

# For Lease

55 Jewelers Park Drive  
Neenah, WI 54956

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# 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

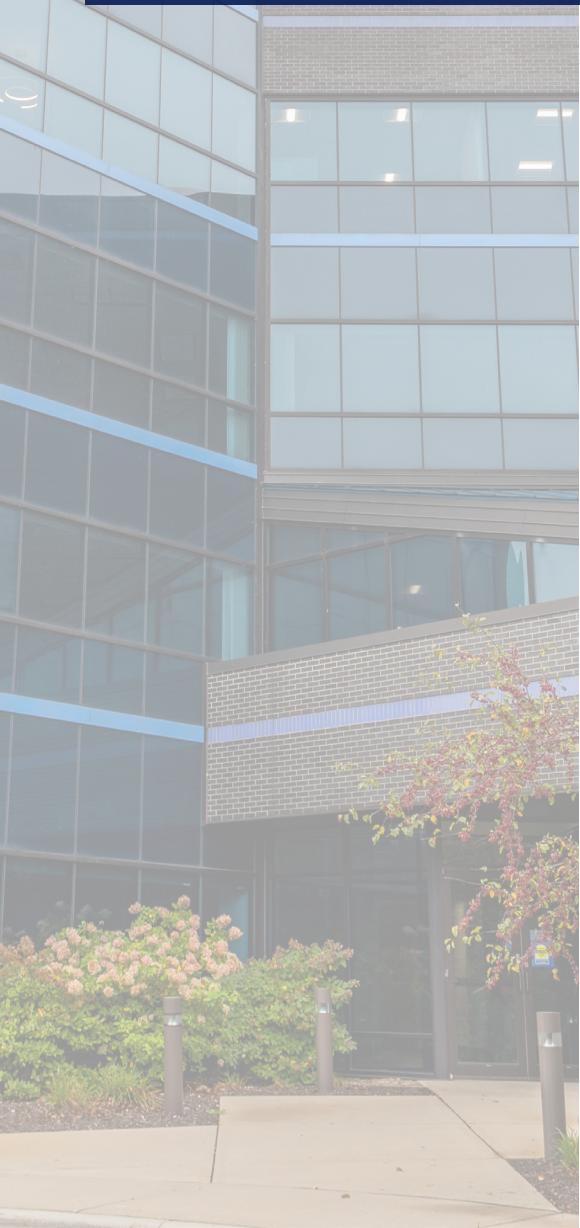
Address	55 Jewelers Park Drive, Neenah, WI 54956
Renovated	2020
Building Size	93,671 RSF
Total Available	22,145 RSF
Stories	5 (five)
Lease Rate	\$14.00/SF NNN
Parking	268 Stalls, opportunity for expansion
Signage	On-building & monument signage available, 78,700 VPD on I-41 offers immense exposure
Loading	2 drive-ins, 1 dock <small>*Shipping &amp; receiving bays not currently in use</small>
Flex/Storage Space	Lower Level (up to 11,486 SF Available) \$8.00/SF Gross

Video Walkthrough 



- Current tenants include von Briesen & Roper, Catalyst Construction, R & R Insurance, Black Duck Partners, Hawkins Ash, and James Imaging
- 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

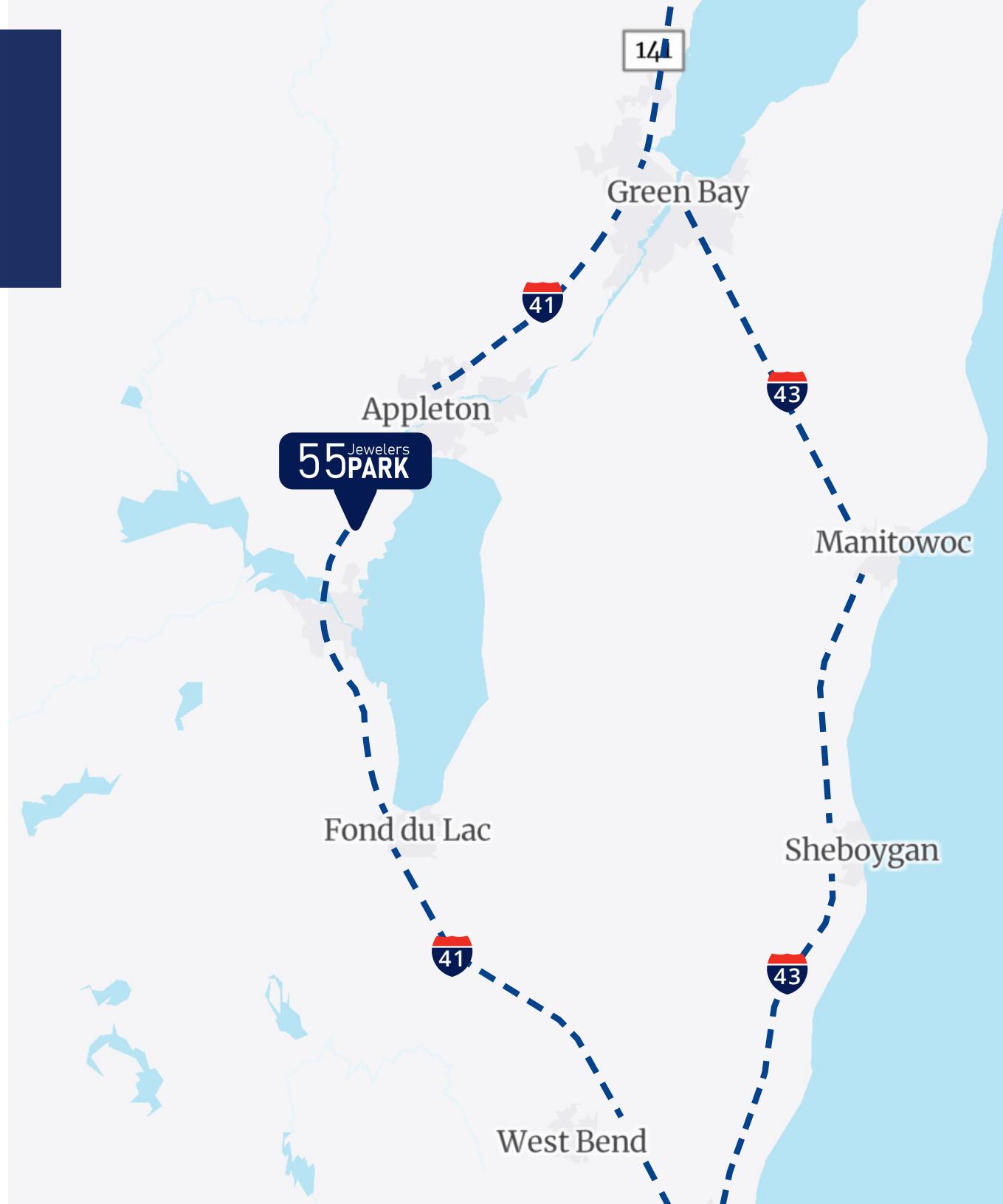


# Highway Access

**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 build-out possibilities.



## Fourth Floor

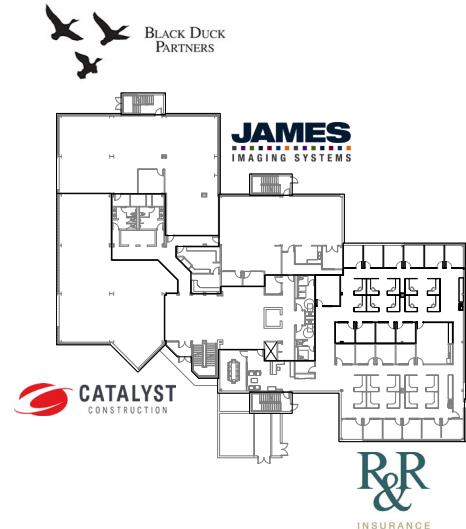
Example full floor build-out

**von Briesen**

von Briesen & Roper, s.c. | Attorneys at Law

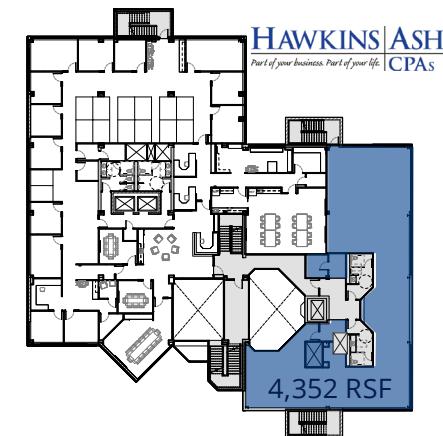
## First Floor

Fully Leased



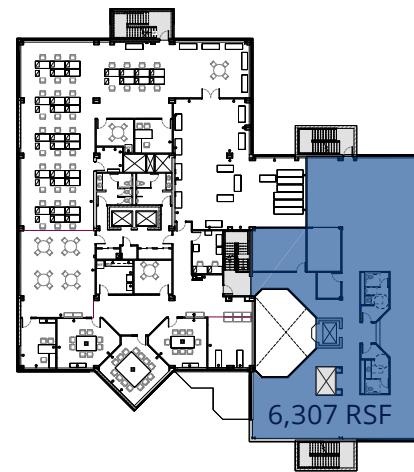
## Second Floor

4,352 RSF Available



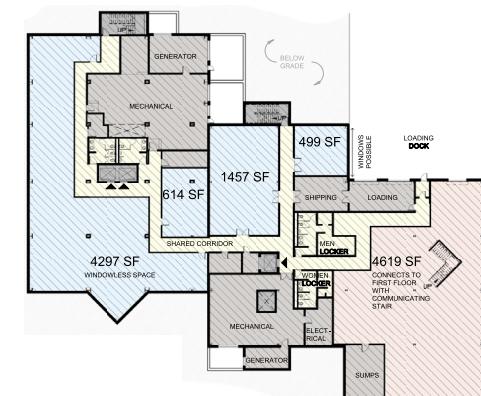
## Third Floor

6,307 RSF Available



## Lower Level

Up to 11,486 RSF Flex Space Available





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Prior to negotiating on your behalf the Brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement:



## **Broker Disclosure to Customers**

You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. The broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions with a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information to other parties.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice or a professional home inspection contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133 (1) of the Wisconsin statutes.

## **Confidentiality Notice to Customers**

The Firm and its Agents will keep confidential any information given to the Firm and its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in section 452.01 (5g) of the Wisconsin Statutes.
2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below, or provide that information to the Firm and its Agents by other means. At a later time, you may also provide the Firm and its Agents with other information you consider to be confidential.

Confidential information: \_\_\_\_\_

Non-Confidential information: (The following information may be disclosed by the Firm and its Agents): \_\_\_\_\_

(Insert information you authorize to be disclosed, such as financial qualification information.)

## **Definition of Material Adverse Facts**

A "Material Adverse Fact" is defined in Wis. Stat 452.01 (5g) as an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement.

An "Adverse" fact is defined in Wis. Stat. 452.01 (1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intent to meet his or her obligations under a contract or agreement made concerning the transaction.

## **Sex Offender Registry**

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://offender.doc.state.wi.us/public/>

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

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