NAI Pfefferle

For Lease
2,500 SF to
2nd Floor
Class "A"
Office Building

222 W. College Ave.
Appleton, Wisconsin

Downtown Appleton's 222 Building

Positioned on downtown Appleton's east/west thoroughfare, this centrally located high-rise building is Appleton's tallest facility, offering beautiful views of the entire city.

A progressive, center-core building designed with 10 floors of high-ceilings, open office space and 5 elevators.

243,000 rentable square feet with an extremely flexible floor plan layout.

A elegant, full-service board room - free of charge for tenants in the building.

A category 5, data-cabling system throughout the building.

FLOOR	SF	PRICING
FLOOR 2	2,500 SF	**$20.00/SF**
TYPE OF LEASE		Gross (tenant responsible for janitorial)
YEAR BUILT		East side built in 1952 and west side built in 1964
BUILDING SIZE	10 floors	22,000 SF on each floor

For more information:
Amy Oelhafen
920.560.5009 • amyo@naipfefferle.com
Michael Pfefferle, President
920.560.5069 • mikep@naipfefferle.com

THE INFORMATION CONTAINED HEREIN WAS OBTAINED FROM SOURCES BELIEVED RELIABLE, HOWEVER, NAI PFEFFERLE MAKES NO GUARANTEES, WARRANTIES, OR REPRESENTATIONS AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE PRESENTATION OF THIS PROPERTY IS SUBMITTED SUBJECT TO ERRORS, OMISSION, CHANGE OF PRICE OR OTHER CONDITIONS, PRIOR SALE OR LEASE, OR WITHDRAWAL WITHOUT NOTICE.

200 E. Washington Street, Suite 2A
Appleton, WI 54911
920.968.4700
naipfefferle.com

For Lease

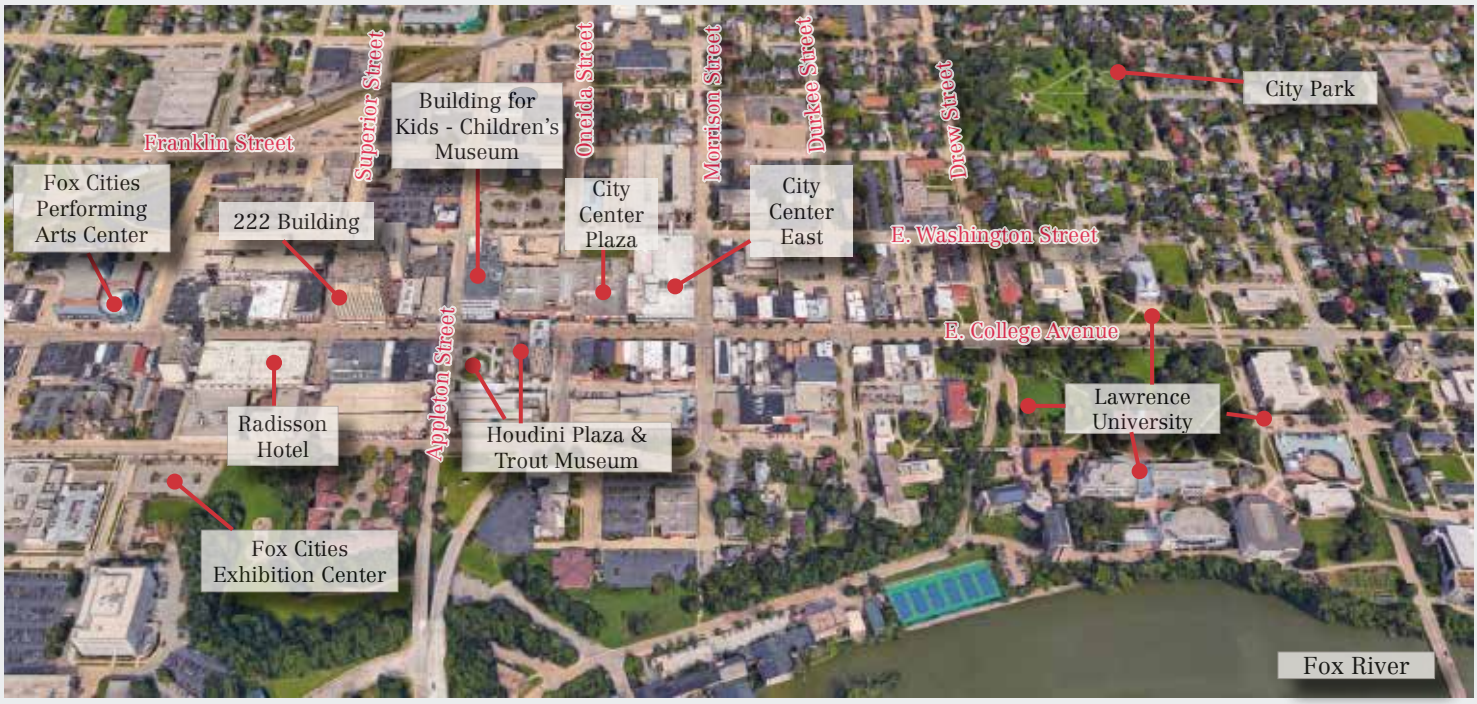
222 W. College Avenue
Appleton, Wisconsin

Brief Building History

This office building was the original headquarters for Aid Association for Lutherans, now a part of Thrivent Financial. Originally, the first floor was dedicated to retail space.

The building is essentially a cube with a center core, and open office space unencumbered by columns.

There is a basement level, a sub-basement level, and a full floor (11th floor), and a pent-house level primarily used for mechanical systems and building operations. Four original passenger elevators, and one freight elevator serves the floors. Building has various separate heating and cooling systems, with some back-up provided by the main boiler and chiller plant.



2018 Demographics

	1 Mile	3 Miles	5 Miles
Population	17,550	92,816	157,540
Average HH Income	$51,424	$58,838	$65,014
Total Households	6,772	38,737	65,461
Total Employees	23,141	76,437	110,199

NAIPfefferle

200 E. Washington Street, Suite 2A
Appleton, WI 54911
920.968.4700
naipfefferle.com

For Lease

222 W. College Avenue
Appleton, Wisconsin

Excellent Downtown Location

NAIPfefferle

200 E. Washington Street, Suite 2A
Appleton, WI 54911
920.968.4700
naipfefferle.com

For Lease

222 W. College Avenue
Appleton, Wisconsin

CLASS "A" BUILDING

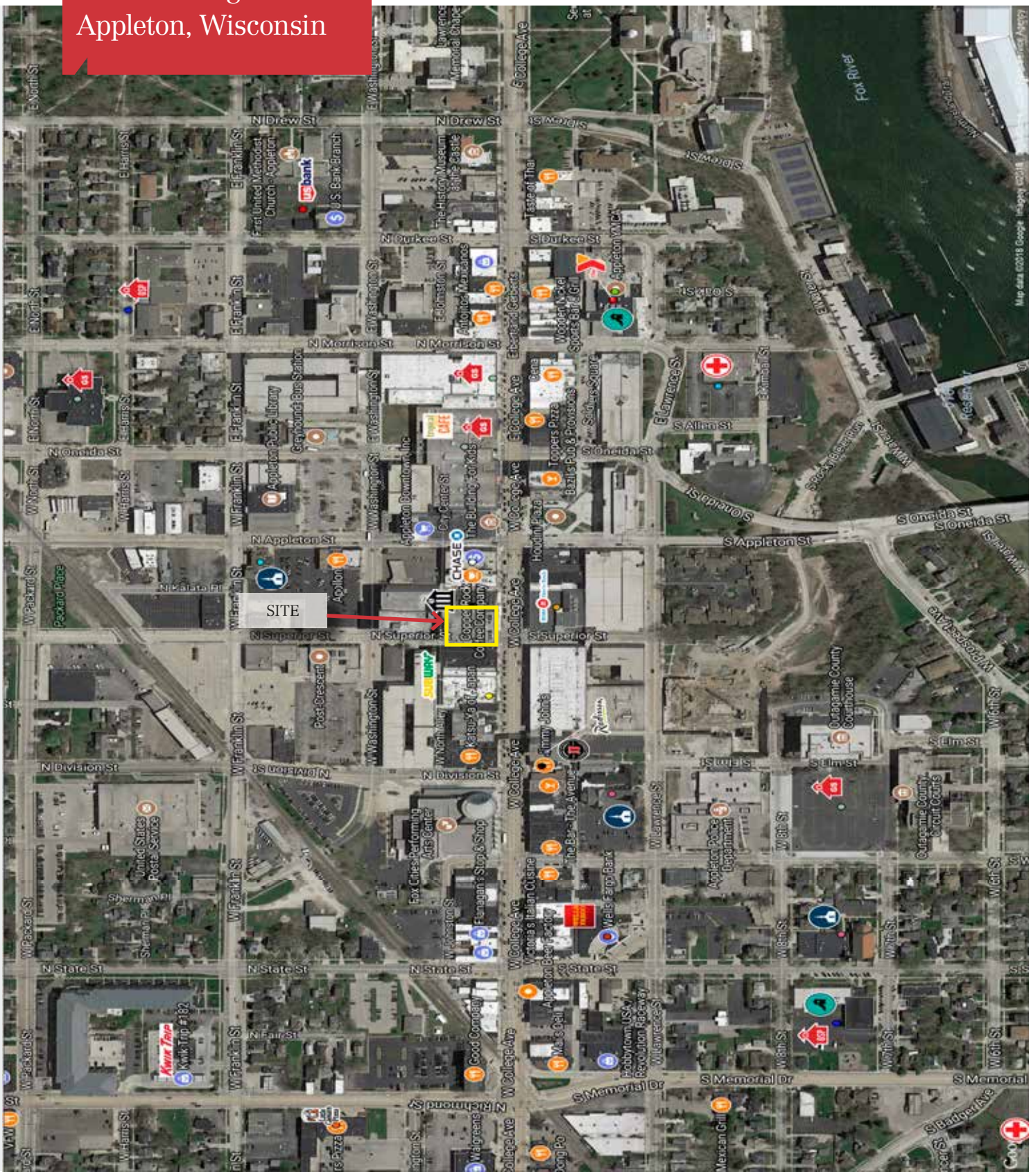
Located in the heart of downtown Appleton's central business district. The entire building is professionally managed by Pfefferle Management. Other tenants in the building include: Johnson Bank, Ascension Health Systems, Thedacare and Thrivent. There are three surfaced parking lots providing 388 parking stalls within walking distance, the Washington Street Ramp is directly across the street.

NAIPfefferle

200 E. Washington Street, Suite 2A
Appleton, WI 54911
920.968.4700
naipfefferle.com

For Lease

222 W. College Avenue
Appleton, Wisconsin



NAIPfefferle

200 E. Washington Street, Suite 2A
Appleton, WI 54911
920.968.4700
naipfefferle.com

DISCLOSURE TO NON-RESIDENTIAL 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 the brokerage firm (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:

(a) The duty to provide brokerage services to you fairly and honestly.
(b) The duty to exercise reasonable skill and care in providing brokerage services to you.
(c) 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.
(d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law (see lines 42-51).
(e) 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 (see lines 23-41).
(f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
(g) 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 and 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.

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).
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 (see lines 35-41) 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: _____

_____

_____

NON-CONFIDENTIAL INFORMATION (the following information may be disclosed by the Firm and its Agents): _____

_____

_____

_____ *(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.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.
Copyright © 2016 by Wisconsin REALTORS® Association
Drafted by Attorney Debra Peterson Conrad