

FOR SALE  
CORPORATE OFFICE BUILDING

401 N LAKE STREET  
NEENAH, WI



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**RE Commercial LLC**  
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920 997 3334  
[www.recommercialwi.com](http://www.recommercialwi.com)



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**RE Commercial LLC** is pleased to present a rare opportunity to acquire a unique former corporate headquarters (known as The North Office Building). It was built in 1956 by Bruce Graham, who is recognized internationally for his extraordinary modernist commercial architecture. He is best known for the Willis Tower and the John Hancock Center in Chicago.

The North Office Building includes three distinct sections: the 2-story executive wing, the main office wing, and the cafeteria. The main entry is set back under a large overhang, and is approached by an open staircase. The exterior walls of the building are almost entirely made up of glass, allowing for stunning views of the 43.32 acre campus including over 2,200 feet of frontage along Little Lake Butte des Morts.



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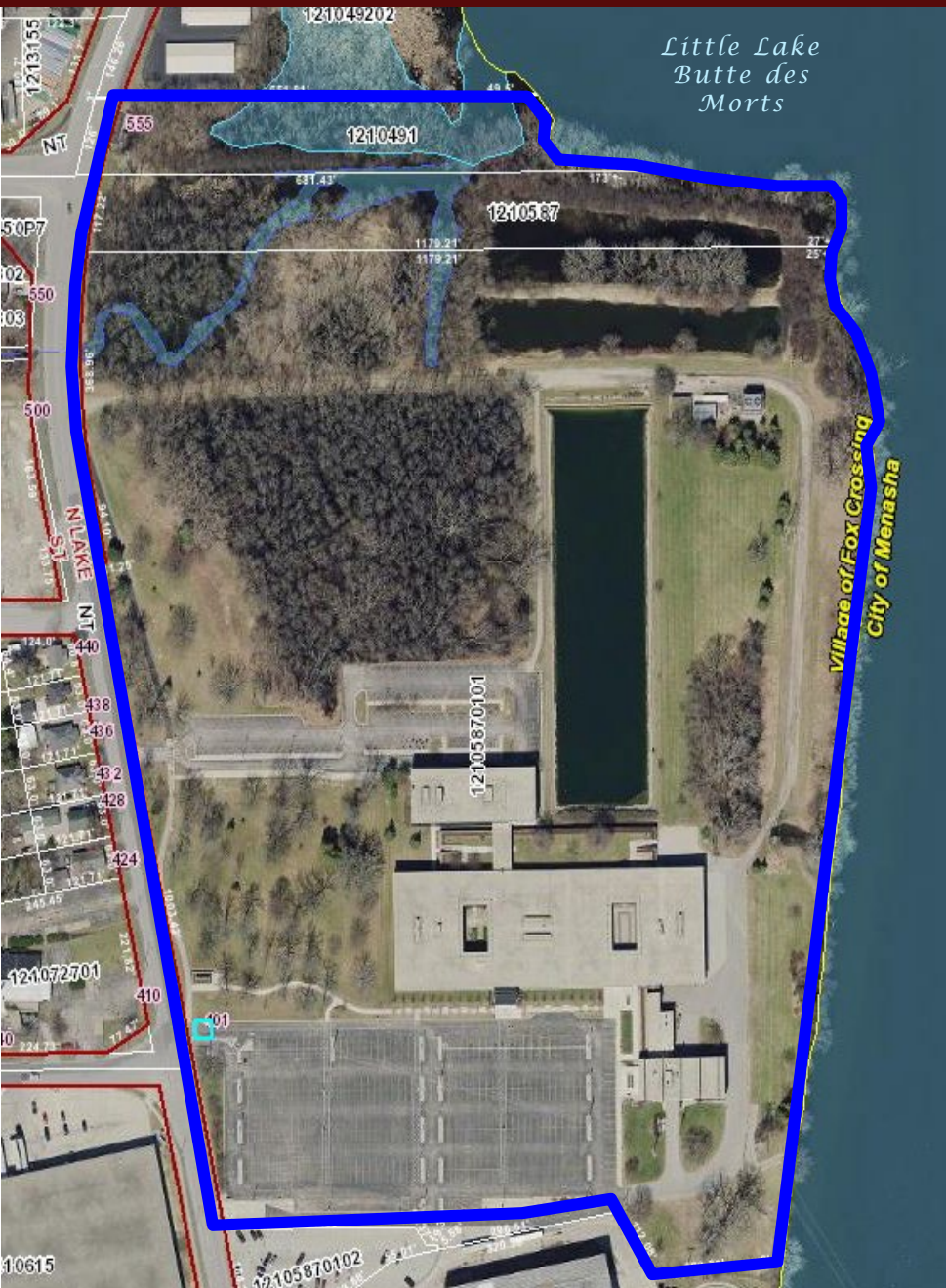
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The North Office Building is a professionally designed corporate headquarters and is one of the highest quality office buildings north of Milwaukee. Conveniently located with easy access to the entire Fox Valley area via I-41, the area's main north/south artery. The property is situated on a beautifully landscaped 43 acre campus with over 2,200 feet of frontage along Little Lake Butte des Morts.

The facility has been meticulously maintained, and boasts a well thought out office layout with abundance of natural light, several executive offices and workstations, a fully furnished cafeteria that seats 170, large balconies, a walk-out atrium, as well as beamed ceilings. Property also includes a reflection pond, ample paved/lighted parking, and nearby walking trails,

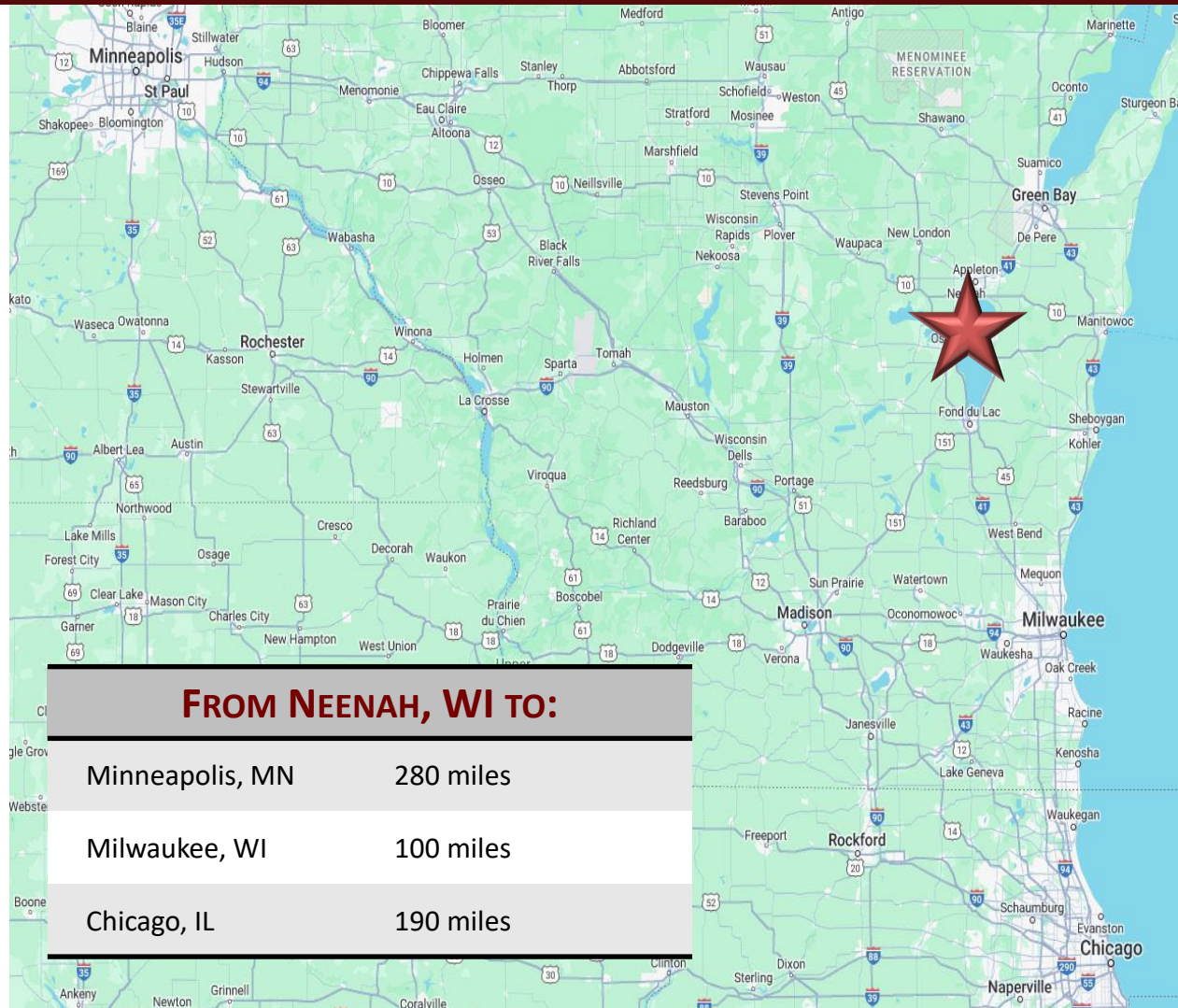
<b>BUILDING SIZE</b>	178,004 sf
<b>SALE PRICE</b>	Please contact Listing Broker
<b>LOT SIZE</b>	43.32 acres
<b>PARKING</b>	2 lots, 746 stalls
<b>YEAR BUILT</b>	1956, renovated 1996
<b>STORIES</b>	2
<b>ELEVATORS</b>	3
<b>SPRINKLERED</b>	Yes, wet
<b>ELECTRICAL</b>	4160v, 1200AMP
<b>ZONING</b>	I1-Light Industrial District, and R3-Suburban Mid-Density District
<b>PARCEL #S</b>	121-05870101, 121-0587, and 121-0491
<b>TAXES</b>	\$112,128.09

# MARKET

Neenah is located in northeast Wisconsin. It is part of the Fox Valley's Metropolitan Area ("FVMA"), and has a \*population of 415,563. The FVMA's business climate has earned it the ranking of 3<sup>rd</sup> best in the nation. The area is home to a well-educated workforce with \*\*35% of 25-34 year olds hold a bachelor's degree. Residents in this age group have also increased faster than the state average, providing the area with an influx of skilled workforce.

The Fox Valley area offers ample employment opportunities. Some of the largest employers include Plexus Corporation, Presto Products, Pierce Manufacturing, Thrivent Financial, ThedaCare, Fox Valley Technical College, Menasha Corporation, Gulfstream Aerospace, UnitedHealthCare Group, Neenah Foundry, Plexus Corporation, Appleton Paper, Bergstrom Automotive Group, and Miller Electric.

\* [Fox Valley Metropolitan Area Information](#)  
\*\* [Community Development](#)



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# NEARBY BUSINESSES



*Little Lake  
Butte des  
Morts*

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FOR SALE:

# THE NORTH OFFICE BUILDING

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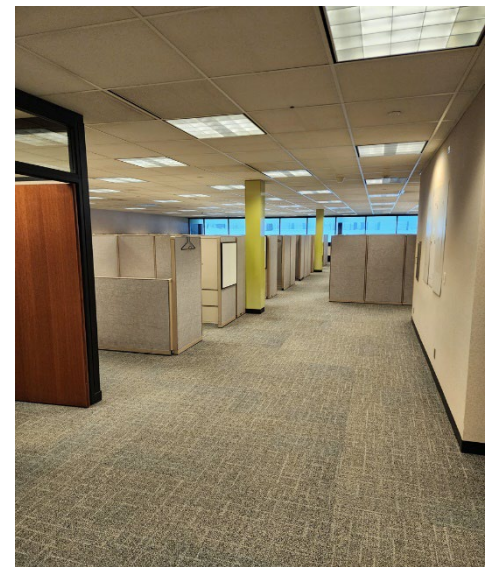
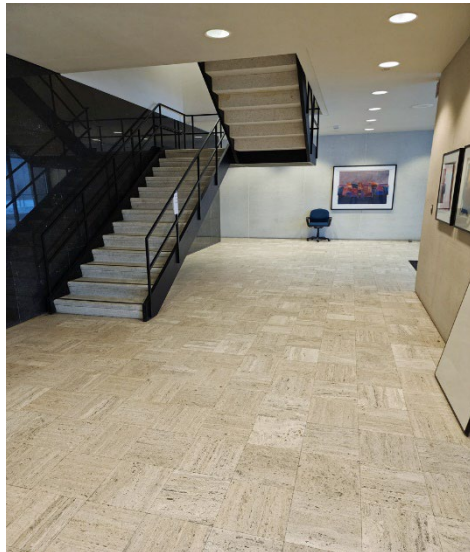
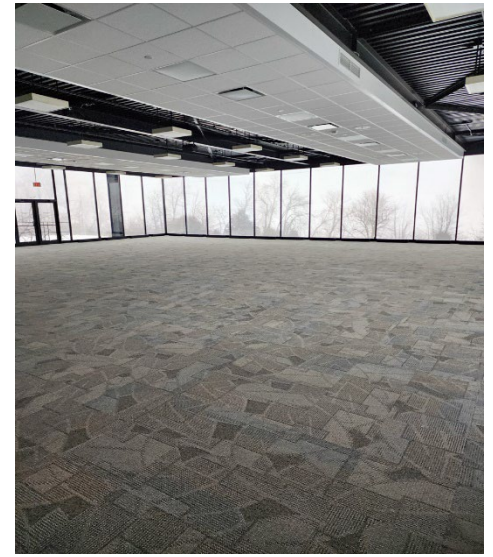
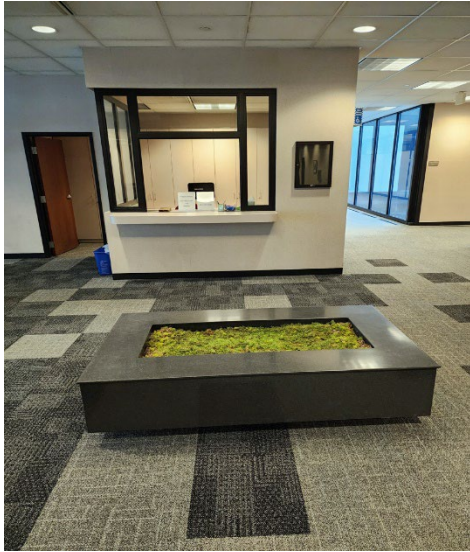
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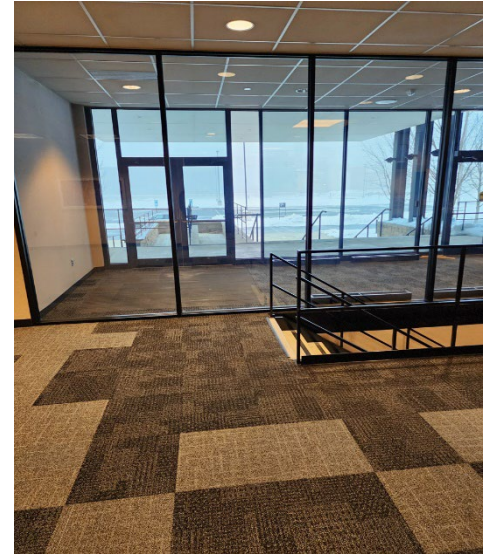
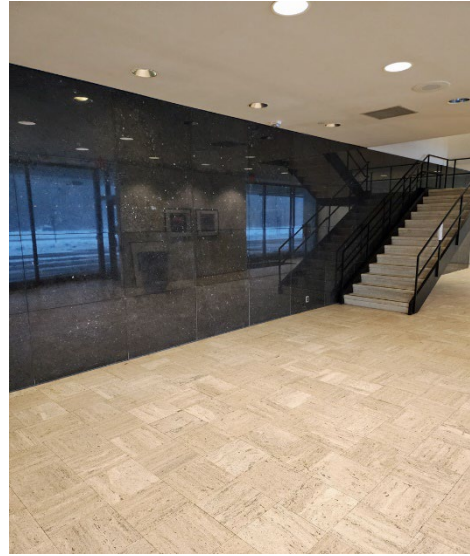
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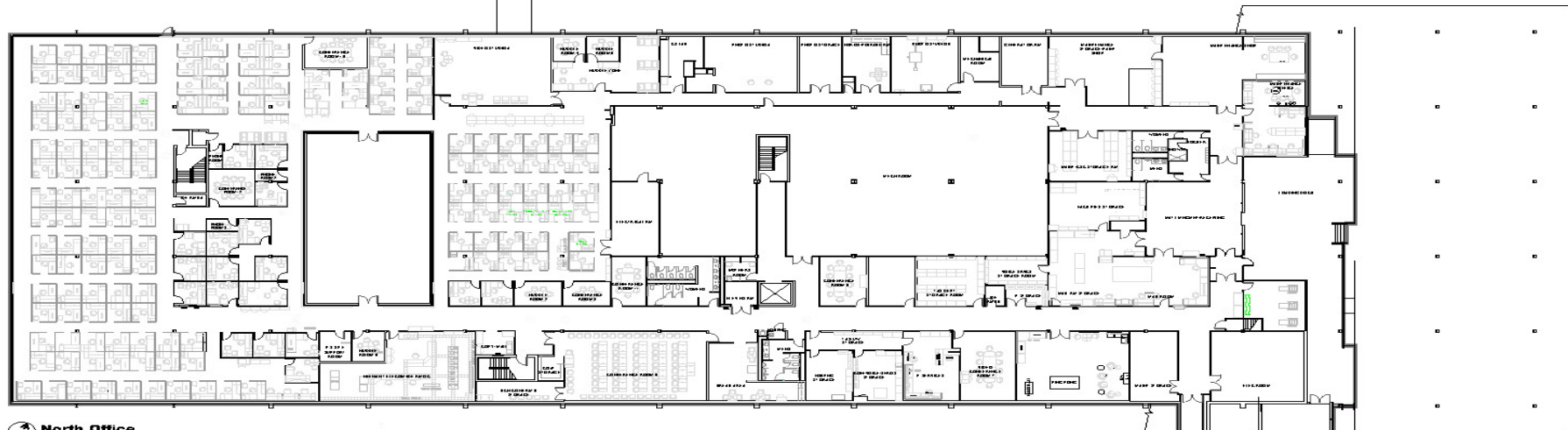
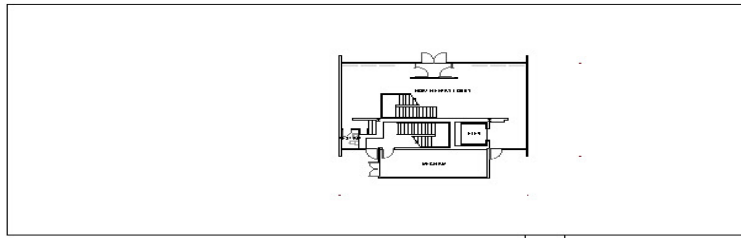
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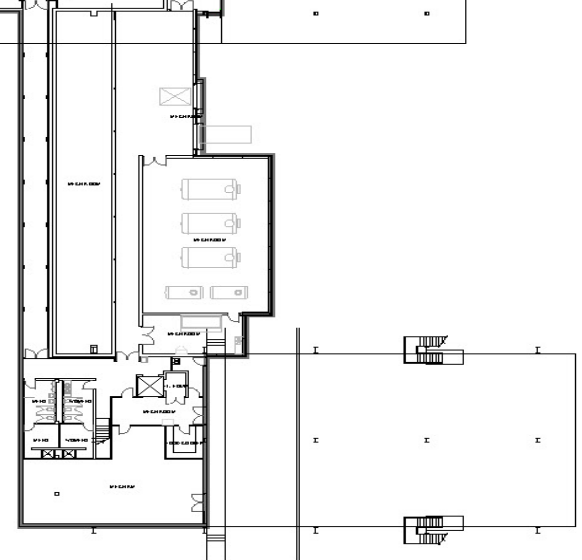
# FLOOR PLAN

## LOWER LEVEL



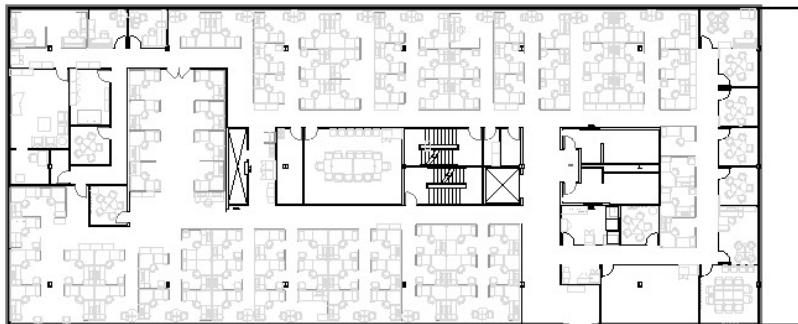
 North Office  
Lower Level

*All of the information furnished above is believed to be accurate in all rational respects and was obtained from source(s) reasonably believed to be reliable. However, RE Commercial LLC has not verified the accuracy of such information and makes no guarantees, warranties or representations about the accuracy and validity of such information or its source(s). The information provided herein is subject to the possibility of errors, omissions and/or changes relating to the price, condition and/or any other circumstance without notice. RE Commercial LLC shall not be liable for any losses or damages, including, without limitation, any indirect or consequential losses or damages, whatsoever, arising from or out of the reliance on the accuracy and validity of the information provided for herein.*

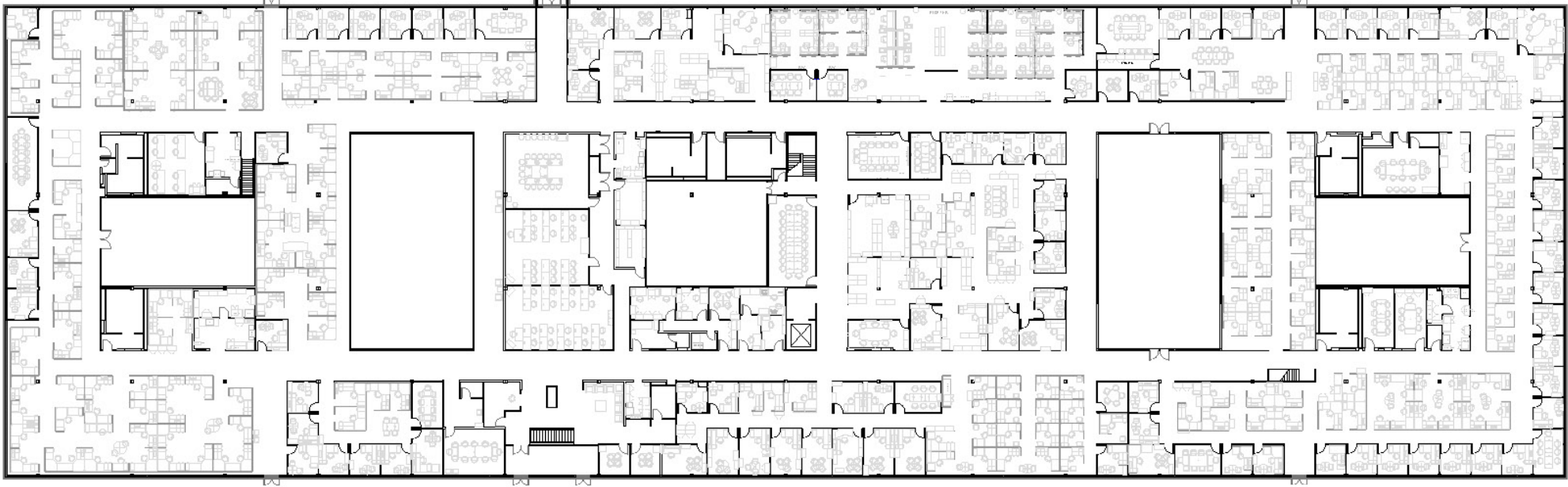


# FLOOR PLAN

FIRST LEVEL

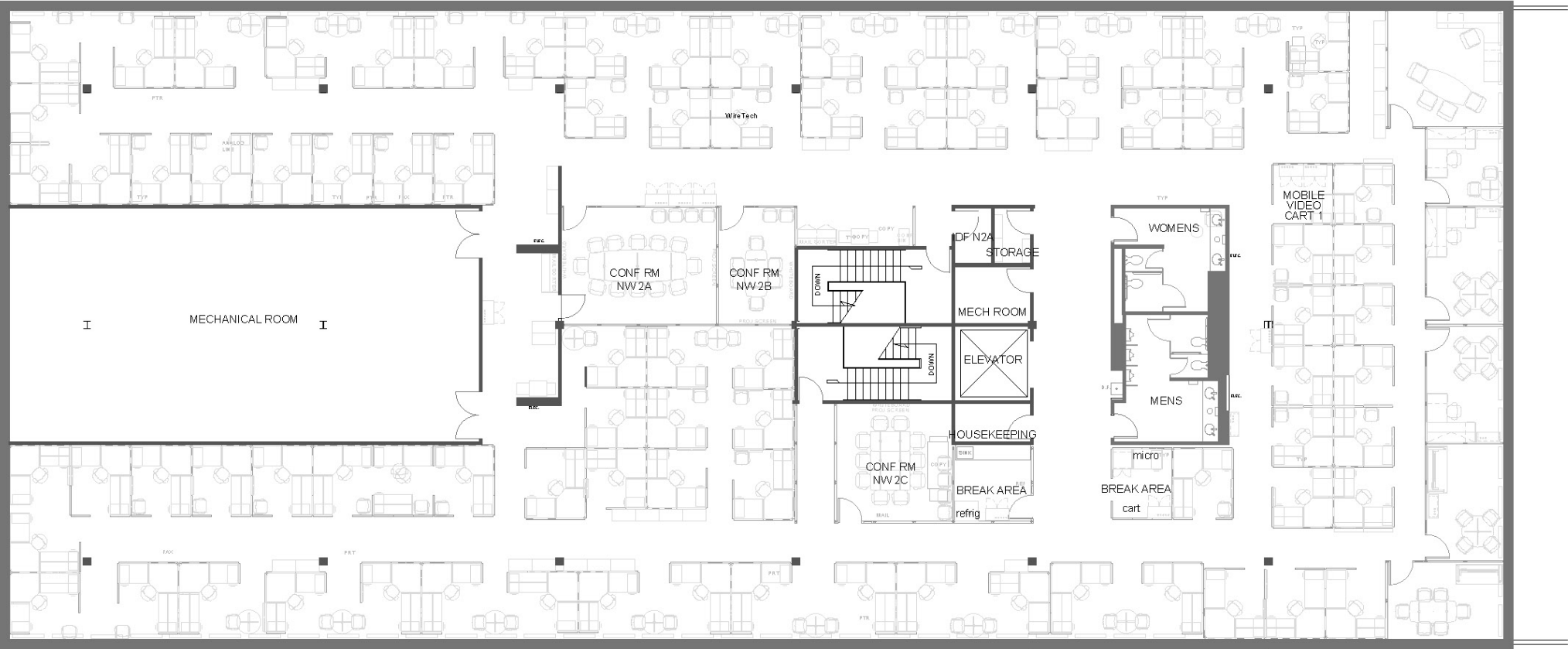


 **North Office**  
First Level



 **North Office**  
First Level





 **North Office**  
Level Two

# FLOOR PLAN

## LEVEL TWO

**DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS**

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

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

- 8 (a) The duty to provide brokerage services to you fairly and honestly.
- 9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- 10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request  
11 it, unless disclosure of the information is prohibited by law.
- 12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the  
13 information is prohibited by law (see lines 42-51).
- 14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your  
15 confidential information or the confidential information of other parties (see lines 23-41).
- 16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the  
18 advantages and disadvantages of the proposals.

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

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

28 The following information is required to be disclosed by law:

- 29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).
- 30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection  
31 report on the property or real estate that is the subject of the transaction.
- 32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may  
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a  
34 later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** \_\_\_\_\_  
36 \_\_\_\_\_  
37 \_\_\_\_\_

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): \_\_\_\_\_  
39 \_\_\_\_\_  
40 \_\_\_\_\_

41 \_\_\_\_\_ (*Insert information you authorize to be disclosed, such as financial qualification information.*)

42 **DEFINITION OF MATERIAL ADVERSE FACTS**

43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such  
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable  
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction  
46 or affects or would affect the party's decision about the terms of such a contract or agreement.  
47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee  
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural  
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information  
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a  
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons  
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at  
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

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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Drafted by Attorney Debra Peterson Conrad