### FOR LEASE 1,200 SF - 58,438 SF Class A Office Space



### 222 W. College Avenue, Appleton, WI.

#### **Property Features**

- Downtown Appleton's 222 Building
- Three surfaced parking lots providing 388 on-site parking stalls within walking distance; Washington Street ramp is directly across the street
- Tenant responsible for interior janitorial
- Entire building is professionally managed by Pfefferle Management

#### **Details**

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 (22,000 SF each) of high-ceilings, open office space and 5 elevators. 243,000 rentable square feet with an extremely flexible floor plan layout. An elegant, full-service board room - free of charge for tenants in the building; A category 5, data-cabling system throughout the building. Zoned Commercial.

LEASE RATE	\$21-\$22/SF GROSS	
SPACE AVAILABLE		
1ST FLOOR	5,038 SF	
2ND FLOOR	8,200 SF	
3RD FLOOR	22,000 SF	
4TH FLOOR	22,000 SF	
6TH FLOOR	1,200 SF	
VEAD BLUIT, EACT CIDE	IN 1050: WEST SIDE IN 1064	

YEAR BUILT: EAST SIDE IN 1952; WEST SIDE IN 1964

OTHER TENANTS INCLUDE US VENTURE, JOHNSON BANK, AIA, THEDACARE AND GANNETT.



For more information:

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

### For Lease 222 W. College Avenue Appleton, WI.

























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For Lease 222 W. College Avenue Appleton, WI.



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 with an open office space unencumbered by columns.

There is a basement level, sub-basement level, 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 entire building. Building has various separate heating and cooling systems, with some back-up provided by the main boiler and chiller plant.





Appleton's thriving downtown is in the heart of the Fox Cities, a metropolitan population of 250,000 offering urban living in a vibrant community with small town values.

#### **Downtown Appleton is home to:**

- 7,000 employees and 3 public parking ramps
- A thriving arts and entertainment district
- Multiple up-scale hotels with convention accommodations
- A growing residential neighborhood with 461 newly built or proposed units
- Excellent public transportation
- Lawrence University
- 25,000+ vehicles per day
- Community celebrations, events and parades throughout the year

#### **Business Grants Offered Through the City of Appleton**

- BID Business Recruitment Grant
   ADI has funds available to locate your new business Downtown
- BID Façade and Sign Grant
   ADI provides a range of grants up to \$5,000 available to properties within the business improvement district boundaries.
- BID Matching Marketing Grant
  Matching your advertising dollars with both BID grant funds and media partner support.



**CURRENT NOTABLE TENANTS** 

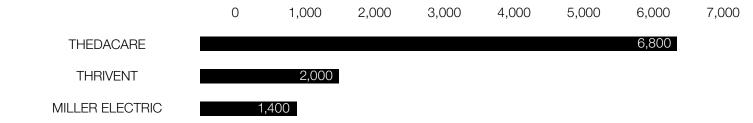






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#### LARGEST EMPLOYERS IN APPLETON / CURRENT EMPLOYEES



GUARDIAN LIFE INSURANCE 1,000

SALEYTICS 850

APPVION 850

Source: Fox Cities Regional Planning

#### Demographics (1, 3 & 5 Mile Radius)

#### **POPULATION**



1 MILE:	16,472
3 MILES:	90,765
5 MILES:	161,018



EMPLOYEES			
1 MILE:	14,657		
3 MILES:	67,269		
5 MILES:	101 613		

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#### **AVERAGE INCOME**



1 MILE:	\$59,211
3 MILES:	\$75,879
5 MILES:	\$88,030



BO2INE22E2			
1 MILE:	798		
3 MILES:	3,146		
5 MILES:	5 335		

#### **AVERAGE HOUSEHOLDS**



1 MILE:	6,684
3 MILES:	38,386
5 MILES:	67,082

W. COLLEGE AVENUE	15,354
E. COLLEGE AVENUE	14,697
N. APPLETON STREET	6,212

TRAFFIC COUNTS



### For Lease 222 W. College Avenue Appleton, WI.

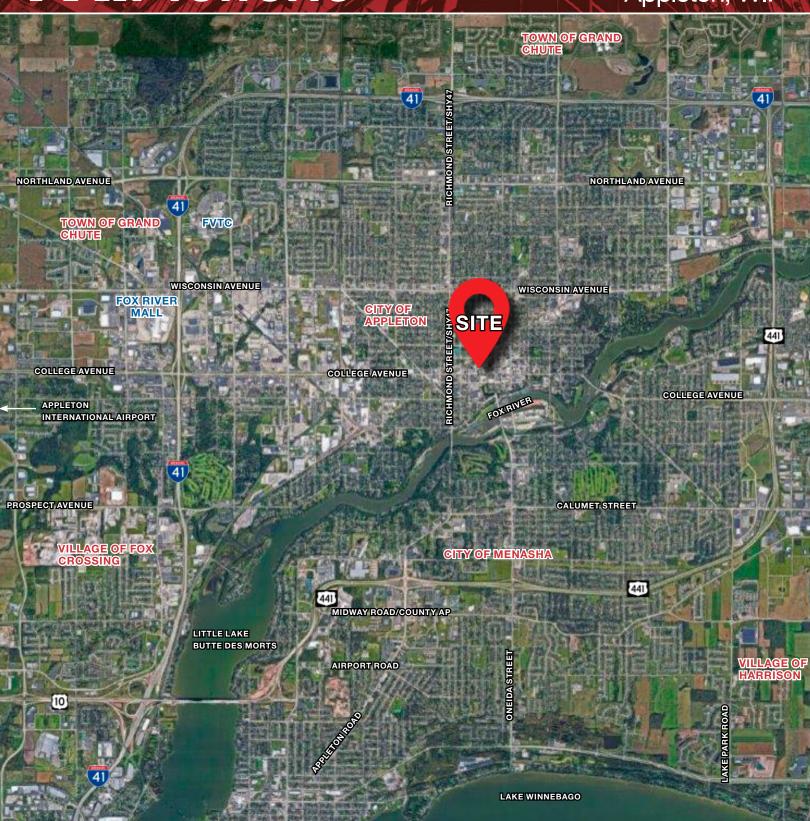
#### **303 ONEIDA RAMP 60 SPACES** Appleton Downtown Ramp and Meter Parking 5 ST W PACKARD ST Metered Parking is 9:00am - 6:00pm Monday - Saturday E NORTH ST NORTH ST LOT 6 30 min meter - \$.50/30 minutes 12 hour meter - \$.25/hour **62 SPACES** 2 hour meter - \$1/hour meters start at 3:00pm W HARRIS ST phone app only E HARRIS ST HARRIS ST SHERMAN PL ONEIDA LOT 3 St Paul School **DURKEE ST** M & I LOT **46 SPACES** 35 SPACES E FRANKLIN ST FRANKLIN S Appleton Public Library LOT 4 LOT 1 Yellow Ramp 23 SPACES 166 SPACES Valley Transit LÓT 2 158 SPACES W WASHINGTON ST WASHINGTON ST **JPERIOR WASHINGTON STREET RAMP** APPLETON S (PUBLIC) JOHNSTON ST NOISINIC E JOHNSTON S N DURK JOHNSTON ST Copper Leaf Hotel Histo Muse at th Casi City Center MALNUT E COLLEGE AV COLLEGE AV W COLLEGE S WALNUT ST Hilton Appleton Paper Valley Hotel ALLEY ALLEY HOUDINI PL 474 SOLDIERS SQUARE YMCA STATE YMCA W LAWRENCE ST LAWRENCE ST S DURKEE ST S SAPPL Exhibition STATE ST ALLEN ST **ELM ST** W EIGHTH ST **EIGHTH ST** WATERST ROCKY **EWATER ST** BLIER RUN Justice Center JONES PARK FOX RIVE Parking Ramps W SEVENTH ST ONEIDA ST Monday-Saturday PROSPE \$3 - less than 4 hours Outagamie Co. Court House **ELM ST** \$6 - more than 4 hours SIXTH ST **MIDTOWN RAMP** CITY CENTER RAMP

(PUBLIC)

(PUBLIC)



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### NON-RESIDENTIAL CUSTOMERS STATE OF WISCONSIN OKER DISCLOSURE censees to give the following information about brokerage s

#### Prior to negotiating on your behalf the Brokerage firm, or an agent associated with the firm, must provide you the following disciouse statement.

#### Disclosure to Customers

You are a continuer of NAI Pitelliarie (hereinadher Firm). The Firm is sifter an agent of another party in the transaction or a subagant of another from that is the agent of mother party in the transaction. A bruker or a misspector. acting on behalf of the Firm may provide brokerage services to you. Whenever the Picm is providing brokerage services to you, the Picm and its brokers and salesparanes (harefoother Agashi) over you, the continuer, that following diction:

- The duty is previde brokerage acreions to you fairly and housely.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The shity to previde you with accurate information about market sanclitions within a renounable tions if you request it, unless disclosure of the information is probibited by law.
- The duty to disclose to you in writing certain Material Adverse Pacin about a Property, unless dischours of the information to probleted by
- The duty to protect your sunfidentiality. Unless the law requires it, the Piero and its Agents will not dissince your confidential information or the nuclidential information of other portion.
- The duty to sufermed treat funds and other property held by the Firm or its Agents.
- The duty, when augotisting, to present contract proposals in an abjective and unbiased manner and disclass the advantages and disadvantages of the proposals.

Phase review this information mentally. An Agent of the Firm our answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home imposition, contact an alterney, for subvine, or home inspector. This dissingues is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties award to a material under material 453,133(1) of the Wincomein statutes.

#### Confidentiality Notice to Customers

The Firm and its Agents will keep confidential any information given to the Piero ne its Agenta in confidence, or any information obtained by the Piero or its Agents that a reasonable purson would want to be hept confidential, value the information count be disclosed by her or you authorize the Piero to disclose particular information. The Piros and its Agests shall continue to keep the information confidential after the Piers is no larger providing brokerage services to you.

No representation is sensit as to the legal validity of any provides or the estapancy of any provinter in any specific formacities.

The following information is required to be disclosed by here

- Material Advance Pacis, as defined in rection 452.01(5g) of the Wisconsin Statutes (see definition below).
- Any facts known by the Fires 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 source that the Fires and its Agents are swere of what specific information you consider confidential, you may list that information below or provide that information to the Piros or its Agenta by other mouns. At a later then, you may also provide the Firm or its Agents with other information you. consider to be confidentfall.

#### CONFIDENTIAL INFORMATION

#### NON-CONFIDENTIAL INFORMATION

(the following information may be disclosed to the Pico and its Agenta):

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#### Definition of Material Adverse Facts

A "Material Advance Part" is defined in Wis. Stat. 452.01(fig) as an Advance Fact that a party indicates is of such eighthouses, or that is generally resognised by a compotent Bosonic as being of such significants to a reasonable party, that it within or would affect the party's decision to enter into a contract or agreement concurring a transaction or affects or would affect the party's decision about the terms of such a contract or agreement.

An "Adverse Pact" is defined in Wis. Stat. 452.01(1s) as a condition or conservator that a computant formure generally enoughbor 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 companie of the property; or information that indicates that a purty to a transaction is not able to or does not intend to meet his or her obligations under a motivat or agreement made communing the transaction.

#### Notice About Sex Offender Registry

You may obtain information about the sax offender registry and persons registered with the registry by contacting the Wavenubs Department of Corrections on the Internet at https://www.doc.wi.gov or by talephone at 608-24D-583D.

