



For additional information, please contact:

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# The Appleton Center Class A Office Space for Lease 100 W. Lawrence Street, Appleton, WI.



## FOR LEASE

### 1st Floor

Suite 103W: 2,350 SF

Suite 108: 1,625 SF

### 2nd Floor

Suite 233: 6,935 SF

### 3rd Floor

Suite 310: 525 SF

### 4th Floor

Suite 412: 2,990 SF

(Available 9/1/2025)



## Appleton Center Building Details

Premier Class A office space with retail or office availability, excellent downtown Appleton location, high visibility along W. College Avenue.

The Appleton Center is a five-story Class A office building located in downtown Appleton, across from Houdini Plaza. The building sits just a block off W. College Avenue, with close proximity to an impressive mix of shopping, restaurants and entertainment.

The Class A office offers ample natural light, heated underground parking, excellent views of downtown Appleton and various high-visibility signage opportunities for tenants. Its a mix of polished office space, high-profile downtown location and a multitude of area retail has established the Appleton Center as one of the premier office communities in the Fox Valley.

### LEASE RATE: \$19/SF GROSS

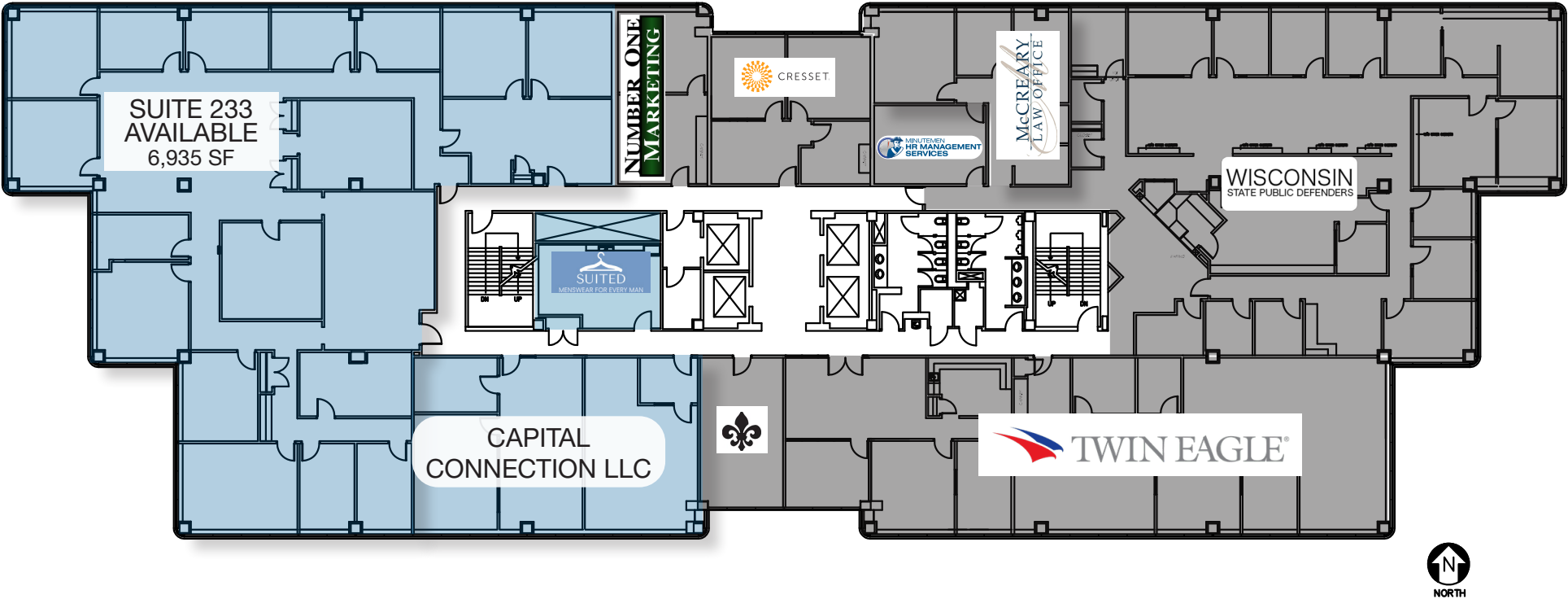
Address:	100 W. Lawrence Street, Appleton, WI.
Building Size:	142,000 SF
Available Space	14,425 SF
Year Built	1985; Renovated in 2018
Stories	5-Story multi-tenant building
Parking	Surface and Underground
Signage	Prominent building signage
Municipality	City of Appleton



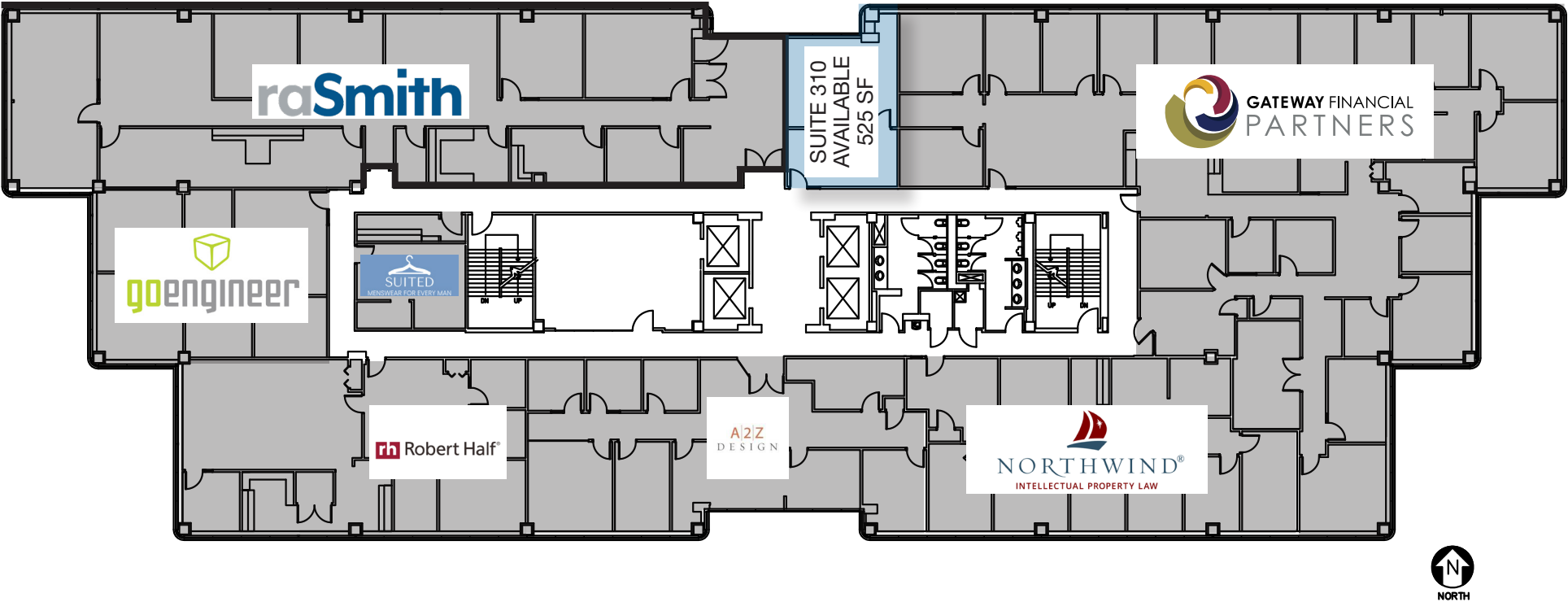
Floor Plan

First Floor



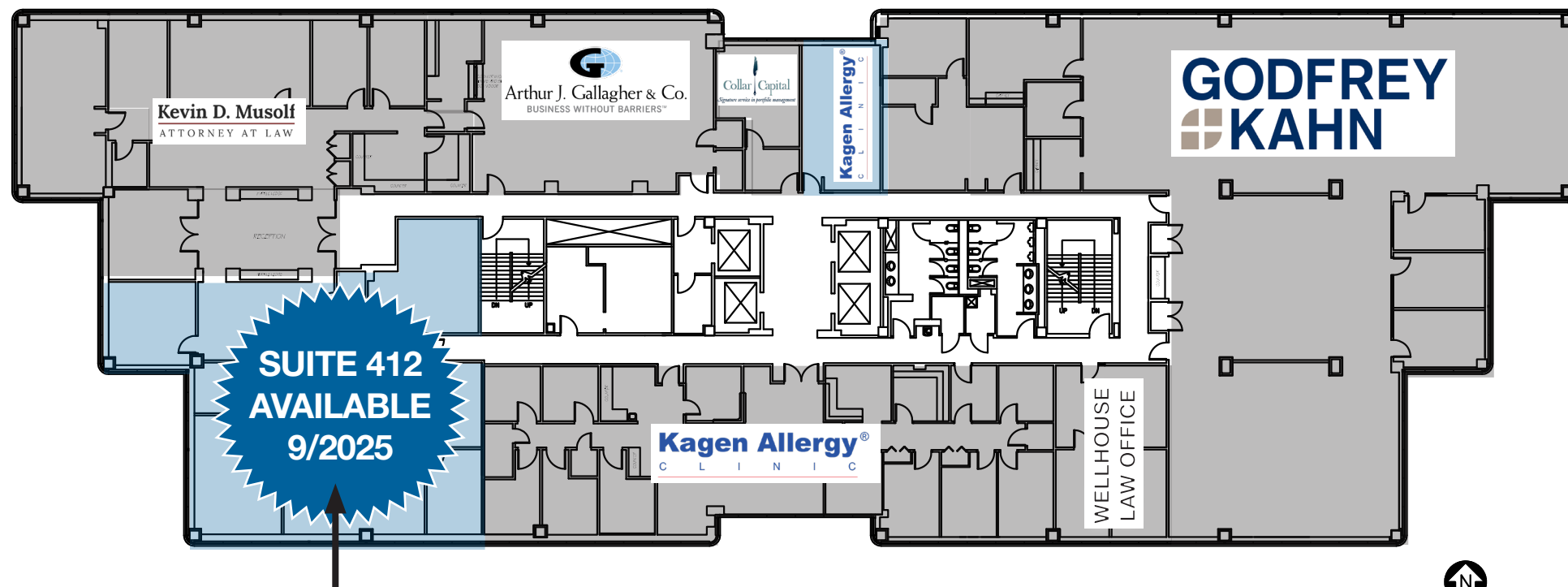






# Floor Plan

## Fourth Floor



SUITE 412  
2,990 SF AVAILABLE





## Fourth Floor Pictures - Godfrey Kahn Suite



## Appleton Center Building Information

BUILDING: 5 floors of tenant space - 22,285 SF each - Mechanical penthouse on 6th floor and a parking garage in the basement with a total of 64 parking spaces.

• Building Drawings:	Building plans are available in both PDF and DWG (CAD) format.
• Elevator Information:	There are 3 passenger elevators (3500 lbs./23 person capacity) and 1 freight/service elevator (3000 lbs./20 person capacity). All elevators go from the parking garage to the 5th floor, with the exception of the freight/service elevator (this elevator only goes from the 1st floor to the 5th floor). All elevators can be setup with a programmable timer for on/off times for 5th floor only (timer is in elevator mechanical room in penthouse).
• Bathrooms:	Restrooms on each floor have (4) stalls, (2) sinks in the Ladies Room; (3) stalls, (3) urinals & (3) sinks in the Men's Room. First floor restrooms are secured with tenant card access.
• Common Conference Room:	The building has one common conference room available to all tenants. This room is located on 1st floor just off of lobby. This room is approximately 425 square feet with seating for twelve. The room's entrance is access controlled (by fob) and is equipped with wireless Internet and phone service. The room schedule is kept in-house by use of a reservation calendar outside the room - 1st come 1st served basis.
Watts/SF	The total watts per floor are roughly 166,200 - to calculate the watts per square foot simply divide the total watts per floor (166,200), by the total floor square footage. Example 5th floor has approximately 22,285 total square feet, 166,200 divided by 22,285 = 7.46 watts per square foot.
Power Voltage & Amps:	Building is fed by 600 Amp - 5KV primary service which is then converted to 2400 Amps of 277/480 V 3-Phase power.
HVAC Information:	3 air handlers (1 takes care of 1st floor only, 2/3 are together on one air handler and 4/5 are together on the third air handler), 2 chillers for entire building (lead/lag switched automatically monthly) 1st chiller set above 57 degrees, 2nd chiller set above 80 degrees. 2 boilers & pumps (lead/lag switched automatically monthly). Air handlers controlled by computer using "Siemens" control system and the occupied schedule is Monday thru Friday 7:00 AM to 7:00 PM (no Saturdays or Sundays unless specifically stated in tenant lease).

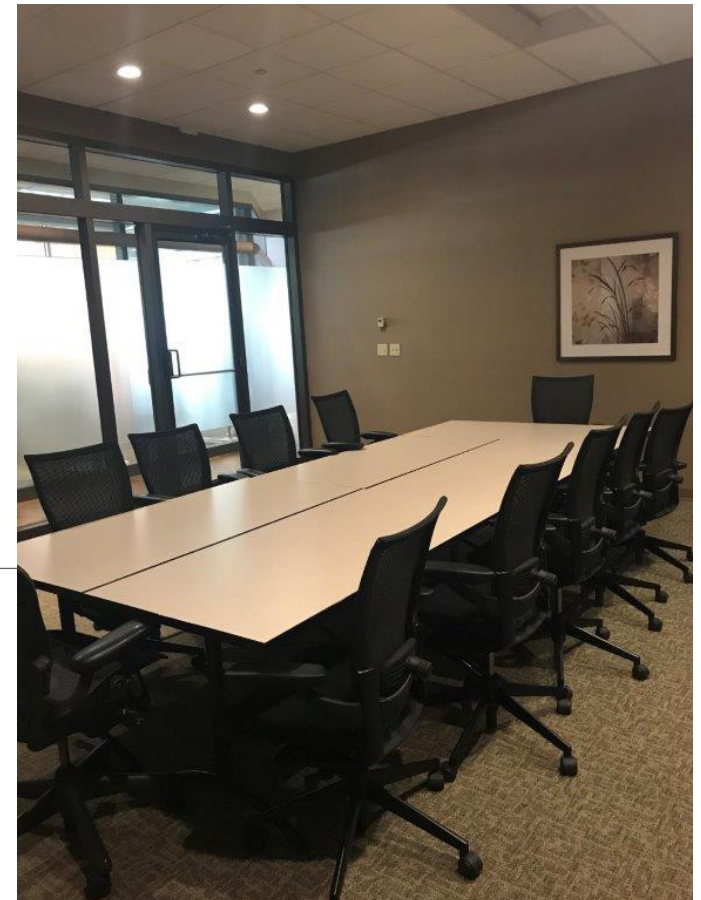


## Appleton Center Building Information continued...

Sprinkler/Life Safety Information:	Building is fully-sprinkled with remotely monitored alarm system connected to sprinklers, pull stations and smoke detectors. Smoke detectors are located in elevator lobbies and in the Skyline space on the first floor. Fire extinguishers and emergency lights are tested and maintained per national and local fire codes.
Security Information:	All entrance doors opened and closed by electronic locks (Maglocks), controlled by computer off-site using "Hirsch Electronics" system. West service door locked at all times; card or fob needed to enter. All entrance doors open at 7:00am and lock at 7:00pm Monday thru Friday, with the exception of holidays and Thursdays during the Houdini Plaza summer concert series. North doors lock at 5:30pm that day, south doors remain unlocked until 7:00pm. All entrance doors accessible after hours with card or fob. 4 security cameras in the building located on the 1st floor. 1 interior camera facing the west service door, 1 interior camera facing 1st floor lobby, 1 exterior camera facing Lawrence Street and an additional one at the loading dock area.

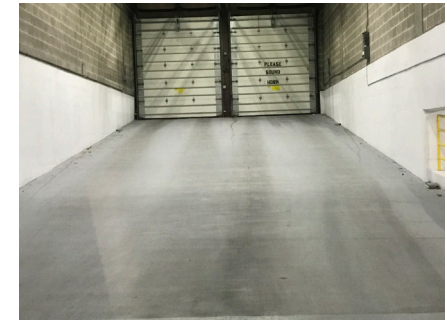
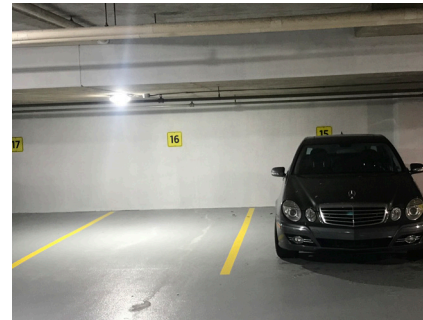
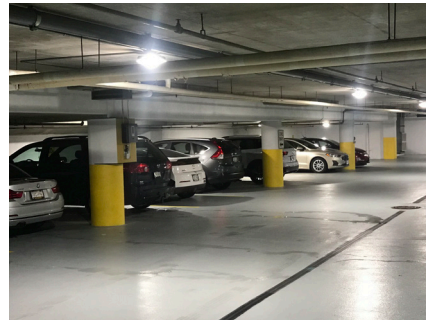
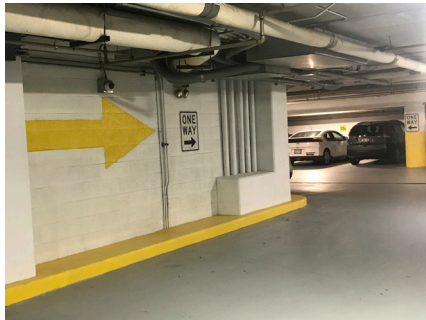
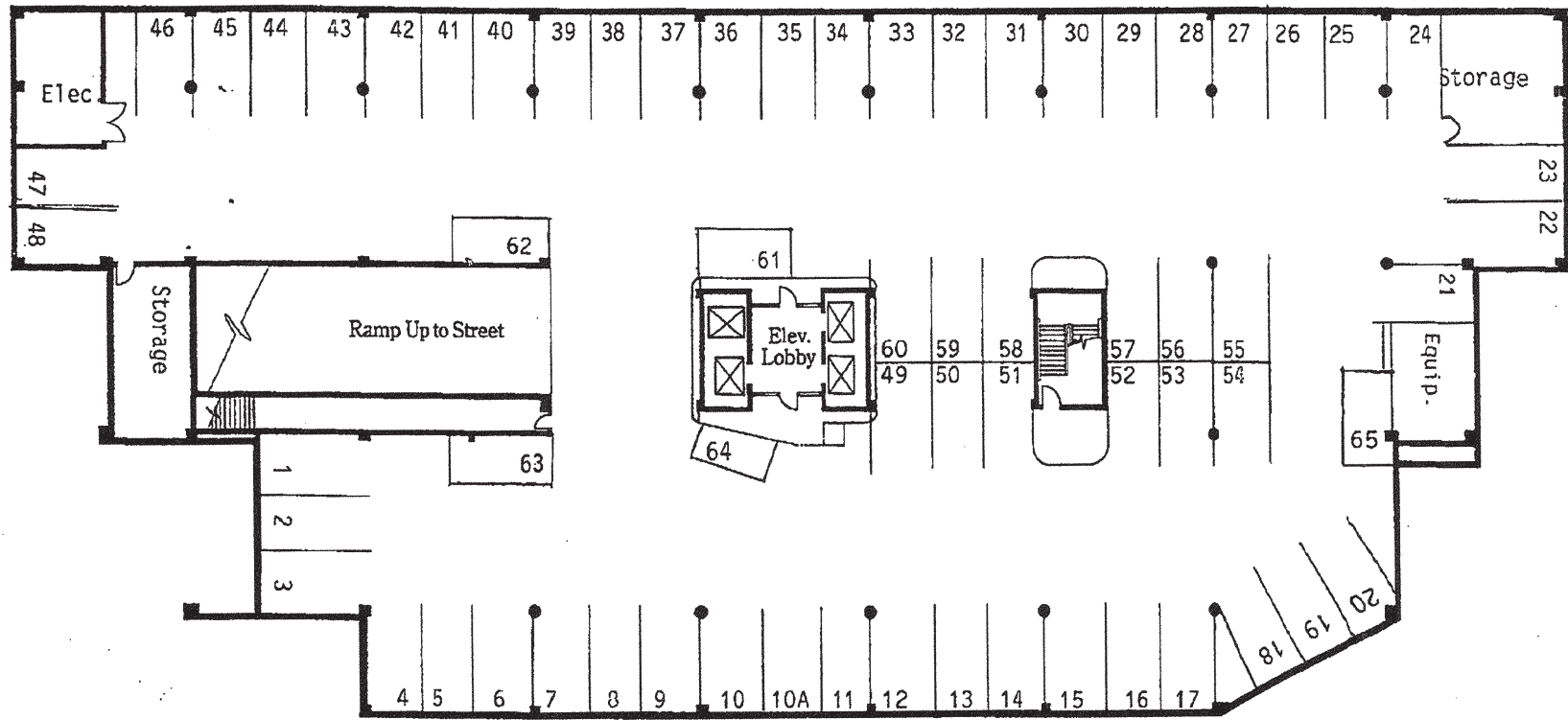
### Building Structure Live Loads:

- Roof – 40 PSF
- Penthouse Floor – 180 PSF
- Typical Floor – 80 PSF + 20 PSF Partitions
- First Floor – 100 PSF + 31 PSF Fill
- Parking – 75 PSF
- Stairs – 100 PSF
- Sidewalk – 250 PSF + 58 PSF Fill
- Loading Dock – 450 PSF + 58 PSF Fill
- Ramps – 75 PSF

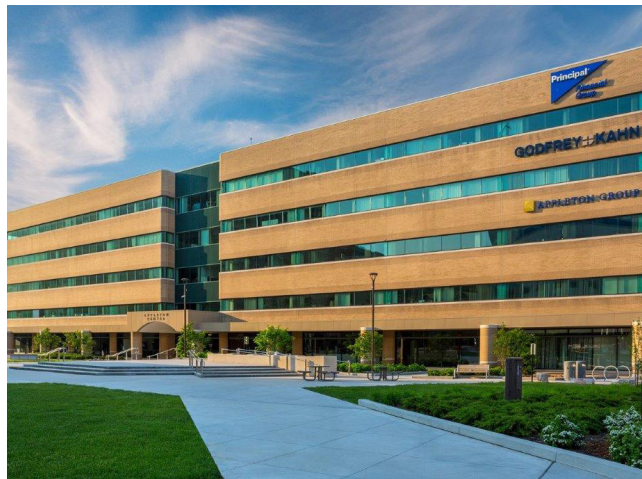


# Heated Underground Parking Garage

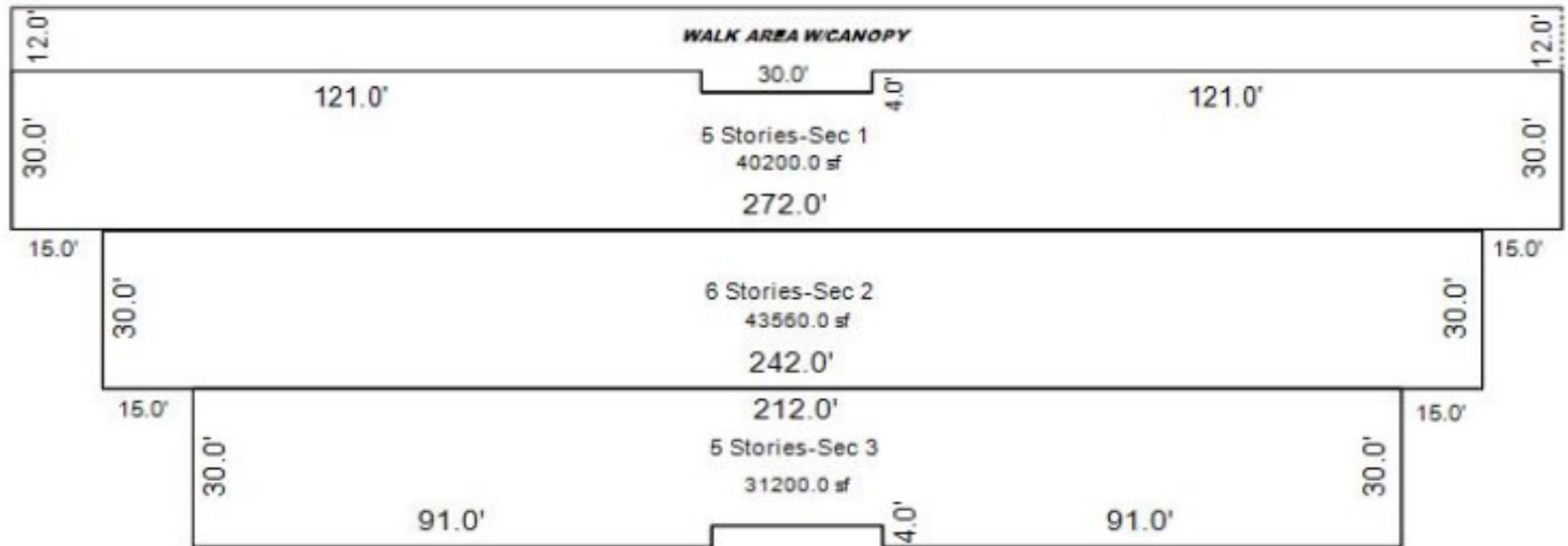
- 64 stalls
- Stalls for rent for \$70/month + tax







## Building Footprint





## Tenant Amenities

### LEASE RATE: \$19/SF GROSS

- 24 Hour Security Access
- Ample Natural Lighting
- On Bus Line
- Property Manager on-site
- Electric Vehicle Charging Station
- Security System
- High-End Conferencing Facility
- On-Building Prominent Signage
- Controlled Access
- Storage Space
- Outdoor Courtyard & Patio

## Current High Caliber Tenants



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.



## Why Work Downtown Appleton?

### 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.



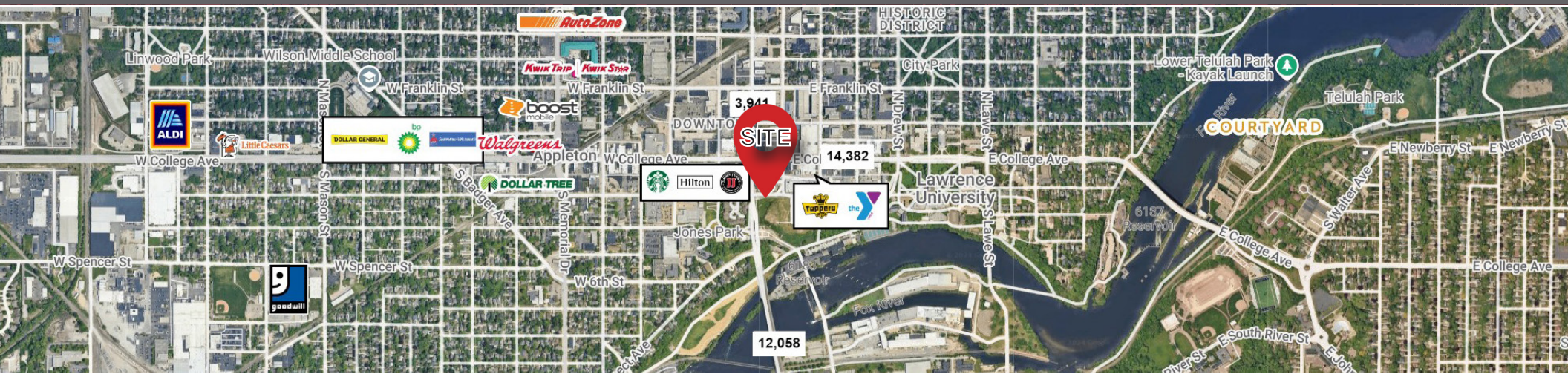
**Hoffman**  
Planning, Design & Construction, Inc.

**US Venture**







**GANNETT**

**GODFREY KAHN**





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

POPULATION			EMPLOYEES		
	1 MILE:	17,036		1 MILE:	10,501
	3 MILES:	92,672		3 MILES:	59,662
	5 MILES:	162,501		5 MILES:	86,093
AVERAGE INCOME			BUSINESSES		
	1 MILE:	\$86,273		1 MILE:	703
	3 MILES:	\$102,579		3 MILES:	3,107
	5 MILES:	\$108,778		5 MILES:	5,087
AVERAGE HOUSEHOLDS			TRAFFIC COUNTS (VEHICLES PER DAY)		
	1 MILE:	7,204		E. COLLEGE AVENUE	14,382
	3 MILES:	39,998		S. ONEIDA STREET	12,058
	5 MILES:	69,226		N. APPLETON STREET	3,941



## 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

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### NON-CONFIDENTIAL INFORMATION

(the following information may be disclosed to the Firm and its Agents)

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(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.