Office and Retail Spaces at Richmond Terrace

These office/retail spaces are located 1 block from downtown Appleton with on-site parking. Great visibility on Richmond Street with over 21,000 vehicles traveling per day. Located on street level, below 147 residential condominium units.

Appleton has been rated by Forbes Magazine as one of the two best cities in Wisconsin for business. Downtown hosts community celebrations, events and parades throughout the year. You’ll find direct access to downtown from all major highways and convenient access from the airport. Appleton boasts a median household effective buying income within 3 miles of Downtown of more than $66,000. Riverfront and downtown development opportunities are attractive and affordable.

To learn more about Appleton, click here!

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**For Lease**

907 - 2,962 SF
Premium Office/Retail Space
Downtown Appleton

**400 N. Richmond Street**
Appleton, WI.

**LEASE RATE**  $9-$17/SF + UTILITIES

**BUILDING SIZE**  202,370 SF

**SPACE AVAILABLE**  907 SF - 2,962 SF
SEE PAGE 2 FOR DETAILS

**ACRES**  9.34 TOTAL (406,850 SF)

**PARKING**  AMPLE

**YEAR BUILT**  2003

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For more information:

Elizabeth Ringgold
920.560.5061  •  elizabethr@naipfefferle.com

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THE INFORMATION CONTAINED HERIN WAS OBTAINED FROM SOURCES BELIEVED RELIABLE, HOWEVER, NAI PFEFFERLE MAKES NO GUARANTEES, WARRANTIES, OR REPRESENTATIONS AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE PRESENTATION OF THIS PROPERTY IS SUBMITTED SUBJECT TO ERRORS, OMISSION, CHANGE OF PRICE OR OTHER CONDITIONS, PRIOR SALE OR LEASE, OR WITHDRAWAL WITHOUT NOTICE.
# For Lease

**400 N. Richmond Street**  
**Appleton, WI.**

<table>
<thead>
<tr>
<th>SUITE</th>
<th>LOCATION</th>
<th>SIZE</th>
<th>RATE</th>
<th>RESTROOM</th>
<th>OTHER AMENITIES</th>
<th>OTHER</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>1ST FLOOR</td>
<td>2,962 SF</td>
<td>$3,500/MONTH + UTILITIES ($14.19/SF)</td>
<td>EN SUITE</td>
<td>THIS SUITE INCLUDES 7 PRIVATE OFFICES, 2 CONFERENCE ROOMS, 2 ADA RESTROOMS, A LARGE KITCHENETTE, 12’ CEILINGS, ON-SITE FREE PARKING, ELECTRONIC FOB ACCESS WITH BUZZER FOR ENTRANCE</td>
<td>PRICE IS FOR WHITE BOX AND RESTROOMS. WILL BUILD TO SUIT FOR ADDITIONAL TENANT NEEDS</td>
</tr>
<tr>
<td>K</td>
<td>2ND FLOOR</td>
<td>1,696 SF</td>
<td>$1,272/MONTH + UTILITIES ($9/SF)</td>
<td>EN SUITE</td>
<td>ELEVATOR</td>
<td>PRICE IS FOR WHITE BOX. WILL BUILD TO SUIT FOR ADDITIONAL TENANT NEEDS. THIS IS AN INTERIOR OFFICE-NO WINDOWS TO OUTSIDE.</td>
</tr>
<tr>
<td>C-2</td>
<td>1ST FLOOR</td>
<td>907 SF USABLE</td>
<td>$1,159/MONTH + UTILITIES ($9/SF)</td>
<td>COMMON SPACE</td>
<td>KITCHENETTE</td>
<td>PRICE IS FOR WHITE BOX. WILL BUILD TO SUIT FOR ADDITIONAL TENANT NEEDS. THIS IS AN INTERIOR OFFICE-NO WINDOWS TO OUTSIDE.</td>
</tr>
<tr>
<td>H</td>
<td>1ST FLOOR</td>
<td>2,370 SF USABLE/LEASABLE</td>
<td>$3,360/MONTH ($17/SF + UTILITIES)</td>
<td>EN SUITE</td>
<td>THIS SUITE INCLUDES A CONFERENCE ROOM, KITCHENETTE, TALL CEILINGS, LOTS OF GLASS AND 6 PRIVATE OFFICES</td>
<td>SPECTACULAR SUITE WITH EXCELLENT FRONTAGE ON RICHMOND STREET</td>
</tr>
<tr>
<td>G</td>
<td>1ST FLOOR</td>
<td>2,300 SF</td>
<td>$2,700/MONTH ($14.06/SF + UTILITIES)</td>
<td></td>
<td>THIS SUITE INCLUDES A PARTIALLY EQUIPPED KITCHEN</td>
<td>ACCESS TO OUTSIDE PATIO! THIS SPACE IS AVAILABLE OCTOBER 2019</td>
</tr>
</tbody>
</table>
For Lease
400 N. Richmond Street
Appleton, WI.
For Lease
400 N. Richmond Street
Appleton, WI.
For Lease
400 N. Richmond Street
Appleton, WI.

SUITE K

COMMERCIAL
UNIT #3b suite K

200 E. Washington Street, Suite 2A
Appleton, WI 54911
920.968.4700
naipfefferle.com
For Lease
400 N. Richmond Street
Appleton, WI.

SUITE H
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 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 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.

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 (see definition below).
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 or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

**CONFIDENTIAL INFORMATION**

**NON-CONFIDENTIAL INFORMATION**

(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 intend to meet his or her obligations under a contract or agreement made concerning the 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.