

FOR LEASE

4,588 - 73,711 SF



Development & Brokerage



Property Owner: Park Place Holdings, LLC

APPLETON CLASS B OFFICE
1101 - 1111 E. SOUTH RIVER STREET
APPLETON, WI 54915

MIKE MAEDKE
COMMERCIAL BROKER
920.360.7100
mmaedke@commercialhorizons.com

APPLETON OFFICE
229 E. Washington Street
Appleton, WI 54911

GREEN BAY OFFICE
1175 Lombardi Avenue
Green Bay, WI 54304

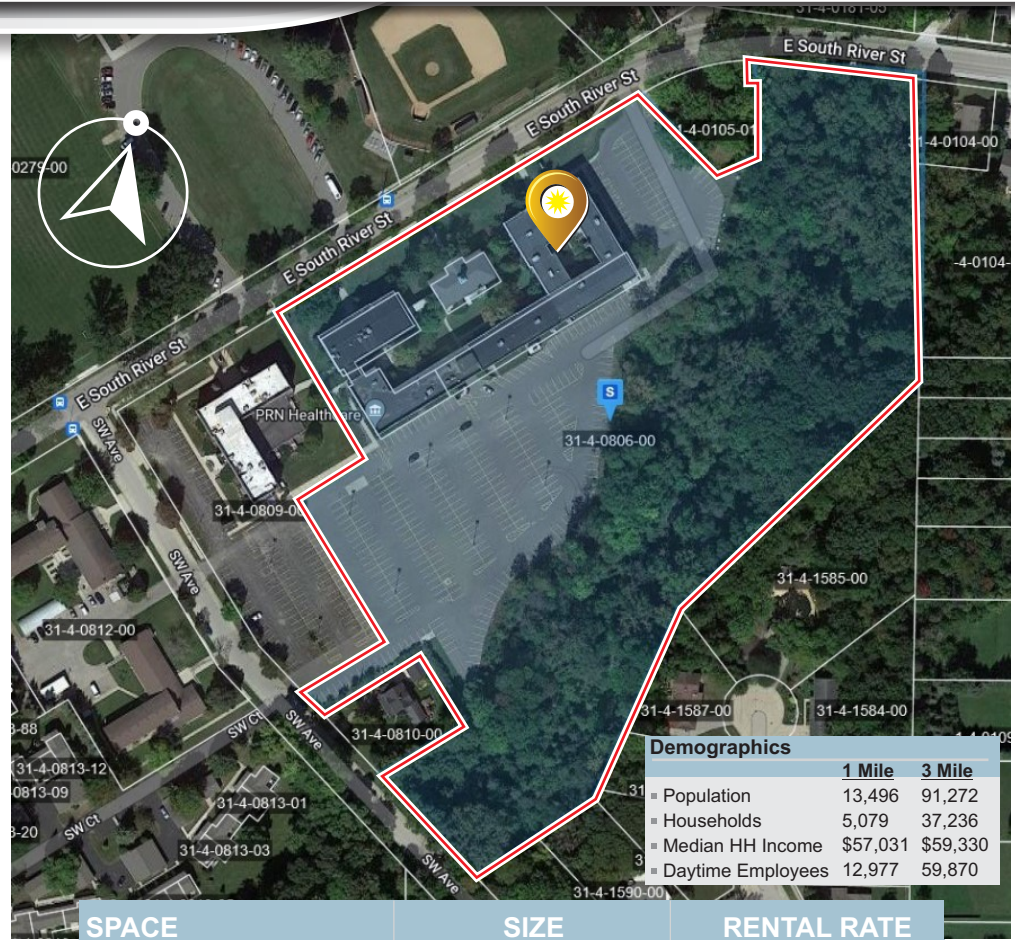
commercialhorizons.com

Commercial Horizons, Inc. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

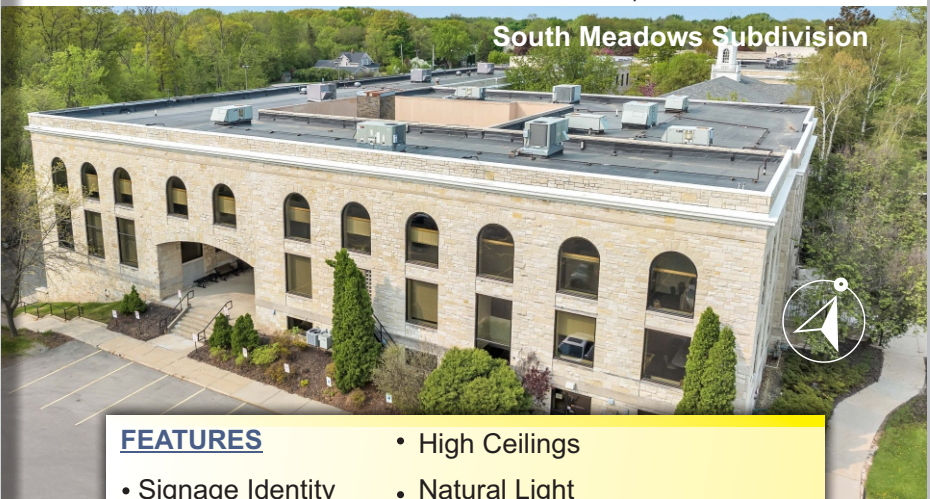
PROPERTY

OVERVIEW

Total Building SF: 115,776 SF
 Office SF: SEE TABLE BELOW...
 Building Class: B
 Year Built: 1950/ Renovated in 2002
 Typical Floor Size: 19,232 SF
 Ample Parking: 100 Surface Parking Spaces
 Zoned: PDCO: Planned Development Commercial Office



Demographics		
	1 Mile	3 Mile
Population	13,496	91,272
Households	5,079	37,236
Median HH Income	\$57,031	\$59,330
Daytime Employees	12,977	59,870



South Meadows Subdivision

- | FEATURES | |
|------------------------|---|
| • Signage Identity | • High Ceilings |
| • Bus Line | • Natural Light |
| • Beautiful Courtyards | • On-site Fitness Center (fee based) |
| • Central Heating | • Near Appleton's City Park Historic District |
| | • Near Lawrence University Campus |

Existing Tenants: Salelytics, Nurses PRN & Title X Title Co.

SPACE	SIZE	RENTAL RATE
Terrace, Ste 1101	4,272 - 5,797 SF	\$9.50 / SF NNN
Ste 1101	10,294 SF	\$11.00 / SF NNN
1st Floor, Lower Ste 1111	4,588 SF	\$4.00 / SF NNN
Multiple Floors	14,367 - 53,109 SF	\$11.00 / SF NNN

* RAW SPACE: See Photos >>> Conference Room 677 SF & Lobby: 778 sf

MIKE MAEDKE
 COMMERCIAL BROKER
 920.360.7100
mmaedke@commercialhorizons.com

APPLETON OFFICE
 229 E. Washington Street
 Appleton, WI 54911

GREEN BAY OFFICE
 1175 Lombardi Avenue
 Green Bay, WI 54304

commercialhorizons.com

AERIAL VIEW

AMPLE PARKING



Lovely setting immediately adjacent to Lawrence University's Whiting Baseball Field. Just steps away from Appleton's City Park Historic District, Lawrence University campus and all of the area's shopping, dining and entertainment. The building features a state of the art fitness center, conference facility and multiple beautifully-landscaped outdoor event spaces. Ample parking in the building's dedicated parking lot for all of your employees and visitors.

MIKE MAEDKE
COMMERCIAL BROKER
920.360.7100
mmaedke@commercialhorizons.com

APPLETON OFFICE
229 E. Washington Street
Appleton, WI 54911

GREEN BAY OFFICE
1175 Lombardi Avenue
Green Bay, WI 54304

commercialhorizons.com

Multiple Floors

14,367 - 53,109 SF



MIKE MAEDKE
COMMERCIAL BROKER
920.360.7100
mmaedke@commercialhorizons.com

APPLETON OFFICE
229 E. Washington Street
Appleton, WI 54911

GREEN BAY OFFICE
1175 Lombardi Avenue
Green Bay, WI 54304

commercialhorizons.com

Terrace, Ste 1111

4,272 - 5,797 SF



Tailor the suite opportunity to fit your vision.



MIKE MAEDKE
COMMERCIAL BROKER
920.360.7100
mmaedke@commercialhorizons.com

APPLETON OFFICE
229 E. Washington Street
Appleton, WI 54911

GREEN BAY OFFICE
1175 Lombardi Avenue
Green Bay, WI 54304

commercialhorizons.com

Ste. 1011

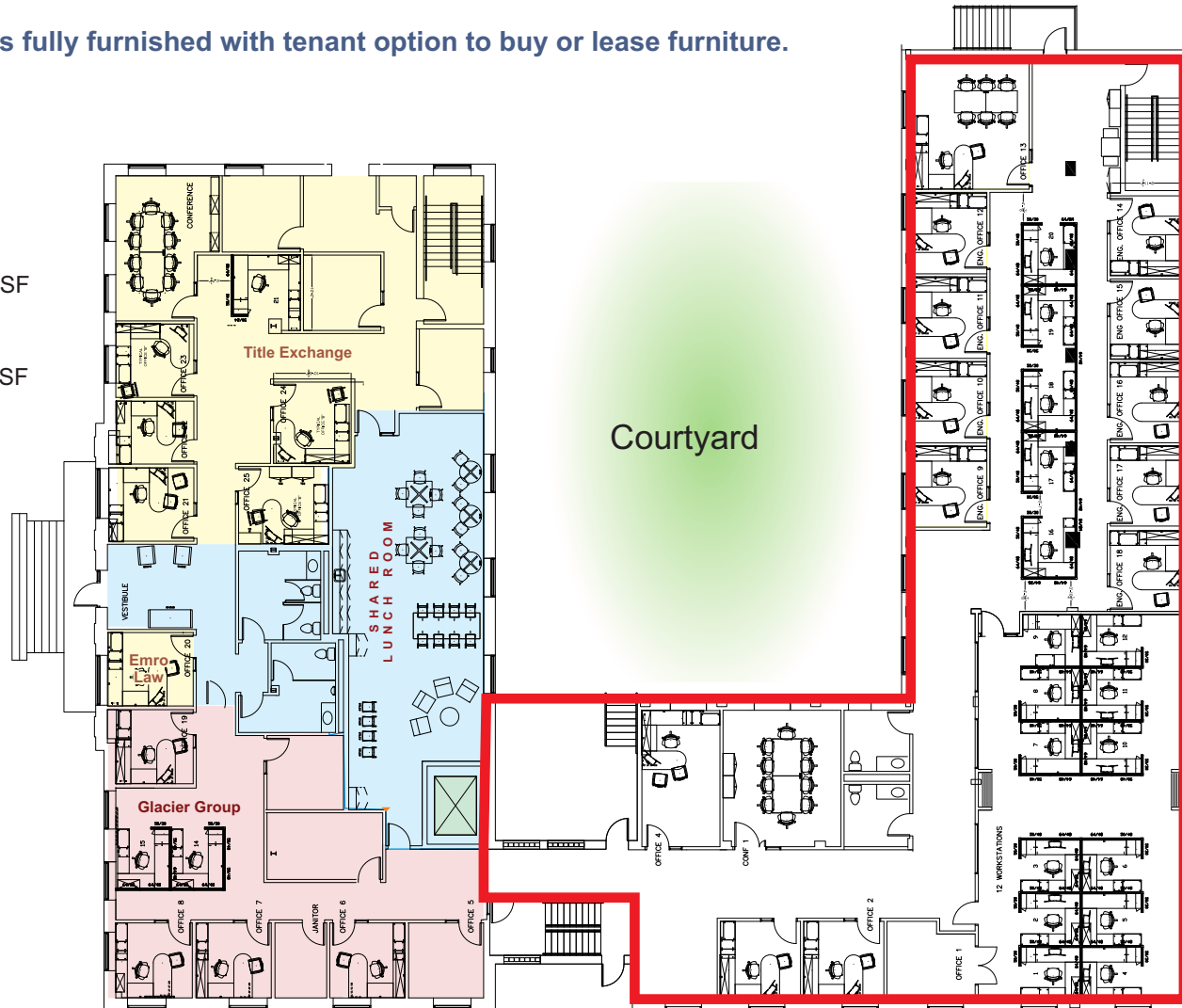
7,723 SF

Beautiful office space is fully furnished with tenant option to buy or lease furniture.

FLOOR PLAN

- = Title Exchange 2,826 SF
- = Emro Law
- = Glacier Group 2,571 SF
- = Common Area
- = Available 7,723 SF

South River Street



← 7,723 SF
*Includes shared Lunch Room

Back Parking Lot

MIKE MAEDKE
COMMERCIAL BROKER
920.360.7100
mmaedke@commercialhorizons.com

APPLETON OFFICE
229 E. Washington Street
Appleton, WI 54911

GREEN BAY OFFICE
1175 Lombardi Avenue
Green Bay, WI 54304

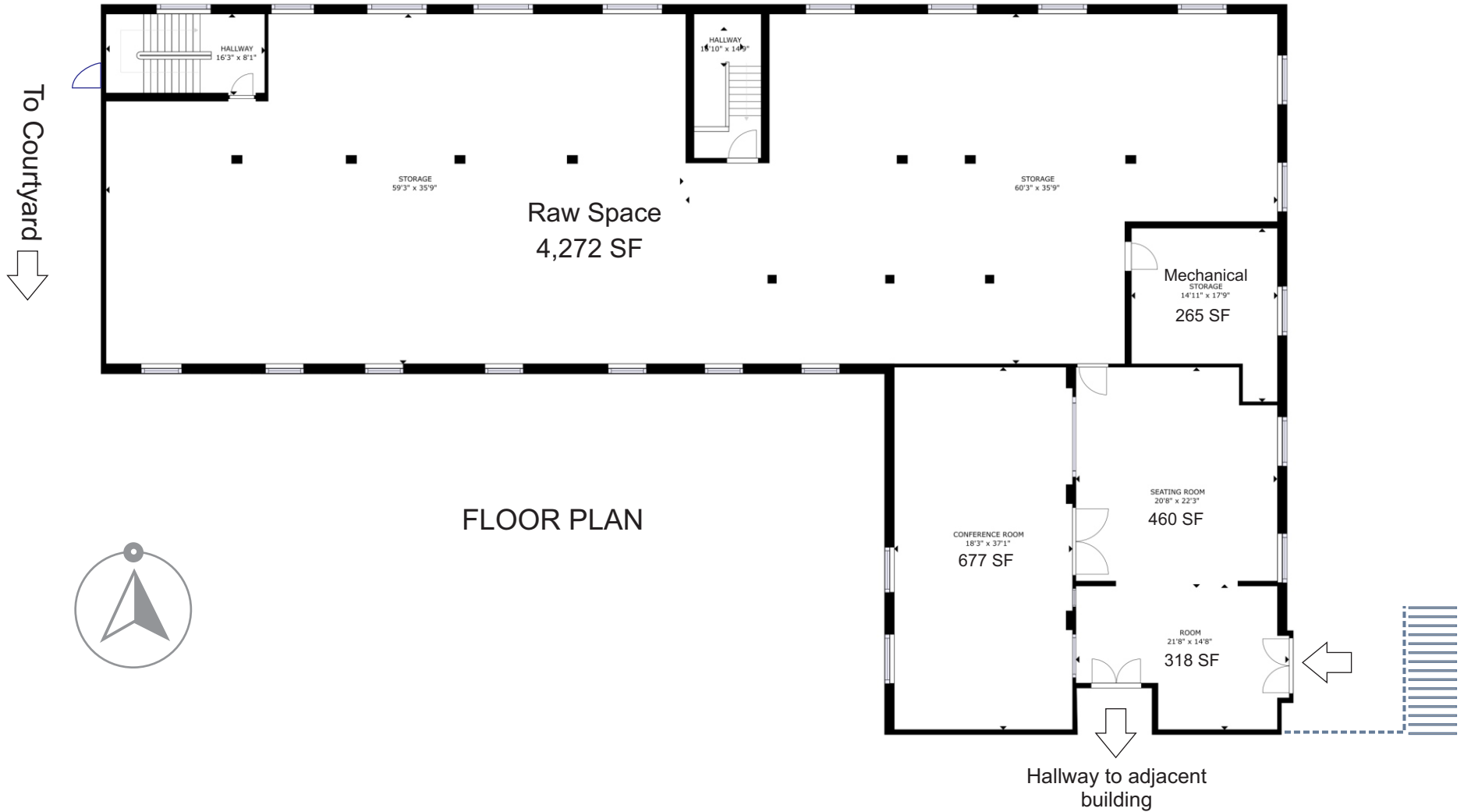
commercialhorizons.com

Terrace, Ste 1111

4,272 - 5,797 SF

REAR OF BUILDING PARKING LOT

Basement



FLOOR PLAN

MIKE MAEDKE
 COMMERCIAL BROKER
 920.360.7100
mmaedke@commercialhorizons.com



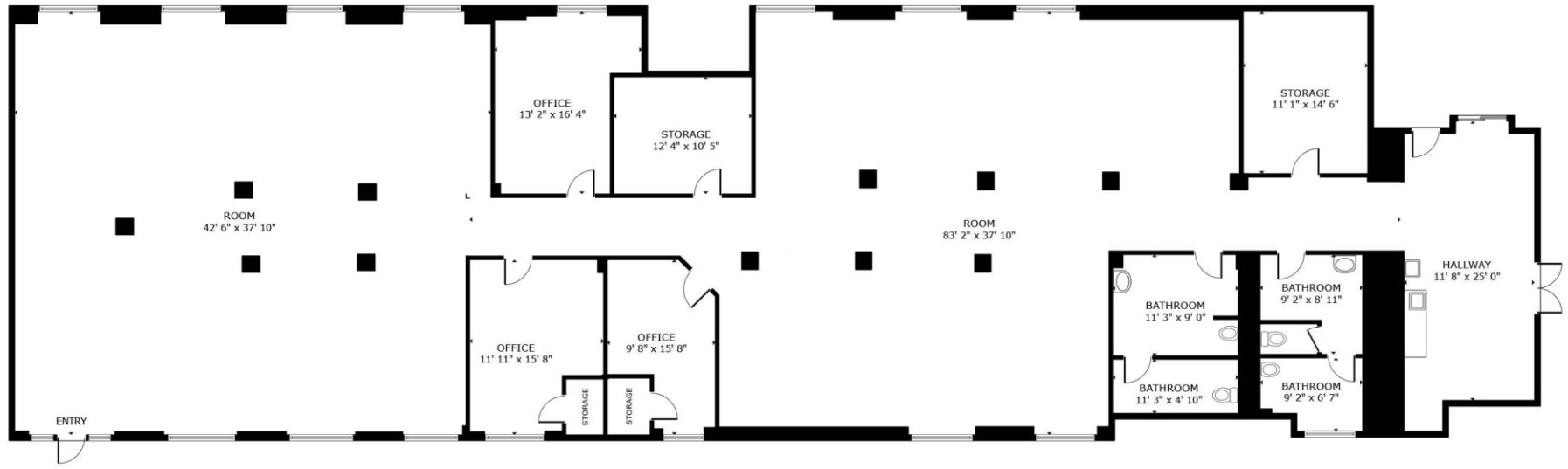
APPLETON OFFICE
 229 E. Washington Street
 Appleton, WI 54911

GREEN BAY OFFICE
 1175 Lombardi Avenue
 Green Bay, WI 54304

commercialhorizons.com

Lower Level : LS

4,588 SF



FLOOR PLAN



MIKE MAEDKE
COMMERCIAL BROKER
920.360.7100
mmaedke@commercialhorizons.com



APPLETON OFFICE
229 E. Washington Street
Appleton, WI 54911

GREEN BAY OFFICE
1175 Lombardi Avenue
Green Bay, WI 54304

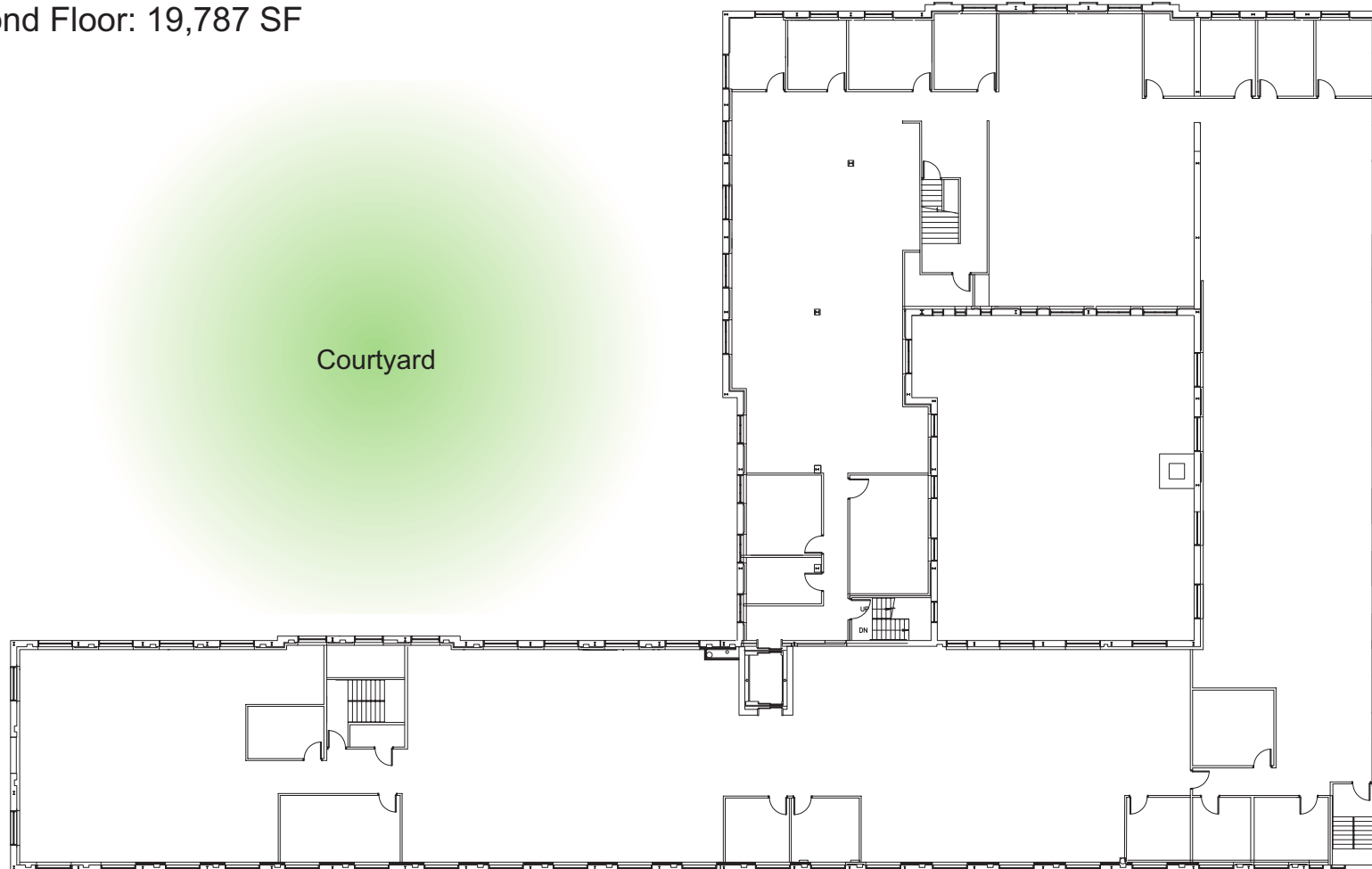
commercialhorizons.com

Multiple Floors

14,367 - 53,109 SF

South River Street

Second Floor: 19,787 SF



MIKE MAEDKE
COMMERCIAL BROKER
920.360.7100
mmaedke@commercialhorizons.com



APPLETON OFFICE
229 E. Washington Street
Appleton, WI 54911

GREEN BAY OFFICE
1175 Lombardi Avenue
Green Bay, WI 54304

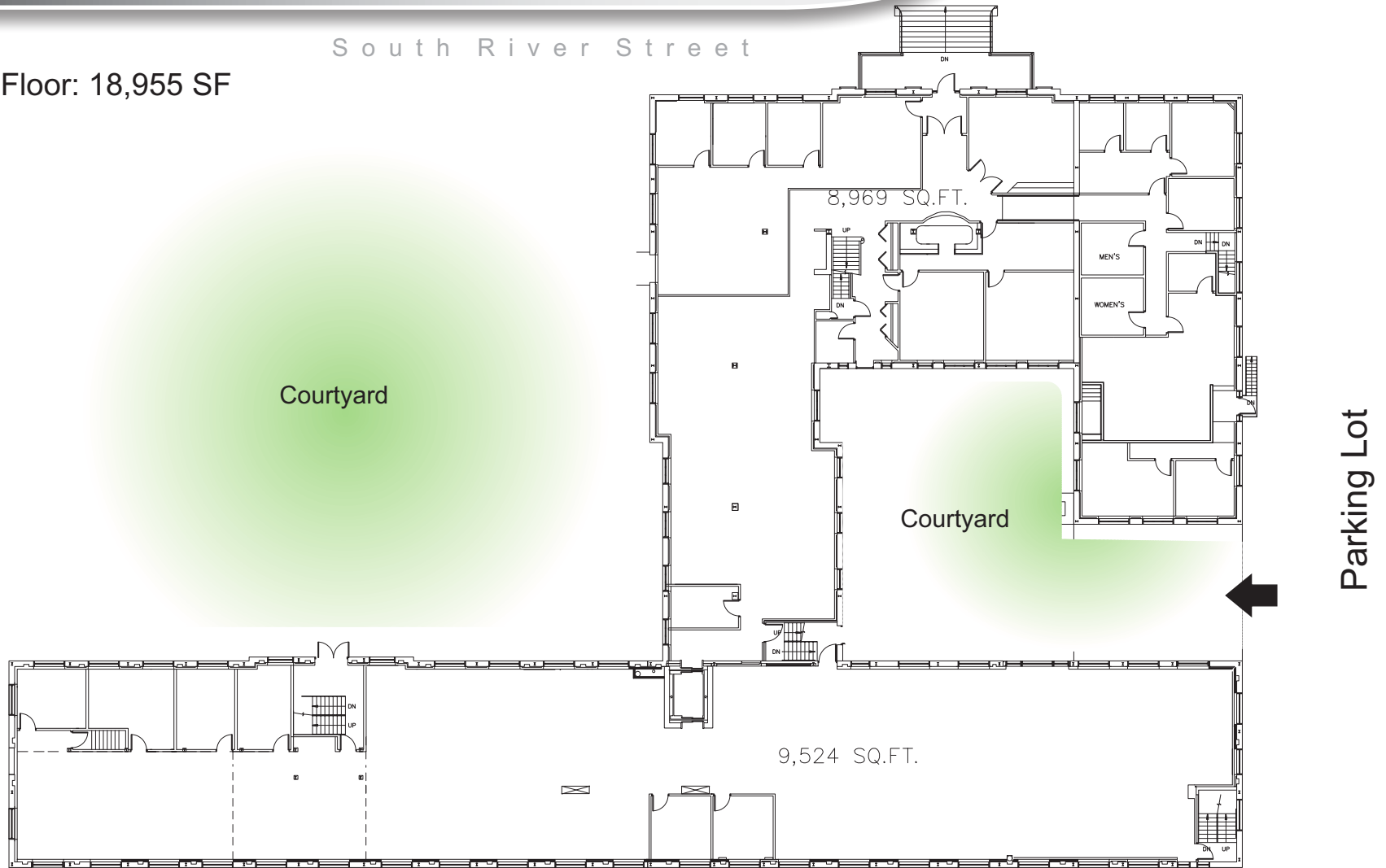
commercialhorizons.com

Multiple Floors

14,367 - 53,109 SF

South River Street

First Floor: 18,955 SF



MIKE MAEDKE
COMMERCIAL BROKER
920.360.7100
mmaedke@commercialhorizons.com

APPLETON OFFICE
229 E. Washington Street
Appleton, WI 54911

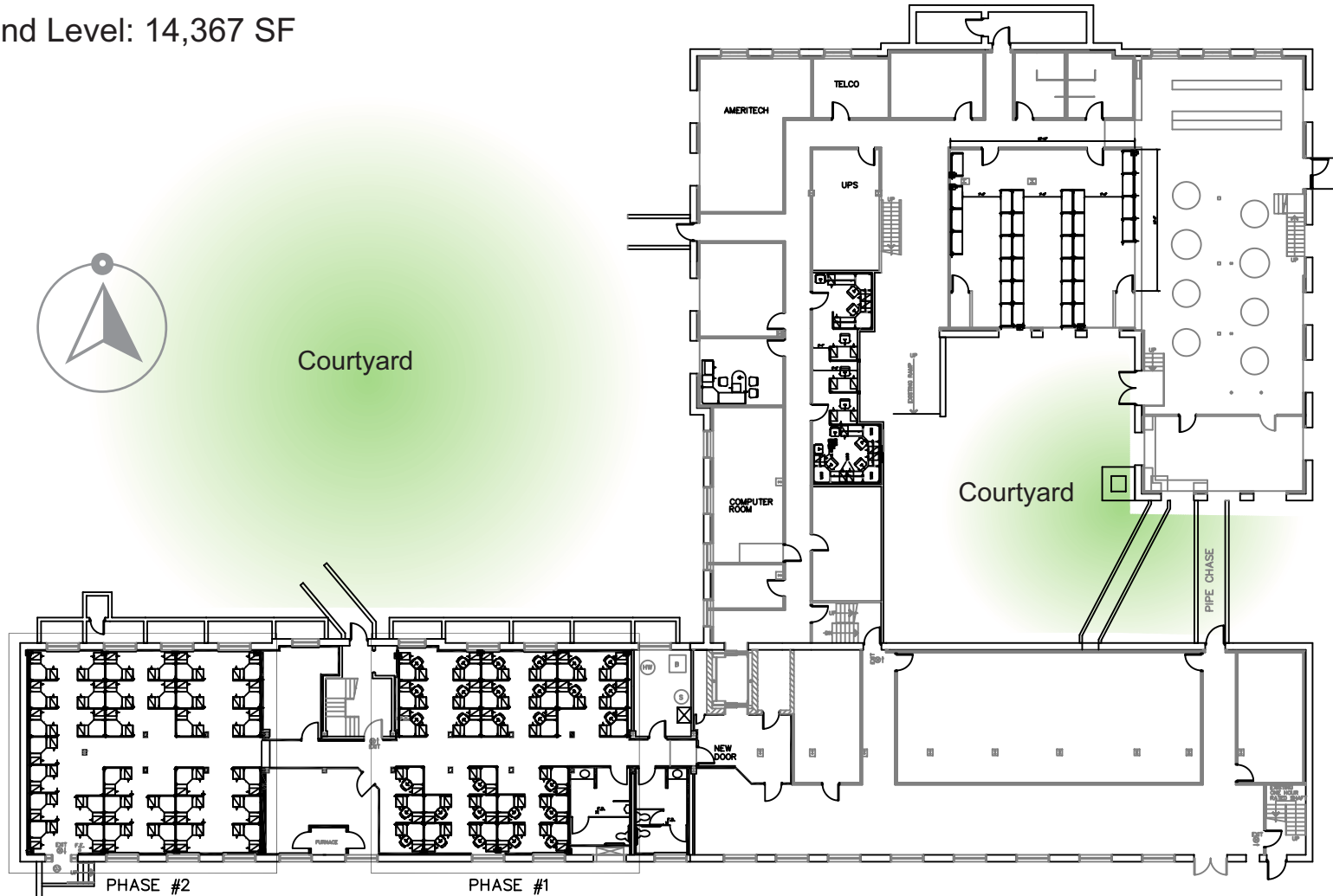
GREEN BAY OFFICE
1175 Lombardi Avenue
Green Bay, WI 54304

commercialhorizons.com

Multiple Floors

14,367 - 53,109 SF

Ground Level: 14,367 SF



MIKE MAEDKE
COMMERCIAL BROKER
920.360.7100
mmaedke@commercialhorizons.com

APPLETON OFFICE
229 E. Washington Street
Appleton, WI 54911

GREEN BAY OFFICE
1175 Lombardi Avenue
Green Bay, WI 54304

commercialhorizons.com

AMMENITIES

FITNESS CENTER - MONTHLY FEE -



MIKE MAEDKE
COMMERCIAL BROKER
920.360.7100
mmaedke@commercialhorizons.com

APPLETON OFFICE
229 E. Washington Street
Appleton, WI 54911

GREEN BAY OFFICE
1175 Lombardi Avenue
Green Bay, WI 54304

commercialhorizons.com

AMMENITIES

COURTYARDS



Development & Brokerage



MIKE MAEDKE
COMMERCIAL BROKER
920.360.7100
mmaedke@commercialhorizons.com



APPLETON OFFICE
229 E. Washington Street
Appleton, WI 54911

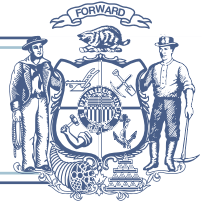
GREEN BAY OFFICE
1175 Lombardi Avenue
Green Bay, WI 54304

commercialhorizons.com

Commercial Horizons, Inc. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

STATE OF WISCONSIN BROKER DISCLOSURE

To Non-Residential Customers



Wisconsin Law requires all real estate licensees to give the following information about brokerage services to prospective customer



Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

BROKER DISCLOSURE TO CUSTOMERS

You are the customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on the behalf of the broker, may provide brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes 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 (see "Definition of Material Adverse Facts" below).*
- *The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information of other parties.*
- *The duty to safeguard trust funds and other property the broker holds.*
- *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. A broker or salesperson 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 a broker's duties to a customer under section 452.133 (1) of the Wisconsin Statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential by law, or you authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker 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 on 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 of material adverse facts" below).
2. Any facts known by the broker 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 broker is aware of what specific information below. At a later time, you may also provide the broker with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION:

NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by Broker):

(INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION)

CONSENT TO TELEPHONE SOLICITATION

I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we withdraw this consent in writing. List Home/Cell Numbers:

SEX OFFENDER REGISTRY

Notice: 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://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.

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 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.

