



Colliers



MAIN ENTRANCE

Medical Office Sublease

2105 East Enterprise Ave,  
Appleton, WI 54913



628 SF - 3,250 SF  
Available



High-Image Medical  
Office Facility



Effortless Access  
& Ample Parking

*Contact Us:*

**Mark Pucci**

Partner

mark.pucci@colliers.com  
(920) 410-5094

**Brandon Ciebell**

Vice President

brandon.ciebell@colliers.com  
(608) 751-6501

# Property Overview

Sublease Opportunity

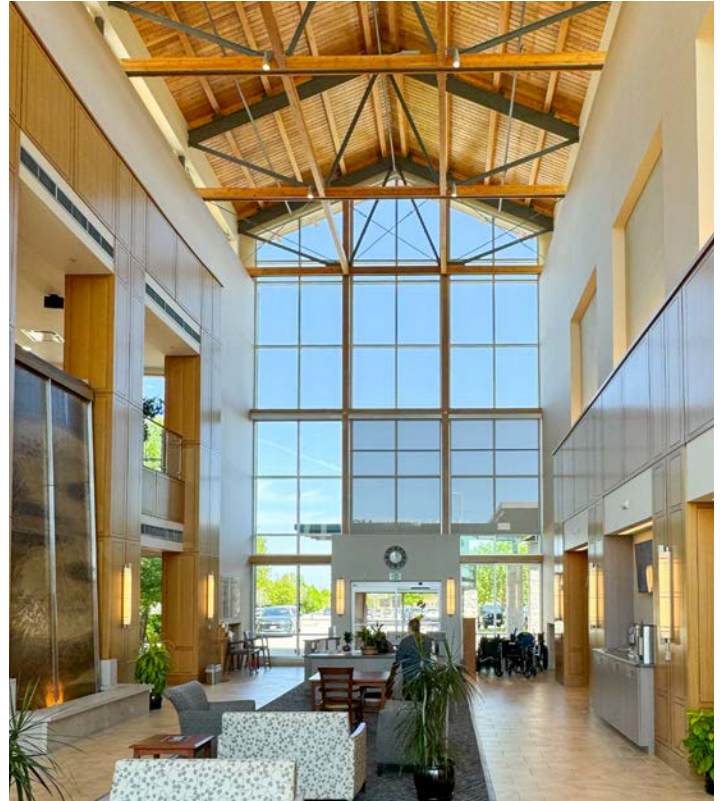
## Rare Sublease Opportunity at One of the Region's Premier Medical Office Facilities.

The main campus of the Orthopedic & Sports Institute (OSI) of Fox Valley in Appleton is dedicated to helping the community by providing comprehensive orthopedic care. The Appleton location includes physician clinics, a walk-in clinic, a Surgery Center, an Imaging Center with MRI, physical therapy and a one-of-a-kind orthopedic recovery facility.

This high-image campus in Appleton includes multiple medical office suites available for sublease. The available spaces range in size from 628 SF to 1,322 SF, with contiguous space available up to 1,950 SF. There is also a 14,923 SF Recovery Inn space with full connectivity to the rest of the facility available - contact broker for additional information.

The facility is located immediately off of interstate 41, near a variety of retail, hotels and additional healthcare facilities - allowing for immediate integration into one of the regions premier healthcare corridors.

### OSI Partners



### Property Specifics

**Address:** 2105 E Enterprise Ave  
Appleton, WI 54913

**Availability:** 628 SF - 3,250 SF

**Building Size:** 66,697 SF

**Stories:** 2

**Parking:** Ample

**Sublease Rate:** Contact Broker

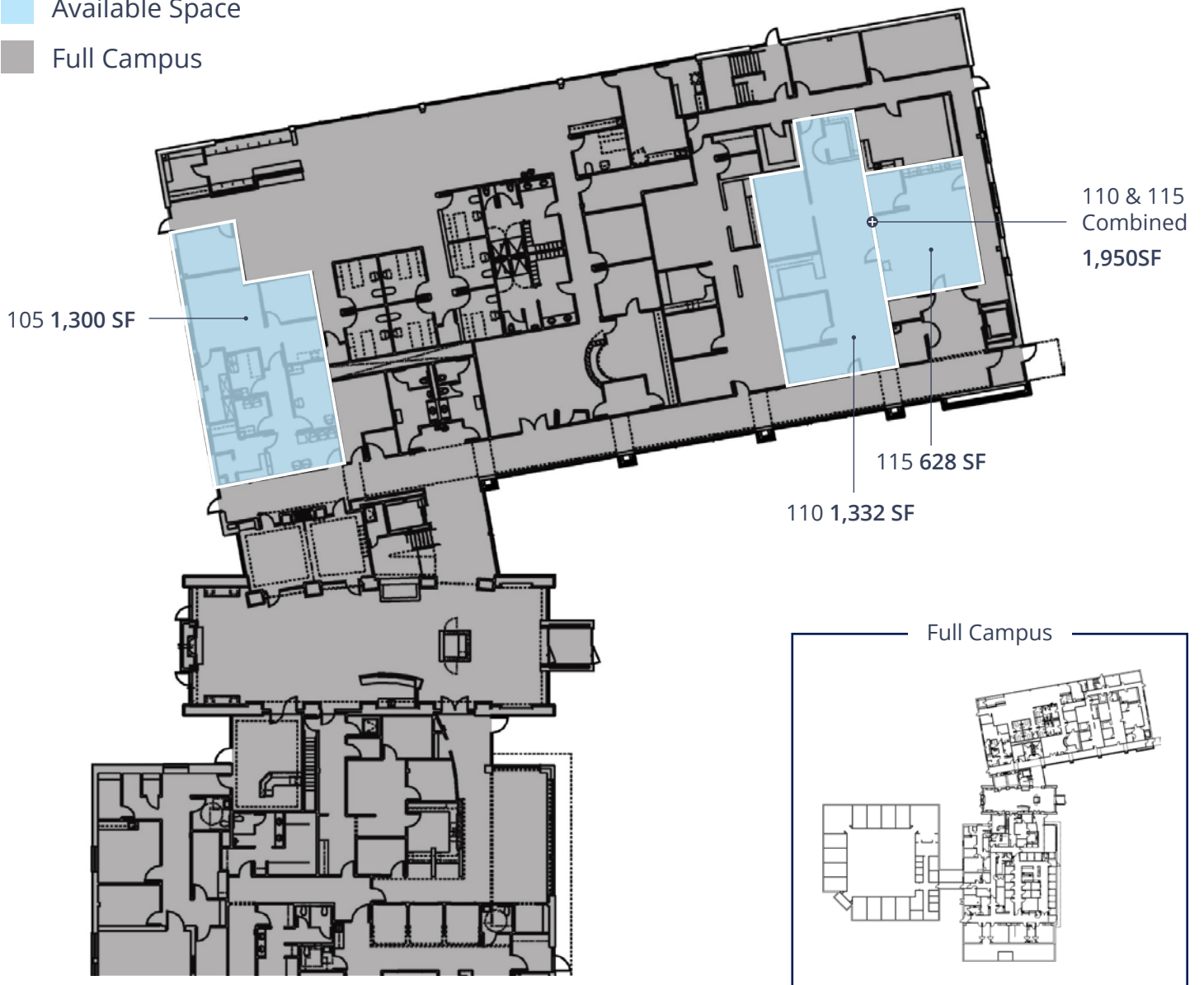
# Available Space

## Site Plan & Layout

Suite	Size	Use	Notes
105	1,300 SF	Medical Office	-
110	1,322 SF	Medical Office	Contiguous with suite 115 for up to 1,950 total SF
115	628 SF	Medical Office	Contiguous with suite 110 for up to 1,950 SF

Available Space

Full Campus



# Location Overview

## Location, Accessibility & Demographics



Population	
1 Mile	4,157
3 Mile	53,423
5 Mile	132,782



Daytime Population	
1 Mile	7,020
3 Mile	50,932
5 Mile	132,437



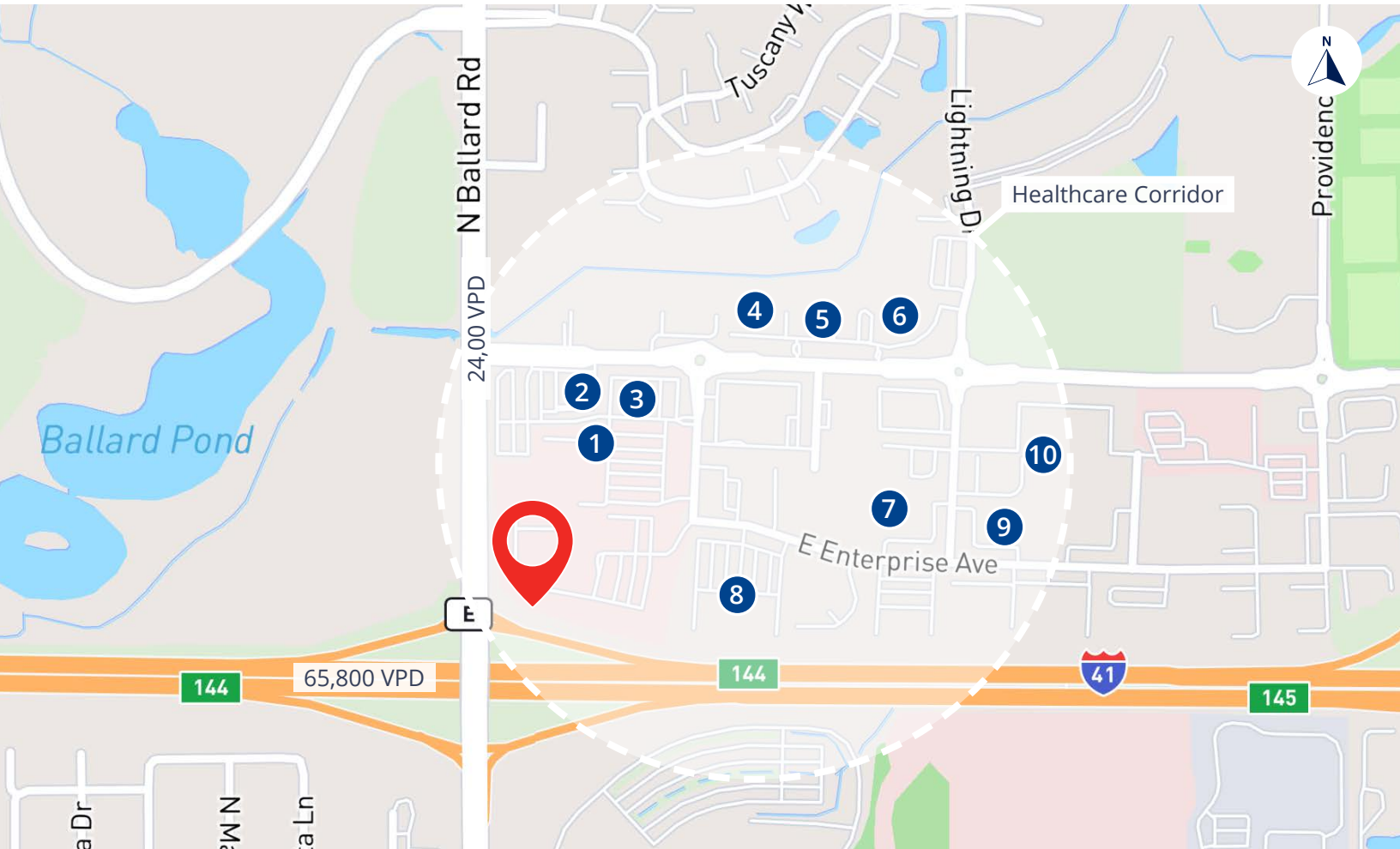
Households	
1 Mile	1,768
3 Mile	22,332
5 Mile	54,824



Avg. Household Income	
1 Mile	\$110,971
3 Mile	\$100,057
5 Mile	\$96,028

# Location Overview

## Healthcare Corridor



ThedaCare Urgent Care



Dental Associates



Apple Creek Oral Surgery



Forefront Dermatology



Wisconsin Institute of Plastic Surgery & Dermatology



CountrySide Veterinary Health



Apple Creek Orthodontics



Romenesko & Romenesko Dental Studio



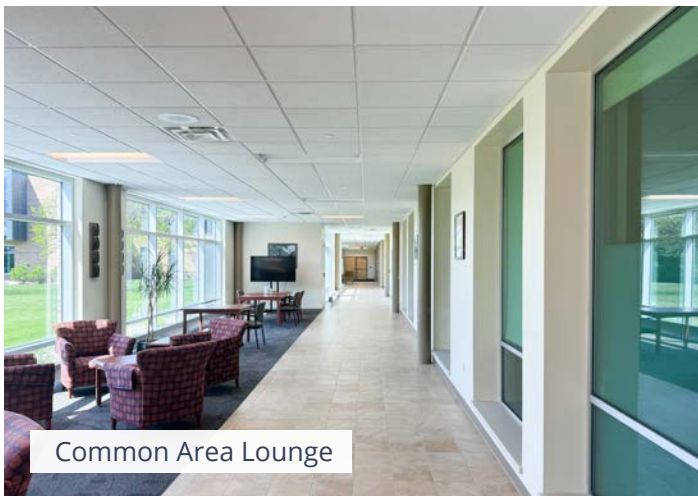
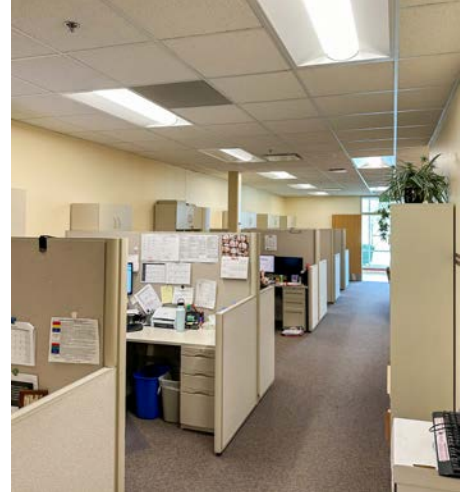
Rejuvenessence MediSpa



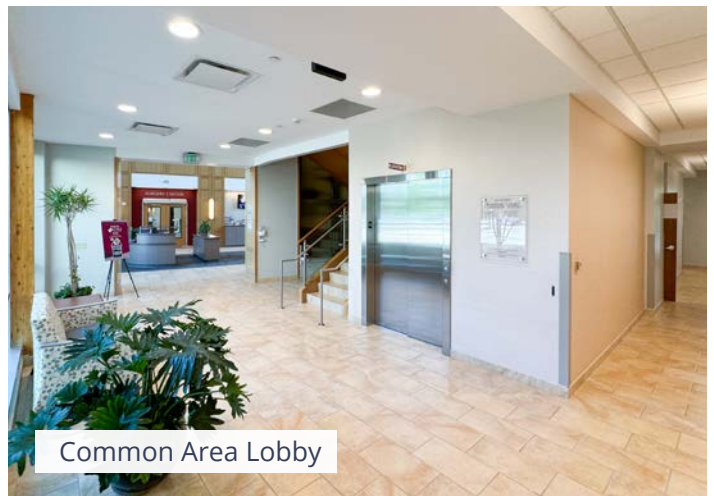
Appleton Clinic Children's Wisconsin

# Property Photos

Facility & Sublease Space



Common Area Lounge



Common Area Lobby

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