



Colliers



MAIN ENTRANCE

Rare Medical Sublease Opportunity

2105 East Enterprise Ave,
Appleton, WI 54913



628 SF - 15,760 SF
Available



High-Image Medical
Office Facility



Private Access &
Ample Parking

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Property Overview

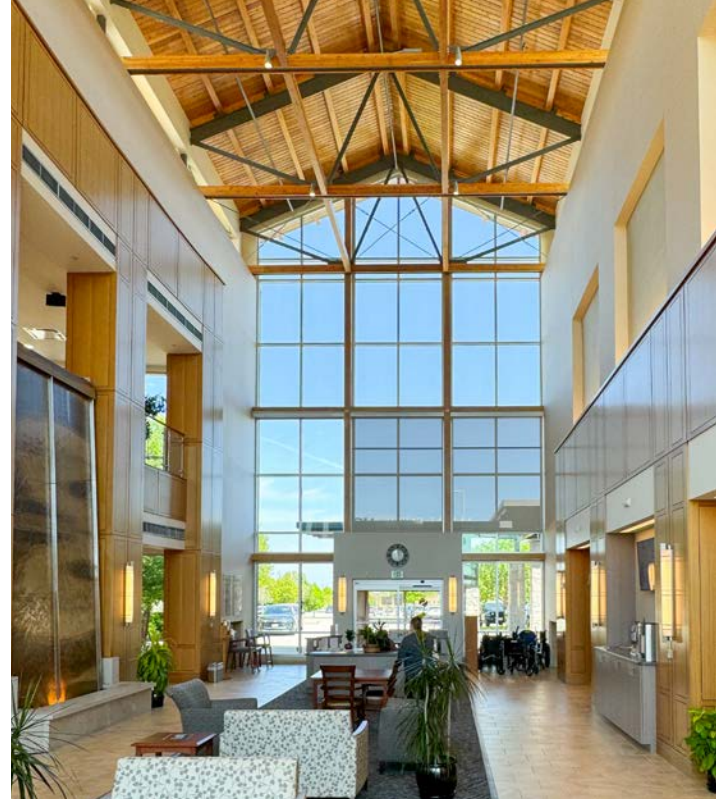
Sublease Opportunity

Rare Sublease Opportunity at One of the Region's Premier Medical Office Facilities.

The main campus of the Orthopedic & Sports Institute (OSI) of Fox Valley in Appleton is dedicated to helping the community by providing comprehensive orthopedic care. The Appleton location includes physician clinics, a walk-in clinic, a Surgery Center, an Imaging Center with MRI, physical therapy and a one-of-a-kind orthopedic recovery facility.

This high-image campus in Appleton has multiple rare sublease opportunities available. The Available space includes a 12,500 SF recovery Inn facility that includes a private entrance, cafeteria and full connectivity to the rest of the facility. There are also a number of smaller suites available that range in size from 628 SF - 1,332 SF, with the ability for up to 1,860 SF of contiguous space.

The facility is located immediately off of interstate 41, near a variety of retail, hotels and additional healthcare facilities - allowing for immediate integration into one of the regions premier healthcare corridors.



Property Specifics

Address:	2105 E Enterprise Ave Appleton, WI 54913
Availability:	628 SF - 15,760 SF
Building Size:	66,697 SF
Stories:	2
Parking:	Ample
Sublease Rate:	Contact Broker

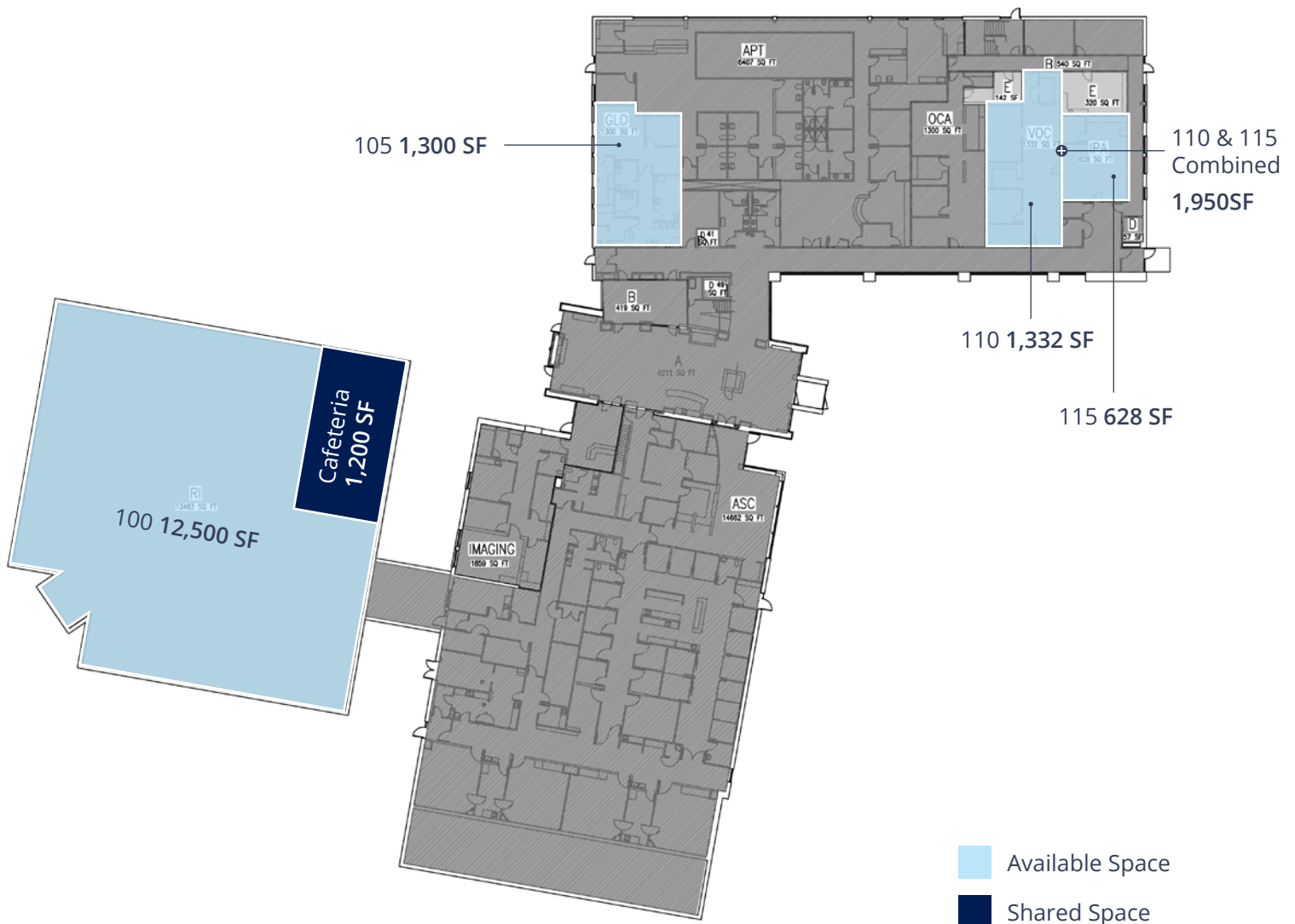
OSI Partners



Available Space

Site Plan & Layout

Suite	Size	Use	Notes
100	12,500 SF 1,200 SF	Recovery Inn Cafeteria Space	Recovery Inn space with a private entrance and parking, cafeteria space located within the suite, full connectivity to the entire facility.
105	1,300 SF	Medical Office	-
110	1,322 SF	Medical Office	Contiguous with suite 115 for up to 1,950 total SF
115	628 SF	Medical Office	Contiguous with suite 110 for up to 1,950 SF



Location Overview

Location, Accessibility & Demographics



Population	
1 Mile	4,157
3 Mile	53,423
5 Mile	132,782



Daytime Population	
1 Mile	7,020
3 Mile	50,932
5 Mile	132,437



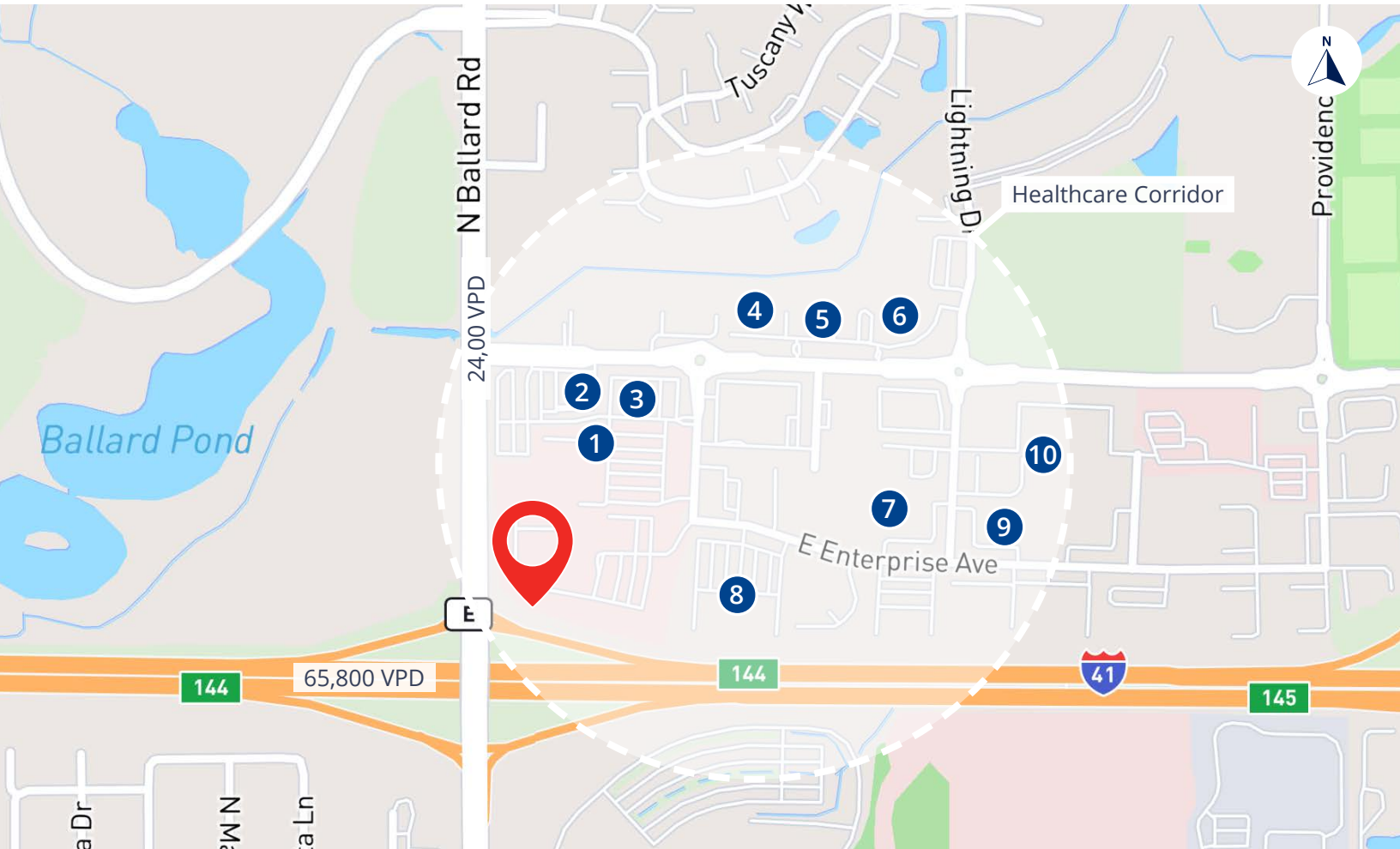
Households	
1 Mile	1,768
3 Mile	22,332
5 Mile	54,824



Avg. Household Income	
1 Mile	\$110,971
3 Mile	\$100,057
5 Mile	\$96,028

Location Overview

Healthcare Corridor



ThedaCare
Urgent Care



Dental Associates



Apple Creek
Oral Surgery



Forefront Dermatology



Wisconsin Institute of
Plastic Surgery &
Dermatology



CountrySide
Veterinary Health



Apple Creek
Orthodontics



Romenesko & Romenesko
Dental Studio



Rejuvenessence
MediSpa



Appleton Clinic
Children's Wisconsin

Property Photos

Facility & Sublease Space

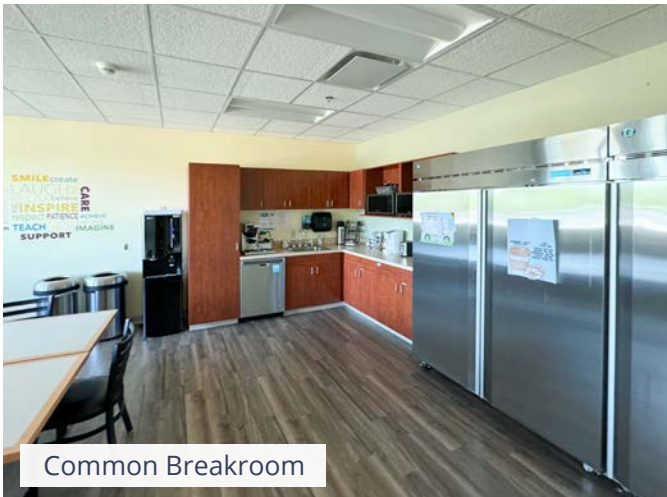
Full Facility



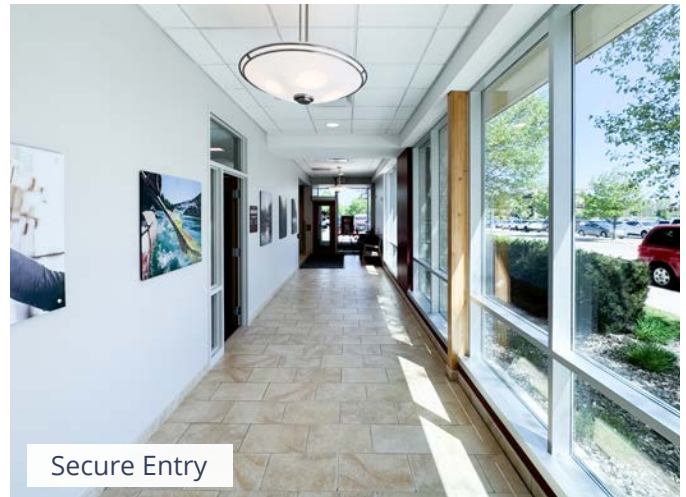
Common Area Lounge



Common Area Lobby



Common Breakroom



Secure Entry

Recovery Inn



Lobby



Recovery Room

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