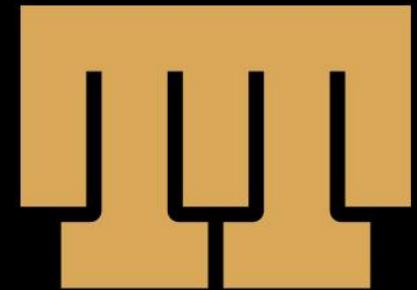


U.S. Venture Center

1175 Lombardi Avenue
Green Bay, WI 54304



TITLETOWN



TitletownOffice is a joint venture partnership with

Commercial Horizons, Inc and

Titletown Development

U.S. Venture Center

NOW LEASING

Executive Office Suites

Building Size:

146,794 Rentable SF

Available:

- **First Floor: 10,147 RSF**

Floors: 7 Floors

(Lobby + 5 Floors + Penthouse)

Rates: \$24.50 / RSF

NNN's: Estimated: \$8.75 / SF

Heated Covered Parking: 100 +

Surface Parking: 1,120





1. Football Field
2. Playground
3. 46 Below
4. Rockwood Terrace
5. Ariens Hill
6. Plaza
7. Game Courts
8. The Turn, Powered by Topgolf Swing Suite
9. TitledownTech
10. Associated Bank
11. Hinterland Restaurant & Brewery
12. Lambeau Field
13. Leaps & Bounds Cafe
14. Taverne in the Sky
15. Lodge Kohler
16. Bellin Health Titledown Sports Medicine & Orthopedics
17. TitledownHomes, South
18. TitledownHomes, North
19. TitledownFlats
- ★ 20. U.S. Venture Center *
21. Future Phases

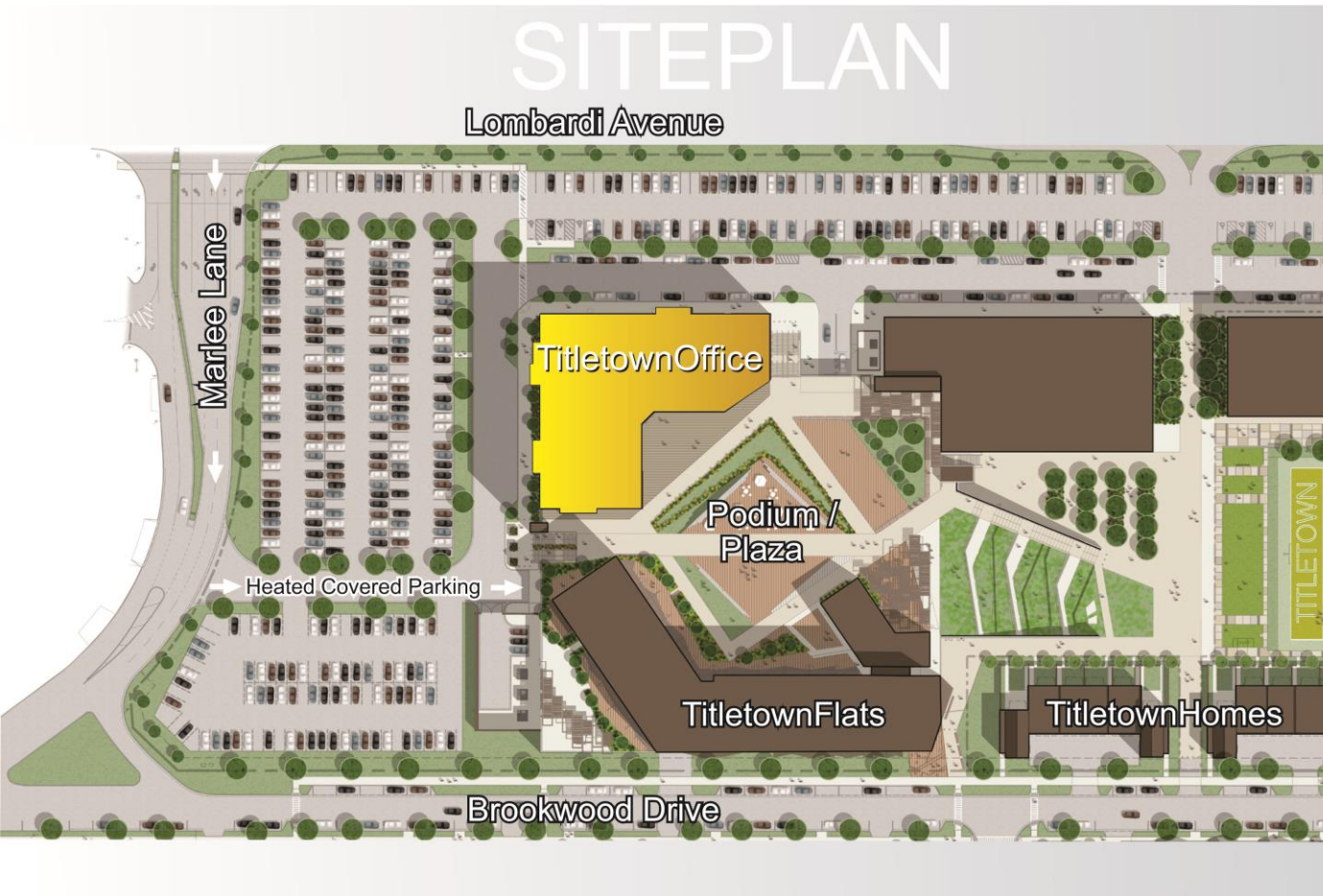
Welcome to Titledown, a new 45-acre community development just west of Lambeau Field in Green Bay, WI.

This 10-acre public park and plaza amenities include outdoor games and fitness activities. A winter skating rink and tubing hill located at Ariens Hill.

Lodge Kohler, the four-diamond hotel. Bellin Health Titledown Sports Medicine & Orthopedics Clinic. Hinterland Restaurant and Brewery. TitledownTech, a partnership with Microsoft offering digital innovations and expertise to northeastern Wisconsin through an innovation lab, venture studio and venture fund.

Titledown's unique location is the perfect place to play, stay, work, eat and relax, no matter the season.

Sweeping views of Lambeau Field



U.S. Venture Center

- Class A Office
- 146,794 Rentable SF
- 1,120 Surface Parking Spaces
- 100+ Covered Heated Parking Spaces
- Rooftop available to all Tenants
- Direct access to Podium
- Titletown Districts Monthly Events
- Convenient Interstate 41 & Airport access
- Near hotels and restaurants

Titletown Flats

- 152 apartments
- Studios to three bedrooms
- Amenity Center featuring a gym and recreational space for residents
- Dog park
- LiveTitletown.com for details

Titletown Homes

- 54 townhomes for sale
- 3 stories with oversized garage
- 3 bedrooms, 2 full baths, 2 powder rooms
- Approximately 2300-2800 SF
- TitletownHomes.com



First Floor Podium / Plaza Access

26,173 Rentable Square Feet (RSF)

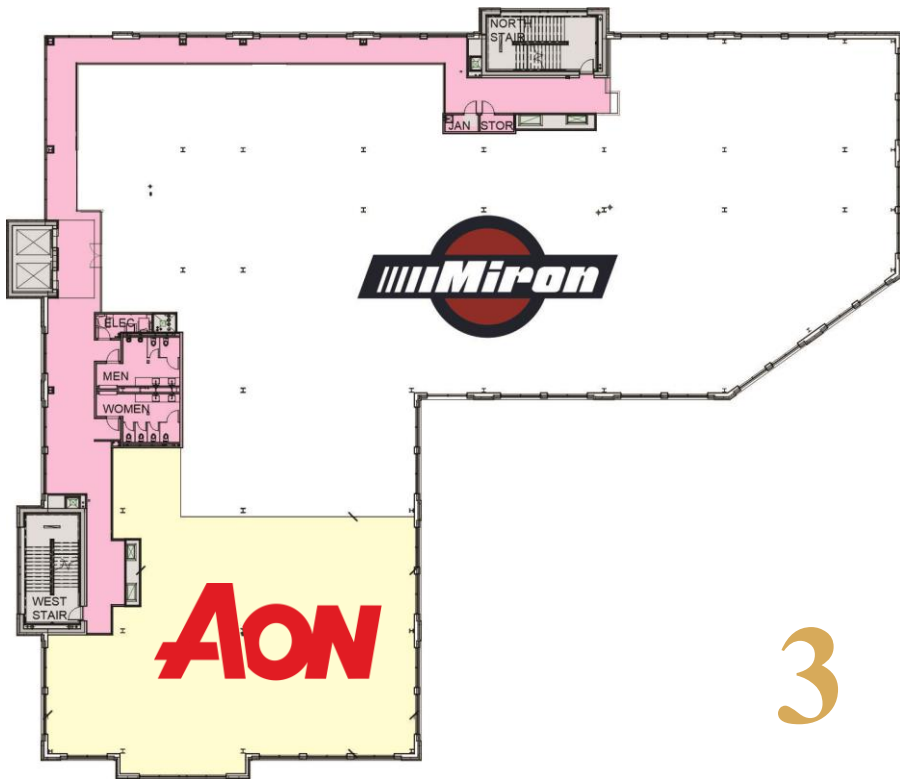
JSA (Jack Schroeder & Assoc) : 11,381 RSF
 Michael Best & Friedrich LLP: 4,653 RSF

- **AVAILABLE: 10,147 RSF**

Second Floor

30,262 Rentable Square Feet (RSF)

CLA (Clifton Larson Allen): 30,262 RSF

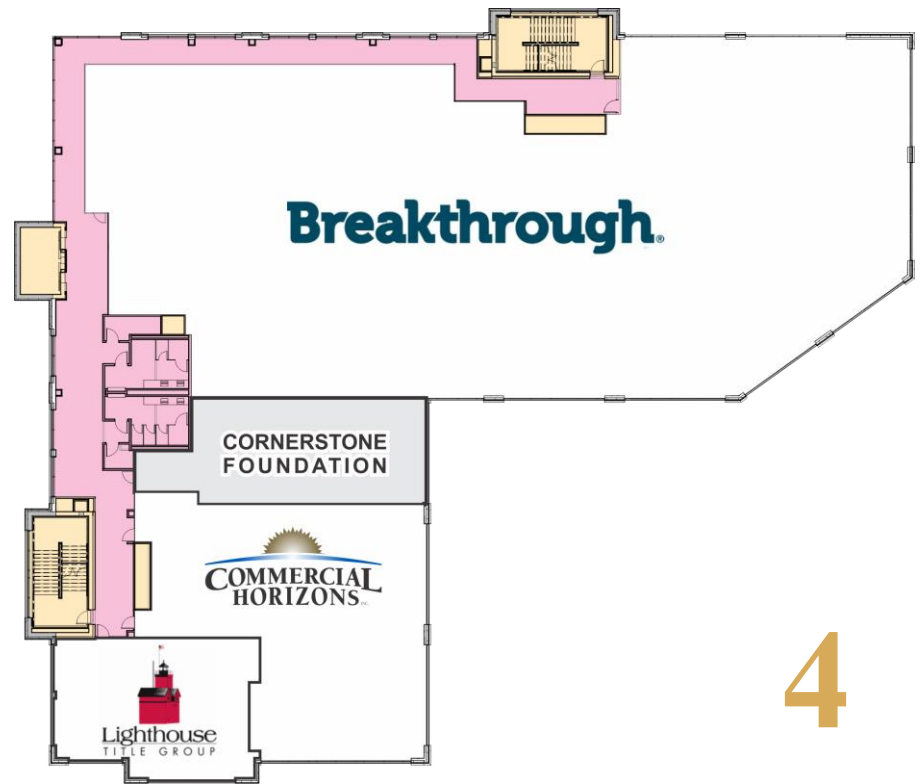


3

Third Floor

30,097 Rentable Square Feet (RSF)

- Miron Construction: 22,931 RSF
- AON Risk Services: 7,156 RSF

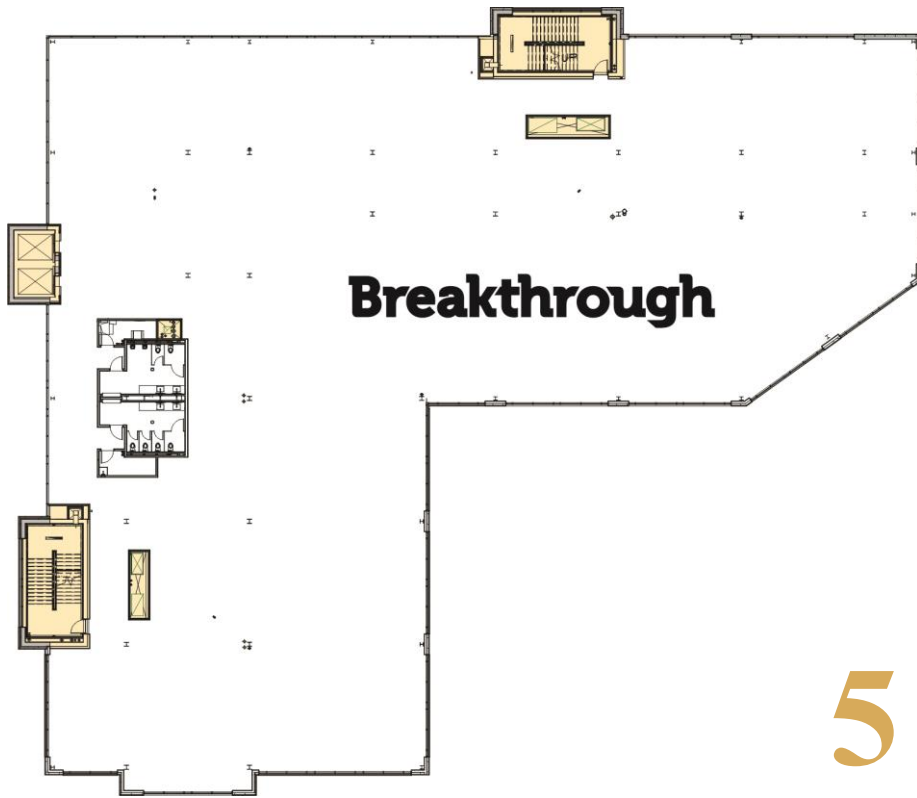


4

Fourth Floor

29,794 Rentable Square Feet (RSF)

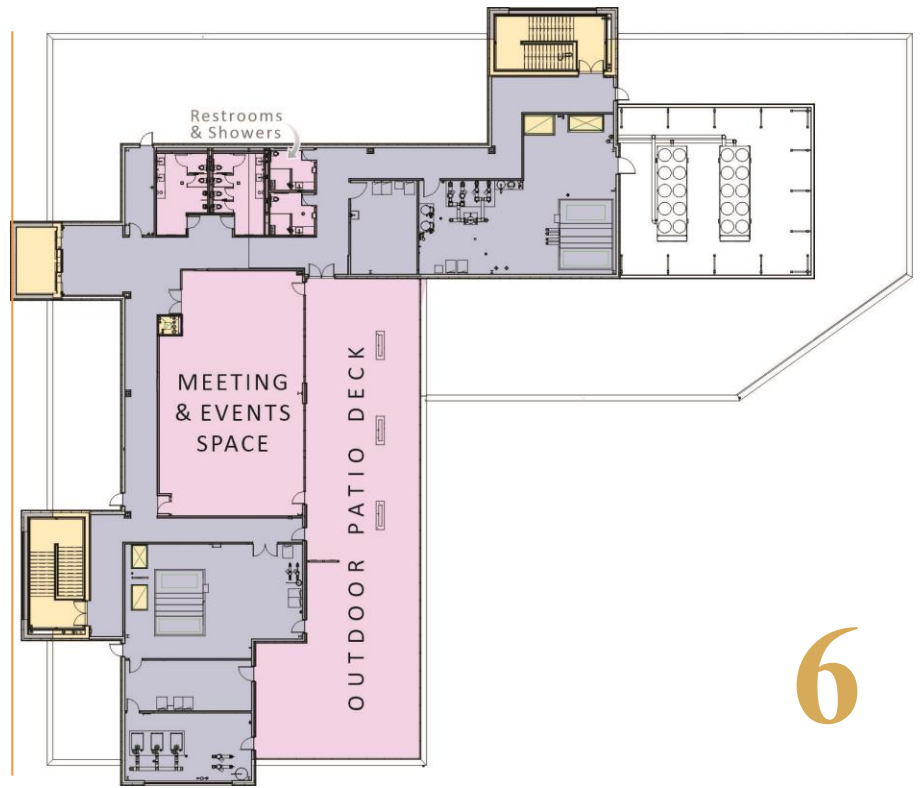
- Breakthrough : 20,679 RSF
- Cornerstone Foundation: 2,266 RSF
- Commercial Horizons: 4,927 RSF
- Lighthouse Title Group 2,232 RSF



5

Fifth Floor

- Breakthrough: 30,112 RSF



6

Penthouse

Building Amenity Area

- Enclosed Space **2,094 SF**
- Rooftop Patio **3,777 SF**



Level G – Covered / Heated Parking

100+ parking stalls allocated to Titledown Office
 350 Total Stalls (*shared with TitledownFlats*)

G



GROUND LEVEL / MAIN LOBBY



Office Lobby

PENTHOUSE- entrance



PENTHOUSE- south wall



PENTHOUSE- west wall

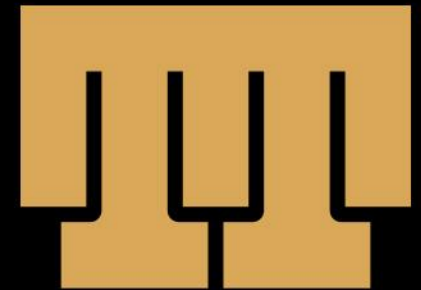


U.S. Venture Center

For Leasing Information Contact:

Mike Maedke / Broker
Commercial Horizons, Inc.
(920) 360.7100

mmaedke@commercialhorizons.com



TITLETOWN

All plans, features and amenities depicted herein are based upon preliminary development plans, and are subject to change without notice in the manner provided in the offering documents, no guarantees or representations whatsoever are made that any plans, features, amenities or facilities will be provided or if provided will be the same type, size, location or nature as depicted or described here in the renderings, graphic materials, plan specifications, terms and conditions and statements contained in this marketing materials are proposed only and the developer reserves the right to modify, revise or withdraw any or all of the same in its sole discretion and without prior notice.

