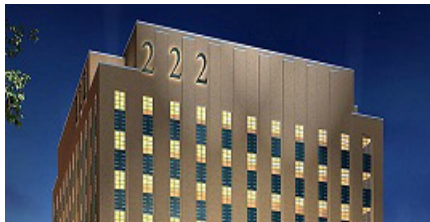


222 W. COLLEGE AVENUE, APPLETON, WI



FOR LEASE

\$21/SF - \$22/SF GROSS

This Class A office building is located in downtown Appleton. There is 243,000 rentable space with extremely flexible floor plan layouts. Elegant, full-service board room that is also free for tenants.

Amy Pfefferle Oelhafen 920.560.5009

14 TRI-PARK WAY, APPLETON, WI



FOR SALE \$1,350,000

Building 1 - 15,200 Investment Opportunity with 7.50 % Cap
Adam Figurin 920.560.5076 / Teresa Knuth 920.560.5077



FOR SALE \$1,450,000

Building 2 - 10,800 Investment Opportunity with 8.10% Cap
Tom Scheurman 920.560.5068

731 STEFFINS STREET/CTY DDD, WRIGHTSTOWN, WI



FOR LEASE

\$5.75/SF NNN

Well-located industrial/distribution space available for lease in Wrightstown. 100,000 SF building expandable to 265,000 SF. Prime location in fast growing area bordered by I-41.

Tom Fisk 920.560.5090 / Adam Meyers 920.560.5091

525 JEFFERSON STREET, STURGEON BAY, WI



FOR SALE OR LEASE

\$525,000 \$4.85/SF NNN

This retail building was remodeled in summer of 2012 and is located just off Interstate 10 and Hwy 54 and has great visibility on W. Fulton Street. Pylon and building signage available.

Tom Fisk 920.560.5090 / Eileen Pounds 920.884.5000

DOLLAR GENERAL INVESTMENT OPPORTUNITIES



FOR SALE

\$1,000,000+

Dollar General is proud to be America's neighborhood general store. Striving to make shopping hassle-free and affordable with 14,609+ convenient, easy-to-shop stores.

Amy Pfefferle Oelhafen 920.560.5009

2476 S. ONEIDA STREET, GREEN BAY, WI



FOR LEASE

\$14/SF NNN

Upscale Class A retail strip mall located directly across the street from Bay Park Square Mall. Neighboring business includes: Aldi, Barnes and Noble.

James Wheeler 920.560.5093

605 N. 8TH STREET, SHEBOYGAN, WI



FOR LEASE

\$250-\$9,000/MTH

Historic Building with many charming features and stunning views of Lake Michigan & downtown Sheboygan and access to great restaurants & parks.

Dane Checolinski 920.344.8732

875-885 INDIANHEAD DRIVE, MOSINEE, WI



FOR SALE OR LEASE

\$895,000 \$6.95/SF NNN

53,691 SF warehouse and office center, located conveniently to five central WI cities. Blocks away from Central WI airport with daily flights to Chicago, Detroit & Minneapolis.

Jonathan Glassco 920.560.5078 / Tony "T.J." Morice 715.218.2900

WE ARE HAPPY TO ANNOUNCE OUR 2021 BROKERS OF THE YEAR



Green Bay Office
Partner/Senior
Commercial Real
Estate Advisor



1st Place - Tom Fisk

Appleton Office
Partner/Senior
Commercial Real
Estate Advisor



2nd Place - Greg Landwehr

Wausau Office
Commercial Real
Estate Advisor



3rd Place - T.J. Morice

TOP DEALS OF 2021

1100 Employers Blvd, De Pere

SOLD



360,000 SF, Class A office sale with a prime location. The sale included approximately 76 acres of excess land.

Alpine Resort, Egg Harbor

SOLD



The historic, beautiful Alpine Resort & Golf Course sold using a nationwide marketing plan.

1401 8th Avenue, Menominee

SOLD



Retail

N434 Greenville Drive, Greenville

LEASE



The building contains state-of-the-art technology including high-speed internet & teleconferencing throughout.

139 Evergreen, Oconto

SOLD



165,000 SF Industrial Building with NNN Lease - 9.28% Cap Rate. Seven year lease on 12-year term.

3125 Gateway, Brookfield

LEASE



12,768 SF, flex building in an excellent location in one of the west submarkets' most prestigious business parks.

2121 Capitol Drive, Appleton

SOLD



44,039 SF, Class A office building that offers quick access to Interstate 41 in the Northeast Industrial Park.

585 Enterprise, Neenah

SOLD



115,000 SF light manufacturing/warehouse sold in less than 3 month from market to closing.

826 Vanderbrak Street, Green Bay

SOLD



The Class C, 87,000 SF building was constructed in 1952 and located on 2.34 acres of land.

401/425 4th St./Plumer, Wausau

SOLD



Investment property with a 8.0% Cap Rate Two, Class B, warehouses buildings with long-term tenants.

23 Dollar General Stores

SOLD



Dollar General Investment opportunities in WI. Many other locations throughout the state.

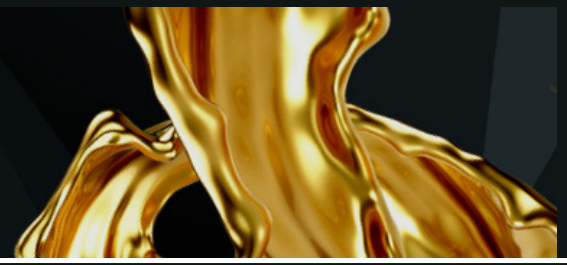
190 Crossroads Drive, Plover

SOLD



Turn-key sports bar/restaurant surrounded by several national retailers; located off I-39/Hwy 51 in a fast growing retail area.





Top Producers of 2021

Congratulations



In Memory

Mike Pfefferle
Top Sales
Broker

Tom Fisk
Top Sales
Broker

Elizabeth Ringgold
Top Retail
Leasing Broker

Greg Landwehr, SIOR
Top Industrial
Leasing Broker

This year's winners were based on transaction data in CoStar's commercial real estate database for all deals completed in 2021.

NAI Pfefferle

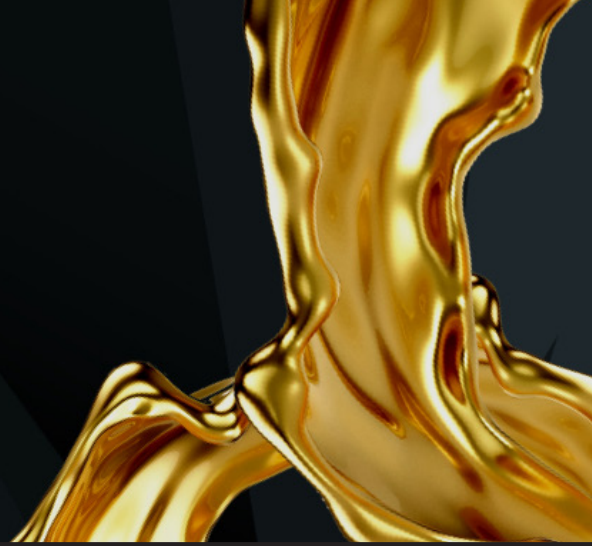




POWERBROKER™ AWARD

THE BEST OF THE BEST

2021 WINNER



Top Leasing Firm

Top Sales Firm

CoStar has recognized NAI Pfefferle as a Top Producing Firm in 2021 with these two prestigious awards!

This year's winners were based on sale and lease transactions in CoStar's commercial real estate database for all deals completed in 2021.



TOP FIRM AWARDS

2021 NAI Global Presidents Award

To the NAI Offices that have demonstrated a true commitment to the strategic vision of the enterprise by leading in action as evidenced by teamwork, leadership and/or business generation.

PRIMARY MARKET

NAI Greywolf
Milwaukee, Wisconsin Market

MAJOR MARKET

NAI Pfefferle
Appleton, Wisconsin Market

SECONDARY MARKET

NAI G2 Commercial
Columbus, Georgia Market

TERTIARY MARKET

NAI UCR Properties
Jackson, Mississippi Market

INTERNATIONAL MARKET

NAI Korea
Seoul, South Korea Market



NAI Global
2022 CONVENTION

NAI Pfefferle

With more than 50 years in business and offices in Appleton, Green Bay, Sheboygan and Wausau, NAI Pfefferle is a full-service commercial real estate powerhouse. Our 20 licensed advisors and strong support staff specialize in office, retail, industrial, multifamily, land and investment properties. Clients ranging from Fortune 500 companies to small businesses rely on NAI Pfefferle for a wide range of CRE services including site selection & acquisition, leasing & sales, tenant & buyer representation, global corporate services and real estate consulting.

We are local market leaders with global reach. NAI Pfefferle is a member of NAI Global – a leading commercial real estate firm with 300+ offices and 5,100 local market experts on the ground.

We are a one-stop-shop. Pfefferle Management, our sister company, manages over 12 million SF of real estate throughout the state of Wisconsin and works in collaboration with NAI Pfefferle to provide clients with a single-source solution for every phase of occupying or owning a property.



John Pfefferle, CEO



Mike Pfefferle



Amy Pfefferle Oelhafen
President



Tom Scheuerman, CPA



Tom Fisk



Greg Landwehr, SIOR



Elizabeth Ringgold



Mark Denis, SIOR



Arlene Denis



Nick Schmidt



Ark Rhowmine



John Roberts, SIOR



Adam Figurin



Adam Meyers



Dave Johnson



T.J. Morice



Jonathan Glassco



Teresa Knuth



Eileen Pounds



Dane Checrolinski



James Wheeler



Joseph Schuessler,
Secretary and General
Counsel



Laurel Marquardt, CPA,
Director of Business
Operations



Manny Vasquez, VP -
Business Development

www.naipfefferle.com

www.naiglobal.com

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

960 Hansen Road
Green Bay, WI 54304
920.884.5000

3414 Mill Road
Sheboygan, WI 53083
920.783.6330

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