

# FOR LEASE



## 118 S. Adams Street | Downtown Green Bay



**28,600 Sq. Ft. available • Central Business District zoning • \$16.00 Sq. Ft. NNN**

Besaw Properties LTD is pleased to offer FOR LEASE this prime commercial Office Building at 118 S. Adams Street in Downtown Green Bay. This historic building is ideal for a coffee shop, restaurant or Class A office space. Possible Build to Suit. This three story historic downtown landmark has space available for lease on three floors, up to 13,000 sq.ft. on the main floor and 3,600 sq.ft. on the second floor and 12,000 sq. ft. on the third floor. Ample parking on site.

- Landmark property in a prime location of Green Bays historic downtown business district.
- Easily accessible via Hwy I-43 with direct connection via public commuter line.
- Walking distance to local amenities including the Brown County Central Library, YMCA, Neville Public Museum, and Hagemeister Park.
- Revitalized and lively hub provides high pedestrian and vehicle traffic
- Current tenant is Graef Engineering

## **BESAW** PROPERTIES LTD

**Commercial Property Services**

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All information contained herein is from sources deemed reliable and is submitted subject to errors, omissions and to change of price or terms without notice.





## Prime Commercial Office FOR LEASE

**Ideal use is office space for companies or individuals at an ideal location in Downtown Green Bay.**

Besaw Properties LTD is pleased to offer, for lease, this landmark Class A commercial office building at 118 S. Adams Street, nestled in the heart of Green Bay's Downtown business district. This prime location is a few steps from some of the finest eateries in Green Bay as well as a multitude of trendy shops and small local businesses. The revitalization of this now vibrant downtown hub has brought with it a multitude of newly renovated apartment homes/condos and is just a few blocks from several hotels including the Hyatt Regency as well as Marriot's Hotel Northland. The area continues to grow, both in terms of population and income, bringing with it numerous entertainment activities. Whether you want to take a

scenic stroll down the Fox River Walkway, View some of the historic sites along the Green Bay Packers Heritage trail, or just listen to some local bands at Hagemeister Park, there is always something to do! Join Graef Engineering in this historical Downtown Green Bay building, located across from the Brown County Courthouse. The entire main floor, a portion on the second floor and the entire third floor are available. Building has two elevators and separate entrances and is nicely landscaped with ample parking on-site, easy access to I-43, and direct connection through the public commuter line the is the perfect place for your next office!



### PROPERTY INFORMATION

#### Property Address:

118 S. Adams Street  
Green Bay, WI 54301  
Brown County

#### Total Square Footage Available for Lease:

13,000 Sq. Ft. (main floor)  
3,600 Sq. Ft. (second floor)  
12,000 Sq. Ft. (third floor)

Lot Size..... **0.96 Acres**

Lease Price ..... **\$16.00 Sq. Ft. NNN**

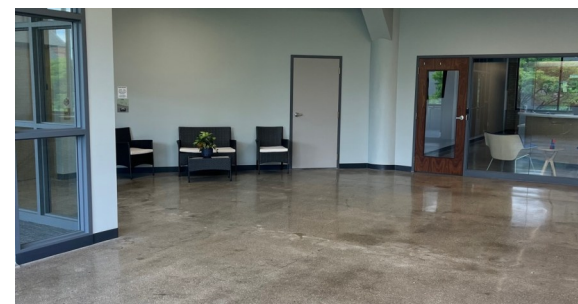
Municipality..... **City of Green Bay**

Zoning ..... **Commercial**



### BUILDING INFORMATION

<b>Building Type:</b>	<b>Year Built:</b>
Office/build to suit	1925
Exterior Construction.....	<b>Brick/Concrete/Glass</b>
Parking Spots.....	<b>86/on-site</b>
Sprinkler System.....	<b>Fully</b>
Heat.....	<b>Gas</b>
Hot Water.....	<b>Yes</b>
Air Conditioning .....	<b>Yes/Multi</b>
Restrooms .....	<b>2 per floor</b>
Security System.....	<b>Yes</b>
Elevators .....	<b>2</b>
Visibility.....	<b>Downtown</b>
Current Tenants .....	<b>Graef Engineering</b>









# 118 S. Adams Street | Aerial Map

