



**FOR SALE OR LEASE** | **61,071 SF**  
**1451 MCMAHON DR** | **CLASS A OFFICE**  
**NEENAH, WI**



**PHOENIX**  
**INVESTORS**  
*Opportunity. Execution. Value Creation.*

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# PROPERTY HIGHLIGHTS



**EXCELLENT FOX CITIES LOCATION  
W/ ACCESS TO APPLETON, GREEN  
BAY, MADISON, AND MILWAUKEE**



**PROPERTY WITH FRONTAGE  
TO I-41/US-10 WITH MORE  
THAN 110,200 VPD**



**LOCATED IN CLASS A  
MCMAHON BUSINESS PARK**



**PYLON SIGNAGE**



**OPEN OFFICE FLOOR PLAN  
WITH CONFERENCE, TRAINING,  
AND BREAK ROOMS**



**BOARDROOM, EXECUTIVE  
OFFICES, AND LUNCH AREA**

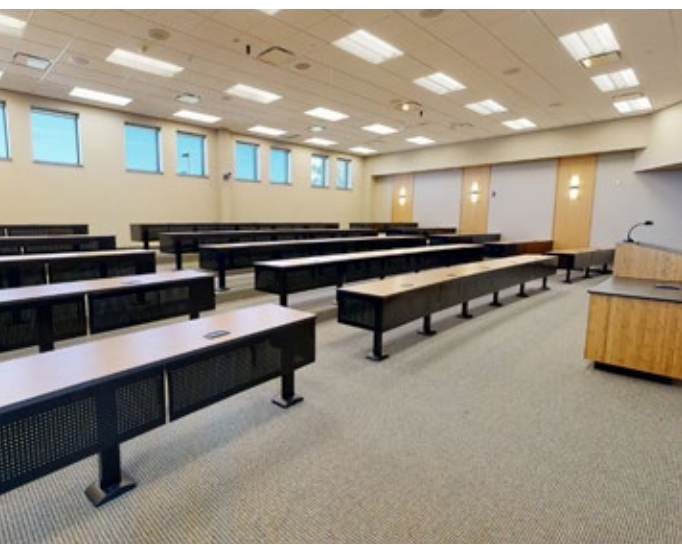


# PROPERTY DETAILS

1451 MCMAHON DR | NEENAH, WI  
CLASS A OFFICE

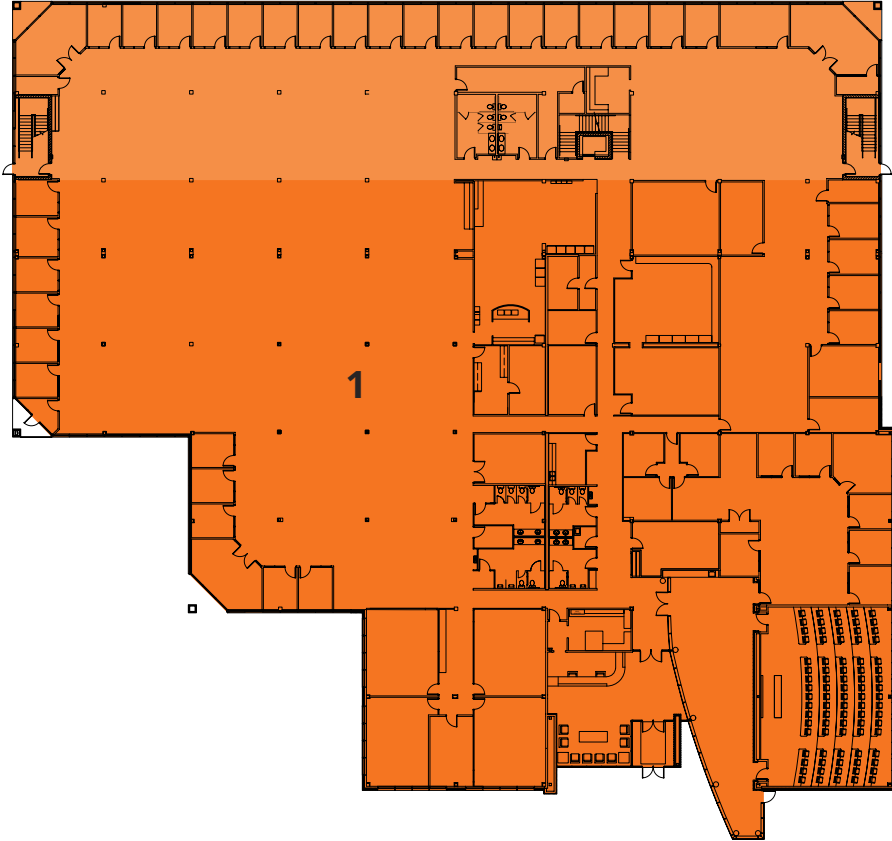
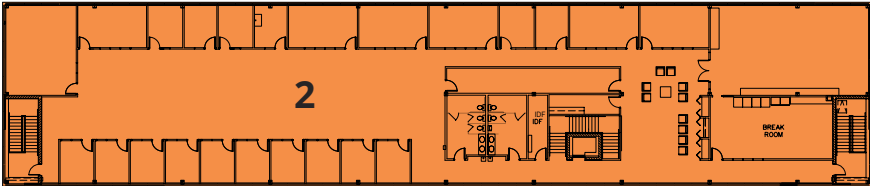
AVAILABLE SPACE	61,071 SF
FLOORS	2
ELEVATORS	Yes
WINDOWS	Fixed Glass
ROOF	TPO
WALLS	Exterior
RESTROOMS	Three Banks
LOBBY	Stone and Glass
YEAR BUILT	1997   Expanded and Renovated in 2011
FIRE SUPPRESSION	Wet Sprinklers
POWER	1600 Amps
PARKING	230 Surface Spaces
LAND AREA	4.982 Acres
ZONING	B-5 Commercial
PARCEL ID	121-5221
OPEX ESTIMATE	\$1.95/SF





# FLOOR PLAN

1451 MCMAHON DR | NEENAH, WI



NUMBER	SPACE DESIGNATION	SQUARE FEET
1	AVAILABLE	35,545 SF
2	AVAILABLE	25,526
<b>TOTAL</b>		<b>61,071 SF</b>

[VIEW A MATTERPORT WALK-THROUGH](#)

