



## 122 E. College Avenue, Appleton, WI.

### Property Features

- First Class Office Condominium Unit, located in the heart of Downtown Appleton.
- Term 1/2023 - 12/31/2028, with 2 - 5 year options to renew
- Building has high quality interior finishes, private offices, open area for workstations.
- Tenant spent substantial tenant improvement dollars for remodel.
- Building has one (1) passenger elevator, one (1) freight elevator and two (2) enclosed truck doors.
- Complex is 100% occupied.

### Details

The best downtown in Wisconsin, north of Milwaukee, with the Fox Cities Exhibition Center, Fox Cities Performing Arts Center and several multi-family projects being built.

### PRICE

**\$3,067,977**

### CAP RATE

10.0%

### SPACE SIZE

31,878 SF

### TENANT

AZCO

### NOI

\$286,478

### PARKING RAMP

1,200 STALLS IN CITY CENTER EAST RAMP /VIA ATTACHED SKY WALK

PROFESSIONALLY MANAGED BY PFEFFERLE MANAGEMENT



For more information:

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200 E. Washington Street, Suite 2A  
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## CONDO UNIT EXPENSES

122 E. College Avenue (Unit 204 - 30,394 sq. ft; Unit 205 - 421 sq. ft. and Unit 206 - 435 sq. ft.)

	2024	Cost/ Sq. ft.	est 2025	Cost/ Sq. ft.
Management Fee	\$ 6,940	\$ 0.22	\$ 7,149	\$ 0.23
Insurance	\$ 5,386	\$ 0.17	\$ 5,454	\$ 0.17
Bid Assessment	\$ 1,278	\$ 0.04	\$ 1,278	\$ 0.04
Maintenance/Supplies	\$ 918	\$ 0.03	\$ 946	\$ 0.03
RE Taxes	\$ 38,084	\$ 1.22	\$ 39,226	\$ 1.26
Condo Dues (1)	\$ 149,198	\$ 4.77	\$ 149,198	\$ 4.77
Total	\$ 201,805	\$ 6.46	\$ 203,250	\$ 6.50





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For Sale  
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## Why Work Downtown Appleton?

**Appleton's thriving downtown is in the heart of the Fox Cities, a metropolitan population of 250,000 offering urban living in a vibrant community with small town values.**

### **Downtown Appleton is Home to:**

- 7,000 employees and 3 public parking ramps
- A thriving arts and entertainment district
- Multiple up-scale hotels with convention accommodations
- A growing residential neighborhood with 461 newly built or proposed units
- Excellent public transportation
- Lawrence University
- 25,000+ vehicles per day
- Community celebrations, events and parades throughout the year

### **Business Grants Offered Through the City of Appleton**

- **BID Business Recruitment Grant**  
ADI has funds available to locate your new business Downtown
- **BID Façade and Sign Grant**  
ADI provides a range of grants up to \$5,000 available to properties within the business improvement district boundaries.
- **BID Matching Marketing Grant**  
Matching your advertising dollars with both BID grant funds and media partner support.



### **CURRENT NOTABLE TENANTS**

**US Venture**

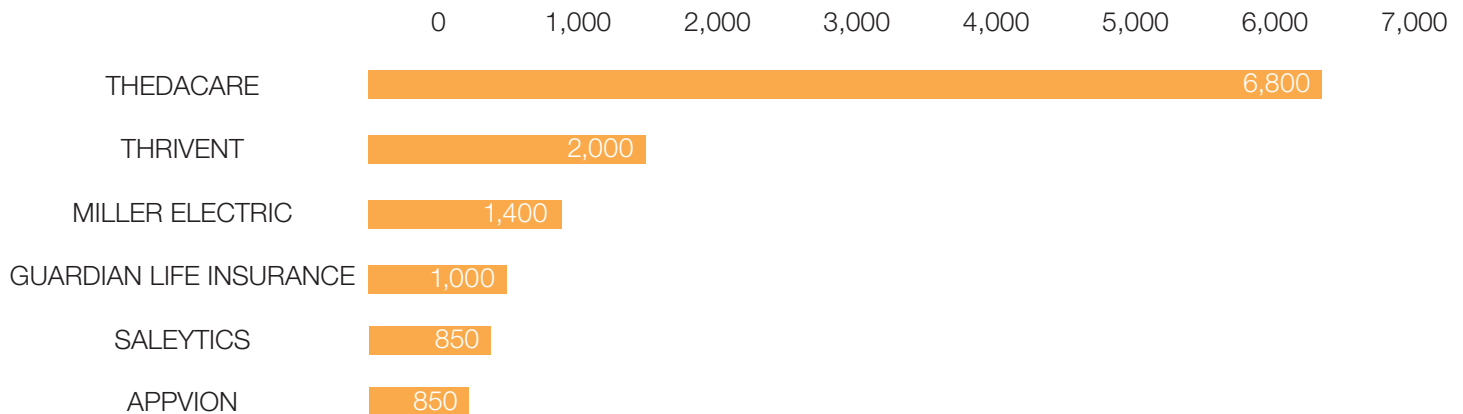
**GANNETT**

**NAI Pfefferle**

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## LARGEST EMPLOYERS IN APPLETON / CURRENT EMPLOYEES



Source: Fox Cities Regional Planning

## Demographics (1, 3 & 5 Mile Radius)

### POPULATION



1 MILE:	15,444
3 MILES:	89,139
5 MILES:	163,048

### EMPLOYEES



1 MILE:	11,584
3 MILES:	61,281
5 MILES:	85,768

### AVERAGE INCOME



1 MILE:	\$74,481
3 MILES:	\$110,480
5 MILES:	\$115,408

### BUSINESSES



1 MILE:	641
3 MILES:	3,158
5 MILES:	5,109

### AVERAGE HOUSEHOLDS



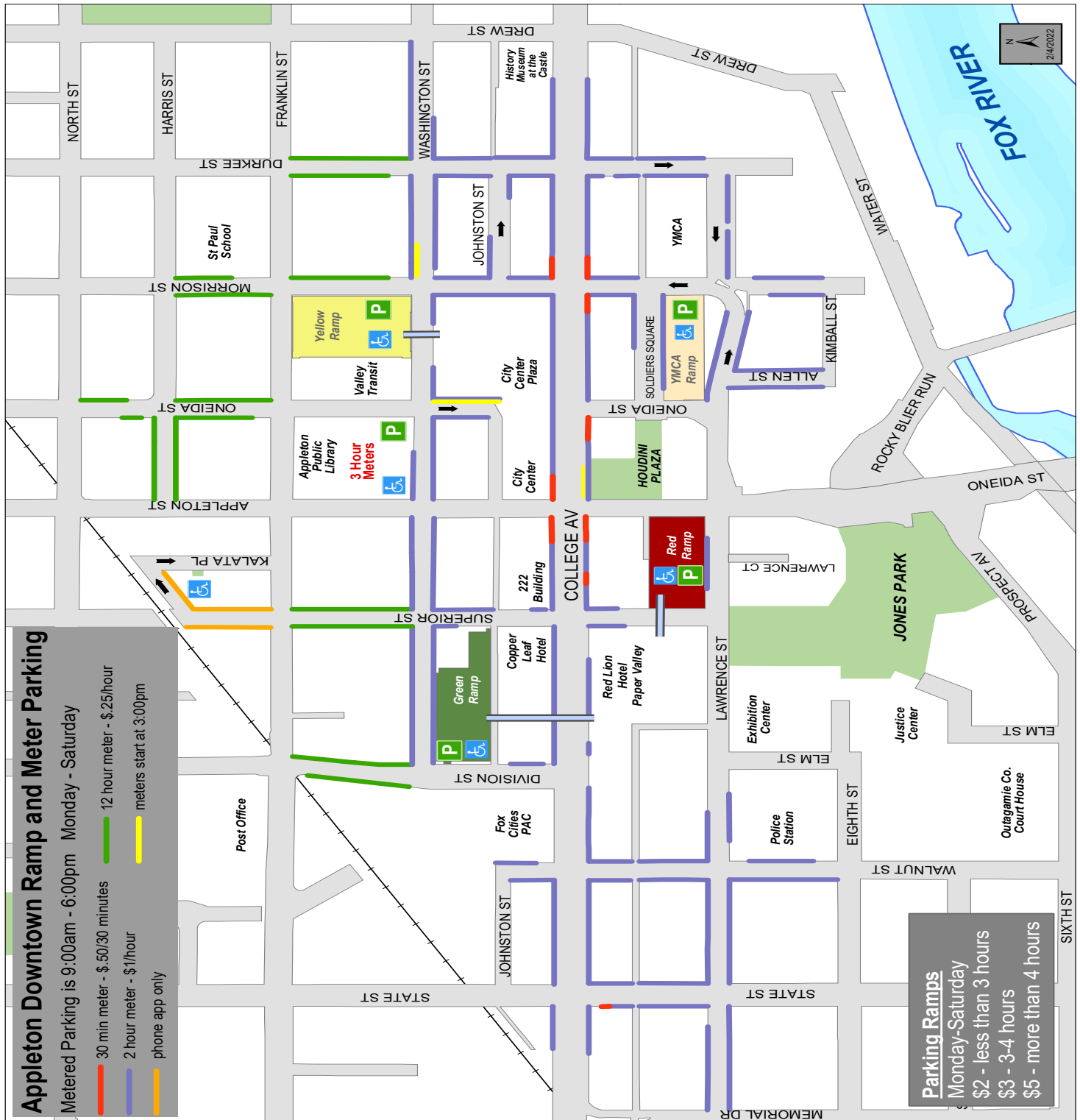
1 MILE:	6,361
3 MILES:	37,919
5 MILES:	68,338

### TRAFFIC COUNTS

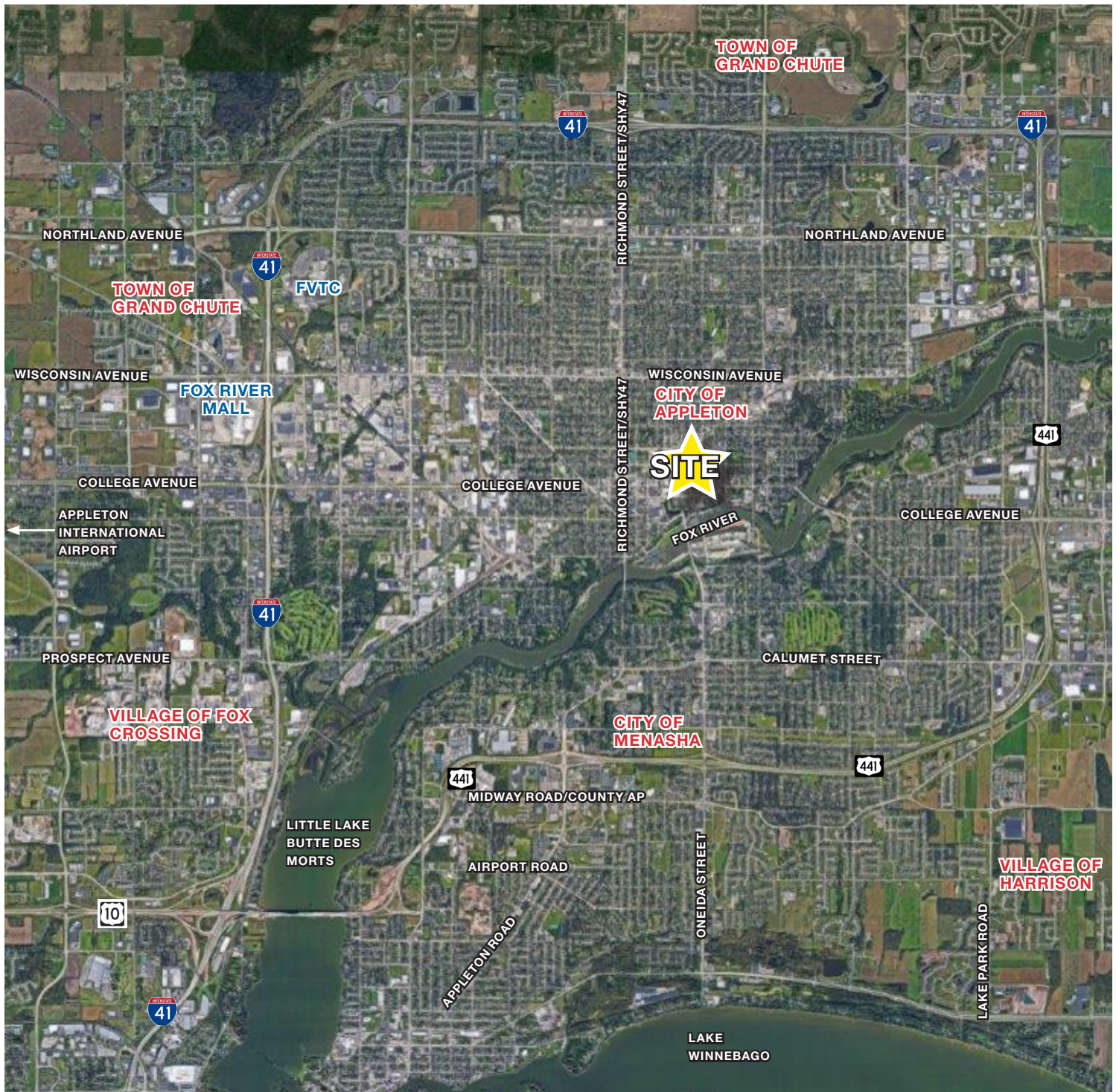


W. COLLEGE AVENUE	15,354
E. COLLEGE AVENUE	14,697
N. APPLETON STREET	6,212











## NON-RESIDENTIAL CUSTOMERS

# 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.



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Information shown herein was provided by Seller/Lessor and/or third parties and has not been verified by the broker unless otherwise indicated.