

Class A Office NOW LEASING



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 = \$7.42sf
(Includes CAM, RE Taxes, Insurance, Utilities)
Suite Janitor 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 Titletown 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.



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

NOW LEASING

1400 Lombardi Avenue Green Bay, WI 54304

1
FIRST FLOOR

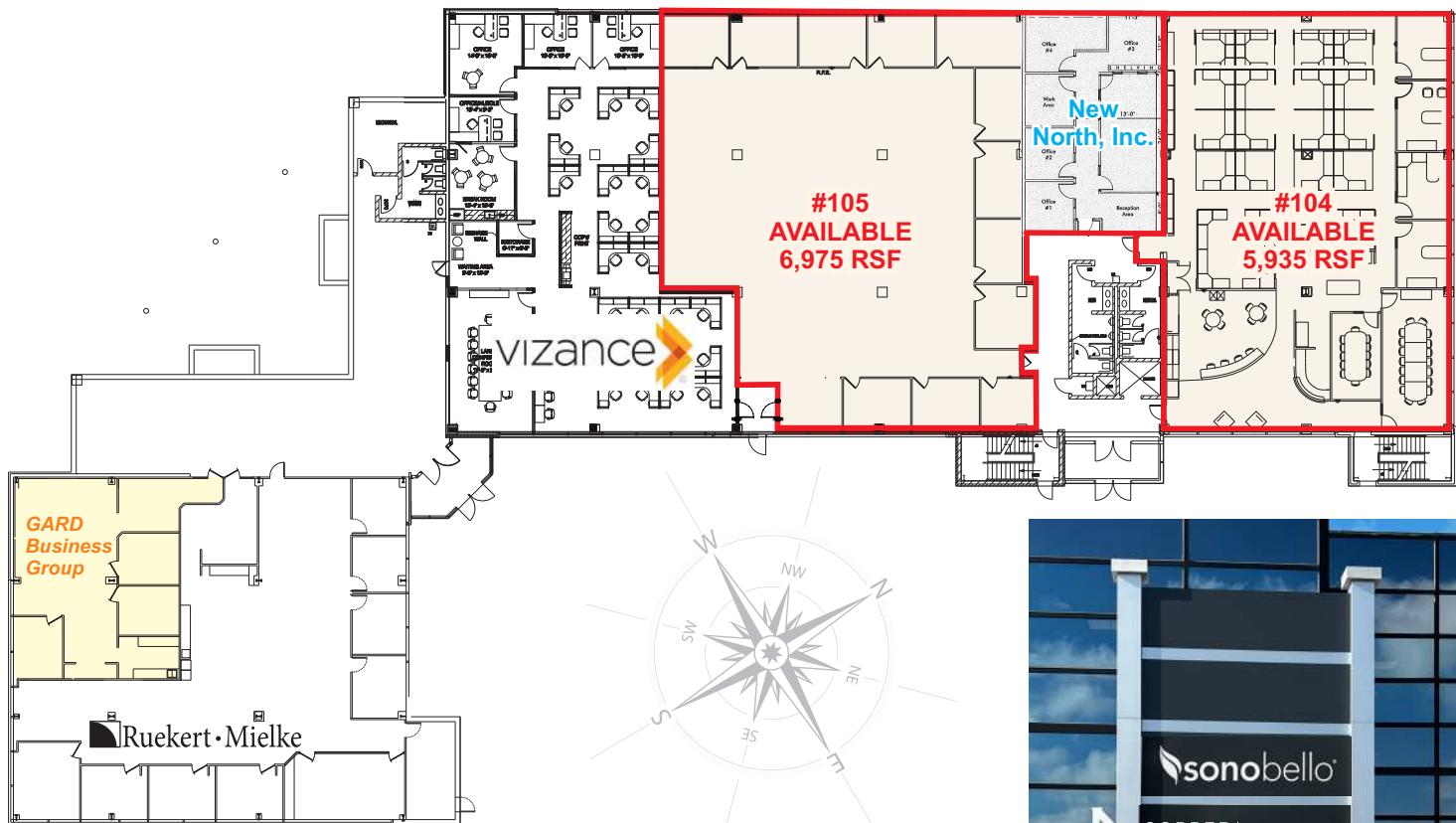
A V A I L A B L E

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. , Ruekert & Mielke, Schwaba Law Firm, Sono Bello, and Vizance.



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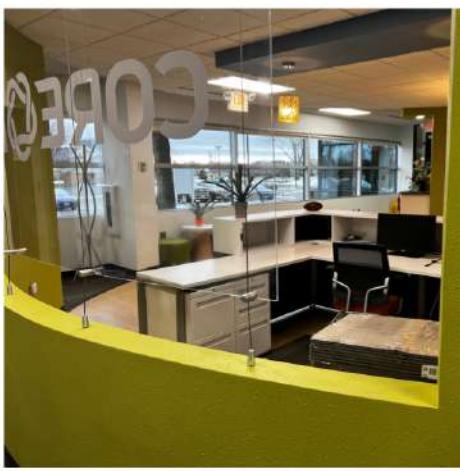
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Currently CORE BTS 6,623 rsf - (relocating)
Furniture may stay for a fee.

First Floor - NORTH

*Currently CORE BTS - relocating



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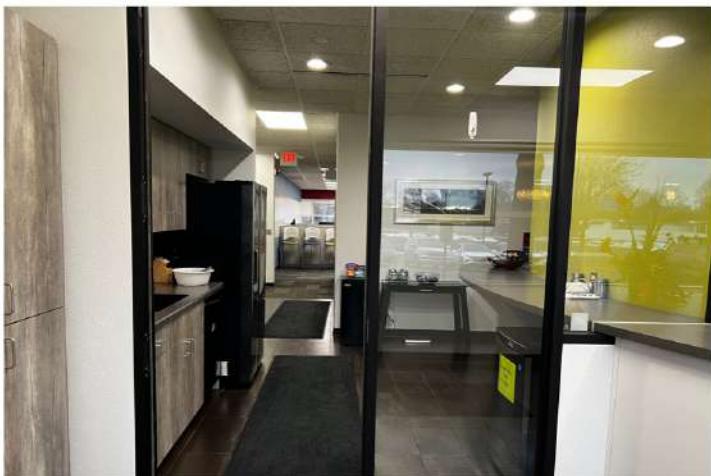
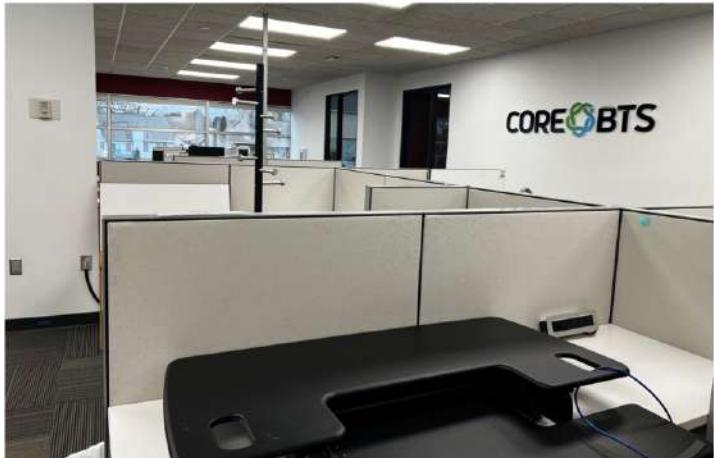
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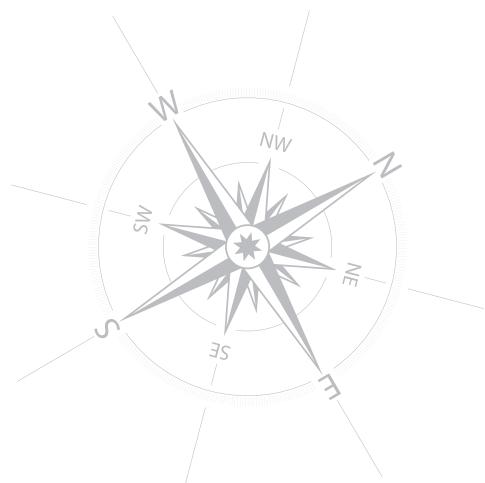
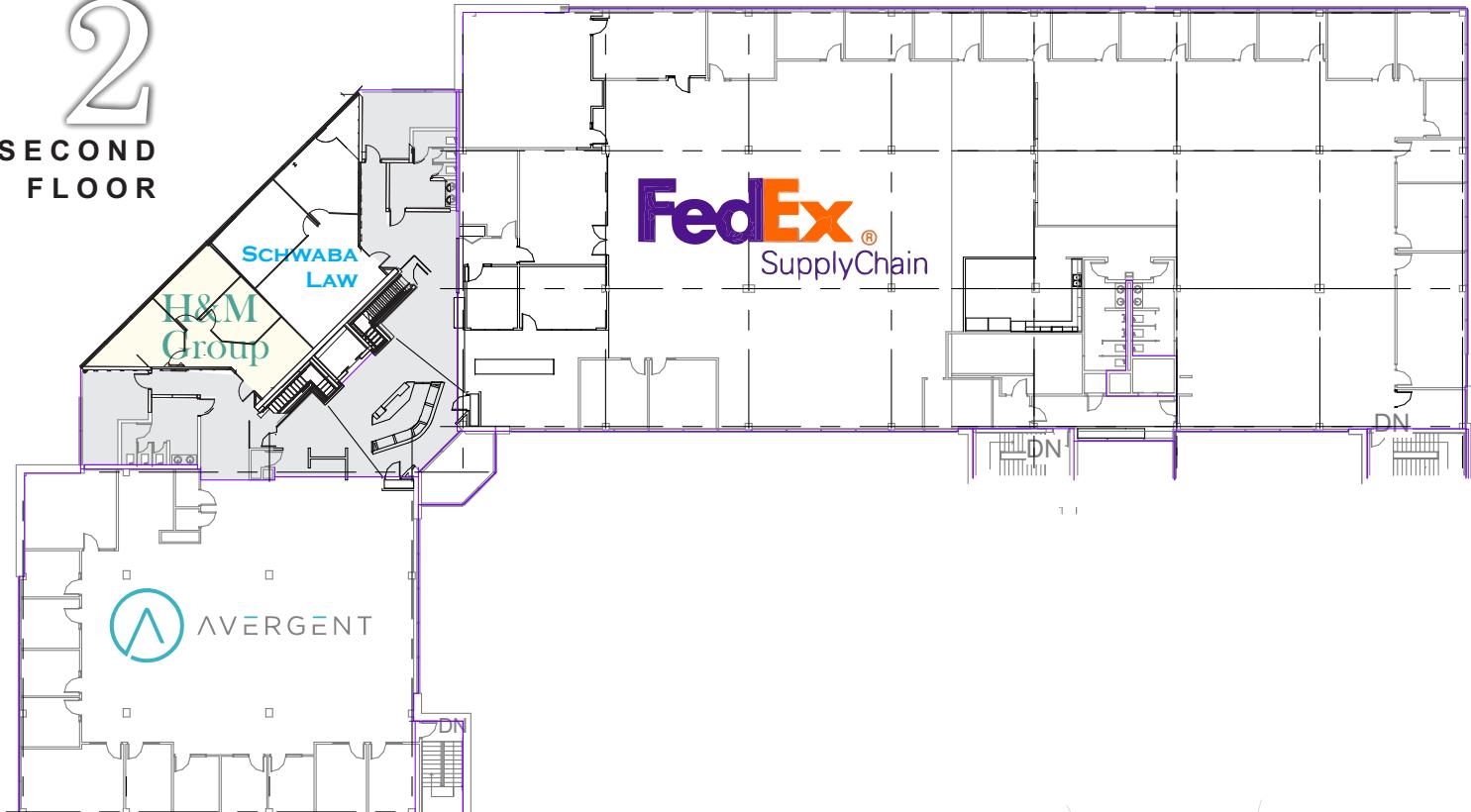
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NOW LEASING

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2
SECOND
FLOOR



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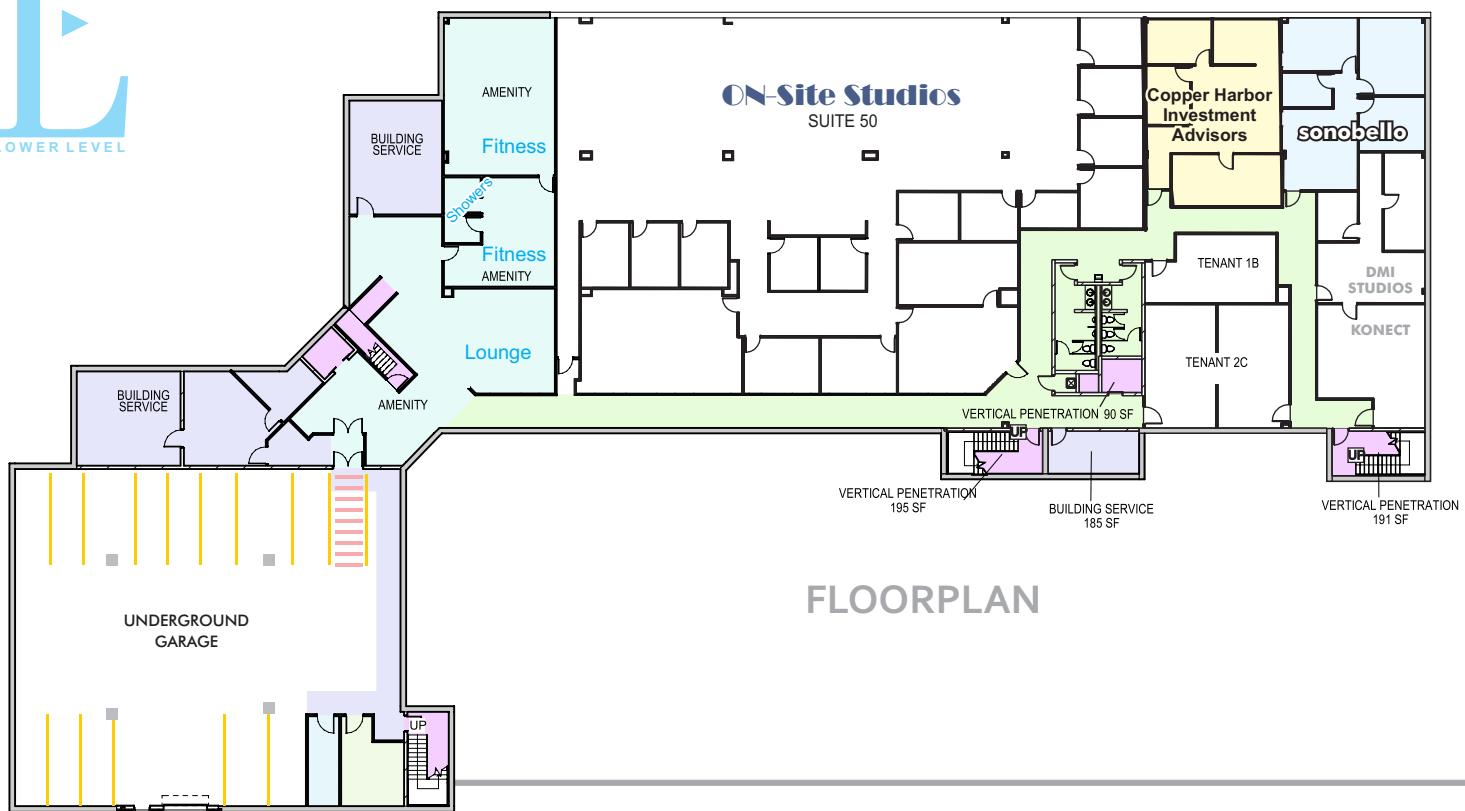
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L
LOWER LEVEL

- MILITARY AVE.-



FLOORPLAN

- BUILDING AMENITIES -



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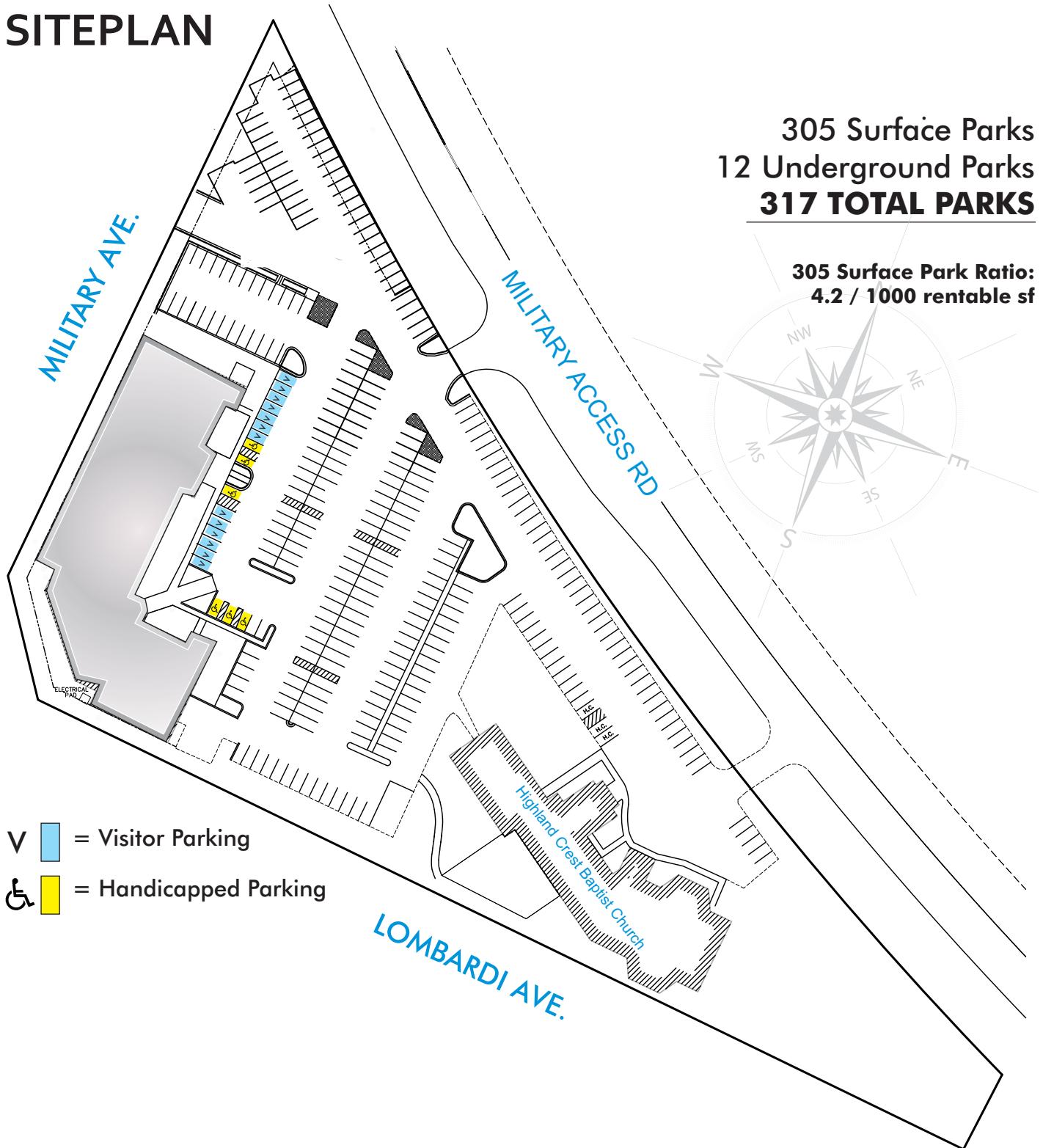
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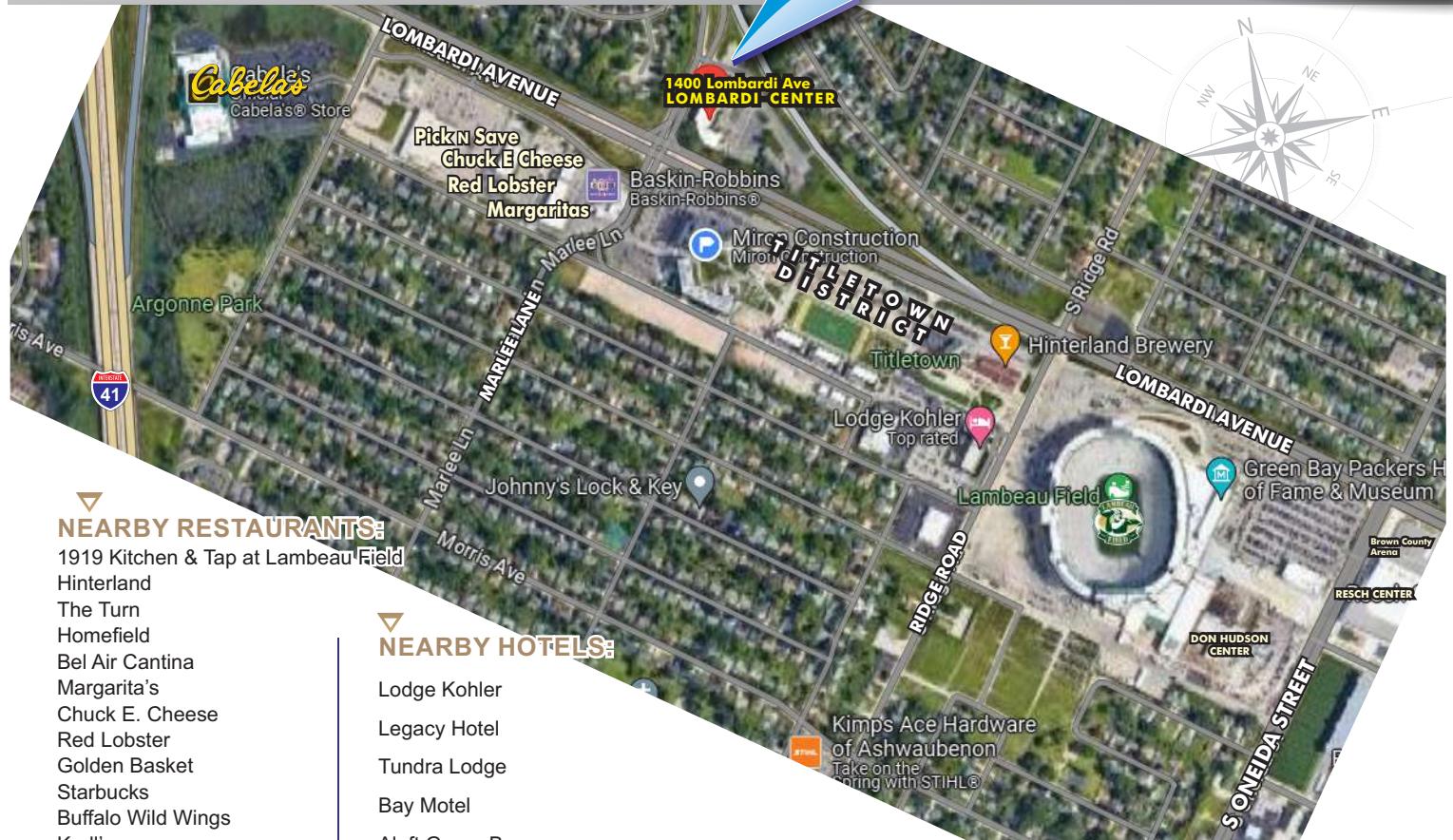
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► SITEPLAN



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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 Rockers Baseball Stadium
Dave & Buster's



TITLETOWN DISTRICT

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