

FOR LEASE



1600-1688 N. Casaloma Drive | **Appleton, WI**



1,350-3,600 Sq. Ft. available • 3.11 Acres • \$14.00 Sq Ft NNN

Besaw Properties LTD is pleased to offer FOR LEASE this prime commercial office building at 1600-1688 Casaloma Drive in Appleton, WI. Many options for this office building, ideal use is office space for companies or individuals seeking an ideal location.

- **Prime commercial space**
- **Under new ownership & management**
- **Possible Build to Suit**
- **Office or retail space with 1,350-3,600 sq ft available**
- **Several new medical tenants in 2023**

BESAW
PROPERTIES LTD

Commercial Property Services

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All information contained herein is from sources deemed reliable and is submitted subject to errors, omissions and to change of price or terms without notice.

Prime Commercial Office FOR LEASE

Ideal use is office space for companies or individuals at an ideal location in Appleton.

Besaw Properties LTD is pleased to offer, for lease, this commercial office building at 1600-1688 N. Casaloma Drive in Appleton, WI. This space offers a wide range of options for businesses and individuals looking for an ideal location. Availability ranges from 1,350-3,600 square feet, making it suitable for both office and retail use. Join several new medical tenants in 2023. Under new ownership/management. The property owner is open to the possibility of working with the tenant to customize the space to their specific needs and requirements, through build to suit option. There are several nearby major retailers including Burn Boot Camp, Ameritrade, Anytime Fitness, Olive Garden, Cheddars Scratch Kitchen,

Chili's and Panda Express. This is the perfect place to make your new office.



PROPERTY INFORMATION

Property Address:

1600-1688 N. Casaloma Dr.
Appleton, WI 54913
Outagamie County

Total Square Footage

Available for Lease:
1,350-3,600 sq ft

Lot Size..... **3.11 Acres**

Lease Price **\$14.00 Sq Ft NNN**

Municipality..... **Village of Grand Chute**

Zoning **Commercial**



BUILDING INFORMATION

Buiding Type:	Year Built:
Office/Retail/build to suit	2008
	Renovated in 2015
Exterior Construction.....	Masonry
Parking Spots.....	On-site
Sprinkler System.....	Yes/WET
Heat.....	Rooftop/GFA
Hot Water.....	Gas
Air Conditioning.....	Yes
Restrooms.....	Per Suite
Security System.....	Per Suite
Visibility.....	Excellent
Current Tenants.....	Ministry Home Care Services, Kyle Hangartner Insurance Agency, Advanced Physical Therapy & Sports Medicine, Fox Valley Surgery Center, Wisconsin Spine & Pain Center



1600-1688

N. Casaloma
Drive

Aerial
View



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FOR MORE INFORMATION

Contact **Tim J. Besaw** Phone: **920-338-8080** | Fax: 920-338-8181

Email: **tim@besawrealty.com** | Online: **www.BesawRealty.com**

1600-1688 N. Casaloma Drive | Building Layout



