Built in 1994, this building has a professional image and is located in the Business/Financial District of Downtown Appleton. Move-in ready with outdoor patio.

Pylon signage available.

Access to covered ramp parking.

Enclosed walkway to Red Lion Hotel Paper Valley and parking ramp.

For Sale or Lease
32,314 SF
Class A Office Building

330 W. College Ave.
Appleton, WI.

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Move-in ready with outdoor patio.

Pylon signage available.

Access to covered ramp parking.

Enclosed walkway to Red Lion Hotel Paper Valley and parking ramp.

PRICE
$3,900,000
NOW $3,350,000

LEASE RATE
3rd Floor ($18/SF (Gross)

3RD FLOOR
+/- 613 to 3,245 SF (furniture may be included)

For more information:
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Gaylene Muniz
920.560.5066 • gaylenem@naipfefferle.com

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For Sale or Lease
330 W. College Ave.
Appleton, WI.

3rd Floor

Suite 303
LEASED

Suite 304
LEASED

Suite 305
LEASED

Suite 306
+/- 613 SF Rentable

LEASED

2,050 SF Rentable
Prior to negotiating on your behalf the Brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement.

Disclosure to Customers

You are a customer of NAI Pfefferle (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. A 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 within 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 of 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.

Confidentiality Notice to Customers

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm or 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.

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

Notice About Sex Offender Registry

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://www.doc.wi.gov or by telephone at 608-240-5830.