

Class A Office
**NOW
LEASING**



**BUILDING SIZE
74,108 RSF**



1400 Lombardi Avenue Green Bay, WI 54304



AVAILABLE

1 **FIRST 6,975 sf \$19.00/rsf NNN**
FLOOR 5,935 sf \$19.00/rsf NNN

Estimated NNN's = \$7.42/sf
(Includes CAM, RE Taxes, Insurance, Utilities)
Suite Janitorial can be provided: +\$1.25/sf

****See detail on next page**

Welcome to 1400 Lombardi Avenue, Green Bay, WI - the ultimate location for your office needs, you can trust that this Class A Office property is the perfect investment for your business.

Located just across from *Green Bay's famous Titledown District and Lambeau Field, home to the Green Bay Packers*, this property is in the heart of the city's thriving commercial area. With an unparalleled location, you will benefit from high visibility and a constant stream of traffic, making it easy for clients and employees to find you.

With 15,238 rsf available on the first floor, you will have ample space to accommodate your business needs. The property offers newly remodeled exteriors and lobby areas, providing a modern and professional ambiance to your clients and employees.

In addition, the property offers a fitness center, vending area, ample parking, and monument signage available based on square footage. You will be able to provide your employees with a healthy work-life balance, and clients with a welcoming and convenient experience on Green Bay's westside.

Located just minutes from Interstate 41, you will have quick and easy access to the surrounding areas, making it easy to travel for business or leisure. Additionally, you will be in close proximity to restaurants, hotels, and shopping areas, making it a desirable location for your clients and employees alike.

With an unbeatable location, modern amenities, and a professional ambiance, this property is a must-see.

Contact Mike Maedke today to schedule a tour and secure your space in this prime location.



Monument Sign
Corner of Military & Lombardi

GREEN BAY, WI

1175 Lombardi Ave. #400 Green Bay, WI 54304

APPLETON, WI

229 E. Washington Street Appleton, WI 54911

Mike Maedke Commercial Horizons
(920) 360.7100
mmaedke@commercialhorizons.com
commercialhorizons.com

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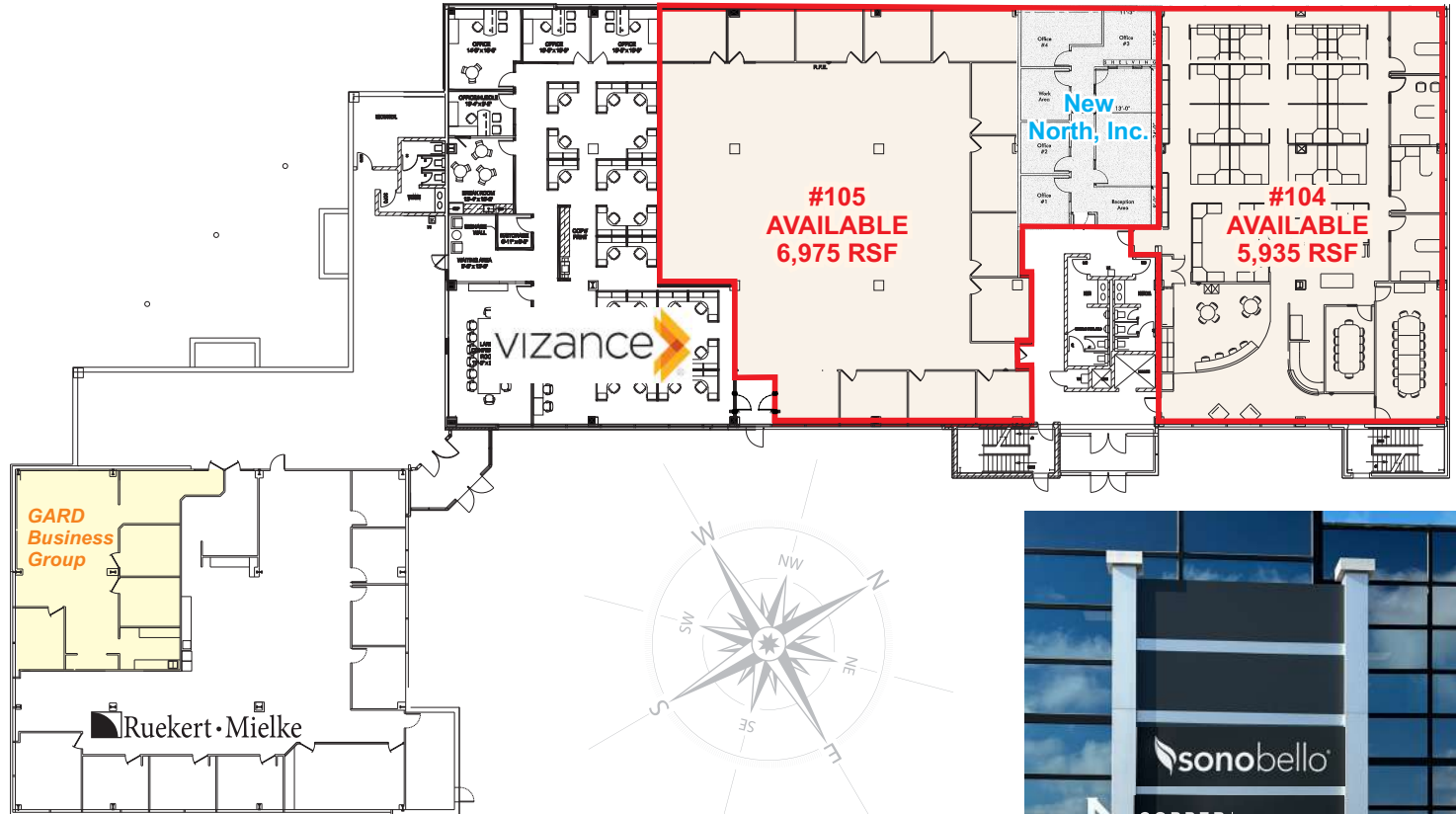
1
FIRST
FLOOR

AVAILABLE

Suite 104: 5,935 rsf • \$19.00/rsf NNN

Suite 105: 6,975 rsf • \$19.00/rsf NNN

Estimated NNN's = \$7.42/psf
(Includes CAM, RE Taxes, Insurance, Utilities) Suite Janitorial can be provided: +\$1.22/sf



- Class A Office Building located 1 block from Lambeau Field.
- Across the street from the new Green Bay Packer's Titletown District.
- Monument (based on SF suite size) and Parking Lot Identity Signage.
- 12 Heated Underground Parking (added fee) and 305 Surface Parks
- Vending Area / Lounge Area
- Fitness Room and Two Private Changing/Shower Rooms (no added fee).
- Private Internal Tenant Mailbox Area / FedEx Drop Off Station
- Tenants include: Avergent, Copper Harbor Investment Advisors, Fed Ex Supply Chain, Gard Business Group, H&M Group, Konect, New North, Inc. , Ruckert & Mielke, Schwaba Law Firm, Sono Bello, and Vizance.

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Currently CORE BTS 6,623 rsf - (relocating)
Furniture may stay for a fee.

First Floor - NORTH
**Currently CORE BTS - relocating*



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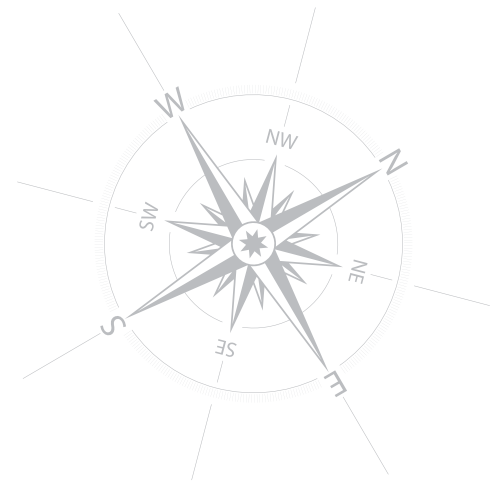
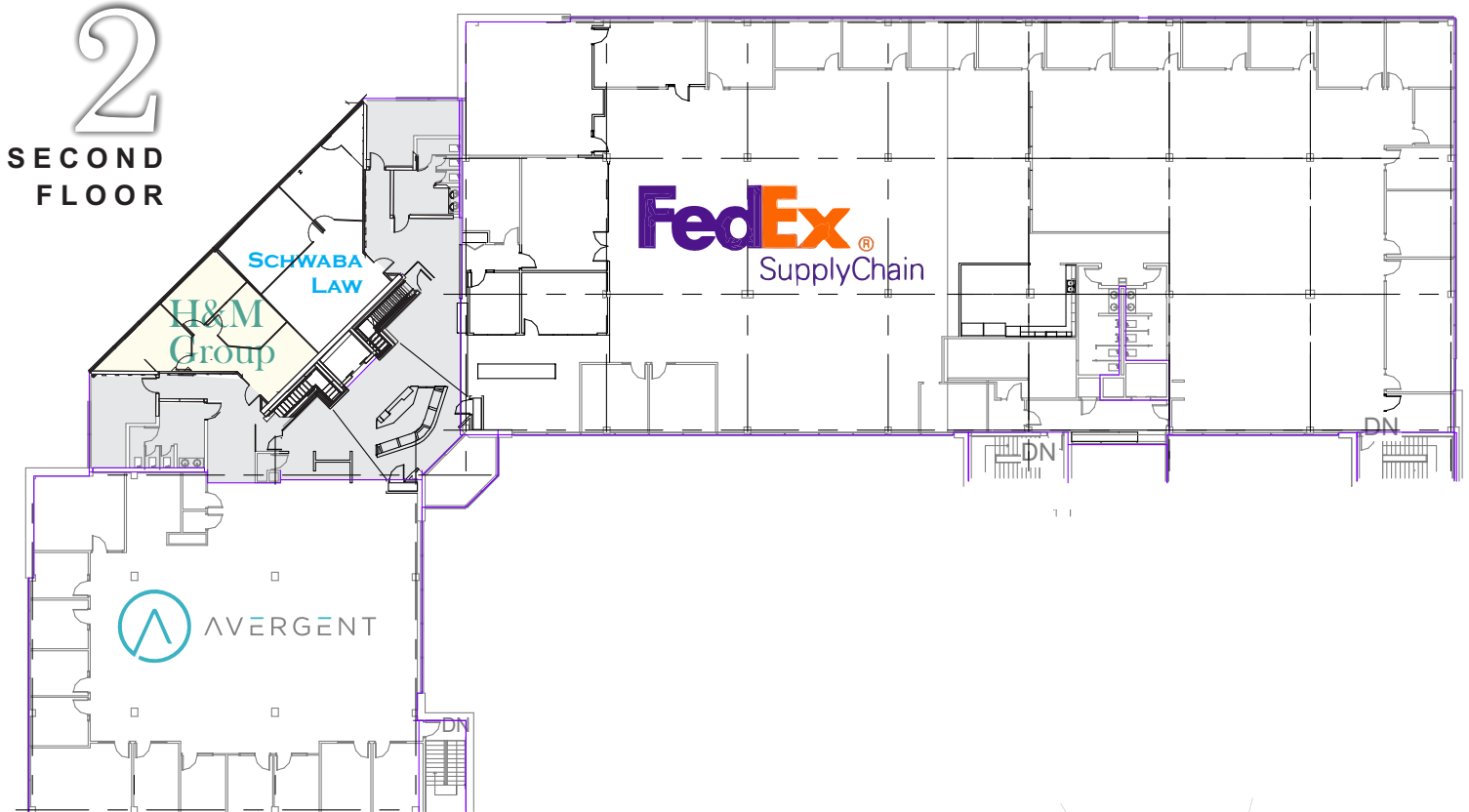
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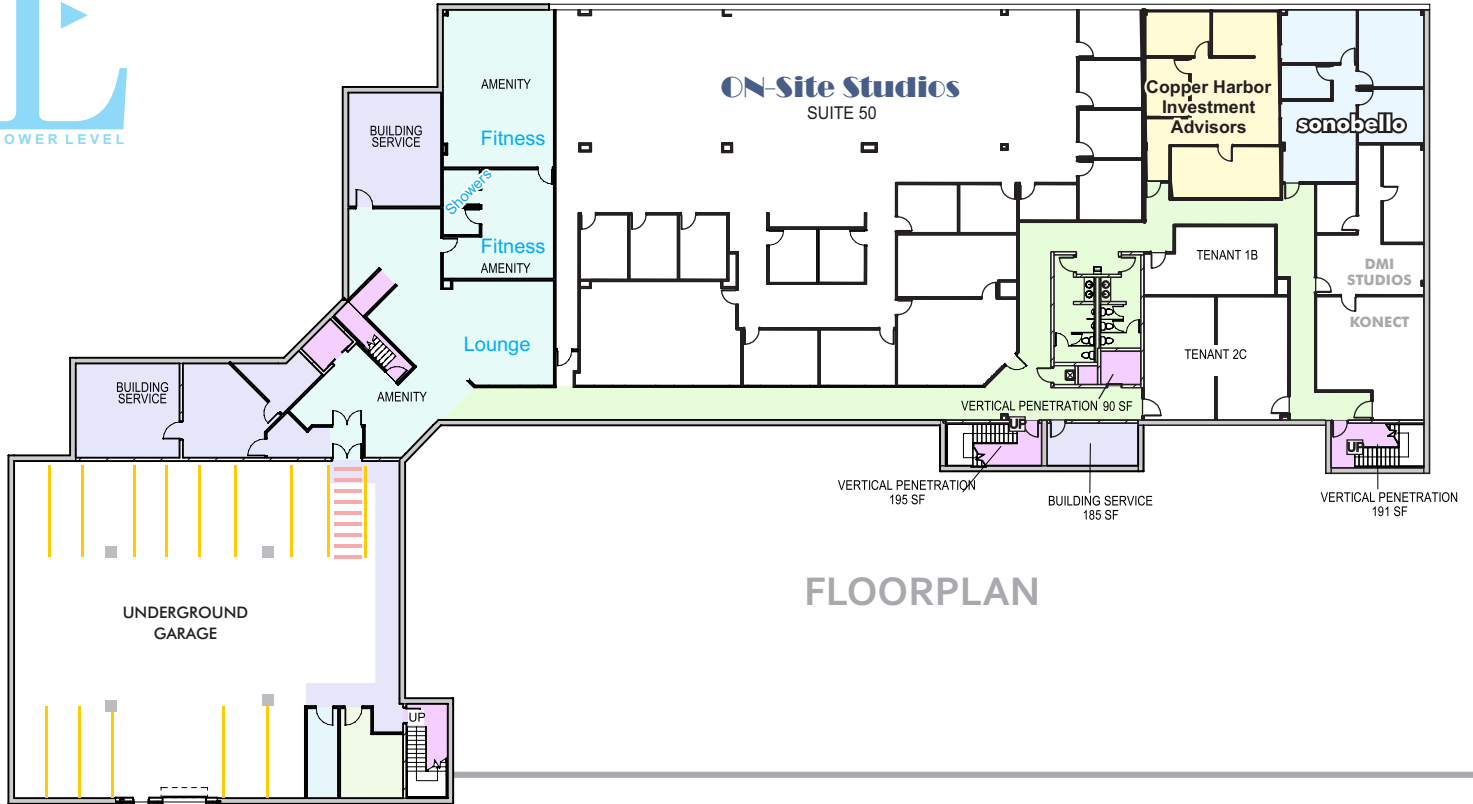
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- MILITARY AVE. -



FLOORPLAN

- BUILDING AMENITIES -



Vending Area



Dining / Kitchenette Area



Group Fitness/Yoga Room



Outdoor Covered Patio



Underground Parking



Fitness Room

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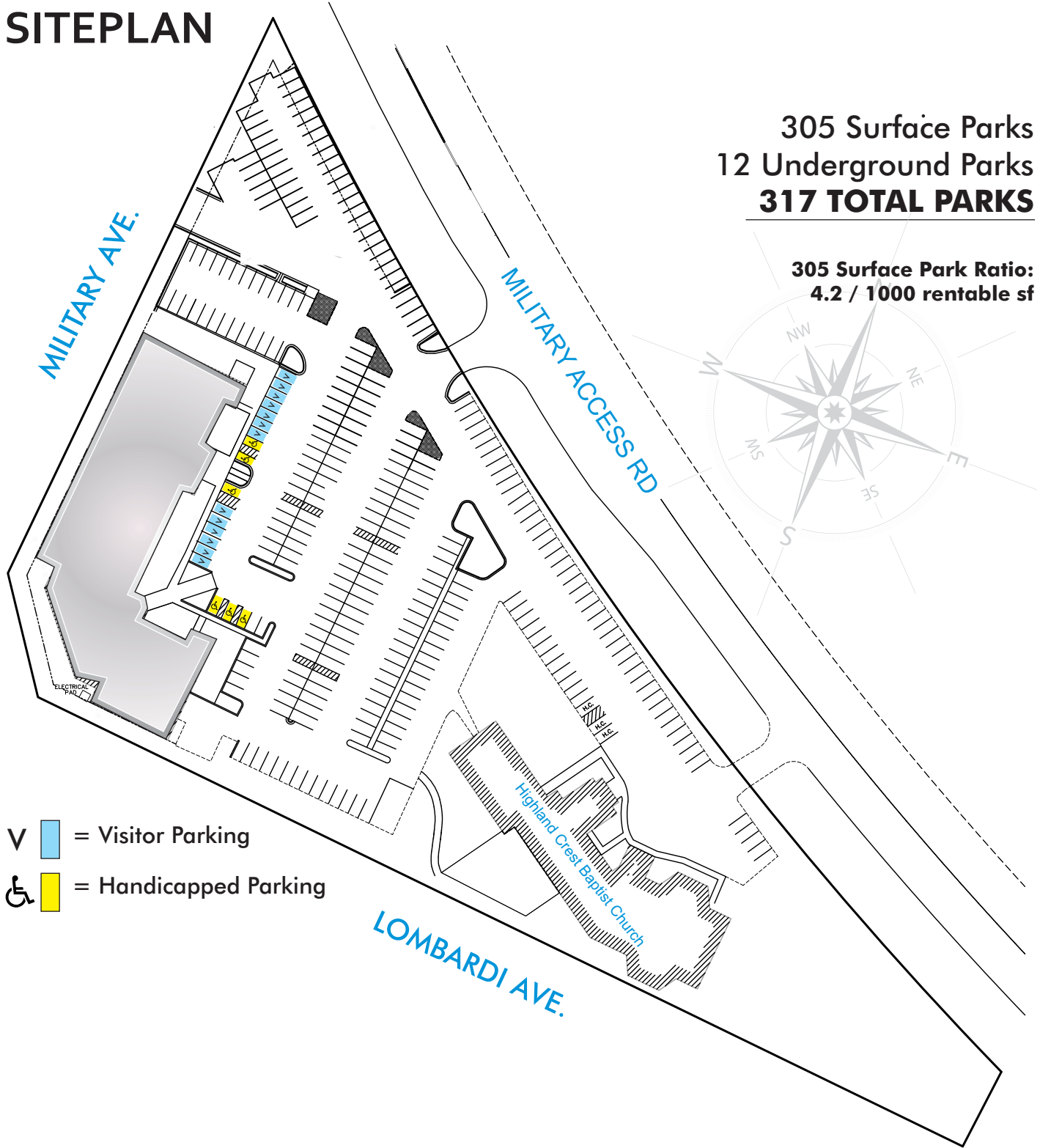
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► SITEPLAN



305 Surface Parks
12 Underground Parks
317 TOTAL PARKS

305 Surface Park Ratio:
4.2 / 1000 rentable sf





- V  = Visitor Parking
-   = Handicapped Parking

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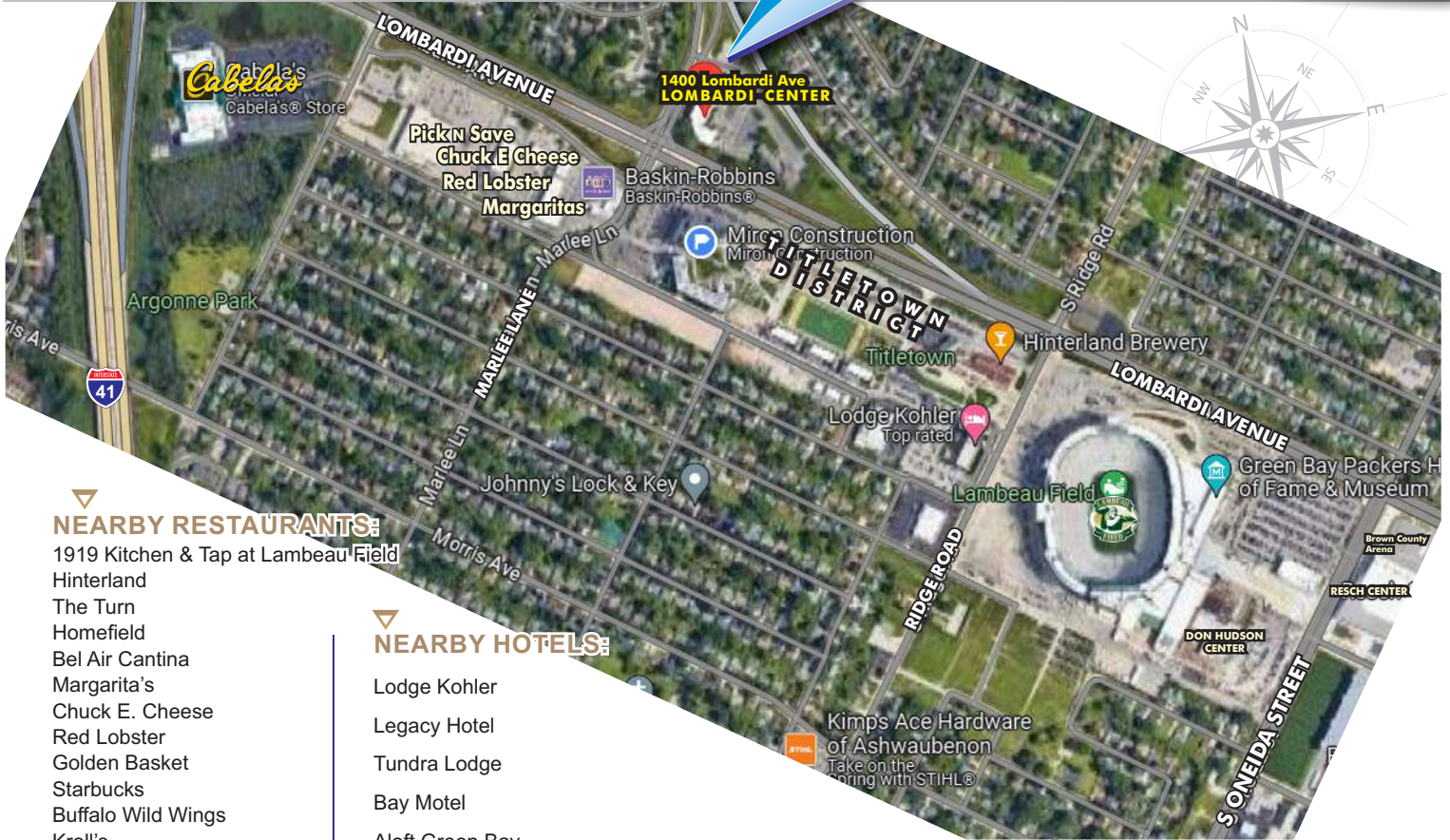
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NEARBY RESTAURANTS:

- 1919 Kitchen & Tap at Lambeau Field
- Hinterland
- The Turn
- Homefield
- Bel Air Cantina
- Margarita's
- Chuck E. Cheese
- Red Lobster
- Golden Basket
- Starbucks
- Buffalo Wild Wings
- Kroll's
- Denny's
- Dave & Buster's
- Mandarin Garden
- Green Bay Distillery
- Cheese Cake Heaven
- Taco Bell
- Dairy Queen
- Jimmy John's
- Moe's Southwest Grill
- Cold Stone Creamery
- Taste of India
- Not by Bread Alone
- Texas Roadhouse
- Anduzzi's Sports Bar
- The Bar
- Stadium View
- Ihop
- Chipotle
- Qdoba
- McDonald's
- Burger King
- Arby's
- KFC
- Longhorn Steakhouse
- Jersey Mike's
- Big Apple Bagel
- Old Chicago
- Scooter's Coffee
- Dirt Juicery

NEARBY HOTELS:

- Lodge Kohler
- Legacy Hotel
- Tundra Lodge
- Bay Motel
- Aloft Green Bay
- Best Western
- Hampton Inn
- Econo Lodge
- Fairfield Inn
- Delta Hotel
- Hilton Garden Inn
- Hilton Home2 Suites
- Quality Inn
- Marriott's Springhill Suites

NEARBY SHOPPING:

- Military & Mason St
- Cabela's
- Packer Pro Shop
- Metro Market
- Green Bay Plaza
- Festival Foods
- South Oneida Street
- Target
- Bay Park Square Mall

NEARBY ENTERTAINMENT:

- Titletown District**
- Resch Center
- Brown County Arena
- Lambeau Field
- Arien's Hill
- Oneida Casino
- Green Bay Packers Baseball Stadium
- Dave & Buster's



TITLETOWN DISTRICT

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