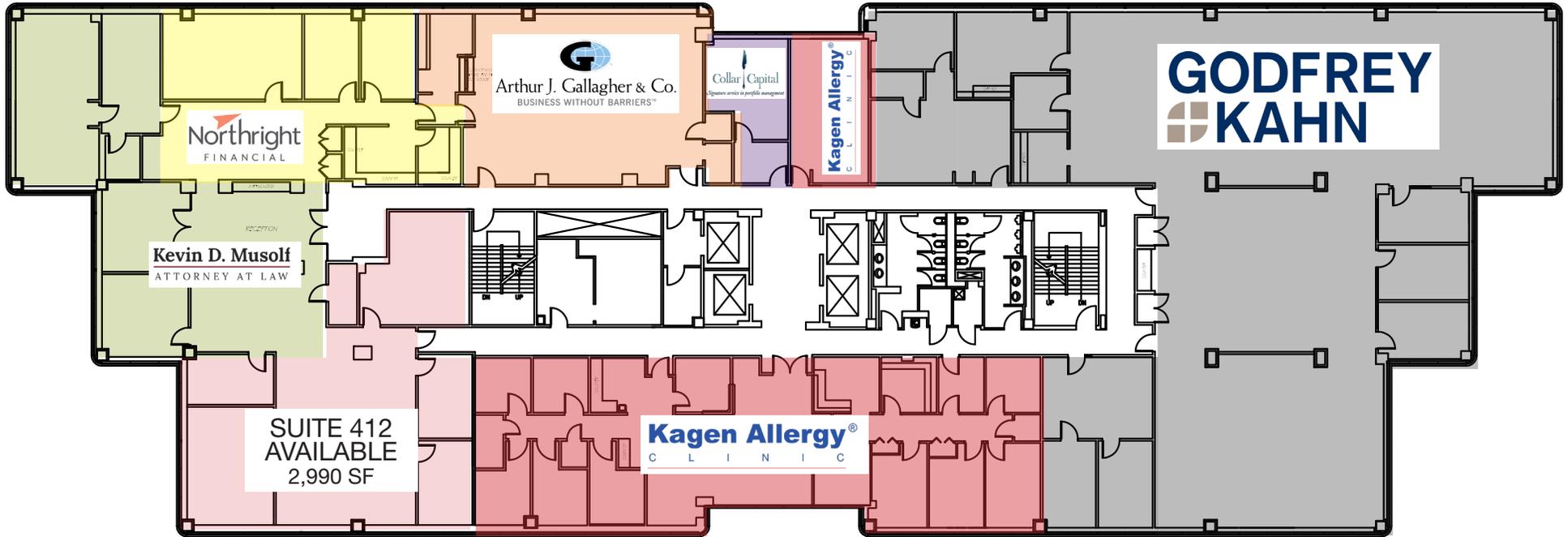


Amy Oelhafen
President
920.560.5009
amy@naipfefferle.com

Adam Figurin
Senior Commercial Real Estate Advisor
920.560.5076
adamf@naipfefferle.com

Floor Plans

Fourth Floor



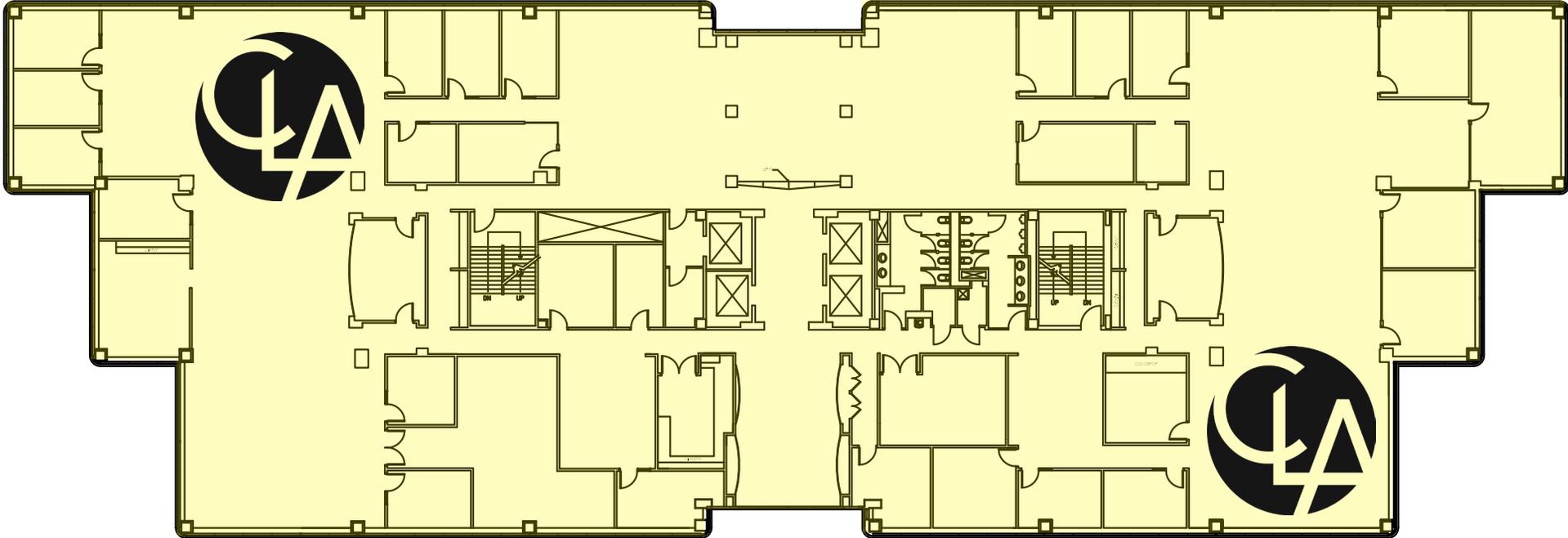
Amy Oelhafen
President
920.560.5009
amy@naipfefferle.com

Adam Figurin
Senior Commercial Real Estate Advisor
920.560.5076
adamf@naipfefferle.com

Floor Plans

Fifth Floor

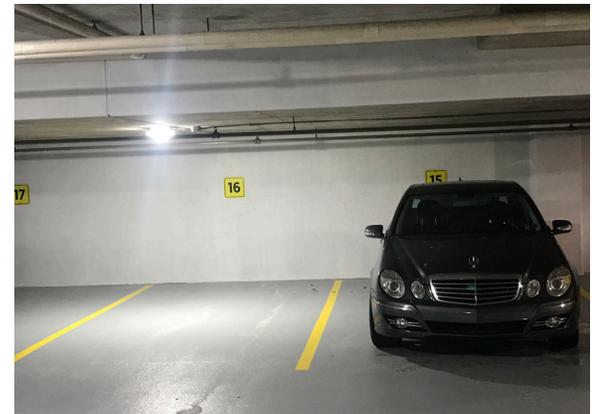
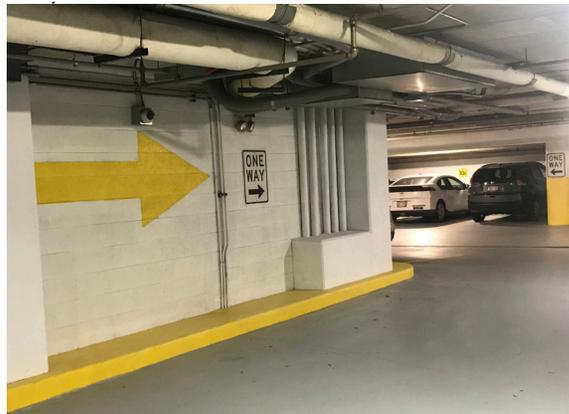
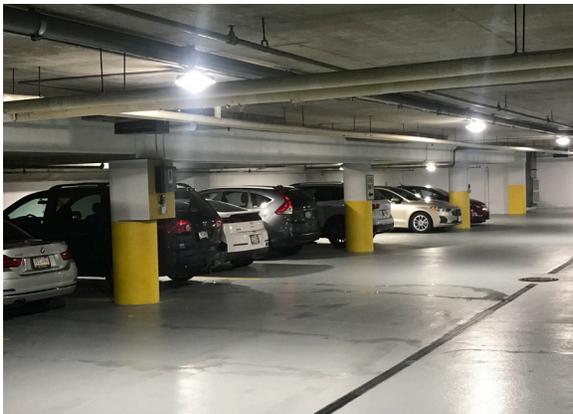
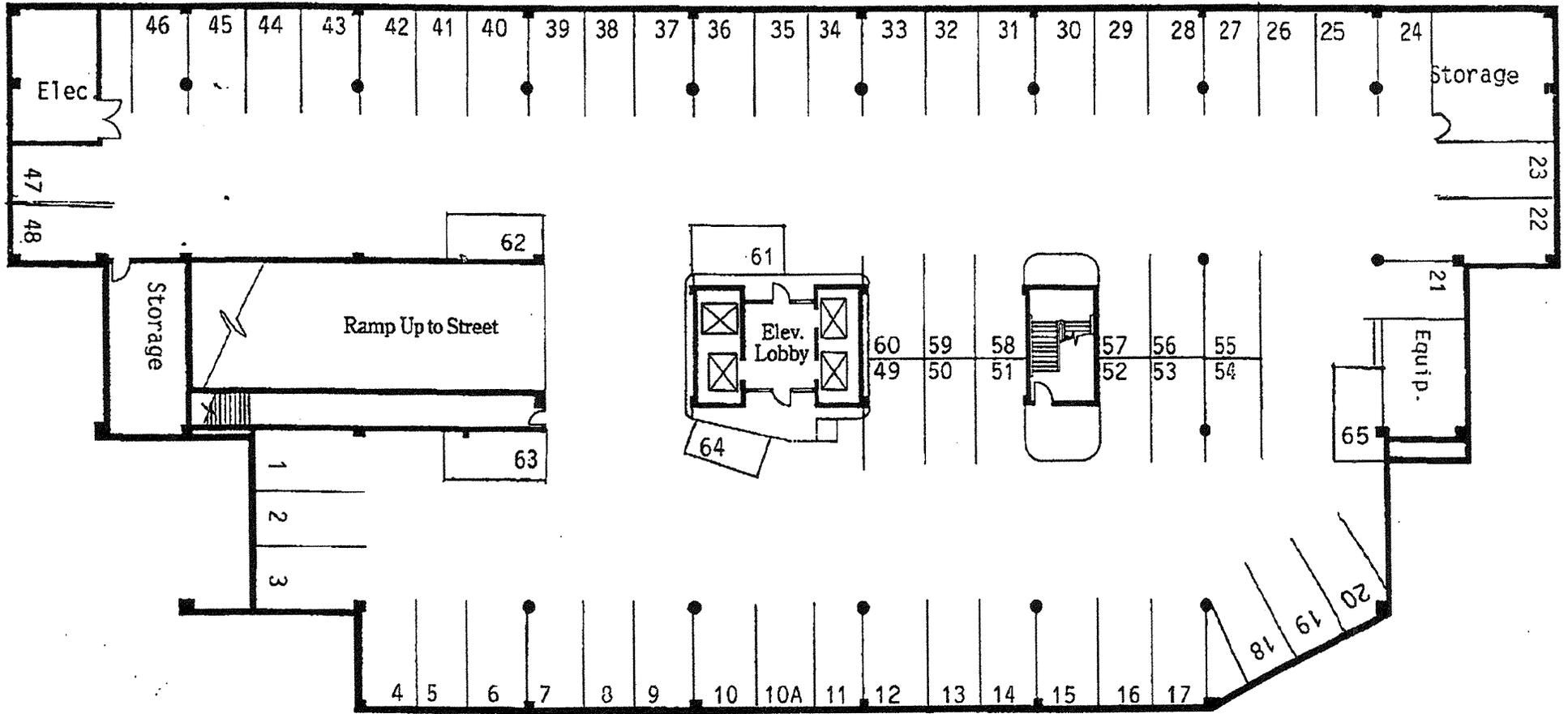
CliftonLarsenAllen occupies the entire 5th floor.



Amy Oelhafen
President
920.560.5009
amy@naipfefferle.com

Adam Figurin
Senior Commercial Real Estate Advisor
920.560.5076
adamf@naipfefferle.com

Floor Plans - Heated Underground Parking Map





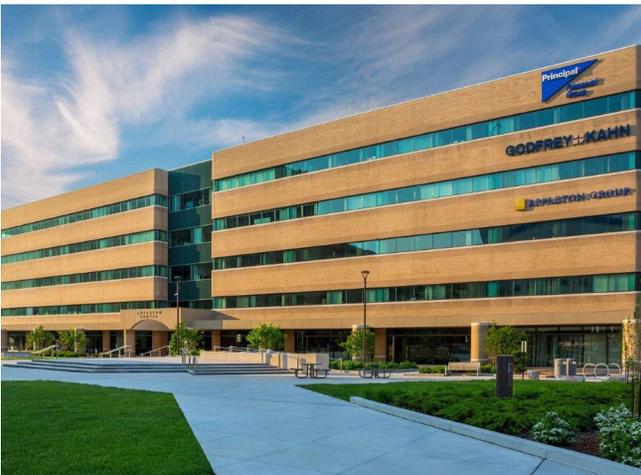
Godfrey & Kahn build-out in 2024.



Amy Oelhafen
President
920.560.5009
amy@naipfefferle.com

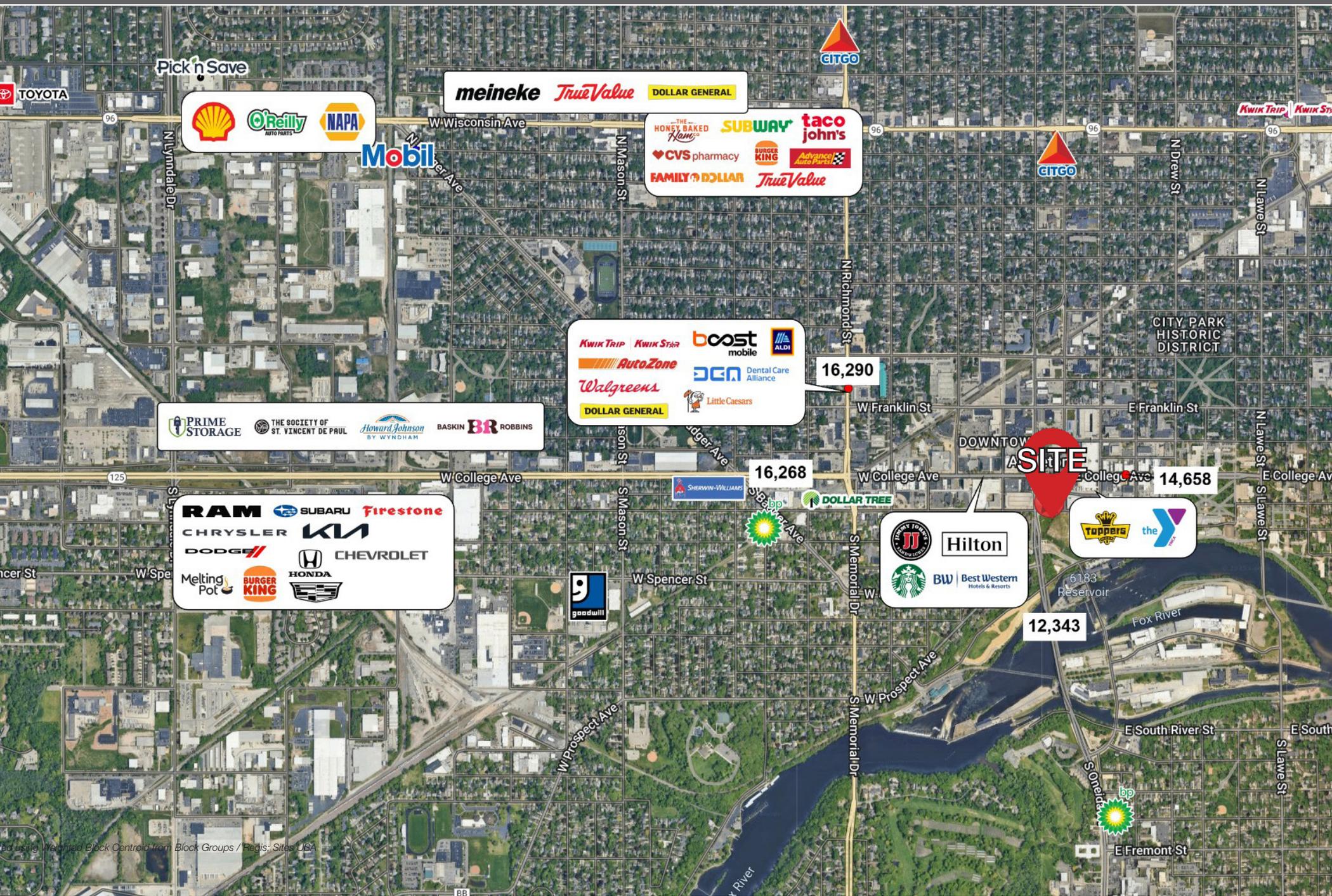
Adam Figurin
Senior Commercial Real Estate Advisor
920.560.5076
adamf@naipfefferle.com

Exterior Images



Amy Oelhafen
President
920.560.5009
amy@naipfefferle.com

Adam Figurin
Senior Commercial Real Estate Advisor
920.560.5076
adamf@naipfefferle.com



Map created using Weichert Block Centroid from Block Groups / Regis: Sites USA

Market Overview



About Outagamie County

Outagamie County, situated in the heart of the New North, is known for its vibrant communities, diverse landscapes, and rich cultural heritage. The county's mix of fertile farmlands, rolling hills, and the meandering Fox River provides a scenic backdrop for residents and visitors. With its abundant green spaces and well-maintained parks, Outagamie County offers a host of outdoor recreational activities—including hiking, biking, fishing, and boating—allowing nature enthusiasts to immerse themselves in the beauty of the surrounding environment.

The county's urban destinations, such as Downtown Appleton, feature diverse local businesses, unique restaurants, and cultural attractions. Appleton is known for its vibrant arts and music scene, with the Fox Cities Performing Arts Center, Trout Museum of Art, and the History Museum at the Castle serving as popular destinations for both residents and tourists. The huge variety of annual events and festivals, including the celebrated Mile of Music festival, reflects the county's commitment to fostering a sense of community and inclusivity. Outagamie County is also home to award-winning liberal arts college and music conservatory Lawrence University.



Incorporated Cities and Villages:

- Appleton
- Bear Creek
- Black Creek
- Combined Locks
- Greenville
- Harrison
- Hortonville
- Howard
- Kaukauna
- Kimberly
- Little Chute
- New London
- Nichols
- Seymour
- Shiocton
- Wrightstown

Appleton International Airport

Appleton International Airport is the third largest airport in Wisconsin. The airport serves Northeast Wisconsin via four airlines (American Airlines, Delta Air Lines, United Airlines, and Allegiant Air) with nonstop service to 19 destinations, including seven major hubs (Atlanta, Charlotte, Chicago, Dallas, Detroit, Denver, Minneapolis/St. Paul), eight popular destinations (Fort Lauderdale/Miami, Fort Myers/Punta Gorda, Las Vegas, Nashville, Orlando/Sanford, Phoenix/Mesa, Sarasota/Bradenton, Tampa/St. Pete), plus seasonal flights to New York City/Newark, Portland, Savannah.



Amy Oelhafen
President
920.560.5009
amy@naipfefferle.com

Adam Figurin
Senior Commercial Real Estate Advisor
920.560.5076
adamf@naipfefferle.com

Economy

Outagamie County's economy is strong in manufacturing, health care, and retail, with manufacturing being the largest employer, followed by health care and social assistance, and retail trade. Here's a more detailed breakdown:

Manufacturing: This sector is a significant employer, with companies like Kimberly-Clark and others playing a major role in the county's economy.

Health Care & Social Assistance: This sector is another major employer, with hospitals and healthcare providers playing a vital role in the community.

Retail Trade: Retail businesses contribute significantly to the county's economy, with a variety of stores and shopping centers serving the local population.

Other Notable Industries: Agribusiness: Dairy, farming, and related enterprises are important to the county's economy.

Trade and Service Industries: Due to the highly educated workforce, these industries also thrive.

Financial and Health Institutions: A network of financial and health institutions is located in the region.

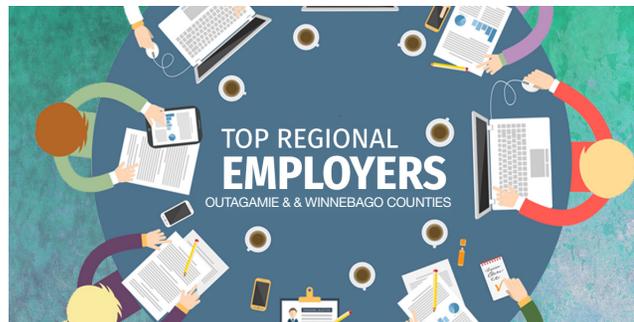
Highest Paying Industries:

- Mining, Quarrying, & Oil & Gas Extraction
- Utilities
- Professional, Scientific, & Technical Services

The water power of the Fox River provided the beginnings of what would become, and still remains, a world renowned paper industry. The river provided the needed power for the first mills in the area, which were flour and woolen mills. These mills were later converted to paper production and the early giants of the paper industry, Kimberly-Clark, Appleton Papers, Wisconsin Tissue, now part of Georgia-Pacific, and Menasha Corporation, have earned this area its nickname, the Paper Valley.

While the paper industry dominates the strong local manufacturing sector, companies engaged in plastics, printing and graphics arts, machinery, metals, electronics and food processing contribute heavily to the diversified manufacturing economy. Dairy, farming and related enterprises anchor a strong agribusiness economy in the Outagamie County area. Due to the highly educated work force, trade and service industries flourish as well. Six insurance companies as well as a prospering network of financial and health institutions call the region home.

Retail development and sales continue to soar as a result of the vibrant economy and fast growth of the region. Downtown redevelopments in many communities have provided thriving downtown districts. Further, Outagamie County is home to the Fox River Mall, the second largest shopping mall in the state.



Top Employers

- Thedacare
- Kimberly-Clark
- JJ Keller & Associates Inc
- Plexus Corp
- Pierce Manufacturing Inc
- Thrivent
- Boldt Company
- Amazon
- Secura Insurance Companies
- West Business Services
- Miller Electric Manufacturing Company
- Essity
- GFL Environmental
- Nestle USA Inc
- Air Wisconsin Airlines Corp
- Expera Specialty Solutions
- Alta Resources
- US Venture Inc
- Faith Technologies
- VF Outdoor

NAIPfefferle

Amy Oelhafen
President
920.560.5009
amy@naipfefferle.com

Adam Figurin
Senior Commercial Real Estate Advisor
920.560.5076
adamf@naipfefferle.com

NAIPfefferle

Area Attractions

Located in the east central part of the state, Appleton has a lively and walkable downtown famous for hosting the annual Mile of Music festival and as the home of Harry Houdini. Experience the city's vibrant arts scene all year round at one of the many museums, galleries, or performing arts centers.

What is Appleton famous for? The location of the first Edison hydroelectric plant in the world. Appleton is a city north of Lake Winnebago overlooking the Fox River in Northeast Wisconsin. Fur traders seeking to do business with Fox River Valley Native Americans were the first European settlers in Appleton.



Building Kids Childrens Museum: The Building for Kids, originally called the Fox Cities Children's Museum, opened its doors for the first time on November 2, 1992. The museum was founded by two local businesswomen and mothers, Paula Meyer and Rochelle Lamm, who wanted to find a way to revitalize downtown Appleton and provide children and their families with a place to learn through play. Through the work of numerous volunteers, partner organizations, and early supporters, the museum aimed to achieve its original mission of enriching the lives of children.

Located in the heart of downtown Appleton, the museum occupied only a section of what is currently our second floor. Early exhibits included a fire truck from Pierce Manufacturing and a crane from the Boldt Company, versions of which can still be found in the museum today. Visitors from the museum's first year might also remember Science Spectrum, Grandma's Attic, Creation Station, Kids' Care Clinic, and many more exhibits that local sponsors helped build and bring to life. Within the first ten weeks of opening, the museum saw over 50,000 visitors.



Hearthstone Historic House Museum: The Hearthstone is a large, beautifully restored Queen Anne Victorian Style home built in 1882 by Henry J. Rogers, Superintendent of the Appleton Paper and Pulp Mill. On September 30, 1882, Hearthstone was the first house in the world to be lit by an Edison central hydroelectric power station. The house retains many unique, genuine features, including the original Thomas Edison electroliers and light switches. Appleton was one of the first three cities in the world to be lit by an Edison central power station, the other two being New York and London. This was all due to Mr. Rogers, who decided to invest in Edison's power station in order to light two paper mills and his home. Since it became a museum in 1987, Hearthstone's focus is to preserve the house and its artifacts to re-create a historical experience based on its Thomas A. Edison heritage for the cultural enjoyment and educational benefit of the public through its many exhibits and programs.



History Museum at the Castle: The History Museum offers programs for all ages, including field trips, walking tours, group tours, and unique social events. We also offer in-classroom activities, and teacher resources relating to the history of the Fox Valley. Museum exhibits weave national and local events and periods together to provide both perspective and local relevance. The Museum presents education programming related to our exhibits and workshops for adults, families and students. The Museum holds thousands of artifacts and archival materials documenting the history of Appleton, the Lower Fox River Valley, and Outagamie County, including international and national figures with ties to the area, such as Harry Houdini.

Amy Oelhafen
President
920.560.5009
amy@naipfefferle.com

Adam Figurin
Senior Commercial Real Estate Advisor
920.560.5076
adamf@naipfefferle.com



The Fox Cities Performing Arts Center is a premier cultural and entertainment venue located in the heart of downtown Appleton. As a cornerstone of the community, it hosts a diverse range of performances, including Broadway shows, concerts, comedy acts, and local productions. The state-of-the-art facility boasts world-class acoustics, elegant architecture, and a welcoming atmosphere, making it a favorite destination for both artists and audiences.

Beyond its performances, the Fox Cities PAC plays a vital role in arts education and community engagement. Through outreach programs, student matinees, and collaborations with local organizations, the center provides enriching experiences for people of all ages. Situated in a vibrant downtown setting, it is surrounded by restaurants, shops, and hotels, making it a central hub for entertainment and culture in the Fox Cities.



Trout Museum: The Trout Museum of Art, located in the heart of downtown Appleton, is a dynamic cultural hub dedicated to inspiring and connecting the community through visual arts. The museum features rotating exhibitions showcasing regional, national, and international artists, along with a permanent collection that highlights diverse artistic styles and mediums. With a mission to make art accessible to all, the museum provides an engaging space for both seasoned art enthusiasts and newcomers alike.

Beyond its exhibitions, the Trout Museum plays a vital role in arts education and community involvement. It offers workshops, classes, and outreach programs for all ages, fostering creativity and artistic expression. Situated in the vibrant downtown district, the museum is surrounded by local restaurants, shops, and entertainment venues, making it a key destination for cultural enrichment in the Fox Cities.



Neuroscience Group Field: Neuroscience Group Field at Fox Cities

Stadium is a baseball park in Grand Chute, Wisconsin. It is primarily used for baseball, and is the home field of the Wisconsin Timber Rattlers, the Midwest League Minor League Baseball affiliate of the Milwaukee Brewers. The stadium also hosts a few music concerts each year.

Amy Oelhafen
President
920.560.5009
amy@naipfefferle.com

Adam Figurin
Senior Commercial Real Estate Advisor
920.560.5076
adamf@naipfefferle.com

Area Entertainment

Bars & Nightlife

Whether you are looking to catch a comedy show, a play or more at one of the Performing Arts Centers, or looking to enjoy a flight of delicious local craft beer, or maybe you want to have a quiet conversation over some cocktails or wine, the Fox Cities is full of options to soak in some unforgettable fun.

Dining

The Appleton food scene is thriving with classic Wisconsin supper clubs to trendy fine dining restaurants and everywhere in between.

Health & Wellness

This area offers some of the finest spas in the area, where visitors can spend an entire day getting pampered and relaxing on vacation. Recharge, rejuvenate, and reenergize your body and soul with therapeutic massages, detoxifying facials, manicures and pedicures, relaxing saunas and more. Appleton has personalized experiences for each person's health and wellness needs.



For additional information please contact:



Amy Oelhafen Meyers
President
NAI Pfefferle
920.560.5009
amyo@naipfefferle.com

Amy Pfefferle Oelhafen is the president of Pfefferle Companies, Inc., overseeing the operations and client services of its subsidiaries, NAI Pfefferle and Pfefferle Management, based in Appleton. Leading a team of more than 120 employees and 20 licensed real estate brokers, Amy spearheads operations across offices in Appleton, Green Bay, Wausau, and Sheboygan. Her purview extends to serving a diverse clientele, ranging from small businesses to municipalities and multi-national corporations.

Beyond business, Pfefferle Companies is deeply embedded in the communities it serves. Amy and her team are actively engaged in various local organizations, dedicating support to multiple causes. They are recognized as regional thought leaders and valued advisors to numerous partner organizations. The company's footprint spans the entire state, managing over 13 million square feet of commercial real estate, solidifying its position as one of Wisconsin's largest commercial real estate firms.

Amy's journey with Pfefferle Investments commenced in 1998, where she specialized in selling and leasing commercial properties statewide. Her expertise in facilitating business transactions is evident in her successful management of deals ranging from \$300,000 to \$17 million.



Adam Figurin
Senior Commercial Real Estate Advisor
NAI Pfefferle
920.560.5076
adamf@naipfefferle.com

Adam Figurin is a senior commercial real estate advisor in NAI Pfefferle's Appleton office. He specializes in landlord and tenant representation and in sales transactions, working with a variety of clients in the Fox Valley and Green Bay area. Adam works collaboratively with the NAI Pfefferle brokerage team to provide his clients the best results and service.

Adam was previously employed with Colliers International, Fox Valley, as a sales associate. He has also worked for both Northwestern Mutual and Otis Elevator Company.

Disclaimer: The information contained herein was obtained from sources believed reliable, however, NAI Pfefferle makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omission, change of price or other conditions, prior sale or lease, or withdrawal without notice.

The attached information is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from NAI Pfefferle and may not be made available to any other person or entity without the written consent of NAI Pfefferle. This information has been prepared to provide summary, unverified information to prospective purchasers. It is not a substitute for a thorough due diligence investigation and is not a prediction of future performance. NAI Pfefferle has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property; the future projected financial performance of the property; the size and square footage of the property and improvements; the presence or absence of contaminating substances including, but not limited to, PCBs or asbestos; the compliance with State and Federal regulations; the physical condition of the improvements thereon; or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information has been obtained from sources we believe to be reliable; however, NAI Pfefferle has not verified, and will not verify, any of the information contained herein, nor has NAI Pfefferle conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided or any assumptions made. All potential buyers must take appropriate measures to verify all of the information set forth herein and to consult with a financial adviser and other experts such as an appraiser or CPA.