

4321
W. COLLEGE AVENUE
Appleton, WI 54914

INVESTMENT
OPPORTUNITY



CONFIDENTIAL



PRESENTED BY



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OFFERING SUMMARY

Property Address: 4321 W. College Ave
Appleton, WI 54914

Year Built: 1972

Lot Size (Acres): 3.76

Rentable Sq. Ft.: 57,870

Occupancy 100%

Offering Cap Rate: 8.15%

Offering Price: **\$9,245,485**

Parcel Number: 10-1-1218-00



PHOTOS



***FOX RIVER MALL: Area's Largest Shopping Center / 130 + Stores / 16+ Million Visitors Annually**

INVESTMENT HIGHLIGHTS



100% OCCUPIED

We are pleased to present the opportunity to acquire this four-story Class A office building at 4321 W. College Avenue in Appleton, WI . This 57,870 rentable square foot office building is situated on a 3.76 acre site.

7 out of 12 Leases at this Property call for at least 2.00% annual increases, providing a significant hedge against inflation and a boost to the overall Property cash flow.

100 % Leased, Long Term Tenant Commitment

The Class A Property is 100% occupied by 12 tenants. Six of these tenants have operated at the Property for more than 12 years and three tenants house their corporate headquarters, demonstrating strong commitment to the building and location.

Impressive, Diversified Tenant Roster

From Technology Solutions to Healthcare to Wealth Management and many others, the Property is home to a diverse group of Tenants that are each strong operators within their respective field of work.

Unparalleled Access & Visibility off Main Thoroughfare

The property is located at US-41 (77,100 VPD) and College Avenue (30,100 VPD) providing phenomenal visibility and tenant signage opportunities. Located on the signalized corner of College Avenue and Nicolet Road, tenants can quickly access the building or US-41, the area's main highway thoroughfare.

High Residual Real Estate Value

Located in one of the most desired areas in the Fox Cities, the Property is a 3.76 acre site on a signalized corner location with almost immediate access to Highway 41. The Property is also located less than .50 miles south of the Fox River Mall and only 3 miles east of Appleton International Airport.

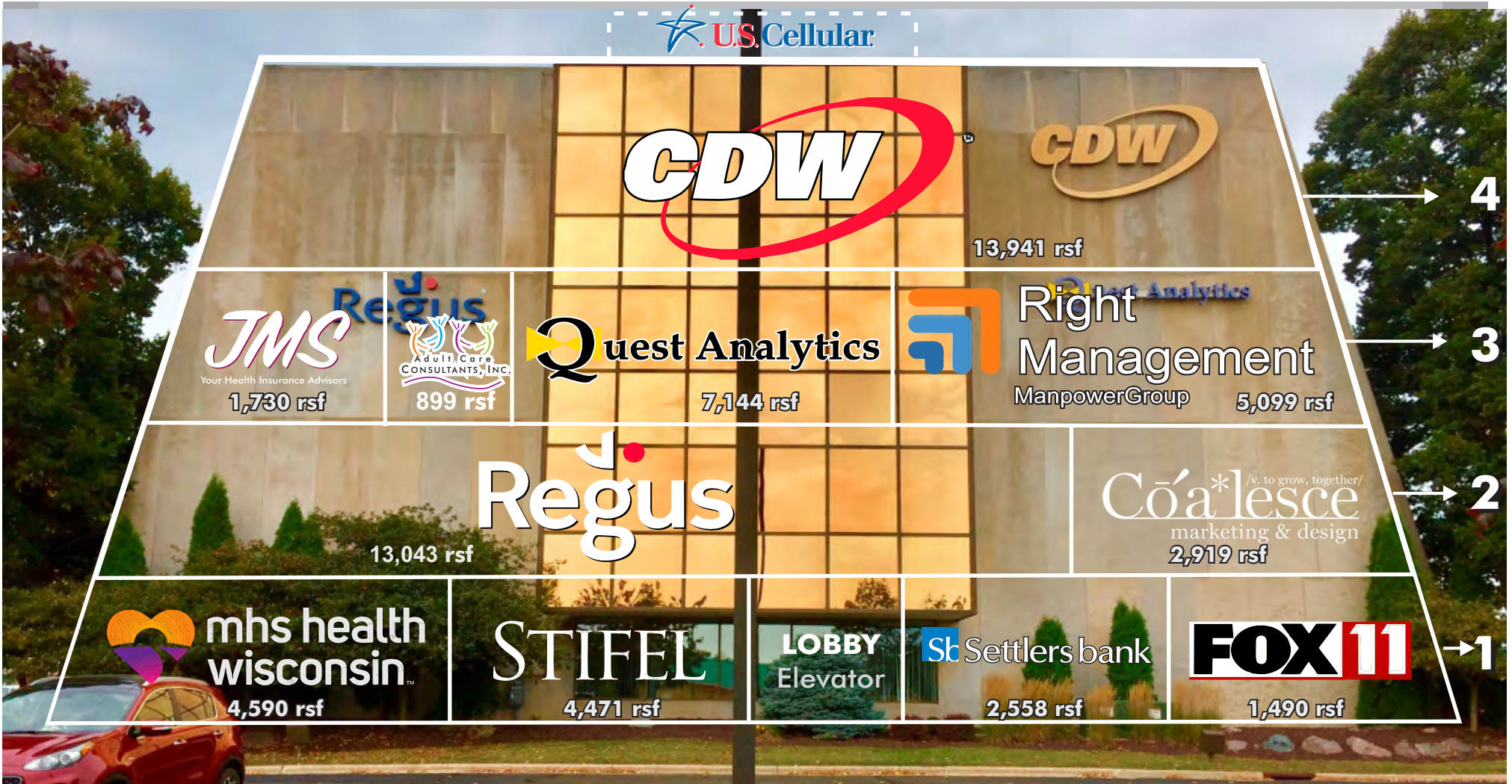
Strong Office Market Fundamentals

The Appleton, WI office market is comprised of approximately 7 million square feet and boasts an overall vacancy rate of 7.5% (Class A vacancy 0.6%). 2018 figures showed a continued trend of positive rent growth for Class A space. Appleton has an impressive unemployment rate of 2.50% and is a regular recipient of various accolades including #56 of the 2019 Top 100 places to live in the US by *livability.com*.

Professionally Maintained / Recent Renovations

The property has been professionally owned, maintained and managed for more than a decade with renovations occurring in 1990, 2000 and 2018. Recent lobby renovations include new ceiling tiles, flooring, wall-covering, mill work, artwork enhancements and a new concrete apron over the main entrance. Additionally, all interior and exterior lighting was converted to high-efficiency LED lighting in 2018; complete with a 10-year warranty.

STACKING PLAN





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