

# Office / Retail / Flex Space Available

**FOR LEASE | FOR SALE!**  
**Outstanding Location!**



**Village of  
Ashwaubenon  
Wisconsin**

**31.44  
Acres**

**218,323  
Square Feet**

**B-3 Business  
District**

The Arboretum  
700 Pilgrim Way, Green Bay, Wisconsin



## Property Highlights

- **Vertical and Horizontal Mixed-Use:**
  - Retail
  - Office
  - Medical
  - Residential
  - Hotel, Hospitality and Events
  - Industrial/Distribution
- Outstanding location
- Live, Work, Play Environment
- Proximity to Simon Bay Park Square Mall, Lambeau Field, Fox River Marina, and more
- Outlot Pad Sites Available for Development

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[Click Here for Property Brochure](#)



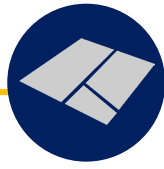
Please call to arrange a site visit **920-315-0090**

Murray D. Wikol, President & CEO [mwikol@provisions.ws](mailto:mwikol@provisions.ws)

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[www.provisions.ws](http://www.provisions.ws)



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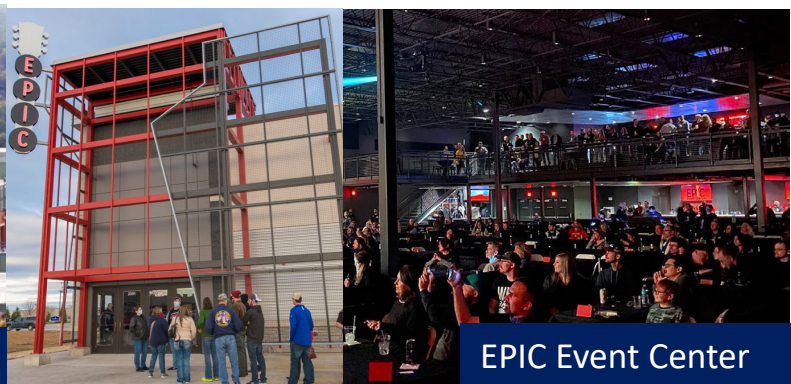
The Arboretum  
700 Pilgrim Way, Green Bay, Wisconsin



## Location Highlights



Lambeau Field



EPIC Event Center



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## Location Highlights

- Proximity to:
  - Ashley Furniture
  - Marcus Bay Park Cinema
  - EPIC Event Center
  - Kohl's Department Store
  - Western Racquet & Fitness Club
  - Best Buy
  - DICK'S Sporting Goods
  - PetSmart
  - Shopko
  - JC Penny
  - 0.8 Miles from Holmgren Way (172)
  - 1.2 Miles south of Lambeau Field
  - 1.6 Miles from Interstate 41 (I-41)
  - 4.7 miles from Green Bay Austin Straubel International Airport
  - 1,019 parking spaces
  - Multiple Outlot Opportunities



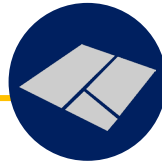
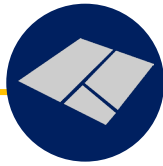
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**0.48 Acres  
up to  
13.83 Acres**

**Flexible  
Outlot Sizes**

**B-3 Business  
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**Outlots at The Arboretum  
700 Pilgrim Way, Green Bay, Wisconsin**



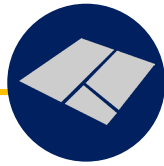
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**EAST ENTRANCE**



**WEST ENTRANCE**



**AREIAL VIEW**



**AREIAL VIEW**



**NORTHEAST VIEW**

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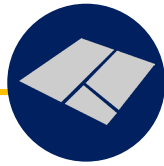
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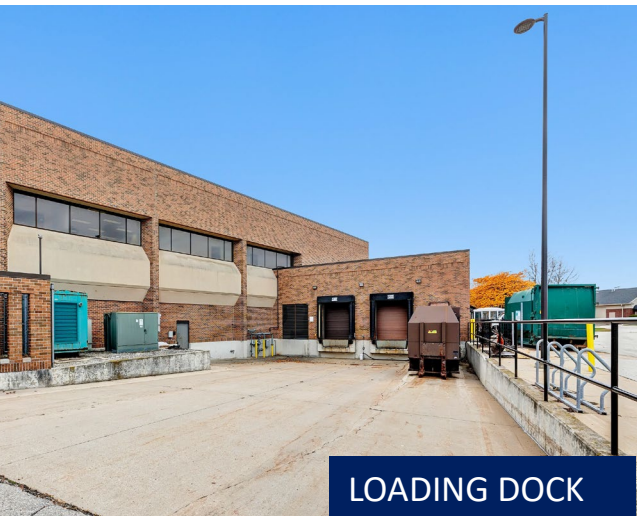
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WEST ENTRANCE



LOADING DOCK



COURTYARD



OVERHANG AT MAIN ENTRANCE



LOCATION WITHIN AREA

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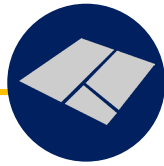
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CENTER SKYLIGHT OVER MAIN STAIRWELL



SKYLIGHTS AT SIDE ENTRANCE



STAIRWELL



LOUNGE AND BREAK AREA



BREAK AREA

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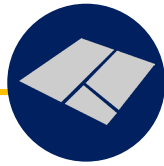
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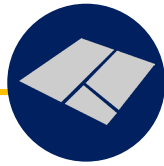
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OPEN OFFICE



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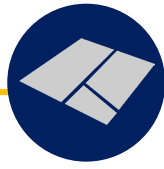
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LOADING DOCKS



LARGE DINNING AND EVENT SPACE



COMMERICAL KITCHEN AREA



ABUNDANT NATURAL LIGHT



OVERHEAD DOORS

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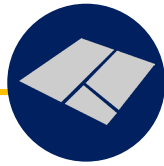
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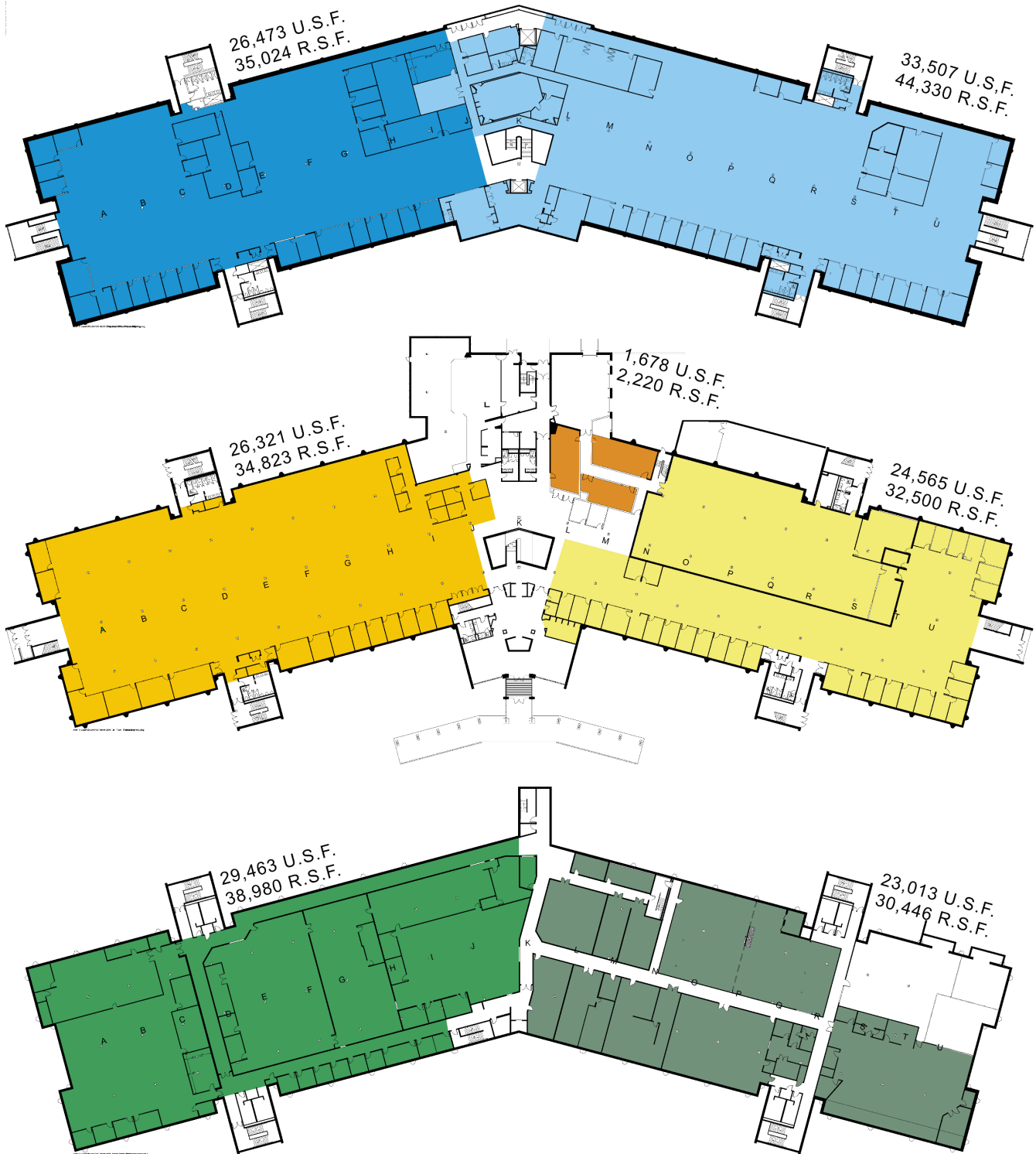
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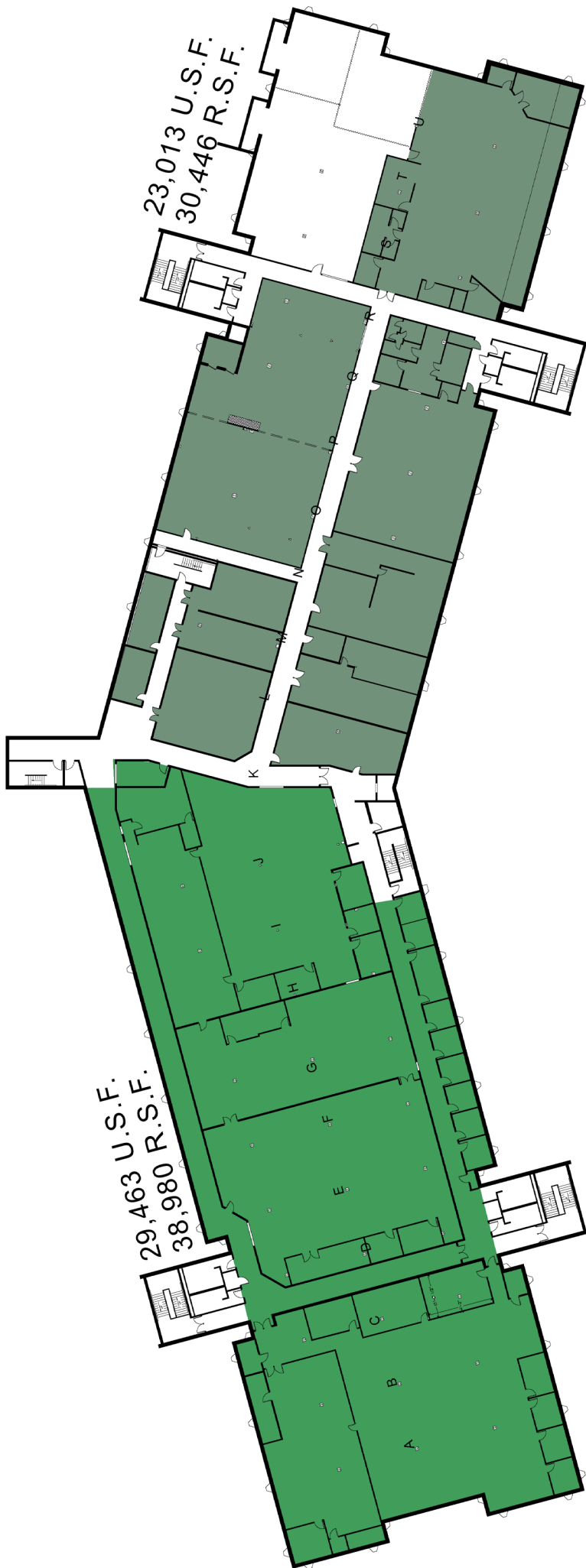
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**LOWER LEVEL:**  
**West Wing - Available**  
**38,980 Square Feet**

**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         |
| <b>Total</b> | <b>218,323 Square Feet</b> |

## Lower Level Features:

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

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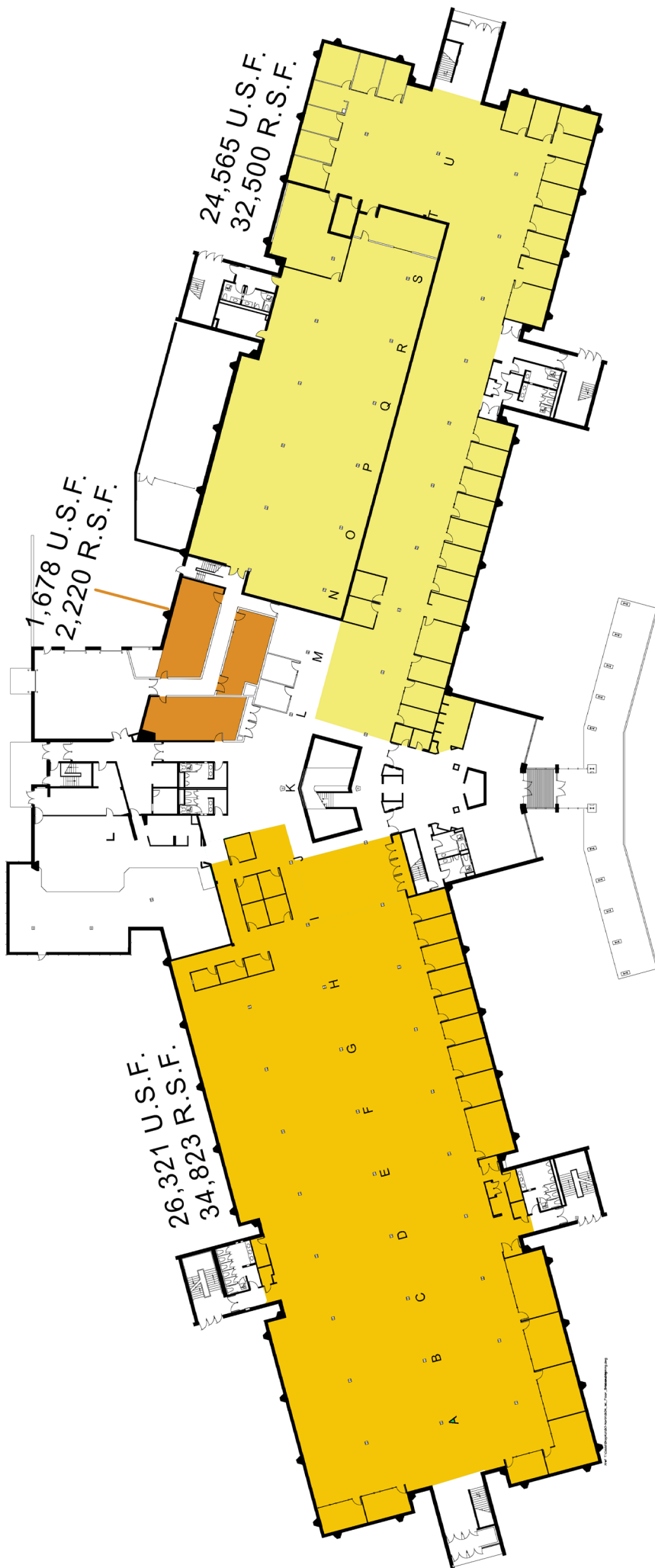


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**FIRST LEVEL:**  
**West Wing - Available**  
**34,823 Square Feet**

**East Wing – Available**  
**32,500 Square Feet**

**Center – Available**  
**2,220 Square Feet**

|                    |                            |
|--------------------|----------------------------|
| Lower Level        | 66,847 Square Feet         |
| <b>First Level</b> | <b>78,702 Square Feet</b>  |
| Second Level       | 72,774 Square Feet         |
| <b>Total</b>       | <b>218,323 Square Feet</b> |

## 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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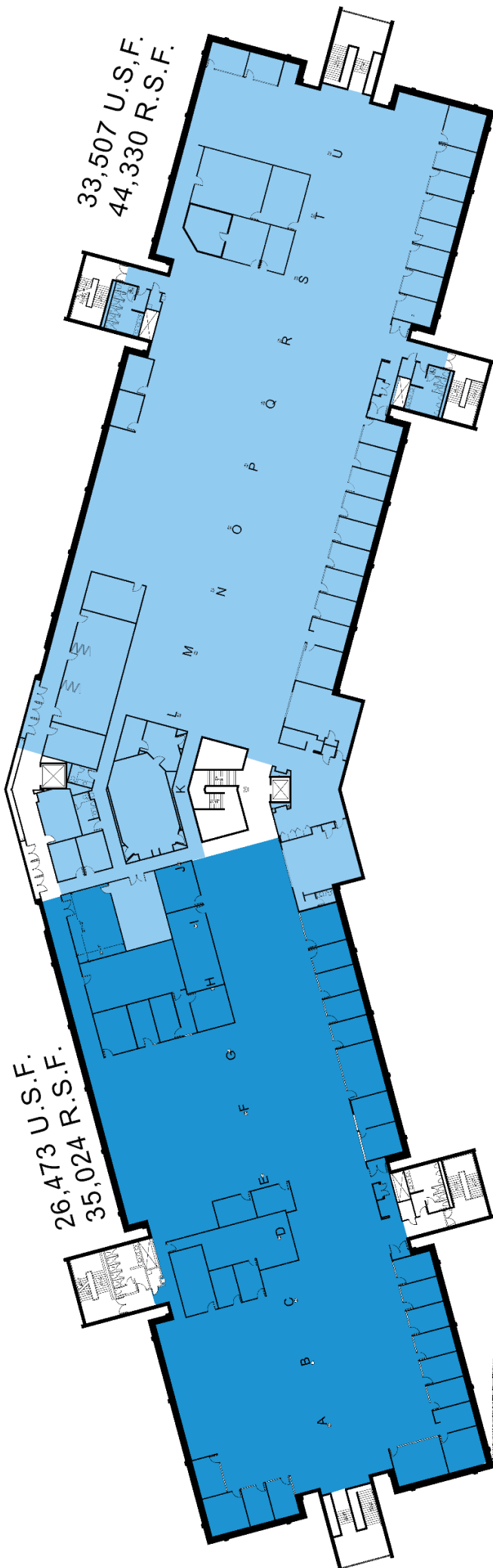
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**SECOND LEVEL:**  
**West Wing - Available**  
**35,024 Square Feet**

**East Wing – Available**  
**44,330 Square Feet**

|                     |                            |
|---------------------|----------------------------|
| Lower Level         | 66,847 Square Feet         |
| First Level         | 78,702 Square Feet         |
| <b>Second Level</b> | <b>72,774 Square Feet</b>  |
| <b>Total</b>        | <b>218,323 Square Feet</b> |

## Second Level Features:

- Private Offices
- Open Offices
- Large Training Rooms
- Elevator Access
- Restrooms on either side
- Skylights

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