

AVAILABLE

200 W College Ave.
Appleton, WI



Across the street from City Center, all within 60+ distinctive shops, 50+ casual, fine dining and ethnic restaurants, nearly 30 pubs, clubs and live music hot spots.

Located at the major intersections of College Avenue and Appleton Avenue. This building is home to JP Morgan Chase Bank on a portion of the main level. The balance of the 14' clear height main level is nicely suited for a coffee shop and the potential for a drive-thru.

HIGHLIGHTS:

- ✓ 25,000 Vehicles per day
- ✓ 40 On-site Parking Stalls
- ✓ 466 Planned Living Units within Walking Distance
- ✓ 9,667 Sq Ft on Main Level

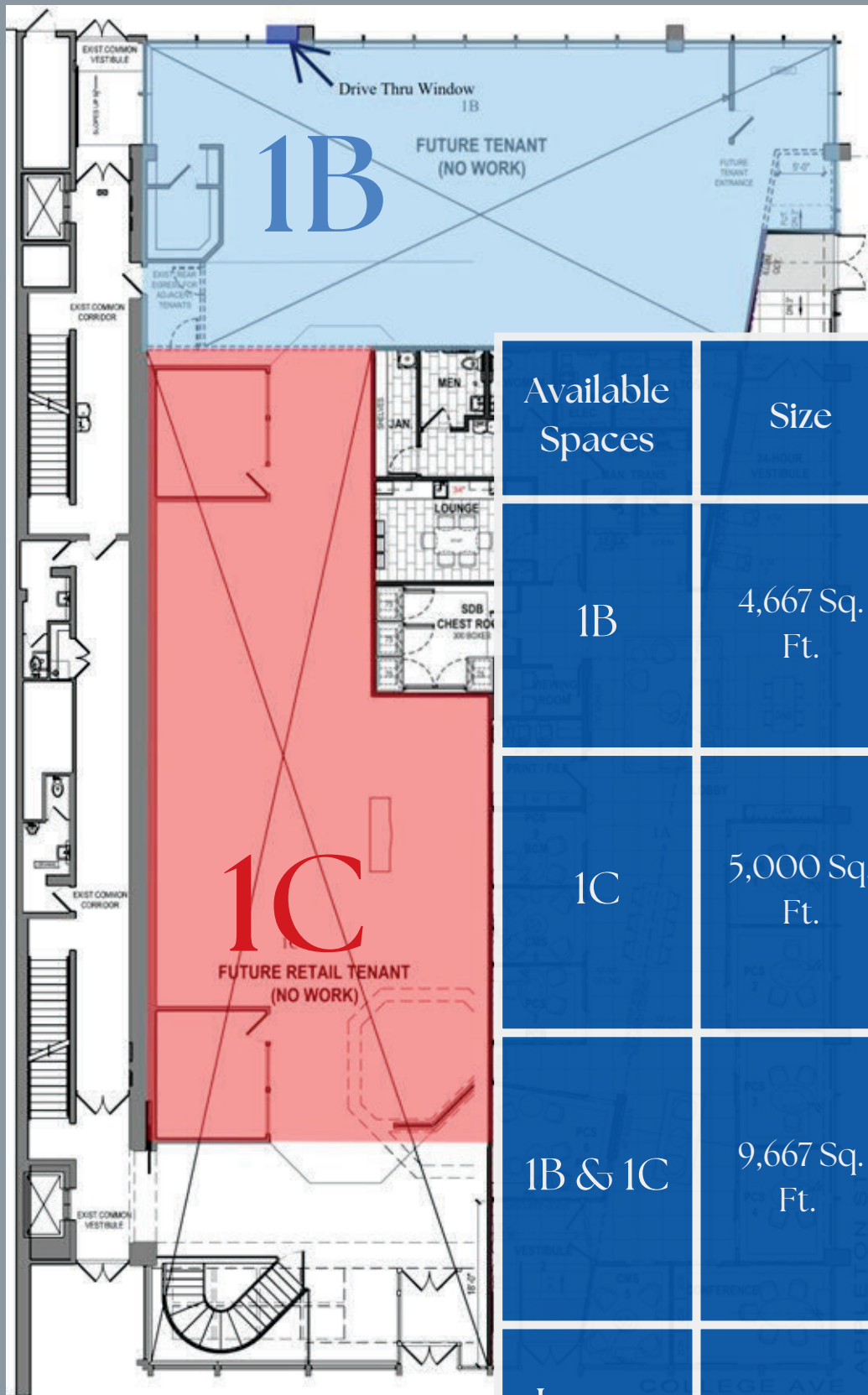


BAEHR INC.

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Available Spaces	Size	Price	Highlights
1B	4,667 Sq. Ft.	\$14.95/ Sq. Ft.	<ul style="list-style-type: none"> • Drive-Thru Access from Appleton Ave • 2 Bathrooms
1C	5,000 Sq. Ft.	\$14.95/ Sq. Ft.	<ul style="list-style-type: none"> • 2 Bathrooms • Access from College Ave
1B & 1C	9,667 Sq. Ft.	\$12.95/ Sq. Ft.	<ul style="list-style-type: none"> • Drive-Thru • Access from Appleton Ave & College Ave • 2 Bathrooms
Lower Level	7,167 Sq. Ft.	\$9.95/ Sq. Ft.	<ul style="list-style-type: none"> • Vault • Stage • 4 Bathrooms