

For Lease

55 Jewelers Park Drive
Neenah, WI 54956

Contact us:

Michael Van Abel
Real Estate Advisor
+1 920 570 4653
michael.vanabel@colliers.com

Mike Wanezek
Partner
+1 414 278 6826
mike.wanezek@colliers.com

Colliers

Building Details

Class A office space, effortless highway access to I-41 and immense exposure through on-building signage.

55 Jewelers Park Drive was recently renovated in 2020, with an upscale modern lobby that includes a four-story atrium.

Each floor offers an incredible 360° window line, ensuring ample natural light and great views of the surrounding area. Centrally located in the heart of the Fox Valley, 55 Jewelers Park Drive is conveniently located for travel, access and visibility off the most traveled freeway in Wisconsin.

Property Profile

Address:	55 Jewelers Park Drive, Neenah, WI 54956
Renovated:	2020
Building Size:	93,671 RSF
Total Available:	18,366 RSF (8,321 SF Max Contiguous)
Stories:	5 (five)
Lease Rate:	\$14.00/SF NNN
Parking:	268 Stalls, opportunity for expansion
Signage:	On-building & monument signage available, 78,700 VPD on I-41 offers immense exposure
Loading:	2 drive-ins, 1 dock <i>*Shipping & receiving bays not currently in use</i>

Video Walkthrough



- Current tenants include von Briesen & Roper, Catalyst Construction, R & R Insurance, Black Duck Partners, Pitney Bowes, and Hawkins Ash
- Modern common area renovations create an upscale feel immediately upon entry
- Upscale design gives the building a campus feel while offering phenomenal 360° views and ample natural light
- Ideal location with plentiful parking and easy access to I-41

Tenant Experience

Campus Highlights



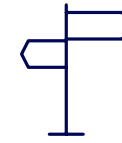
Modern lobby



Keyless entry



Effortless highway access



On-building & monument signage



Ample natural light

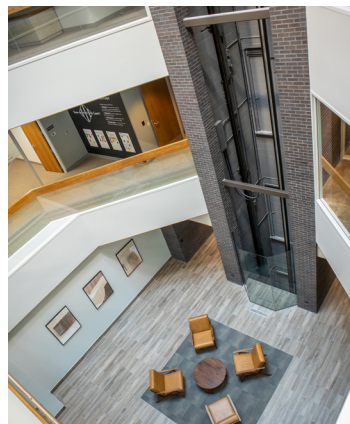
Visual Identity



Upscale modern lobby



High ceilings & excellent glass line



Four story atrium



Prominent monument



Large open floor plates

Location & Visibility



55 Jewellers
PARK

Branding
Opportunity



N

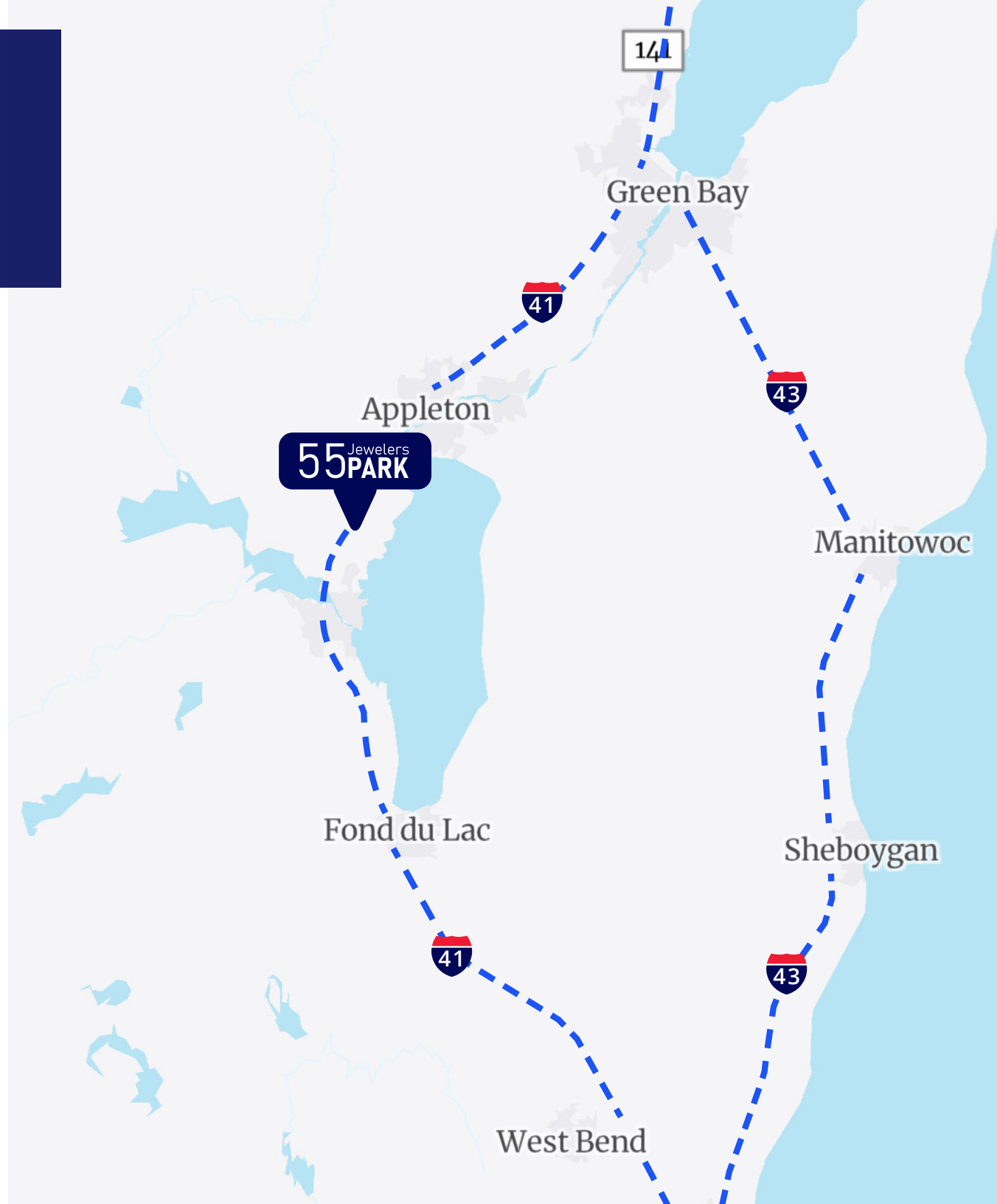
78,700 VPD via Interstate 41, on-building
signage highly visible from highway

Highway Access

55 Jewelers Park Drive offers convenient access and accessibility to the entire state via Interstate 41.

Distance to Key Areas

Downtown Appleton	13 minutes 10 miles
Appleton International Airport	14 minutes 10 miles
Oshkosh	14 minutes 11 miles
Fond du Lac	35 minutes 33 miles
Green Bay	40 minutes 39 miles
Downtown Milwaukee	1 hour 30 minutes 98 miles
Mitchell International Airport	1 hour 35 minutes 105 miles



Building Layout

Plentiful natural light, large open floor plates and endless buildout possibilities.



Fourth Floor

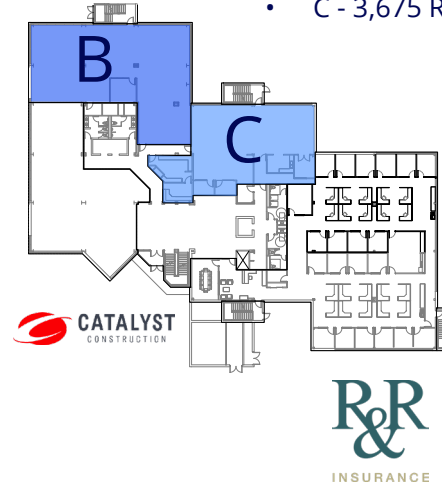
Example full floor buildout



First Floor

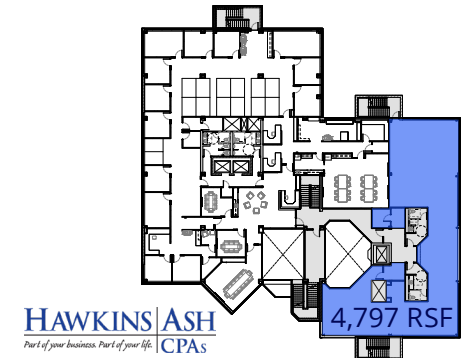
8,321 RSF Available

- B - 4,646 RSF
- C - 3,675 RSF



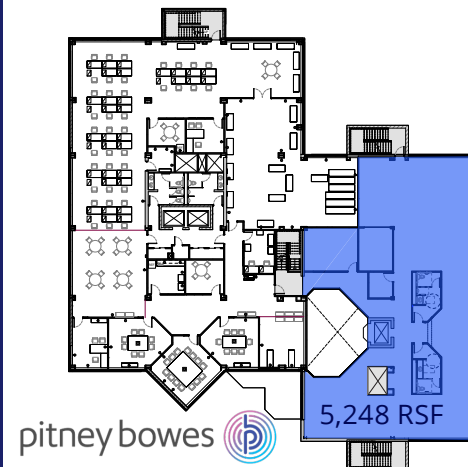
Second Floor

4,797 RSF Available



Third Floor

5,248 RSF Available



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Colliers | Wisconsin
4321 W College Ave, Suite 260
Appleton, WI 54914
+1 920 739 5300

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