OFFICES

Appleton
200 E. Washington Street, Suite 2A
Appleton, WI 54911
920.968.4700

Green Bay
1192 Hansen Road, Suite 201
Green Bay, WI 54304
920.884.5000

Wausau
327 N. 17th Avenue, Suite 303
Wausau, WI 54401
715.261.2922

CLICK HERE TO VIEW ALL OUR LISTINGS AT
naipfefferle.com

THE INFORMATION CONTAINED HEREIN WAS OBTAINED FROM SOURCES BELIEVED RELIABLE. HOWEVER, NAI PFEFFERLE MAKES NO GUARANTEES, WARRANTIES, OR REPRESENTATIONS AS TO THE ACCURACY THEREOF. THE PRESENTATION OF THIS PROPERTY IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE OR OTHER CONDITIONS, PRIOR SALE OR LEASE, OR WITHDRAWAL WITHOUT NOTICE.
916 N MAIN STREET SEYMOUR, WI

Property Features
- Excellent investment opportunity
- Large industrial property with two attached buildings; room to expand
- 40,000 SF high bay building
- 14,000 SF low bay building

SALE PRICE $700,000
NOI 10%
TOTAL BUILDING SF 54,000

ADAM MEYERS 920.560.5091 PATRICK CONNOR 920.560.5074

5707 SCHOFIELD AVENUE WESTON, WI

Property Features
- Newly renovated in 2015, professional office masonry building
- Located on main thoroughfare
- Includes separate detached garage/shop constructed in 2001

SALE PRICE $2,195,000
BUILDING 1 SF 19,981
BUILDING 2 SF 3,780

MARK DENIS, SIOR OR ARLENE DENIS 920.560.5092

442 & 444 N WESTHILL BOULEVARD APPLETON, WI

Property Features
- Office space in professional business park
- 442 N Westhill: 5,000-11,336 SF
- 444 N Westhill: 6,000-15,970 SF
- Perimeter offices with nice reception areas, breakroom & conference rooms

LEASE RATE $11.95/SF NNN for entire space
LEASE RATE $16.95/SF to take portion of the demised bldg

ELIZABETH RINGGOLD 920.560.5061 ADAM FIGURIN 920.560.5076

3329 N RICHMOND STREET APPLETON, WI

Property Features
- Investment opportunity
- Class A medical office building
- 1.79 Acres
- Tenant: Ascension (renewed lease for 5 years)

SALE PRICE $3,640,000
BUILDING SF 20,518
CAP RATE 8% (2018-2023 5 Year Average)

MIKE PFEFFERLE 920.560.5069 BOB ROSSI 920.560.5065

2001 MARATHON AVENUE NEENAH, WI

Property Features
- Class B office space
- 218 workstations; 109 private offices
- Campus like setting; large cafeteria
- 449 parking stalls
- 20.1 acres

LEASE RATE $15/SF Gross
BUILDING SF 148,800

ADAM FIGURIN 920.560.5076 TOM SCHEUERMAN 920.560.5068

1700 INDUSTRIAL DRIVE BELLEVUE, WI

Property Features
- Office space with attached warehouse
- 7,576 SF office
- 1,400 SF warehouse/shop/garage
- Huge parking lot
- Attractive river setting

SALE PRICE $595,000
BUILDING SF 8,976
ACRES 3

MARK DENIS, SIOR OR ARLENE DENIS 920.560.5092

THE INFORMATION CONTAINED HEREIN WAS OBTAINED FROM SOURCES BELIEVED RELIABLE, HOWEVER, NAIPF EffERLE MAKES NO GUARANTEES, WARRANTIES, OR REPRESENTATIONS AS TO THE ACCURACY THEREOF; THE PRESENTATION OF THIS PROPERTY IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE OR OTHER CONDITIONS, PRIOR SALE OR LEASE, OR WITHDRAWAL WITHOUT NOTICE.
THE INFORMATION CONTAINED HEREIN WAS OBTAINED FROM SOURCES BELIEVED RELIABLE, HOWEVER, NAI PFEFFERLE MAKES NO GUARANTEES, WARRANTIES, OR REPRESENTATIONS AS TO THE ACCURACY THEREOF. THE PRESENTATION OF THIS PROPERTY IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE OR OTHER CONDITIONS, PRIOR SALE OR LEASE, OR WITHDRAWAL WITHOUT NOTICE.

401 NORTH LAKE STREET NEENAH, WI

Property Features
- Class A office space
- Located on Little Lake Butte des Morts
- 520 workstations; 119 private offices
- Campus like setting; large cafeteria overlooking lake; 746 parking stalls

SALE PRICE $9,975,000
BUILDING SF 171,200
ACRES 43.32

ADAM FIGURIN 920.560.5076  TOM SCHEUERMAN 920.560.5068

477 S NICOLET ROAD APPLETON, WI

Property Features
- Office space in Nicolet Professional Center with easy access to I-41
- Multiple private offices with in-suite bathrooms, private conference rooms and kitchenette

LEASE RATE $16/SF Gross
SUITES SF
SUIT 1 SF 2,376
SUIT 2 SF 158
BUILDING SF 7,882

ELIZABETH RINGGOLD 920.560.5061  ADAM FIGURIN 920.560.5076

122 E COLLEGE AVENUE APPLETON, WI

Property Features
- Class A office condominium suite
- Perfectly suited for a corporate headquarter in downtown central business district
- 1,200 parking stalls via attached skywalk

LEASE RATE $19/SF Gross
AVAILABLE SF 32,384 (divisible)
YEAR BUILT 1970

AMY OELHAFEN 920.560.5009  MIKE PFEFFERLE 920.560.5069

1150 SPRINGHURST DRIVE GREEN BAY, WI

Property Features
- Multi-tenant office building
- 9,161 SF maximum available
- 6,000 SF maximum contiguous
- 1,459 acres
- Easy access to I-41 & Hwy 172

SALE PRICE $2,450,000
LEASE RATE $16/SF Modified Gross
BUILDING SF 32,710

ADAM MEYERS 920.560.5091  TOM FISK 920.560.5090

100 PAPER PLACE KRONENWETTER, WI

Property Features
- Office building in park-like setting
- Ideal for office, medical use and/or clinic
- 5 acres; located in TIF District
- Abundant parking
- Additional land available

SALE PRICE $1,414,126
BUILDING SF 18,268
YEAR BUILT 1984/1985

JOHN EVANS 715.574.2801

100 W LAWRENCE STREET APPLETON, WI

Property Features
- Class A downtown office space
- Reception area, two private offices and copy room
- Professionally managed and heated underground parking available

LEASE RATE $22/SF
AVAILABLE SF 2,055
FLOOR 1st

AMY OELHAFEN 920.560.5009

CLICK HERE TO VIEW ALL OUR LISTINGS AT: naipfefferle.com

RETURN TO COVER PAGE

200 E Washington Street, Suite 2A
Appleton, WI 54911

1192 Hansen Road, Suite 201
Green Bay, WI 54304

327 N. 17th Avenue, Suite 303
Wausau, WI 54401
THE INFORMATION CONTAINED HEREIN WAS OBTAINED FROM SOURCES BELIEVED RELIABLE, HOWEVER, NAIPFEFFERLE MAKES NO GUARANTEES, WARRANTIES, OR REPRESENTATIONS AS TO THE ACCURACY THEREOF. THE PRESENTATION OF THIS PROPERTY IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE OR OTHER CONDITIONS, PRIOR SALE OR LEASE, OR WITHDRAWAL WITHOUT NOTICE.

10 E COLLEGE AVE., SUITE 214 APPLETON, WI

Property Features
- Located in the heart of Appleton’s central business district
- Common conference room and break room
- Attached parking ramp

MIKE PFEFFERLE 920.560.5069 AMY OELHAFEN 920.560.5009

2009 S MEMORIAL DRIVE APPLETON, WI

Property Features
- Medical/office space
- Close to banks, hotels, restaurants, shopping centers and retail centers
- Ideal for medical office, but great fit for general office as well

AMY OELHAFEN 920.560.5009

819 SCHELFHOUT LANE KIMBERLY, WI

Property Features
- Retail/office space in Washington Towers
- Formerly Indigo Spa
- 456 SF reception area
- 4 spa rooms (2-14’x12’; 2-10’x14’)
- Fast-growing, convenient location

BOB ROSSI 920.560.5065

210 WISCONSIN ST & 532 CAMPUS PL OSHKOSH, WI

Property Features
- Retail/office space
- Adjacent to the University of Wisconsin-Oshkosh, the third largest university in Wisconsin
- Ample parking & excellent signage

ELIZABETH RINGGOLD 920.560.5061

5530 NEUBERT ROAD GRAND CHUTE, WI

Property Features
- Mult-tenant flex building
- Typical build-out office with reception and ADA bathroom, sprinklered shop, floor drain, forced air heat and mezzanine storage

NICK SCHMIDT 920.560.5070

1713 S ONEIDA STREET APPLETON, WI

Property Features
- Professional office building
- 2,256 SF 1st floor
- 2,280 SF 2nd floor
- Across from St. Elizabeth’s Hospital
- Potential apartment building

BOB ROSSI 920.560.5065 ADAM FIGURIN 920.560.5076

THE INFORMATION CONTAINED HEREIN WAS OBTAINED FROM SOURCES BELIEVED RELIABLE, HOWEVER, NAIPFEFFERLE MAKES NO GUARANTEES, WARRANTIES, OR REPRESENTATIONS AS TO THE ACCURACY THEREOF. THE PRESENTATION OF THIS PROPERTY IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE OR OTHER CONDITIONS, PRIOR SALE OR LEASE, OR WITHDRAWAL WITHOUT NOTICE.

CLICK HERE TO VIEW ALL OUR LISTINGS AT: naipfefferle.com

200 E Washington Street, Suite 2A Appleton, WI 54911
1192 Hansen Road, Suite 201 Green Bay, WI 54304
306 S 17TH AVENUE WAUSAU, WI

Property Features
• Retail space in Starbucks building
• New construction with tenant specific improvements available
• Minimum 20 new parking spaces
• High visibility, high traffic location

LEASE RATE $22/SF NNN
AVAILABLE SF ± 2,000
BUILDING SF 6,712
NEW ADDITION SF 2,000

GENE DAVIS 715.574.0371

825 W FULTON STREET WAUPACA, WI

Property Features
• Retail building - former Shopko Hometown
• Great visibility on W Fulton Street
• 2.65 Acres
• Pylon and building signage available
• Ample parking

SALE PRICE $1,600,000
LEASE RATE $6.00/SF $4.50/SF
BUILDING SF 42,620

NICK SCHMIDT 920.560.5070 ELIZABETH RINGGOLD 920.560.5061

5474 HIGHWAY 10 EAST STEVENS POINT, WI

Property Features
• Large retail & salon spaces available
• Suite 1 - end cap, former salon with 8 stations; possible retail or office
• Suite 9 - large retail suite with loading dock, well; ideal for medium box store

LEASE RATE $8-$12/SF NNN
SUITE 1 SF 2,600
SUITE 9 SF 24,085

ARK RHOWMINE 715.297.1953 ELIZABETH RINGGOLD 920.560.5061

210 S 1ST AVENUE WAUSAU, WI

Property Features
• Corner lot location in high traffic neighborhood, across the river & within walking distance to Wausau Center
• Ample parking; convenient entrances & exits; drive-thru service potential

LEASE RATE $11.50/SF NNN
BUILDING SF 3,835
LOT SF 22,500

GENE DAVIS 715.574.0371

108 W 9TH STREET MARSHFIELD, WI

Property Features
• Former dairy converted to brew pub and restaurant (The Parkin Place)
• Building & business with equipment included in sale price; also quality kitchen and catering business

SALE PRICE $1,395,000
AVAILABLE SF 13,747
FLOORS 2

JOHN EVANS 715.574.2801

800 E WISCONSIN AVENUE APPLETON, WI

Property Features
• Restaurant/retail space opportunity
• Formerly Pizza King restaurant
• 0.43 acres (18,582 SF)
• Paved parking for 25 cars
• Easy access to entire Fox River Valley

SALE PRICE $399,000
LEASE RATE $4,000/Month
BUILDING SF 3,400

BOB ROSSI 920.560.5065

CLICK HERE TO VIEW ALL OUR LISTINGS AT: naipfefferle.com
THE INFORMATION CONTAINED HEREIN WAS OBTAINED FROM SOURCES BELIEVED RELIABLE, HOWEVER, NAIPFEFFERLE MAKES NO GUARANTEES, WARRANTIES, OR REPRESENTATIONS AS TO THE ACCURACY THEREOF. THE PRESENTATION OF THIS PROPERTY IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE OR OTHER CONDITIONS, PRIOR SALE OR LEASE, OR WITHDRAWAL WITHOUT NOTICE.
544 JENSEN ROAD  NEENAH, WI

Property Features
• Immaculate manufacturing/compliance testing facility
• ± 5,200 SF office
• ± 10,000 SF warehouse
• Adaptable for alternative uses

SALE PRICE  $1,875,000
BUILDING SF  15,106
ACRES  7.738

ADAM FIGURIN  920.560.5076  TOM SCHEUERMAN  920.560.5068

2545 LARSEN ROAD  GREEN BAY, WI

Property Features
• Well-maintained office/manufacturing facility; easy access to I-41 & Hwy 29
• 8,753 SF office
• 34,202 SF warehouse/manufacturing
• 4 loading docks; 3 grade-level overhead doors

LEASE RATE  $5/SF NNN
BUILDING SF  42,955
ACRES  3.141

ADAM MEYERS  920.560.5091

2676 S OAKWOOD ROAD  OSHKOSH, WI

Property Features
• Hard to find Class A industrial space
• ± 5,360 SF front office
• ± 2,750 SF lower mezzanine
• ± 2,750 SF upper mezzanine
• ± 64,000 SF warehouse/production

LEASE RATE  $4.50-$5.50/SF NNN
BUILDING SF  ± 74,000 SF with expansion room to 140,000 SF
ACRES  7.27

GREG LANDWEHR  920.560.5037

801-807 S CENTER AVENUE  MERRILL, WI

Property Features
• Wholesale/retail distribution center
• Building 1 SF: 5,400
• Building 3 SF: 3,600
• Building 4 SF: 15,200
• Flexible design for a number of uses

LEASE RATE  $7.50/SF
LEASE RATE  $3.50/SF
LEASE RATE  $4.50/SF

SALE PRICE for all 3 buildings  $575,000

GENE DAVIS  715.574.0371

5703 CAMP PHILLIPS ROAD  WESTON, WI

Property Features
• Office with warehouse space
• Retail/office: 3 offices, retail counter & open 1,800 SF mezzanine
• Warehouse/service area: 3 service doors with 17’ high ceilings

SALE PRICE  $497,000
BUILDING SF  5,700
ACRES  0.411

ARK RHOWMINE  715.297.1953

200 PAPER PLACE  KRONENWETTER, WI

Property Features
• Office building/light manufacturing in park-like setting on 5 acres
• Ideal for office, medical use or light manufacturing
• Abundant parking

SALE PRICE  $1,085,907
BUILDING SF  14,028
YEAR BUILT  2007

JOHN EVANS  715.574.2801  TONY “T.J.” MORICE  715.218.2900

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