

Commercial 459 E 1ST Street Suite # City of Fond du Lac List Price \$0
 50317773 Active-No Offer FOND DU LAC , WI 54935 Lease Price per SqFt. \$8 Gross



Type Property For Lease
 Listed in Addtl CM Type
 Primary Listing Number
 County Fond du Lac
 Tax Municipal Sub-Area Northeast Fond du Lac
 School-District Fond du Lac
 Tax Net Amt \$0.00
 Tax Year 2024
 Tax ID FDL-15-17-14-12-252-00
 Assessments Total
 Assessment Year
 Special Assessments
 Age Est (Pre2017)
 Year Built Est 1970
 Source-Year Built Broker/Agent

Income Producing Farm No
 Deeded Access No
 Restrictive Covenant(s) No
 Flood Plain No
 Industrial Park Name
 Business/Trade Name
 Total Units in Bldg
 Total # of Buildings
 Zoning R-1
 Net Leasable SQFT 20,500
 CAM Annual Expense
 Utility Annual Expense
 Insur Ann
 NNN Annual Expense
 Fin Avail No



Description	Data	Data Source	Description	Data	Data Source	Description	Data
Acres Est	5.24	Broker/Agent	Building SQFT	97,553	Broker/Agent	Est Warehouse Ceiling Hgt	
Lot Dimensions Est			Est Warehouse SQFT			Est Office Ceiling Hgt	
Lot SQFT Est			Est Office SQFT			Est Manufact Ceiling Hgt	
			Est Manufacturing SQFT			Est Resident Ceiling Hgt	
Water Frontage	No		Est Resident SQFT			Est Showroom Ceiling Hgt	
Water Body Name			Est Showroom SQFT			Est Retail Ceiling Hgt	
Water Type			Est Retail SQFT				
Est Water Frontage			Door 1 Size		Loading Dock 1	Ceiling Height Min	
# Public Restrooms		Amps/Phase	Door 2 Size		Loading Dock 2	Ceiling Height Max	
# Private Restrooms		Parking	Door 3 Size		Loading Dock 3		
# Seating Capacity		OverHdDr	Door 4 Size		Loading Dock 4		
			Door 5 Size		Loading Dock 5		

Directions Park Ave to 1st St, East to Address on Left

Remarks For Lease. Up to 20,500 Sq Ft of Office Space For Lease at a Very Affordable Rate! Located in the Lower Level of a Five Star Nursing Home, this is a very peaceful setting for many different types of office needs. The layout consists of many individual offices, a large lobby, and ADA access. There's plenty of parking and its in a great location near SSM Health. The space is divisible down to 3,000 sq ft and the lease rate is only \$8/sq ft/yr gross. Call now to see how this space can help your business grow!

Inclusions None

Exclusions Landlord's Personal Property

COMMERCIAL TYPE Office

LOCATION Residential Area

EXTERIOR MAIN BUILDING Brick

FOUNDATION Poured Concrete

LOWER LEVEL Full

HEATING FUEL TYPE Natural Gas

HEATING/COOLING Central A/C, Forced Air, Multiple Units

WATER Municipal Public Water

WASTE Municipal Sewer

BUILDING PARKING Onsite Parking

Prepared by:

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Fond du Lac WI 54935-

Listed by: 42280 105064 Zellner Real Estate
 Co-Listed by:
 Sold By:



Days On Market 6
 Electronic Consent Yes
 Licensee Int/Broker Own No

Selling Price
 Close Date
 Type Of Sale
 Financing Type
 Seller Allowance Amount
 ClosInfo
 Buyer Inducements
 Misc Closed Info 2
 BrkErn\$ Yes
 Ern\$Name

Farm Specific Data

Barn	Main Barn	Est Acreage-Total Farm	FSA Aerial Map in Docs	
Outbuilding 1	Outbld1Des	Est Perm Pasture Acres	Soil Map in Assoc Docs	
Outbuilding 2	Outbld2Des	Est Wooded Acres	FarmlndPresv/WdlnTaxCred	
Outbuilding 3	Outbld3Des	Est Tillable Acres		
Outbuilding 4	Outbld4Des	Est Wetland Acres	Primary Section #	
Outbuilding 5	Outbld5Des	Corn Base Acres (Yield)		
Outbuilding 6	Outbld6Des	Soybean Base Acre (Yield)		
Outbuilding 7	Outbld7Des	CRP-Acres	CRP-Expiration	CRP-Payment
Outbuilding 8	Outbld8Des	CREP-Acres	CREP-Expiration	CREP-Payment
		Est Rented Acres	Rented-Expiration	Rented-Payment

Misc Farm Details

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