

Office / Retail / Flex Space Available

FOR LEASE | FOR SALE!
Outstanding Location!



**Village of
Ashwaubenon
Wisconsin**

**31.44
Acres**

**218,323
Square Feet**

**B-3 Business
District**

**The Arboretum
700 Pilgrim Way, Green Bay, Wisconsin**



Property Highlights

- **Vertical and Horizontal Mixed-Use:**
 - Retail
 - Office
 - Medical
 - Residential
 - Hotel, Hospitality and Events
 - Industrial/Distribution
- Outstanding location
- Live, Work, Play Environment
- Proximity to Simon Bay Park Square Mall, Lambeau Field, Fox River Marina, and more
- Outlot Pad Sites Available for Development

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Please call to arrange a site visit **920-315-0090**

Murray D. Wikol, President & CEO mwikol@provisions.ws

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Location Highlights



Lambeau Field

EPIC Event Center



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Location Highlights

- Proximity to:
 - Ashley Furniture
 - Marcus Bay Park Cinema
 - EPIC Event Center
 - Kohl's Department Store
 - Western Racquet & Fitness Club
 - Best Buy
 - DICK'S Sporting Goods
 - PetSmart
 - Shopko
 - JC Penny
 - 0.8 Miles from Holmgren Way (172)
 - 1.2 Miles south of Lambeau Field
 - 1.6 Miles from Interstate 41 (I-41)
 - 4.7 miles from Green Bay Austin Straubel International Airport
 - 1,019 parking spaces
 - Multiple Outlot Opportunities

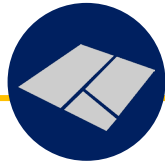


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**0.48 Acres
up to
13.83 Acres**

**Flexible
Outlot Sizes**

**B-3 Business
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**Outlots at The Arboretum
700 Pilgrim Way, Green Bay, Wisconsin**

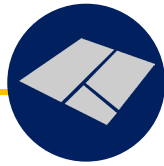


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EAST ENTRANCE



AREIAL VIEW



NORTHEAST VIEW



WEST ENTRANCE



AREIAL VIEW

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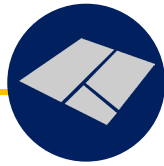


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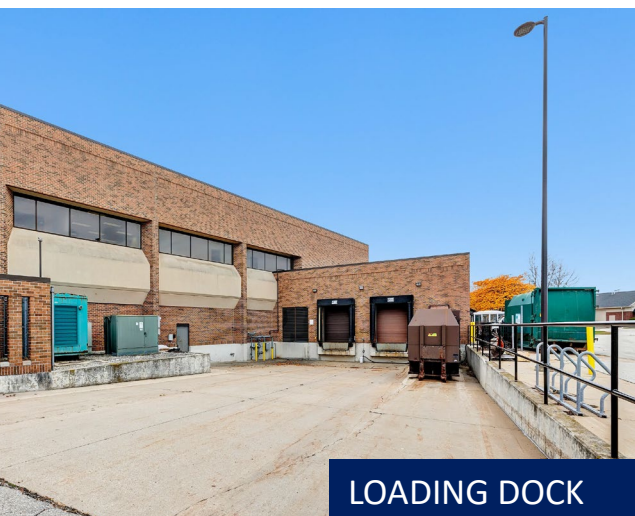
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WEST ENTRANCE



LOADING DOCK



COURTYARD



OVERHANG AT MAIN ENTRANCE



LOCATION WITHIN AREA

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CENTER SKYLIGHT OVER MAIN STAIRWELL



SKYLIGHTS AT SIDE ENTRANCE



STAIRWELL



LOUNGE AND BREAK AREA



BREAK AREA

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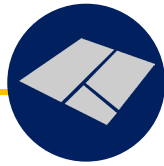


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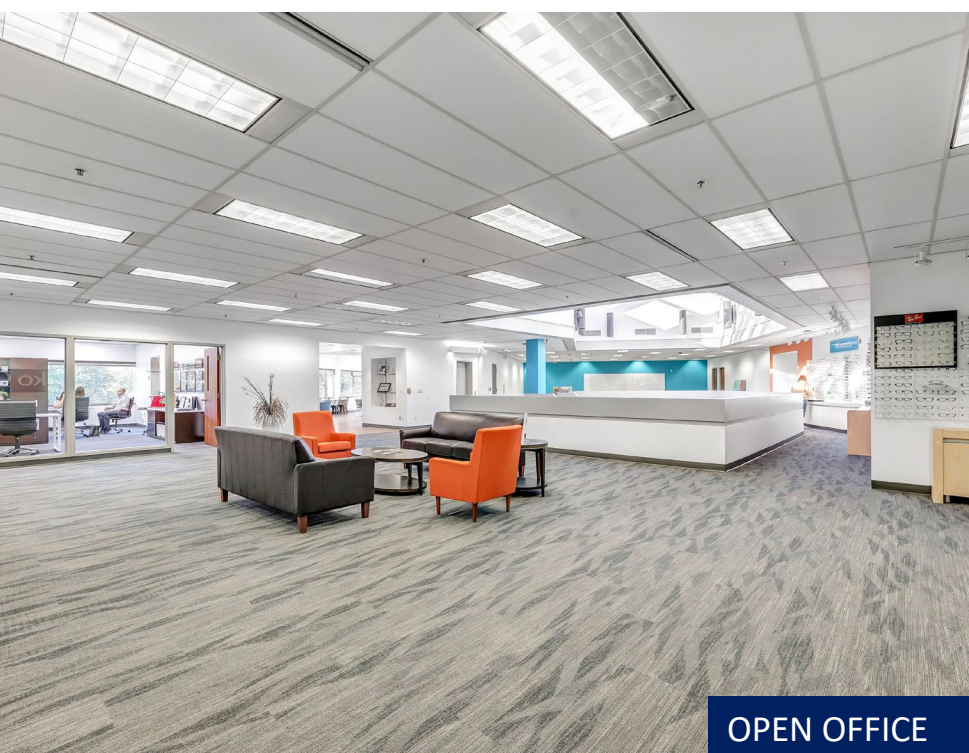
OPEN OFFICE



FLEX SPACE



PRIVATE OFFICE



OPEN OFFICE



FLEX SPACE

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LOADING DOCKS



COMMERICAL KITCHEN AREA



OVERHEAD DOORS



LARGE DINNING AND EVENT SPACE



ABUNDANT NATURAL LIGHT

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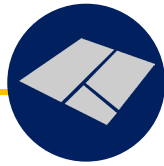


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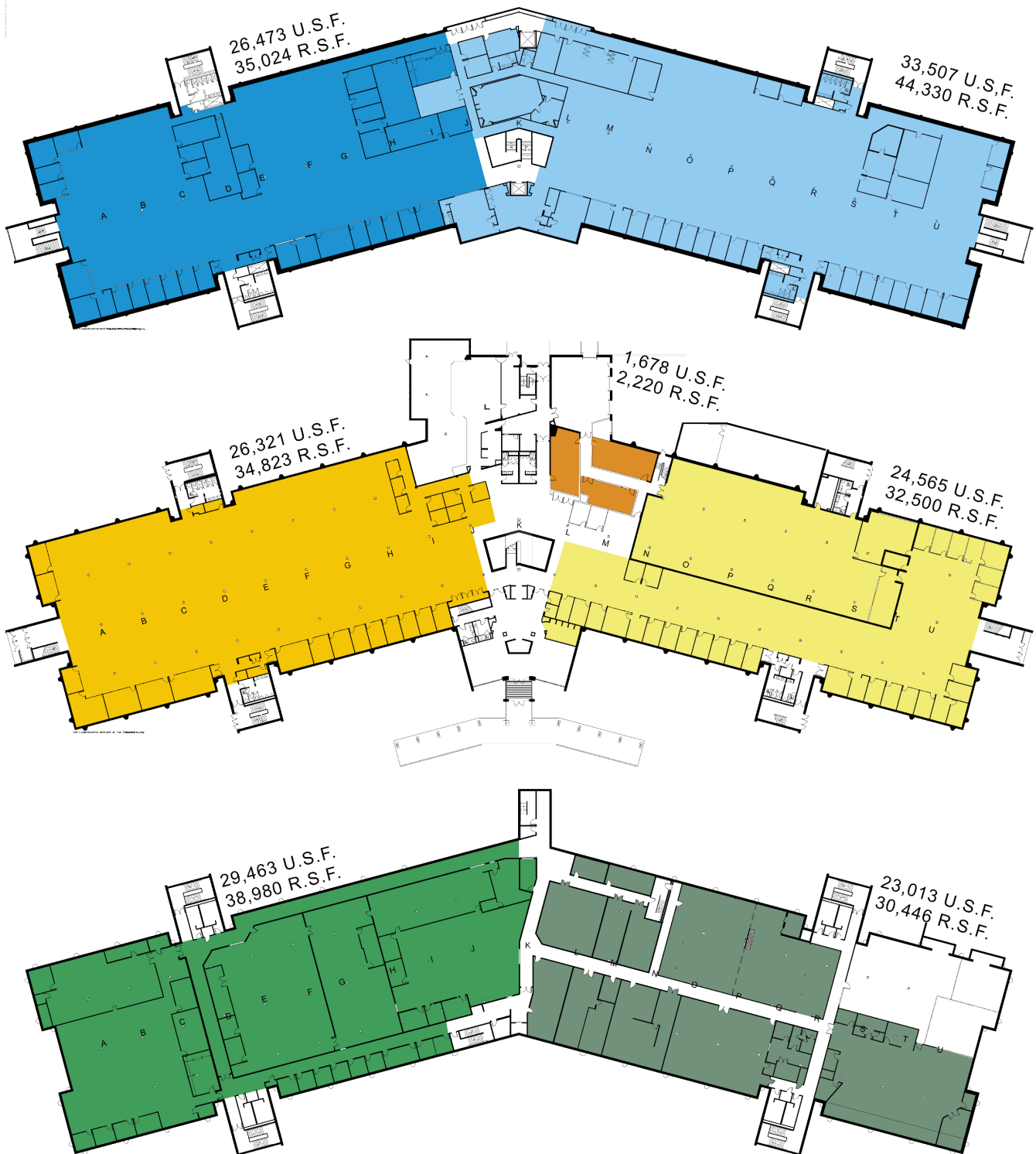
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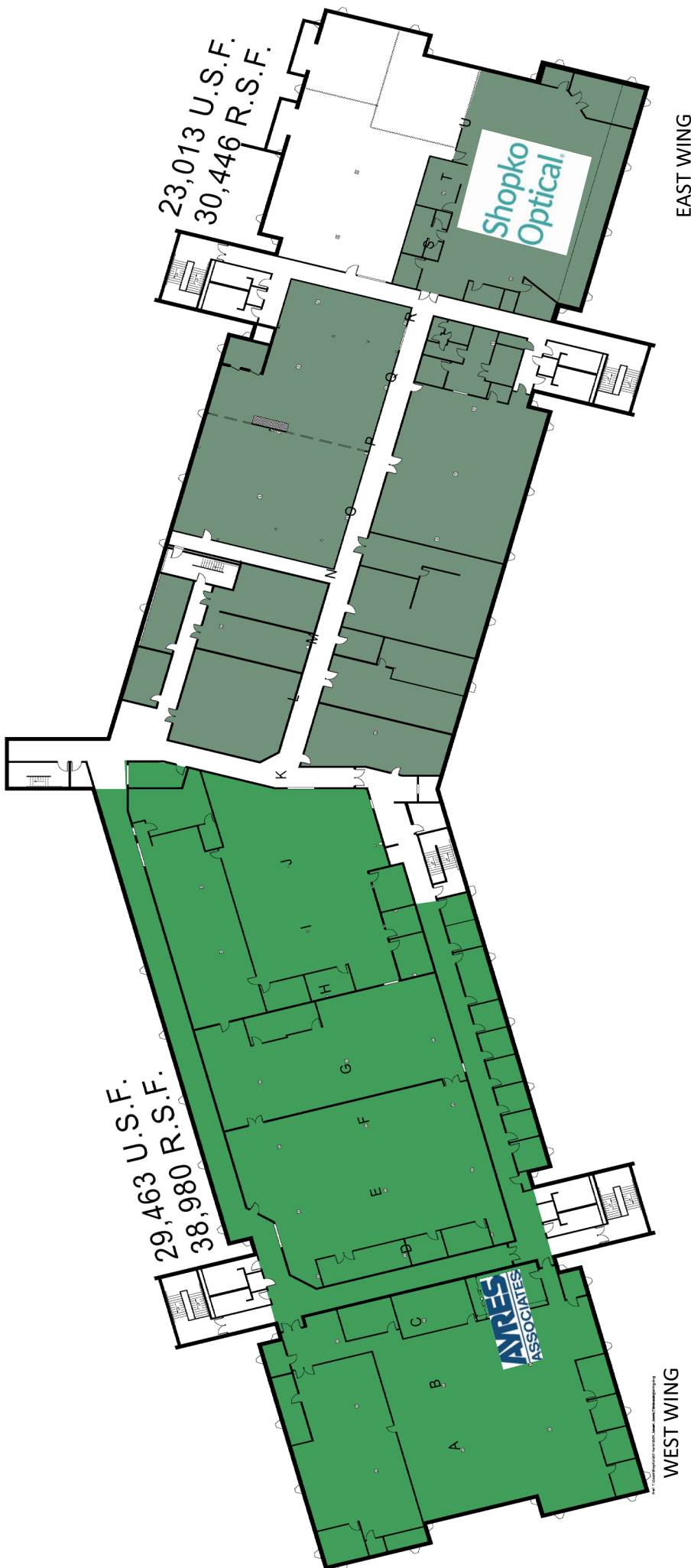


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LOWER LEVEL:
West Wing
38,980 Square Feet

East Wing
30,446 Square Feet

Total Leased Area:
13,256 Square Feet

Lower Level	66,847 Square Feet
First Level	78,702 Square Feet
Second Level	72,774 Square Feet
Total	218,323 Square Feet

Lower Level Features:

- Large Conference Rooms
- Large Training Rooms
- Elevator Access
- Restrooms at each wing
- Private Offices
- Open Offices
- Clear Heights

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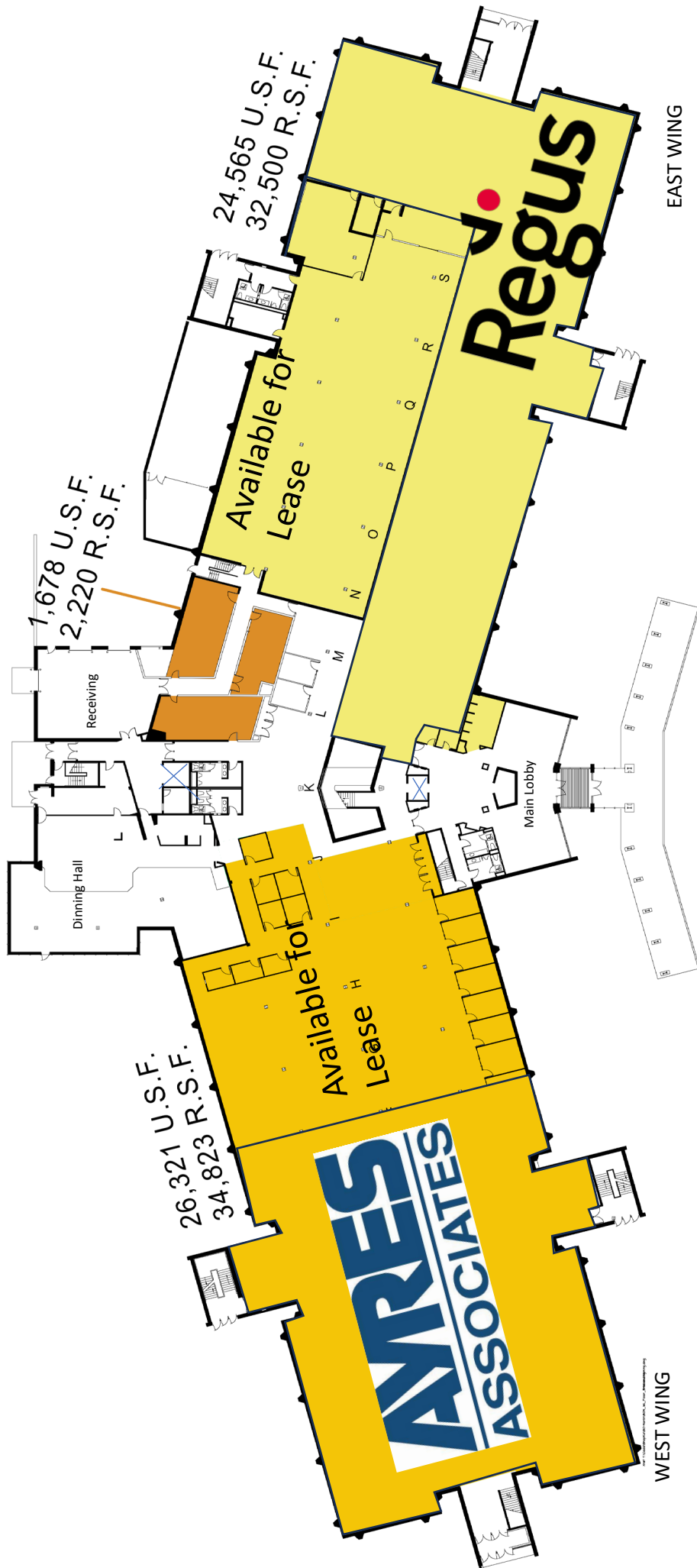


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FIRST LEVEL:
West Wing - Available
16,023 Usable Square
Feet

East Wing – Available
14,071 Usable Square
Feet

Lower Level	66,847 Square Feet
First Level	78,702 Square Feet
Second Level	72,774 Square Feet
Total	218,323 Square Feet

First Level Features:

- Main Entrance
- Restrooms
- Skylights
- Private Offices
- Flex Space
- Access to loading dock
- Access to drive-in overhead door
- Commercial Kitchen
- Dinning Hall
- Main Lobby

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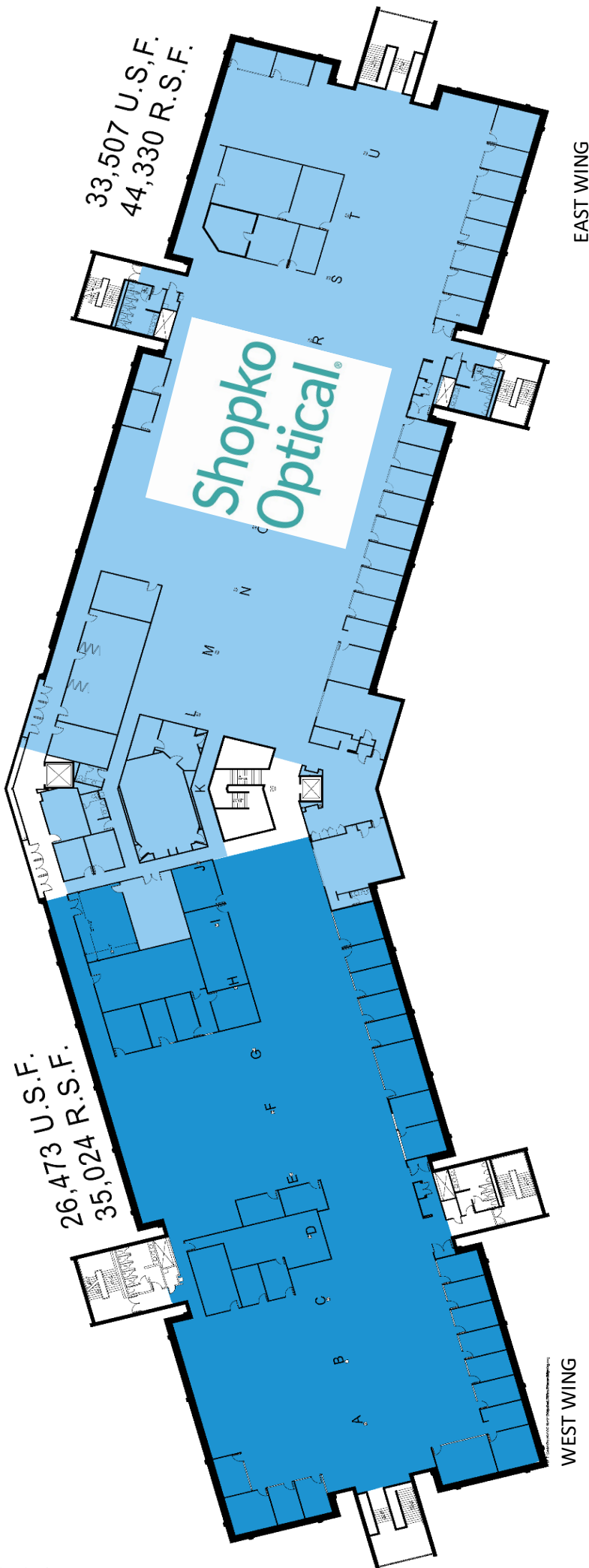


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SECOND LEVEL:
West Wing - Available
35,024 Square Feet

East Wing
Occupied by Long-
Term Tenant Shopko
Optical

Lower Level	66,847 Square Feet
First Level	78,702 Square Feet
Second Level	72,774 Square Feet
Total	218,323 Square Feet

Second Level Features:

- Private Offices
- Open Offices
- Large Training Rooms
- Elevator Access
- Restrooms on either side
- Skylights

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