

Site Visit
Hosted by



700 Pilgrim Way ■ Green Bay, Wisconsin

Telephone: 248.988.9341 ■ provisionsllc.com/the-arboretum/

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Property Specifications

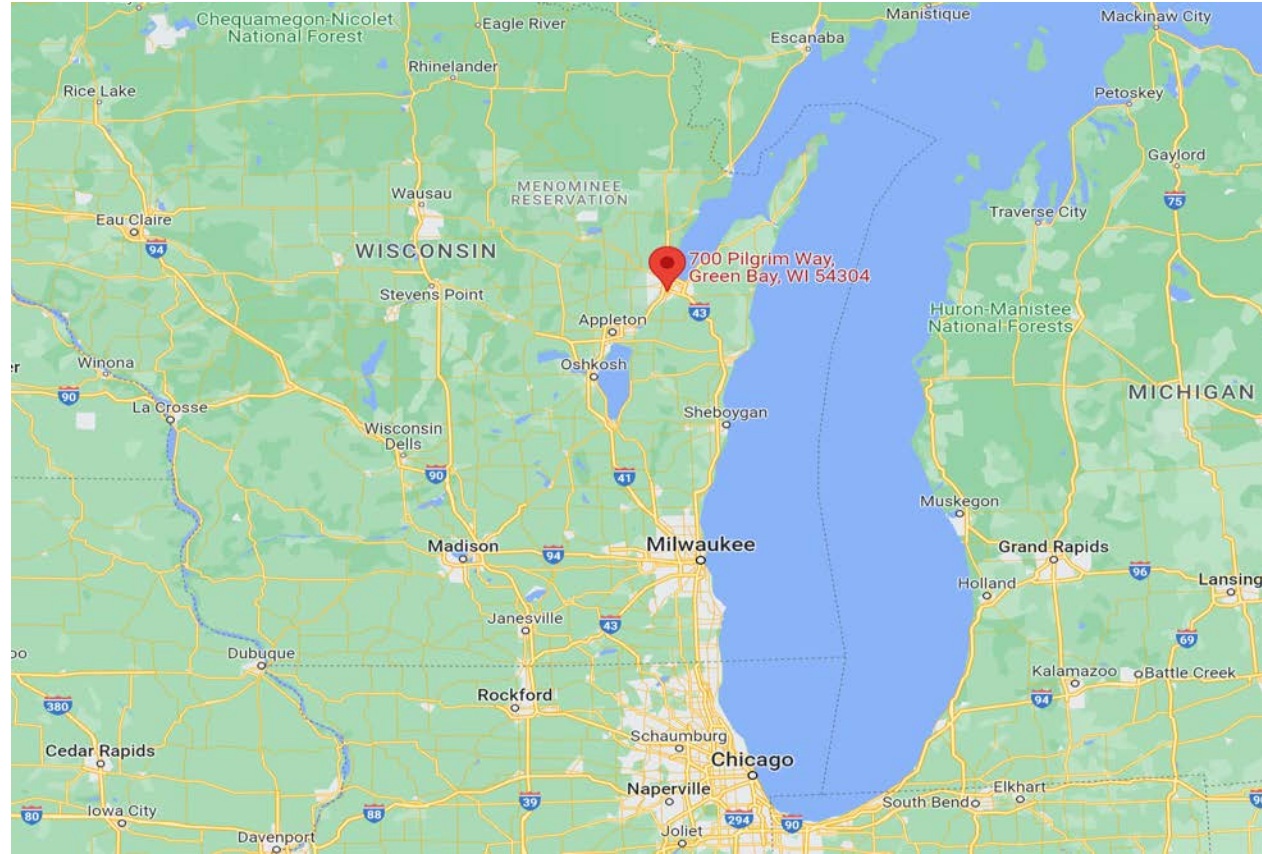
TYPE	Mixed-Use Redevelopment - Live, Work, Play
LOCATION	700 Pilgrim Way, Village of Ashwaubenon, Wisconsin
BUILDING SIZE	218,323 square feet
LOWER FLOOR	66,847 square feet
FIRST FLOOR	78,702 square feet
SECOND FLOOR	72,774 square feet
ZONING	B-3 Business District
NUMBER OF BUILDINGS	One (1) primary facility
NUMBER OF STORIES	Two (2) stories above grade and one (1) story below grade
ACRES	33.45 Acres
TYPE OF TERRAIN	Generally drained flat with mild slopes to drain with the Dutchman Creek crossing from east to west from the south
YEAR BUILT	1987
YEAR RENOVATED	2022
FOUNDATION	Reinforced cast-in-place concrete and concrete masonry walls with cast-in-place slab floor
FRAME	Superstructure is steel framing, corrugated metal decking with concrete fill
EXTERIOR WALLS	Brick veneer, standing seam metal roofing and EFIS facade
EAVE HEIGHT	30'-8"
ROOF STRUCTURE	Corrugated metal decking with concrete fill
ROOF COVER	EDPM membrane / flat roof
WINDOWS	Insulated, tinted, fixed glass panels
FLOORS	Mixture of commercial grade carpet tiles, rubberized sports flooring, vinyl composition tile, ceramic tile and wood flooring
LIGHTING	Recessed florescent fixtures and canned/incandescent lighting in addition to suspended florescent fixtures, and suspended indirect pendant mounted metal halide fixtures
ELECTRICAL	480/277 volt, three-phase, 4-wire AC, pad mounted transformer, three (3) generators
PLUMBING	Men's and Women's restrooms on each end of the building on each floor and center first floor
FIRE PROTECTION	Wet sprinkler system
HVAC	Boilers
PARKING	1,025 parking spaces

*The following site plans, renderings, and/or floor plans are merely conceptual in nature. These are solely for illustrative purposes and may or may not change.

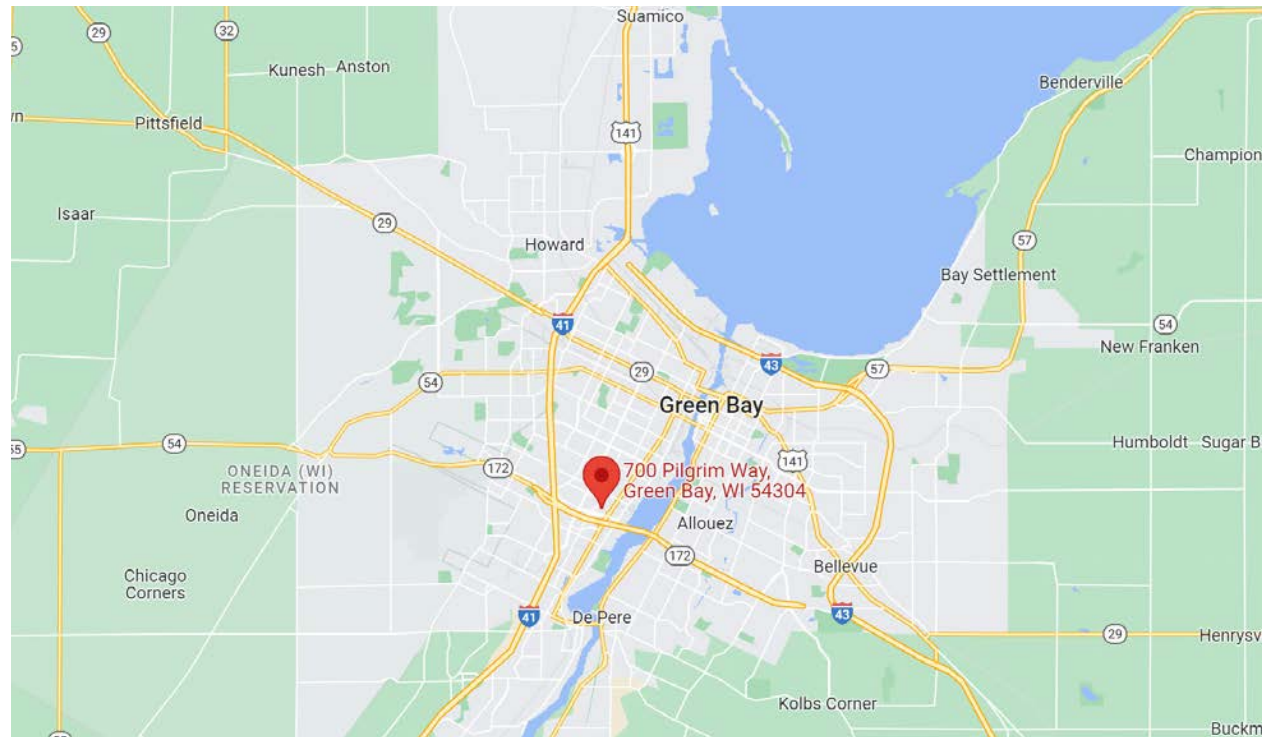


- 218,323 SQUARE FEET OF FLEXIBLE SPACE
- 7 OUTLOT PAD SITES AVAILABLE FOR LEASE/SALE
- KITCHEN AREA WITH DINNING HALL
- SKYLIGHTS AND LOTS OF NATURAL LIGHTING
- LARGE OPEN ROOMS & PRIVATE OFFICES
- SUITABLE FOR
 - OFFICE
 - EDUCATIONAL
 - MEDICAL
 - HOTEL / HOSPITALITY
 - FAMILY ENTERTAINMENT

Maps



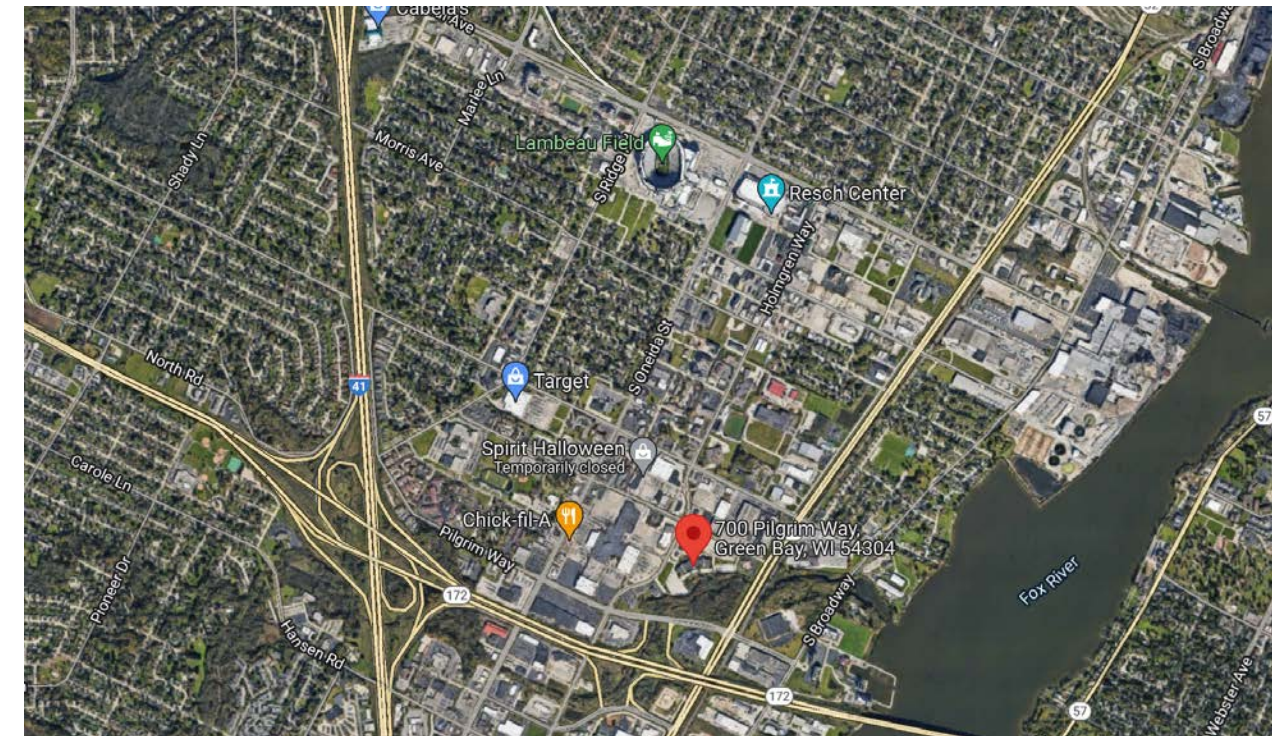
Regional Map



City Map



Aerial Map



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TOTAL SITE:		±33.43 Acres		
Zoning:		B3 Business District		
Floor Area Ratio (FAR):		2.5		
Maximum Building Height:		35 feet		
Lot	Development	Acres	Max. Bldg. Area (SF)	Bldg. Area (SF) as shown on map
A	3-Story Mix-Use	1.35	70,372	70,372
B	3-Story Mix-Use	1.67	87,275	53,781
C	1-Story Outlot	0.48	8,428	2,954
D	1-Story Outlot	0.53	9,301	2,875
E	1-Story Outlot	0.66	11,414	8,379
F	1-Story Outlot	0.48	8,302	2,089
G	2-Story Outlot	1.39	35,757	11,212
H	2-Story Outlot	0.71	24,884	11,212
I	2-Story Outlot	0.92	16,081	15,826
J	1-Story Outlot	1.28	22,385	20,698
K	2-Story Outlot	1.90	66,102	28,595
L	1-Story Outlot	1.67	29,032	20,698
M	2-Story Outlot	1.15	42,573	21,578



REDEVELOPMENT PLAN

700 Pilgrim Way, Green Bay, Wisconsin

B-3 District zoning permits multifamily, office, hotel, retail, R&D, or a mixed-use combination.

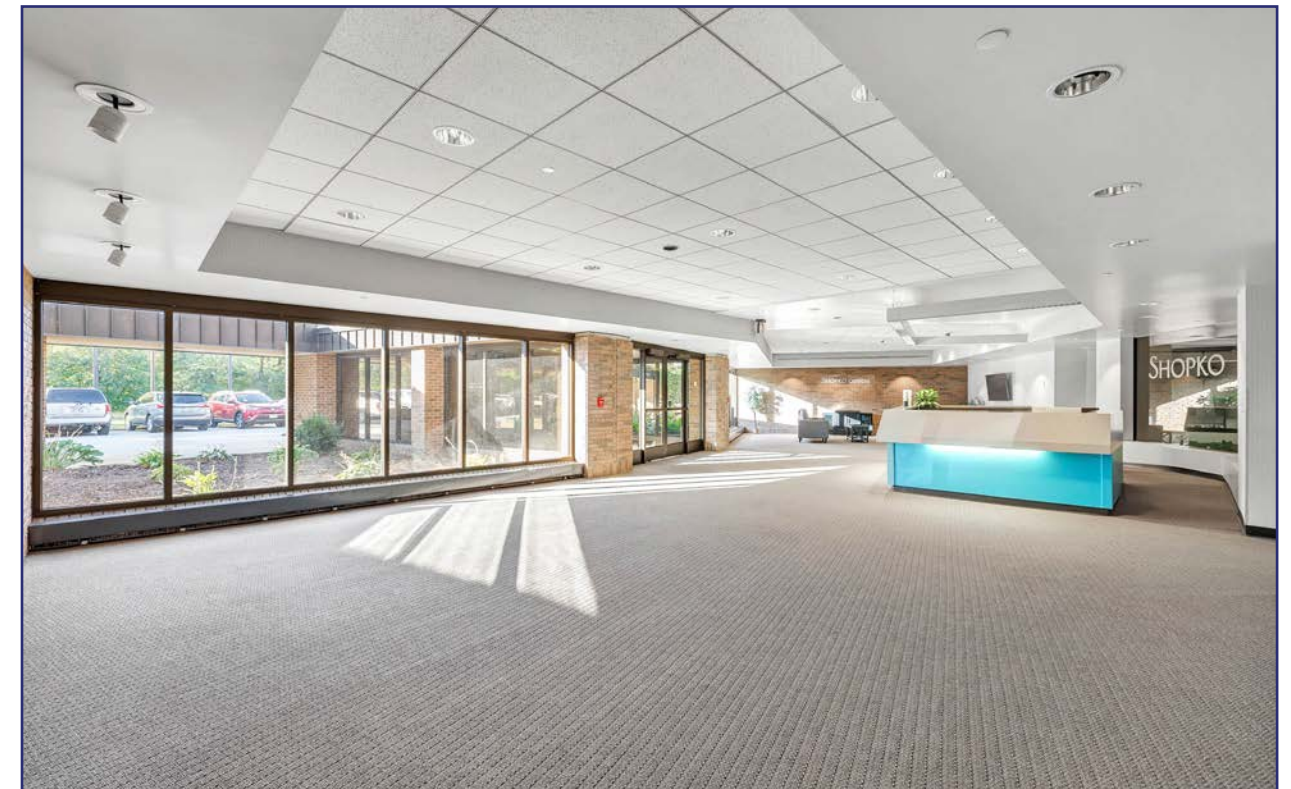




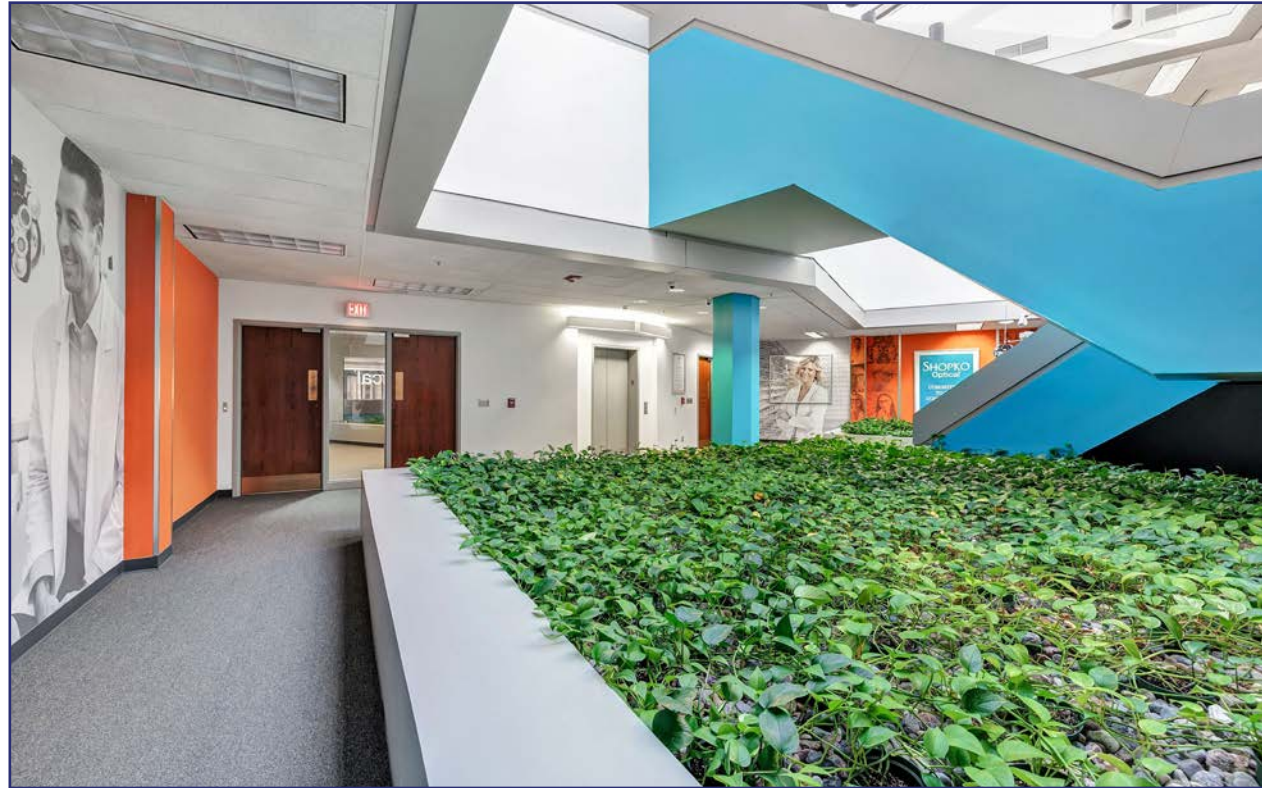


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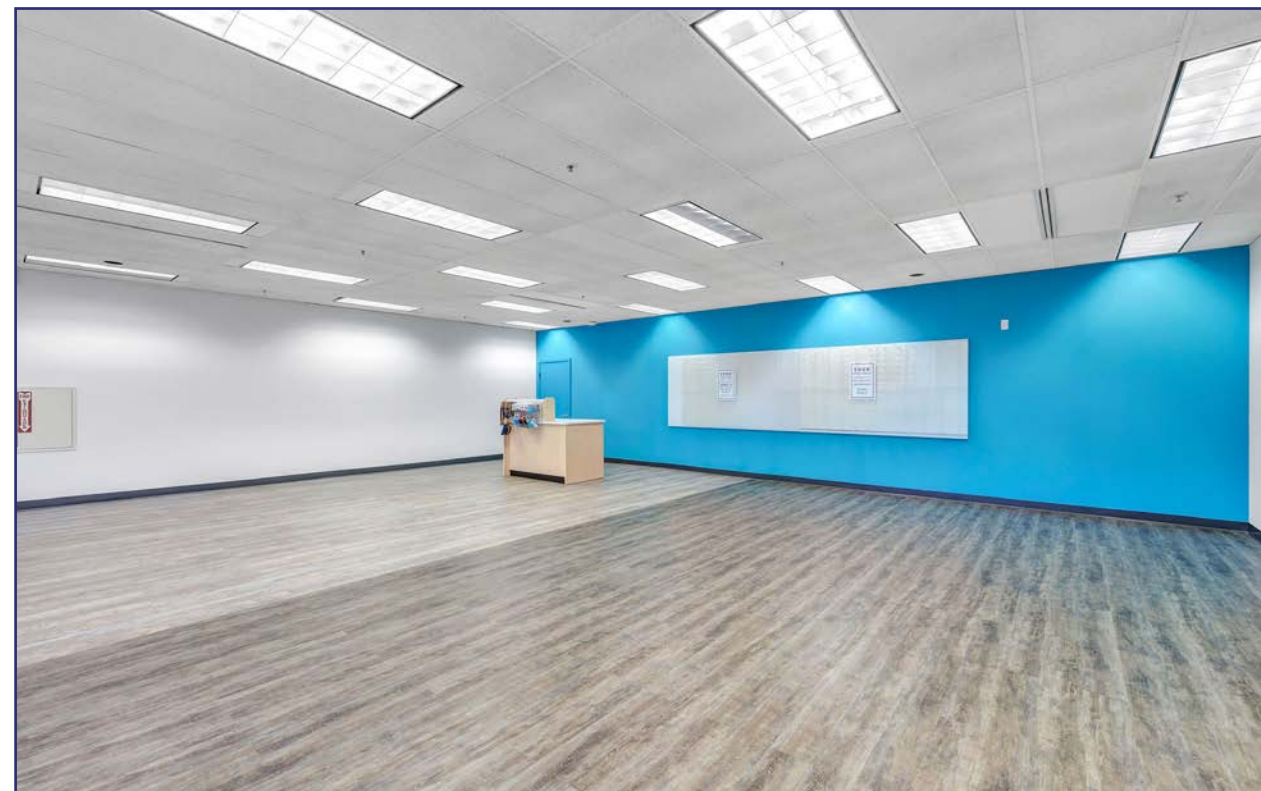
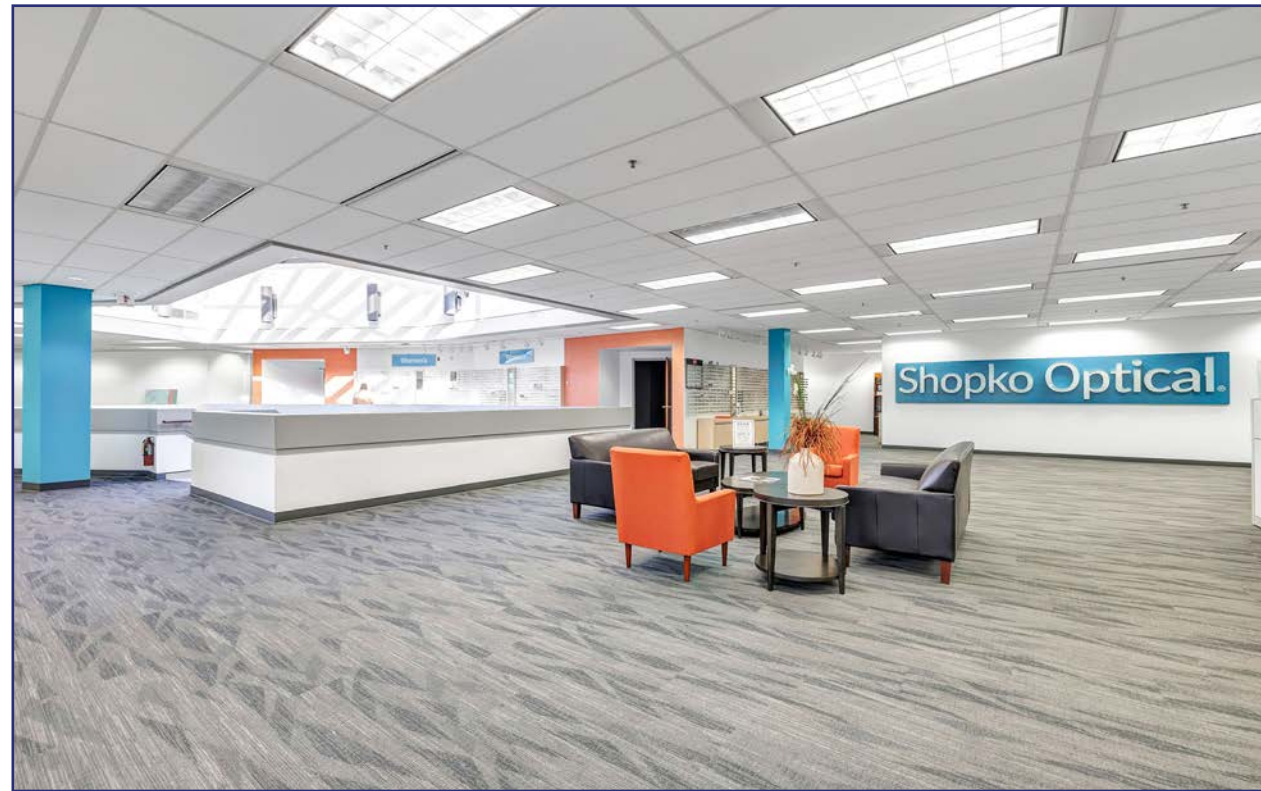




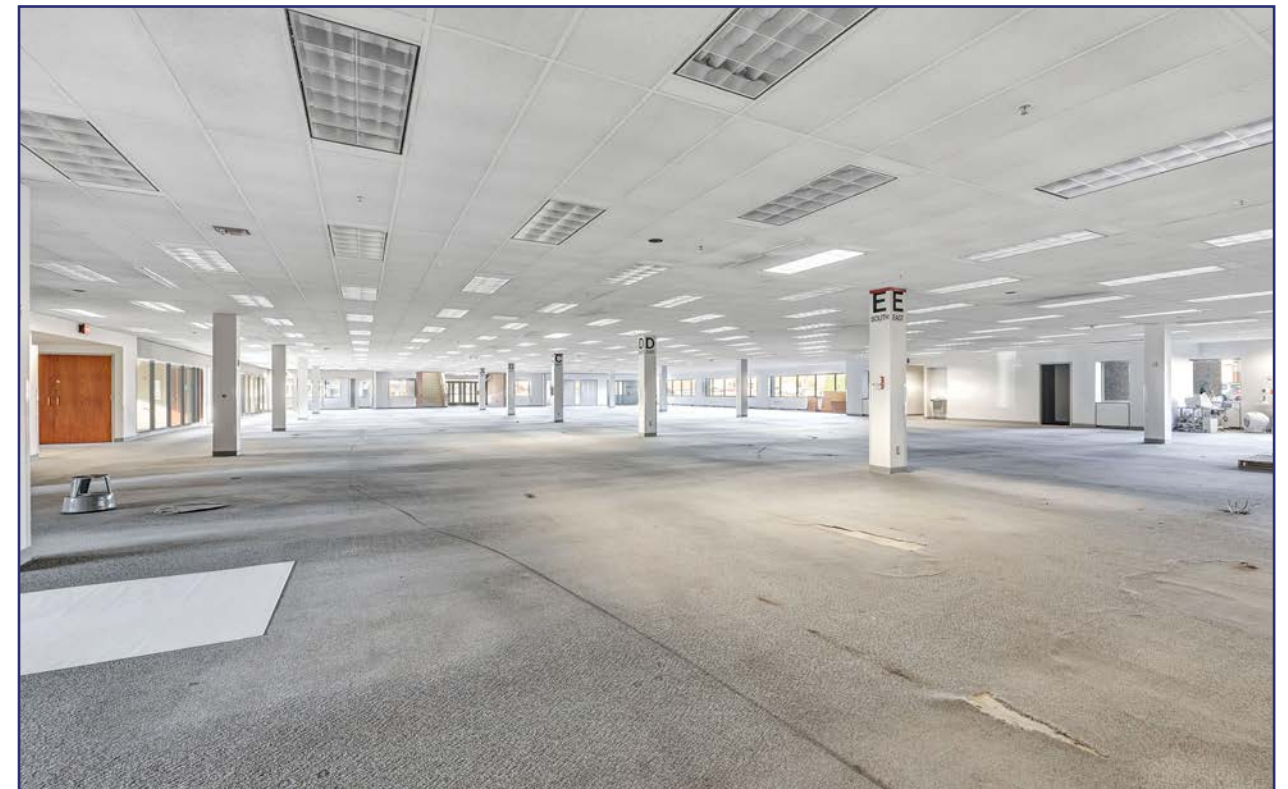
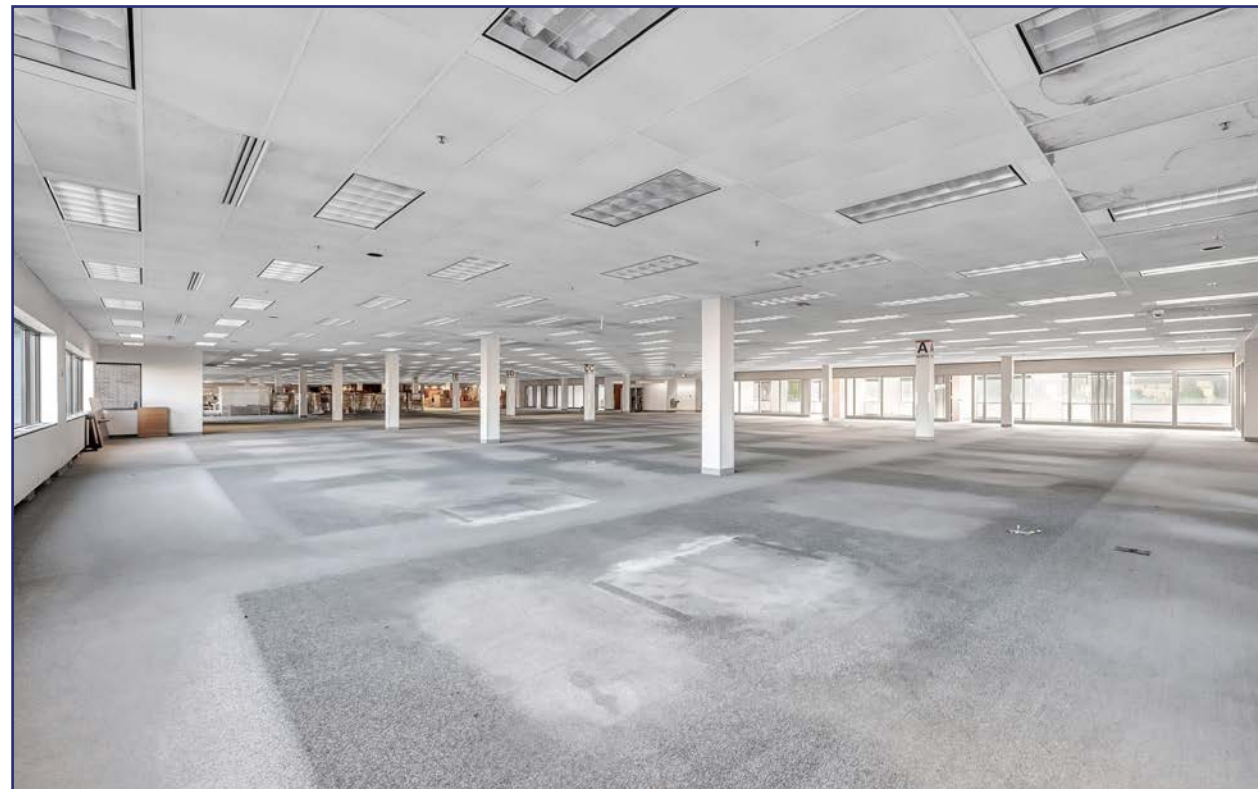
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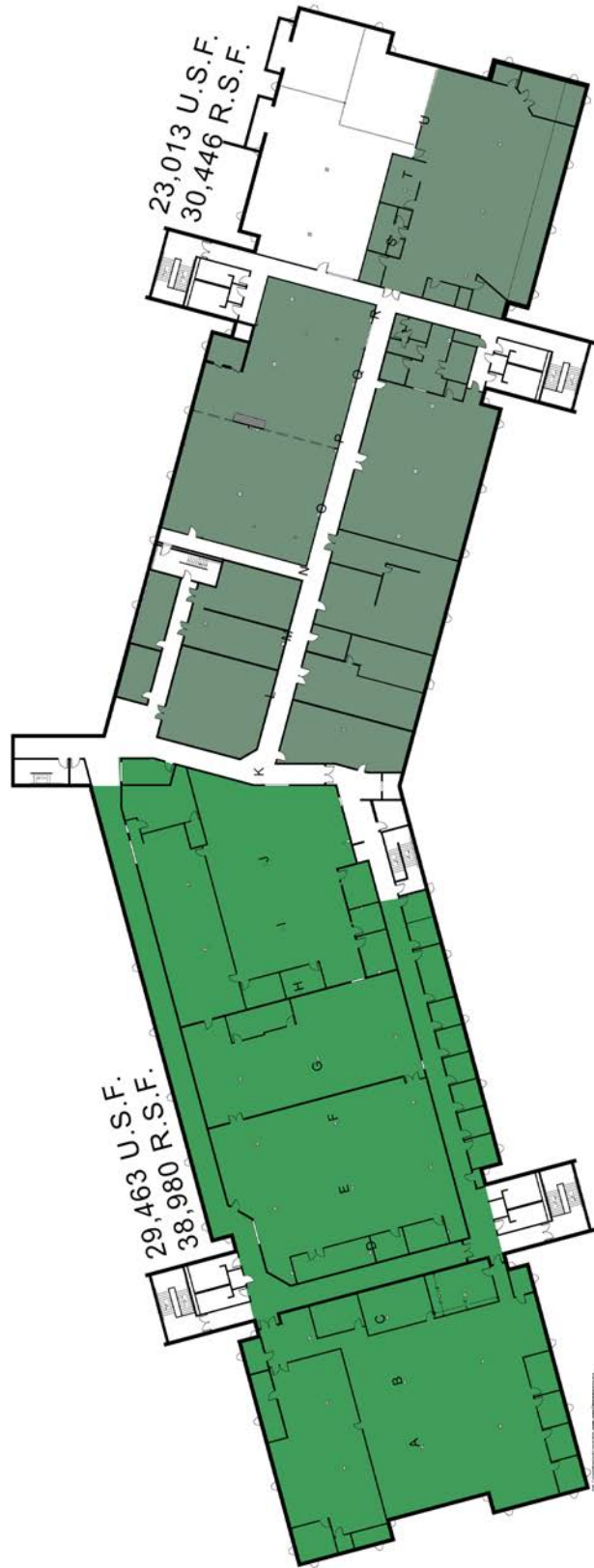






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LOWER LEVEL:
West Wing - Available
38,980 Square Feet
East Wing – Available
30,446 Square Feet

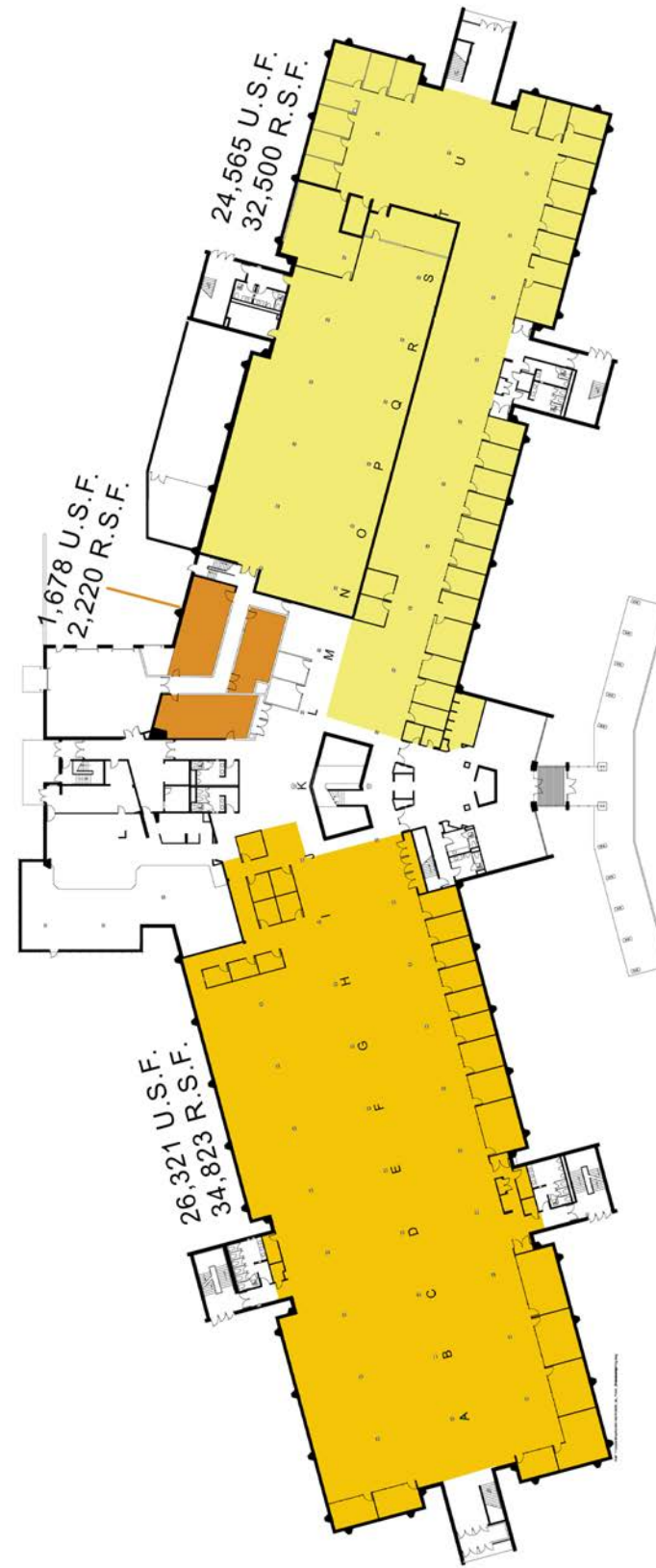
Lower Level	66,847 Square Feet
First Level	78,702 Square Feet
Second Level	72,774 Square Feet
Total	218,323 Square Feet

Lower Level Features:

- Large Conference Rooms
- Large Training Rooms
- Elevator Access
- Restrooms at each wing
- Private Offices
- Open Offices



FIRST LEVEL:
West Wing - Available
34,823 Square Feet
East Wing – Available
32,500 Square Feet
Center – Available
2,220 Square Feet

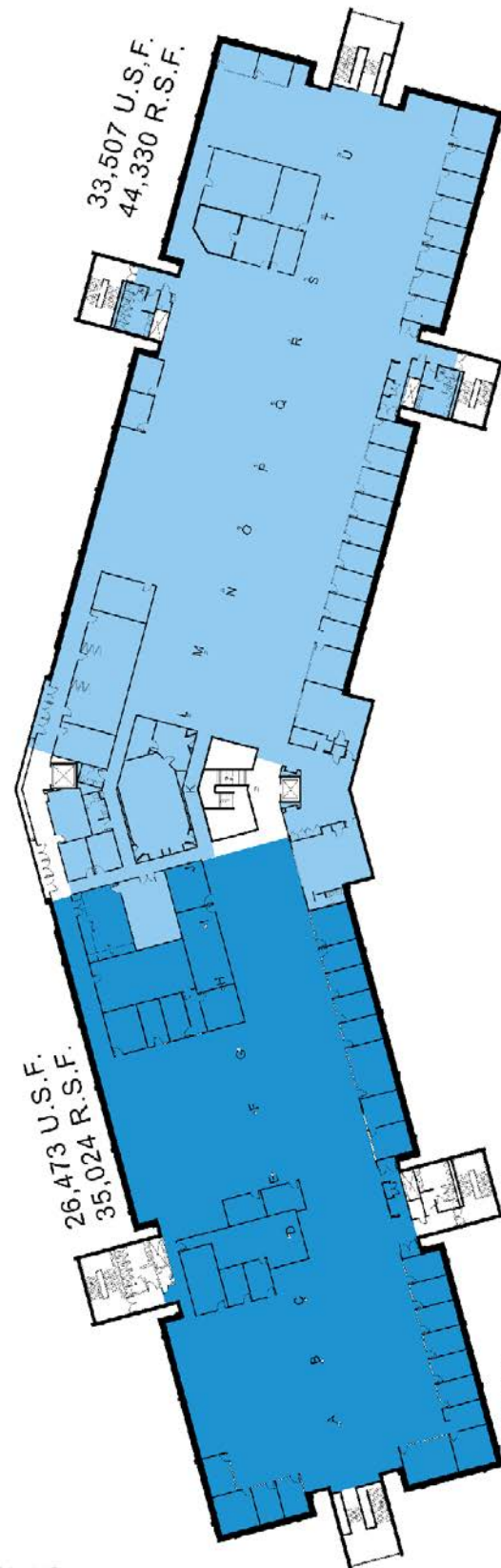


Lower Level	66,847 Square Feet
First Level	78,702 Square Feet
Second Level	72,774 Square Feet
Total	218,323 Square Feet

First Level Features:

- Access to loading dock
- Access to drive-in overhead door
- Commercial Kitchen
- Dining Hall
- Main Lobby
- Main Entrance
- Restrooms
- Skylights
- Private Offices
- Flex Space

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SECOND LEVEL:
West Wing - Available
35,024 Square Feet
East Wing – Available
44,330 Square Feet

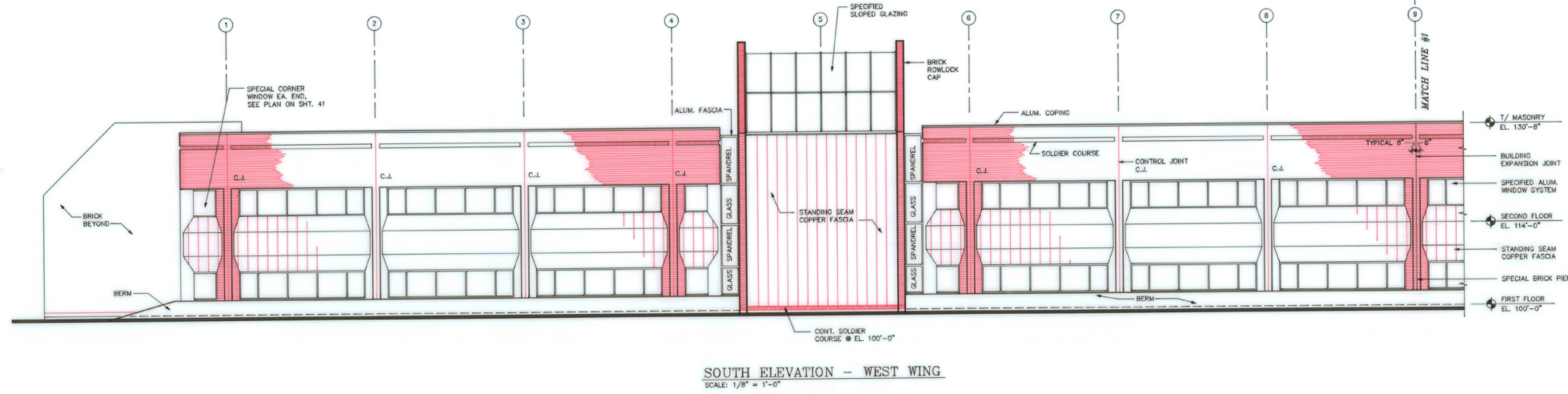
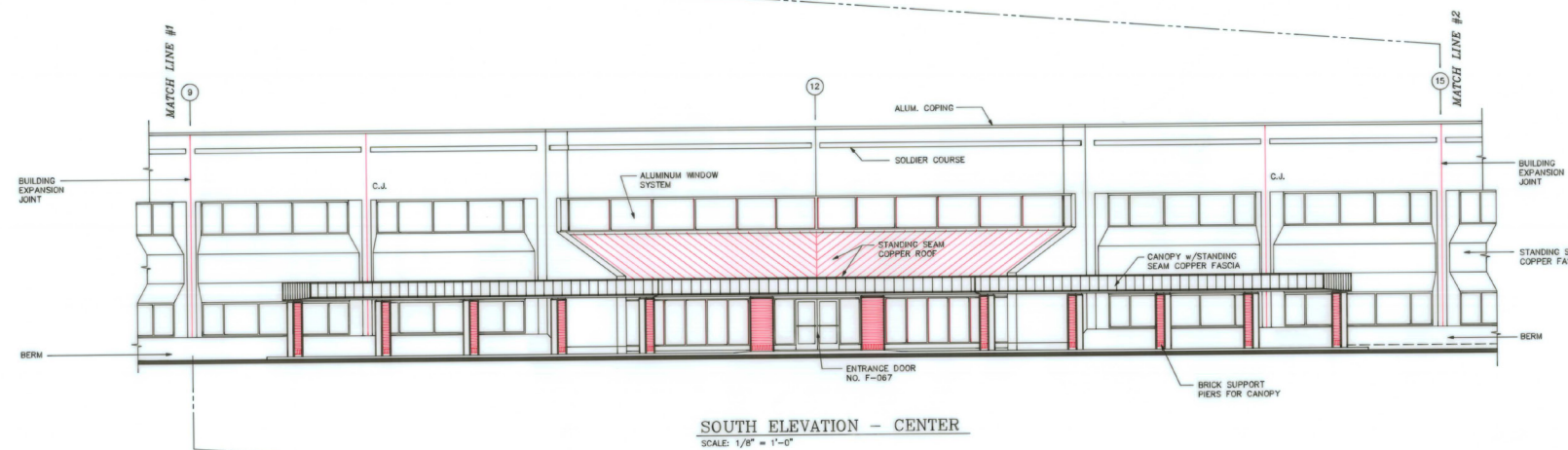
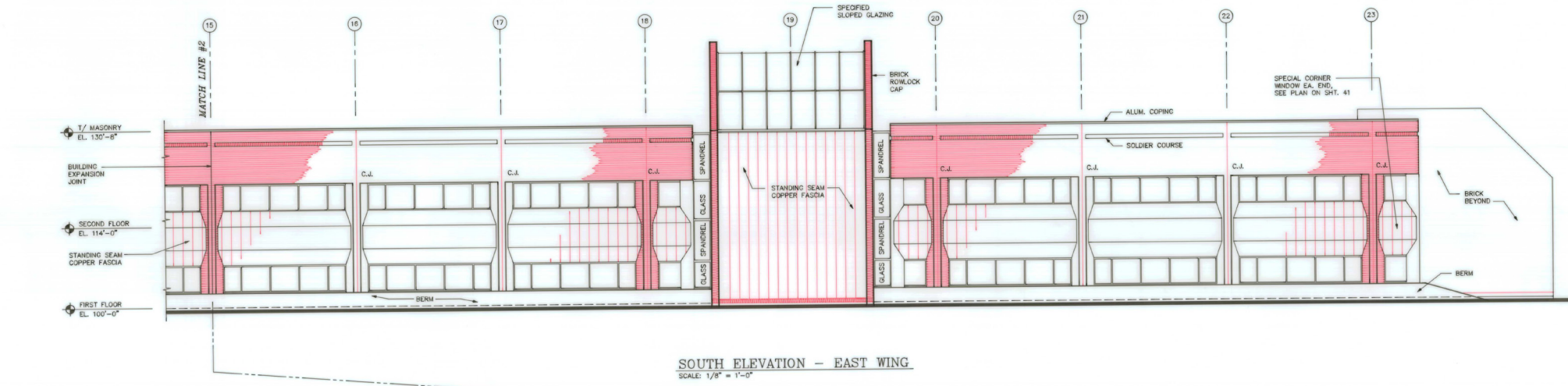
Lower Level	66,847 Square Feet
First Level	78,702 Square Feet
Second Level	72,774 Square Feet
Total	218,323 Square Feet

- Second Level Features:**
- Private Offices
 - Open Offices
 - Large Training Rooms
 - Elevator Access
 - Restrooms on either side
 - Skylights

Village of Ashwaubenon Wisconsin	33.45 Acres	218,323 Square Feet	B-3 Business District
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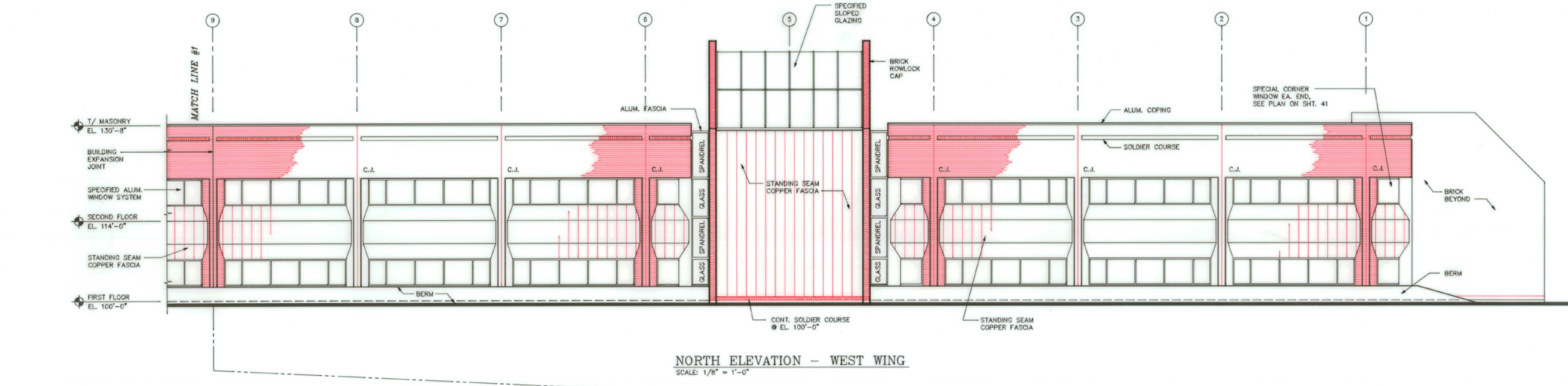
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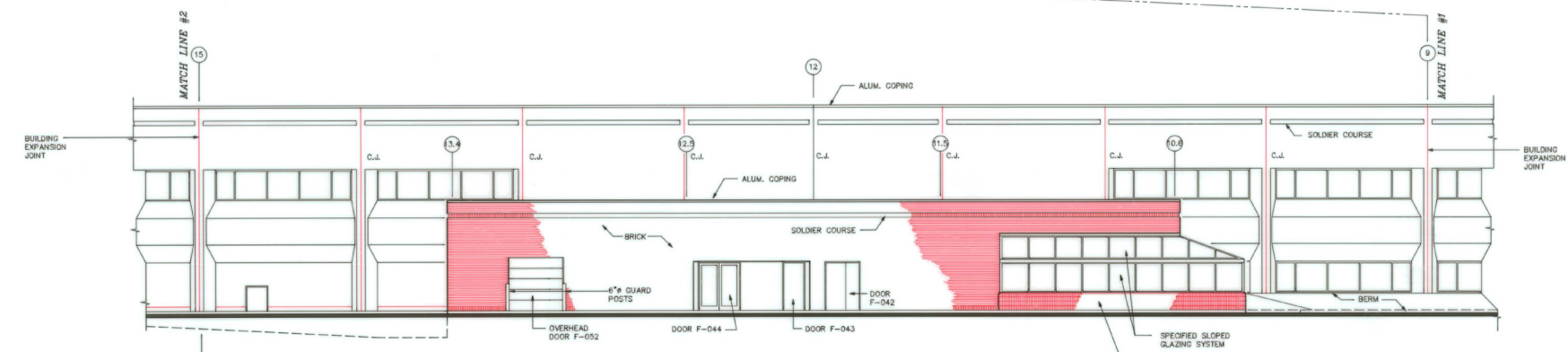
SOMERVILLE ASSOCIATES
ARCHITECTS
2000 W. WISCONSIN AVE. SUITE 100
GREEN BAY, WISCONSIN 54301

DATE	
REVISION/ISSUE	
CORPORATE OFFICE BUILDING FOR: SHOPKO STORES, INC. GREEN BAY, WISCONSIN	
DATE	1-11-87
PROJECT	2333
SHEET	16

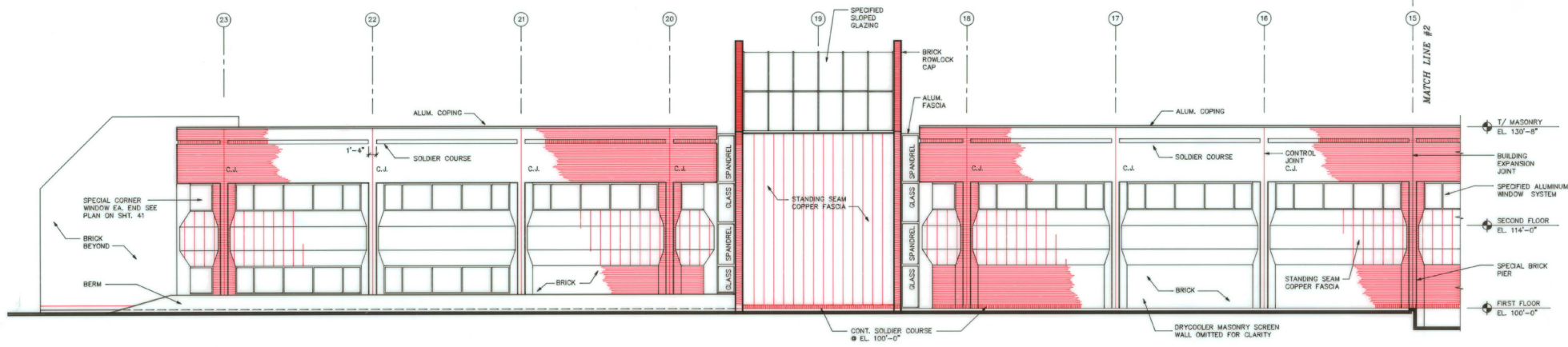
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NORTH ELEVATION - WEST WING
SCALE: 1/8" = 1'-0"



NORTH ELEVATION - CENTER
SCALE: 1/8" = 1'-0"



NORTH ELEVATION - EAST WING
SCALE: 1/8" = 1'-0"



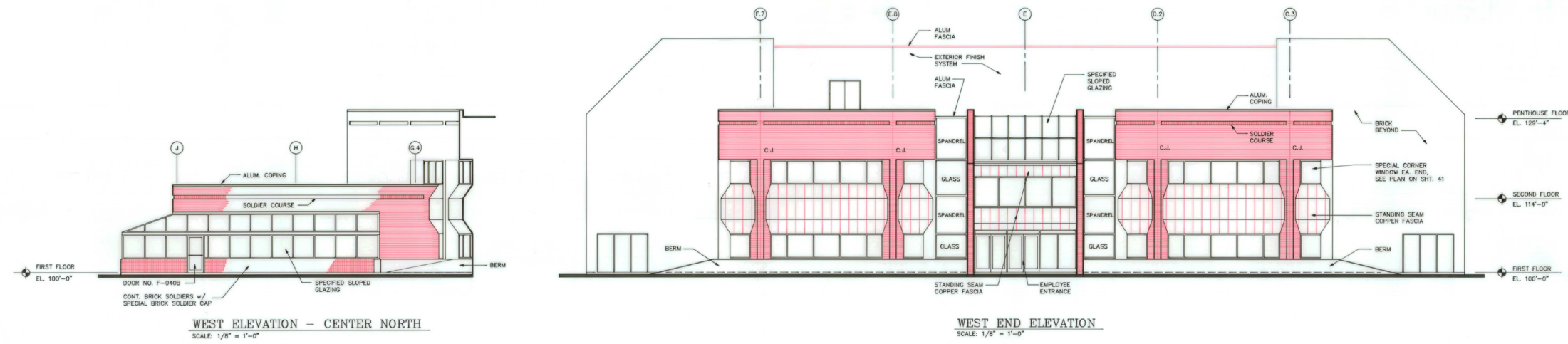
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CORPORATE OFFICE BUILDING FOR:
SHOPKO STORES, INC.
GREEN BAY, WISCONSIN

DATE	7-23-87
PROJECT	2333
SHEET	17

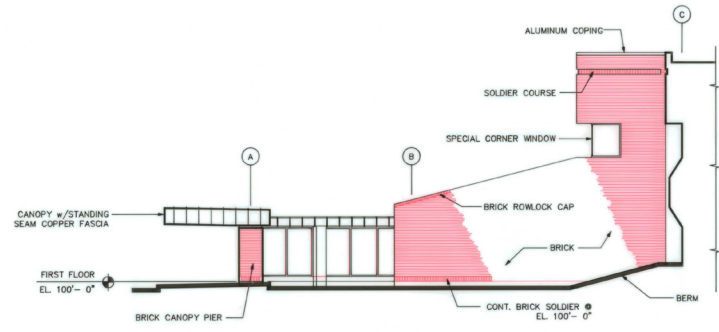
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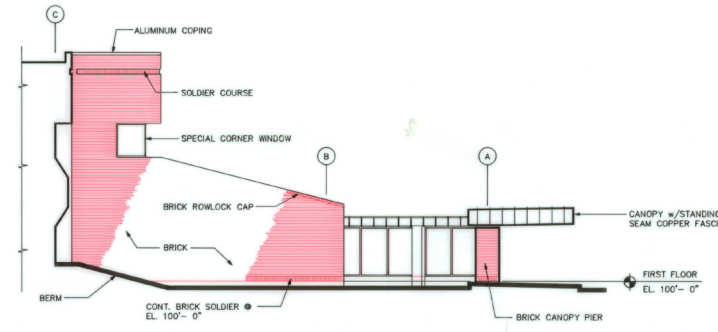


WEST ELEVATION - CENTER NORTH
SCALE: 1/8" = 1'-0"

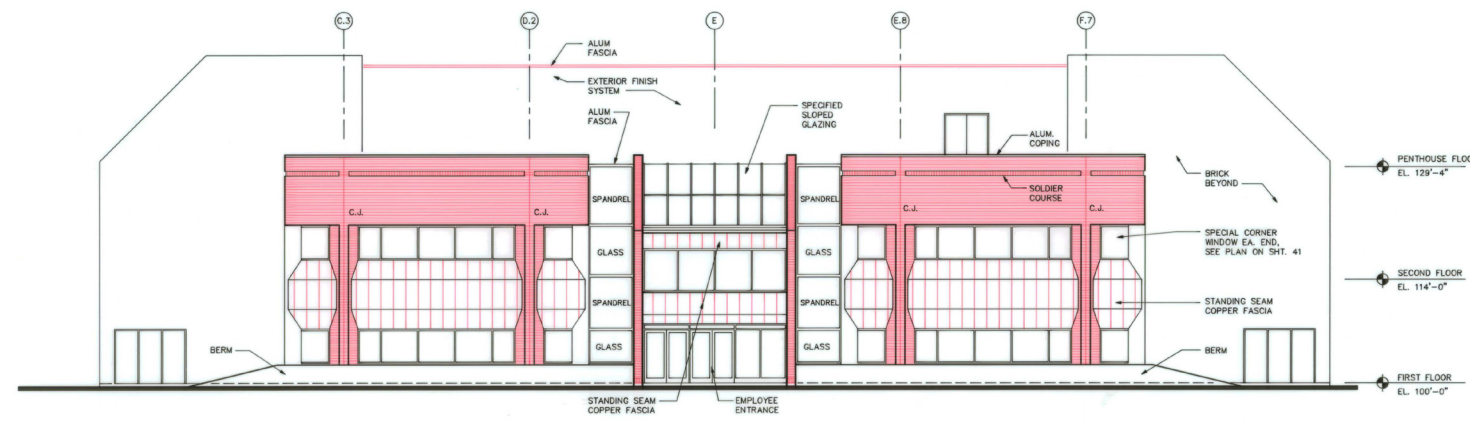
WEST END ELEVATION
SCALE: 1/8" = 1'-0"



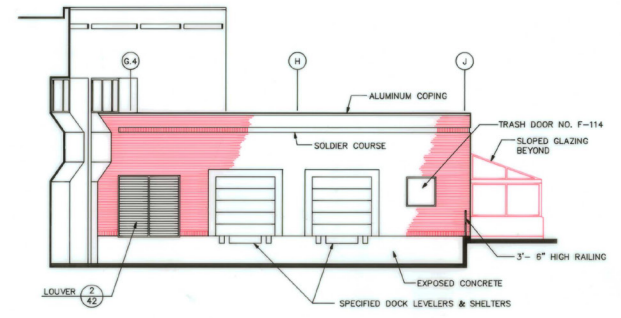
EAST ELEVATION - CENTER SOUTH
SCALE: 1/8" = 1'-0"



WEST ELEVATION - CENTER SOUTH
SCALE: 1/8" = 1'-0"



EAST END ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION - CENTER NORTH
SCALE: 1/8" = 1'-0"



DATE	
REVISION/ISSUE	

CORPORATE OFFICE BUILDING FOR:
SHOPKO STORES, INC.
GREEN BAY, WISCONSIN

DATE	7-23-87
PROJECT	2333
SHEET	18

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Corporate Overview

ProVisions, LLC is a full-service developer, financier, and owner of public sector, commercial, and health care real estate. Its President, Murray D. Wikol, is a recognized leader in the real estate industry, as he has been responsible for the development, ownership, and management of real estate valued in excess of \$3.2 Billion.

In addition to being President of ProVisions, LLC an accomplished real estate developer and financier, Mr. Wikol is recognized throughout Michigan as a business leader, philanthropist, and dignitary. Mr. Wikol's family has been State of Michigan residents since 1788 and his namesake (Murray D. VanWagoner), was Highway Commissioner and Governor of the State of Michigan. Mr. Wikol is presently a Member of several distinguished Private and Public Boards of Directors throughout the State of Michigan and the United States of America.