

FOR LEASE



417 S. Monroe Avenue | Green Bay, WI



\$14.00/ Sq. Ft. NNN • Office/Medical • 24,000 Sq. Ft. Building • 17,350 Sq. Ft. Available

Besaw Properties LTD is pleased to offer FOR LEASE this commercial two-story Class A office/medical building at 417 S. Monroe Avenue, just blocks away from Downtown Green Bay. First floor is in shell condition ready for build-out. Building has multiple entrances, new exterior and landscaping.

- **Easy access to Hwy I-43 and I-41**
- **Great location, near Downtown Green Bay**
- **Lighted monument sign**
- **One elevator**
- **Close to St. Vincent's Hospital, Brown County Courthouse and Brown County Central Library**

BESAW
PROPERTIES LTD
Commercial Property Services

Phone: **920-338-8080**

Fax: 920-338-8181

Email: **tim@besawrealty.com**

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 Green Bay.

Besaw Properties LTD is pleased to offer, for lease, this commercial two-story Class A office/medical building at 417 S. Monroe Avenue, just blocks away from Downtown Green Bay. First floor is currently in shell condition ready for build-out. Building has one lighted monument sign, one elevator, multiple entrances, new exterior and landscaping and an abundance of parking right out the door. Property is just blocks away from downtown with easy access to I-41 and I-43.



PROPERTY INFORMATION

Property Address:

417 S. Monroe Avenue
Green Bay, WI 54301
Brown County

Total Square Footage

Available for Lease:
17,350 Square Feet

Lot Size **1.80 Acres**

Lease Price **\$14.00 sq. ft. NNN**

Municipality **City of Green Bay**

Zoning **Commercial**

Parcels and 2023 Taxes **14-403/\$18,368**



BUILDING INFORMATION

Building Type:

Office/Medical

Year Built:

1972

Additions 1984 & 1989

Exterior Construction **Concrete/Glass**Parking Spots **121/on-site**Sprinkler System **No**Heat **Gas**Hot Water **Yes**Air Conditioning **Yes**Restrooms **6**Security System **Yes**Visibility **Downtown**Current Tenants **Green Bay Insurance Center**

