



For additional information, please contact:

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Class A Executive Headquarters Opportunity – Ideal for Major Corporations 425 Better Way, Appleton, WI.



PRICE:

\$16,000,000

BUILDING SIZE:

59,010 SF

**TOTAL
ACREAGE:**
19.95 Acres

Building Details

This premier Class A office building offers an exceptional opportunity for a corporate headquarters, providing high-quality space in a prime Fox Valley location. Situated just one block off E. College Avenue, the property provides excellent visibility along E. College Avenue and convenient access to a dynamic mix of shopping, dining, and entertainment options. Each of the building's three floors offers approximately 19,670 square feet, designed to accommodate a variety of professional office uses with flexibility and functionality in mind.

With 16 conference rooms, one large board room, 42 private offices, and 321 workstations, this space is ideally equipped to support the needs of a large corporate headquarters. The building's contemporary design, natural light, and high-profile signage opportunities enhance its appeal to both employees and visitors. Its combination of modern amenities and strategic location make it a standout asset within the Fox Valley market.

Key Features:

- Reclaimed lumber finishes throughout the building
- Raised flooring for easy reconfiguration and technology access
- Two live green roofs offering sustainability and aesthetic value
- Large on-site pond creating a scenic environment
- Moveable walls to maximize layout flexibility
- Direct access to the Heart of the Valley YMCA via a tunnel underneath HWY CE.

PRICE: \$16,000,000	
Address:	425 Better Way, Appleton, WI 456 Better Way, Appleton, WI 457 Better Way, Appleton, WI
Building Size:	59,010 SF
Year Built	2009
Stories	3
Total Acreage	19.95 Acres
Parking	344 parking stalls
Seating	325 desks
Signage	Prominent building and monument
Municipality	Village of Kimberly
Zoning	Commercial
Parcel #'s	250246600 = 13.09 Acres 250246700 = 3.62 Acres 250246500 = 3.24 Acres
2025 Real Estate Taxes	\$233,604.14



HEART OF THE VALLEY YMCA



DRONE VIDEO HERE!

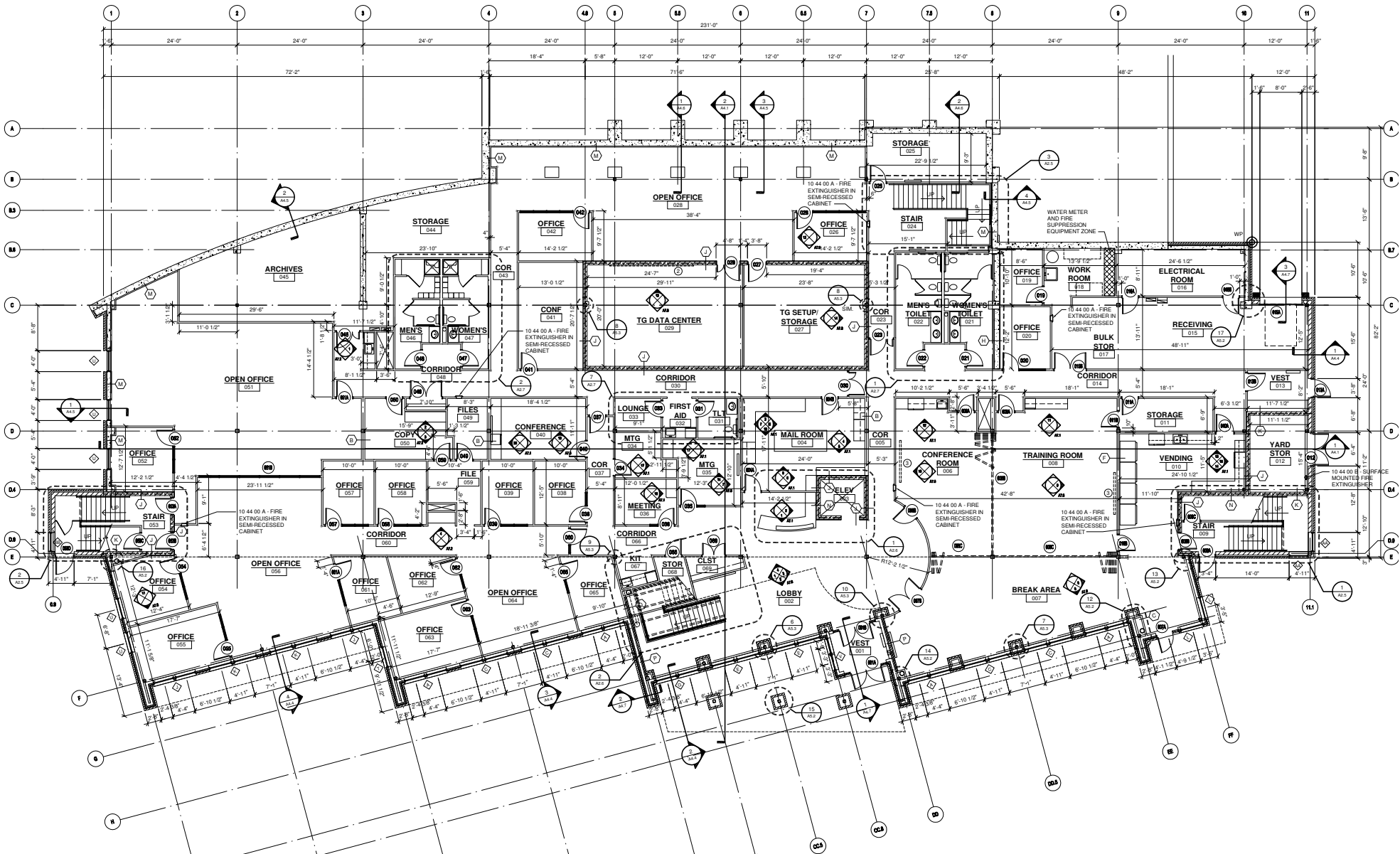


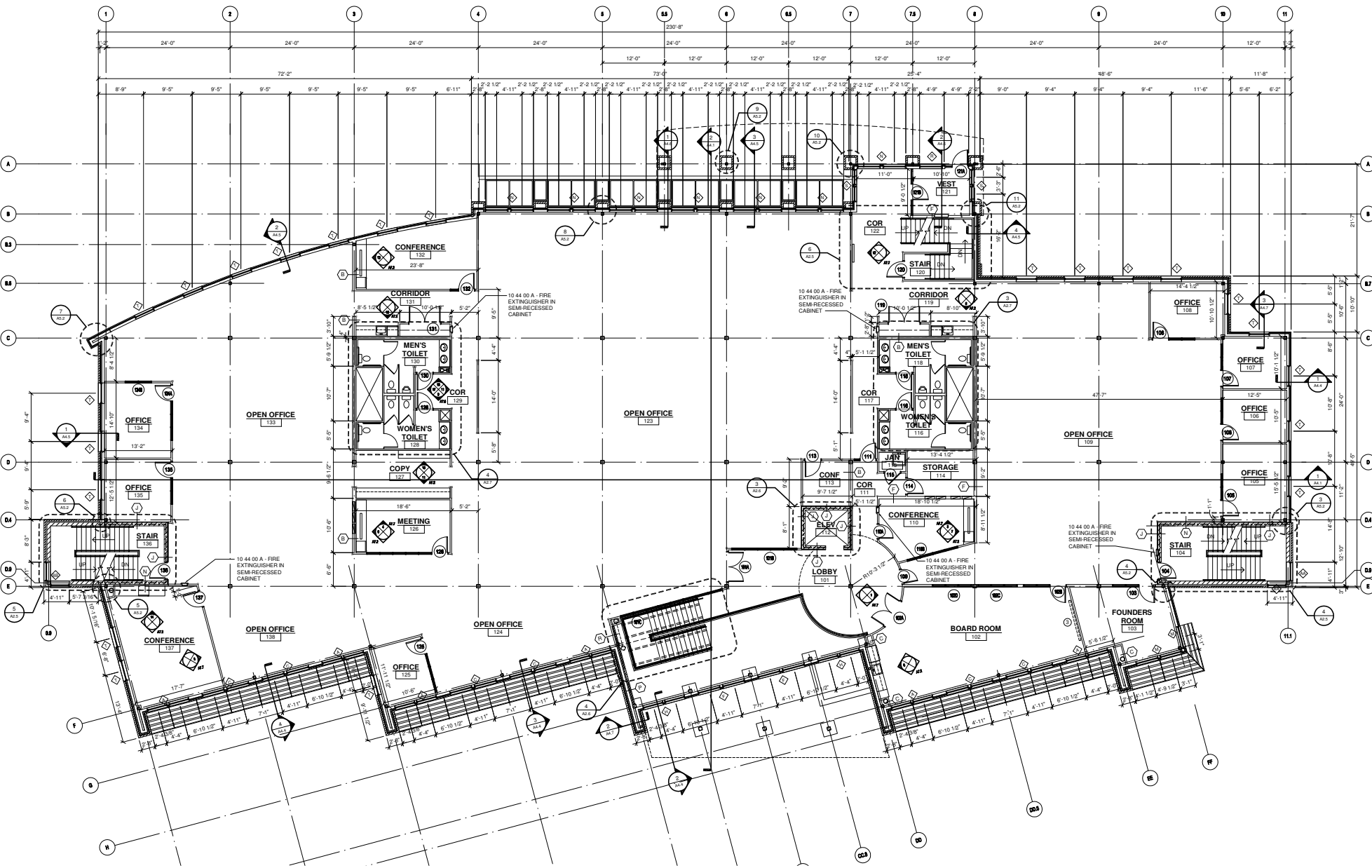
Parcel Outline

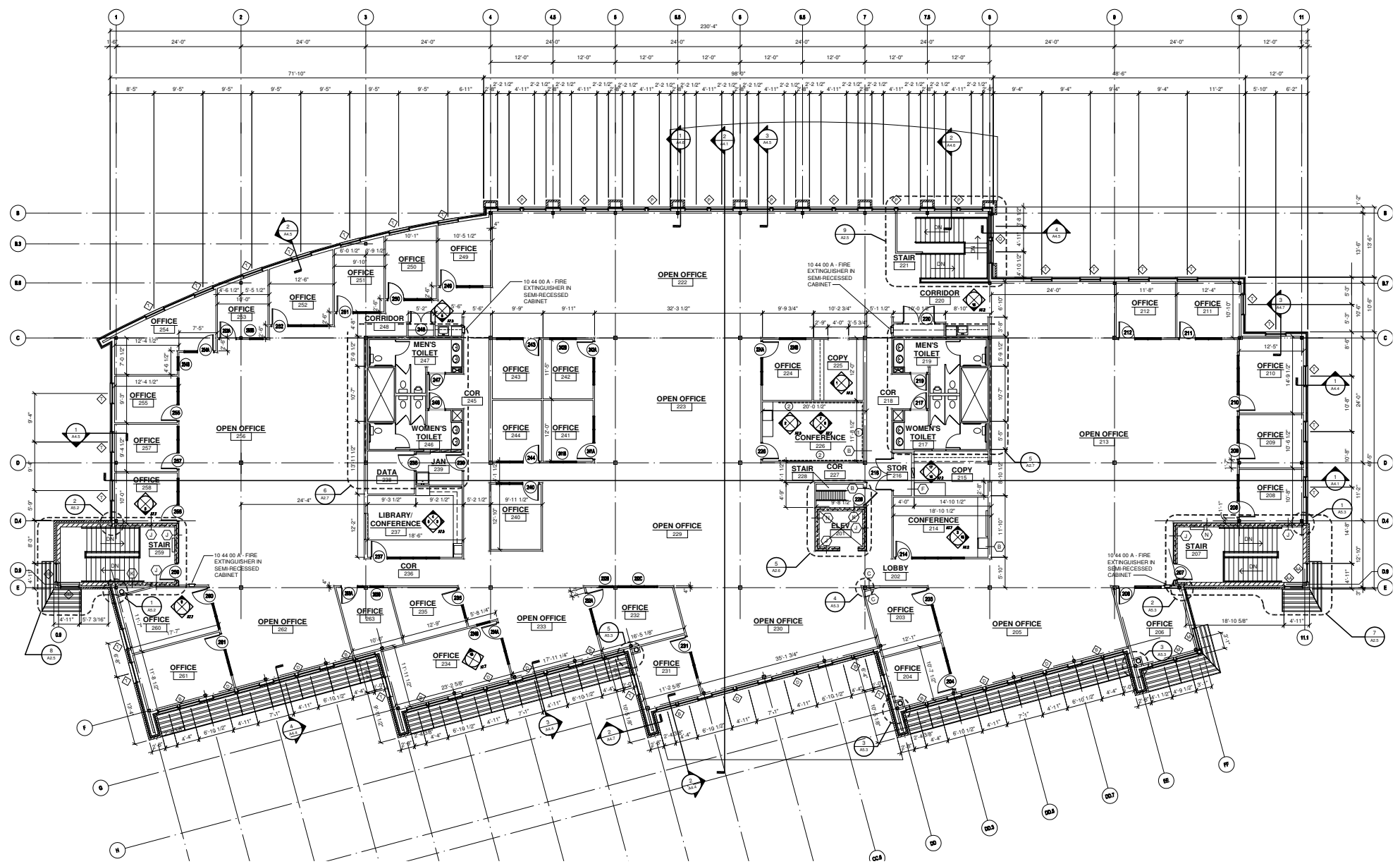












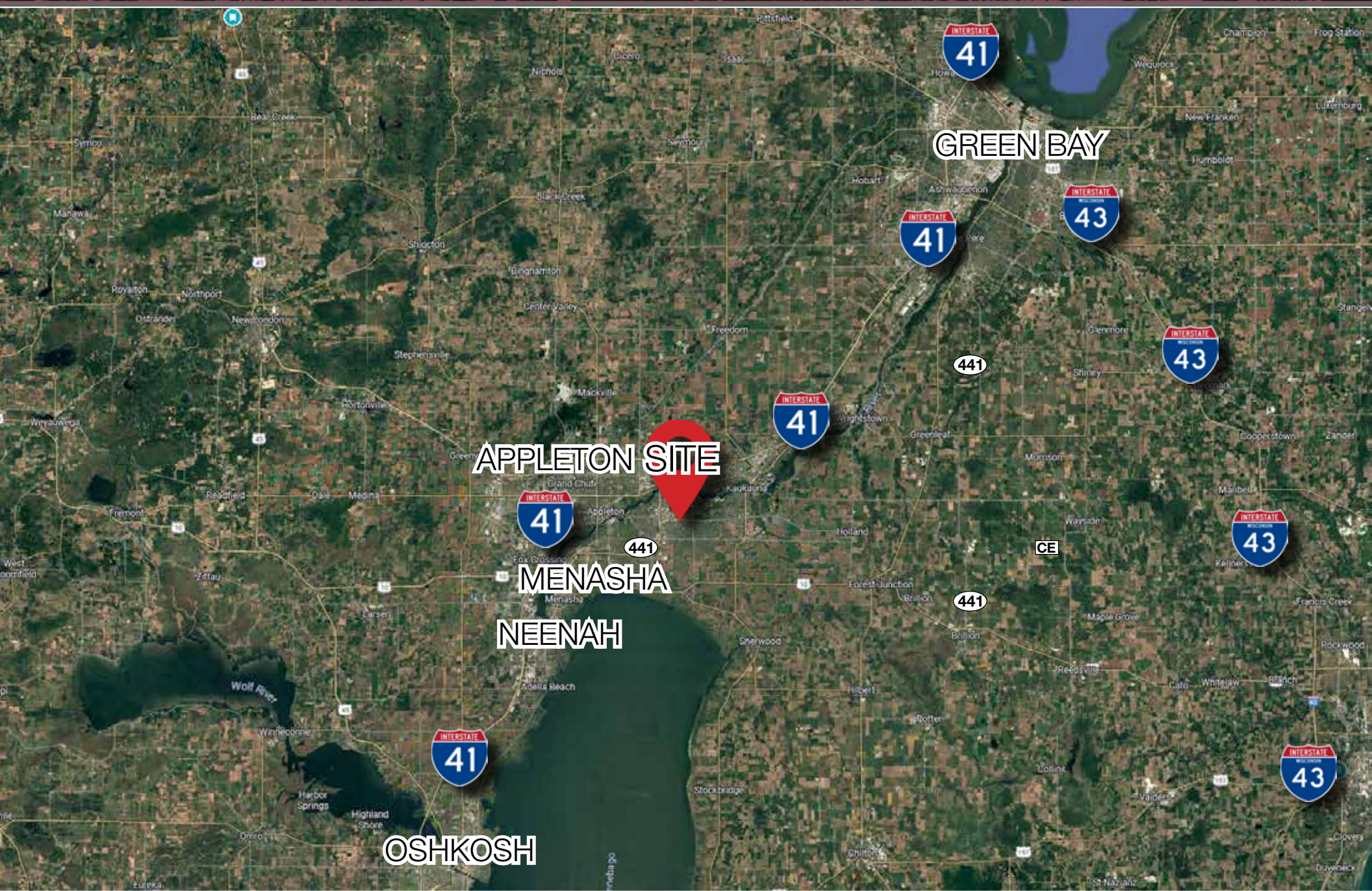


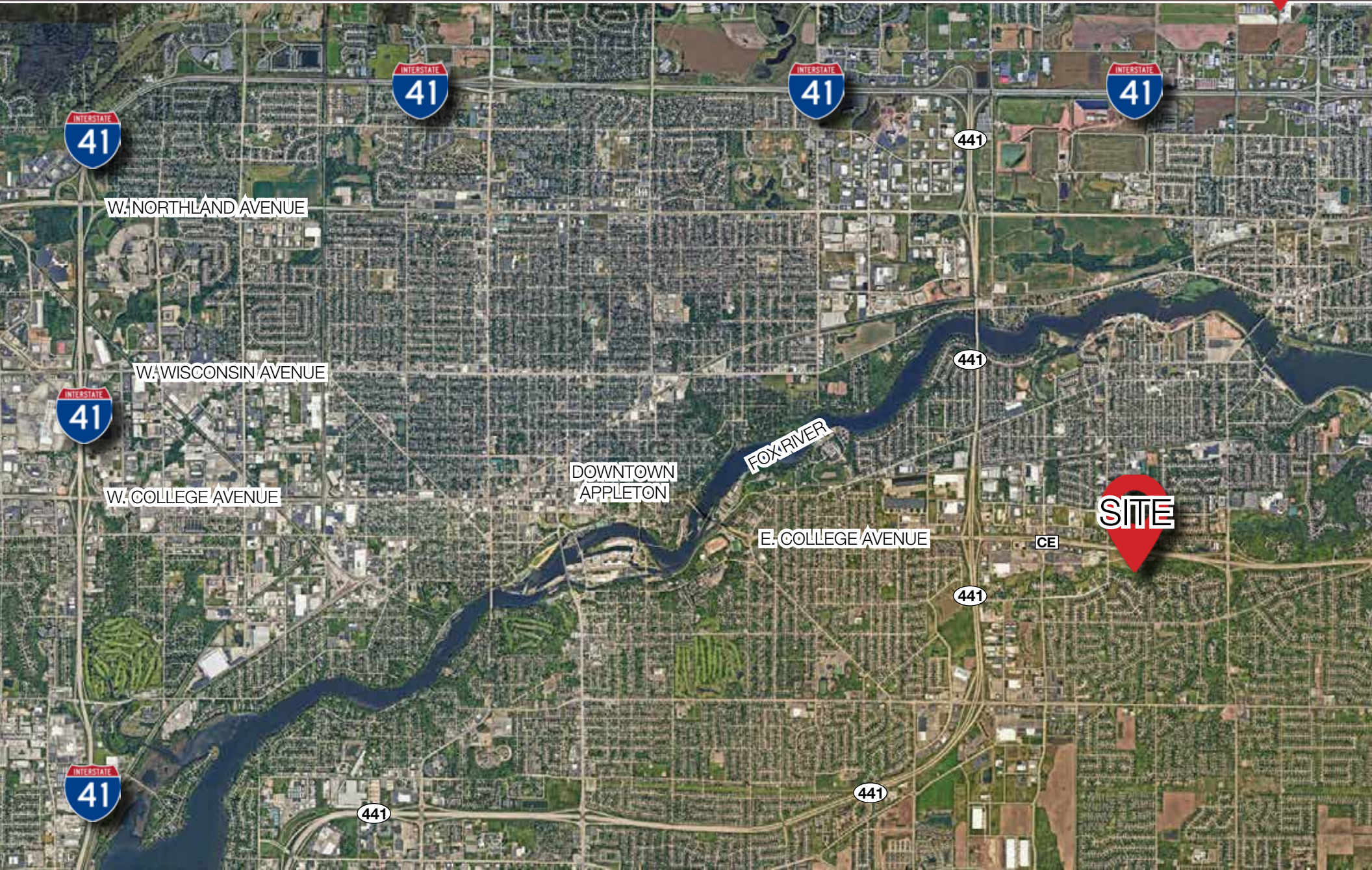
Building Information

• Building:	Three-story building totaling 59,010 SF, with each floor consisting of 19,670 SF.
• Furniture:	Hayworth was installed by Nordon, and most of the spots feature sit-to-stand functionality.
• Building Drawings:	Building plans are available in both PDF and DWG (CAD) format.
• Elevator:	One
• Bathrooms:	Each floor is equipped with two men's and two women's restrooms, ensuring ample facilities to accommodate a high-occupancy workspace.
• 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:	Two boilers replaced recently housed in pentouse Raised floor system.
• Emergency Generator:	This building is equipped with a Cummins Diesel generator, Model DSHAB-1419037 , providing reliable backup power to ensure uninterrupted operations. The generator is rated at 277/480 volts and includes a 366-gallon fuel capacity , delivering dependable performance during power outages and supporting critical building systems with efficiency and stability.
• Security:	The building is equipped with a Everon security system.
• Parking:	325 parking stalls - all covered with cameras
• IT Information:	The building is equipped with ATT, Time Warner, and Level 3 fiber connections, Category 6 cabling throughout the walls and floors, and fiber running from the data room to the third floor.



Regional Map





Demographics and Traffic Counts



Demographics (1, 3 & 5 Mile Radius)

	POPULATION	
	1 MILE:	7,806
	3 MILES:	63,988
	5 MILES:	144,014
	EMPLOYEES	
	1 MILE:	2,441
	3 MILES:	21,236
	5 MILES:	58,379
	AVERAGE INCOME	
	1 MILE:	\$102,923
	3 MILES:	\$110,388
	5 MILES:	\$109,860
	BUSINESSES	
	1 MILE:	204
	3 MILES:	1,282
	5 MILES:	3,737
	AVERAGE HOUSEHOLDS	
	1 MILE:	3,170
	3 MILES:	26,134
	5 MILES:	59,358
	TRAFFIC COUNTS (VEHICLES PER DAY)	
	E. COLLEGE AVENUE (CE)	22,013
	COUNTY N	13,320
	HIGHWAY 441	39,003

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

NON-CONFIDENTIAL INFORMATION

(the following information may be disclosed to 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.