

423 W. College Ave. | Appleton, WI 54911



## 4,196 - 8,750 SF OFFICE/RETAIL SPACE FOR SALE OR LEASE

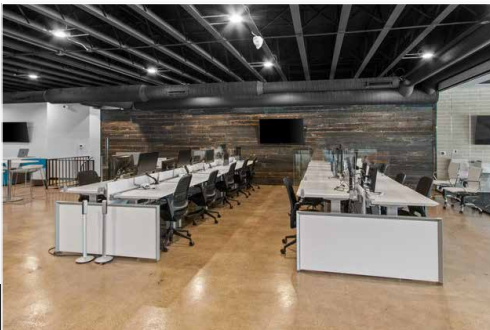
### Lease Rates:

<b>Lower Level</b>	4,554 SF	\$6.00/SF/YR	NNN
<b>1st Floor</b>	4,196 SF	\$18.00/SF/YR	NNN

**Sale Price: \$2,195,000**

### Renovated Office Building In Downtown Appleton

Lease or own this great location for your business! Renovated open concept office building in the heart of downtown Appleton. High ceilings, multiple restrooms, conference room and a kitchenette complete the space. The current configuration has space for 50+ employees. Furniture is negotiable. Directly across from the Fox Cities Performing Arts Center. Within walking distance of everything downtown Appleton has to offer. Would be great for a financial, technology, or general office user. The second floor has three fully leased apartments, each with private balconies and garages. This space has the potential to be divided.



**kw**  
KELLERWILLIAMS



For more information, contact:

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1st Floor Plan

