

Fox Commons, City of Appleton, WI. 2,000 – 111,573 SF RETAIL/OFFICE SPACE FOR LEASE

Property Features

- 3-story mixed-use building
- 111,573 sq. ft. available for lease
- Structure allows for up to 14' high ceilings
- Open floor layouts to be designed to fit your needs
- Connected to the largest parking ramp in downtown Appleton
- Pedestrian thoroughfare on the first-floor to draw in the community and activate the atrium

About Fox Commons

The integrated 3-story building will be completely remodeled to be comprised of commercial and health retail amenities creating a consumer-driven, 180,000 sq. ft. downtown destination.

The newly renovated building, Fox Commons, will serve as a gateway connecting the North College Avenue neighborhood to the core of downtown.

Retail/Office Space
NNN Charges

\$17 – \$21/SF NNN
\$6.82/SF



For more information:

Teresa Knuth • 920.560.5077 • teresak@naipfefferle.com

Elizabeth Ringgold • 920.560.5061 • elizabethr@naipfefferle.com

200 E. Washington Street, Suite 2A

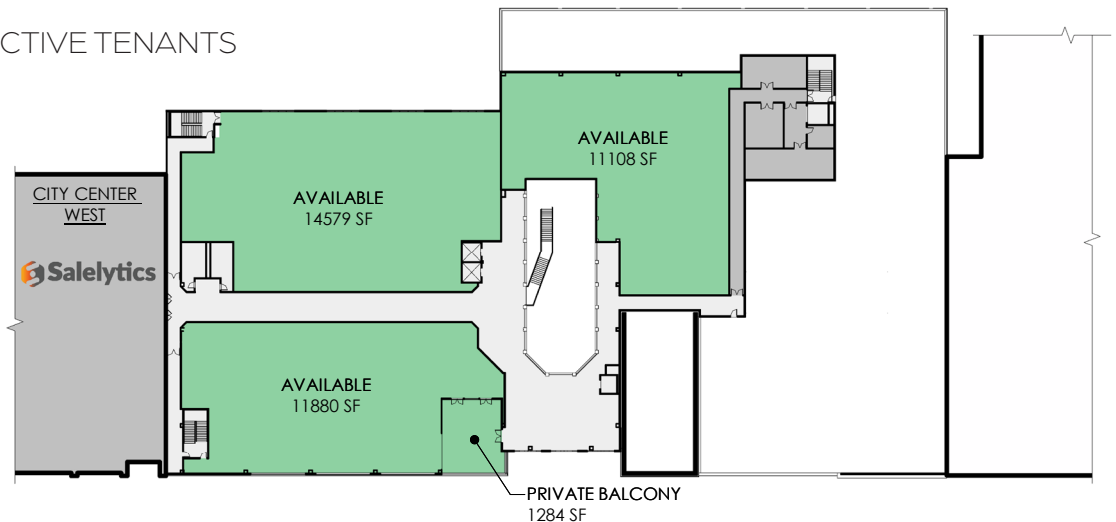
Appleton, WI

920.968.4700

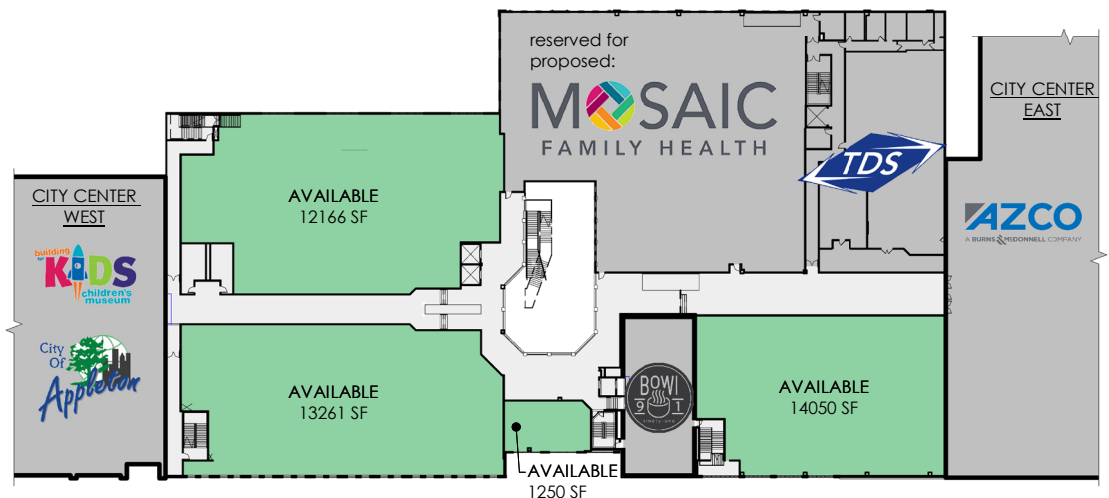
LEGEND

- AVAILABLE FOR LEASE
- EXISTING OR PROSPECTIVE TENANTS
- COMMON AREAS

THIRD FLOOR
\$17/SF NNN
2,000 SF MINIMUM



SECOND FLOOR
\$19/SF NNN
2,000 SF MINIMUM



FIRST FLOOR
\$21/SF NNN
2,000 SF MINIMUM



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fox commons

A place to gather and grow

NAIPfefferle

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GOOGLE AERIAL

Fox Cities
Performing Art
Center

222
Building

COLLEGE AVENUE

Zuelke
Building

fox commons

City Center
East

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DEMOGRAPHICS (1, 3 & 5 MILE RADIUS)



POPULATION

1 MILE:	16,391
3 MILES:	90,607
5 MILES:	159,975



EMPLOYEES

1 MILE:	14,476
3 MILES:	67,915
5 MILES:	100,834



AVERAGE INCOME

1 MILE:	\$58,081
3 MILES:	\$75,373
5 MILES:	\$87,306



BUSINESSES

1 MILE:	696
3 MILES:	3,189
5 MILES:	5,295



AVERAGE HOUSEHOLDS

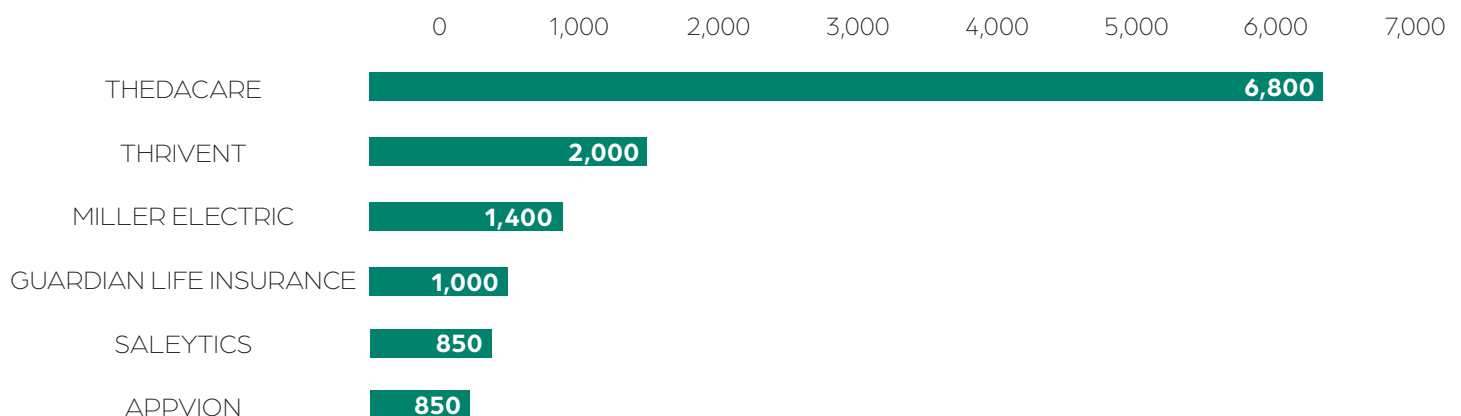
1 MILE:	6,583
3 MILES:	37,657
5 MILES:	66,094



TRAFFIC COUNTS (VPD)

W. COLLEGE AVENUE	15,354
E. COLLEGE AVENUE	14,697
N. APPLETON STREET	6,212

LARGEST EMPLOYERS IN APPLETON / CURRENT EMPLOYEES



Source: Fox Cities Regional Planning

For more information:

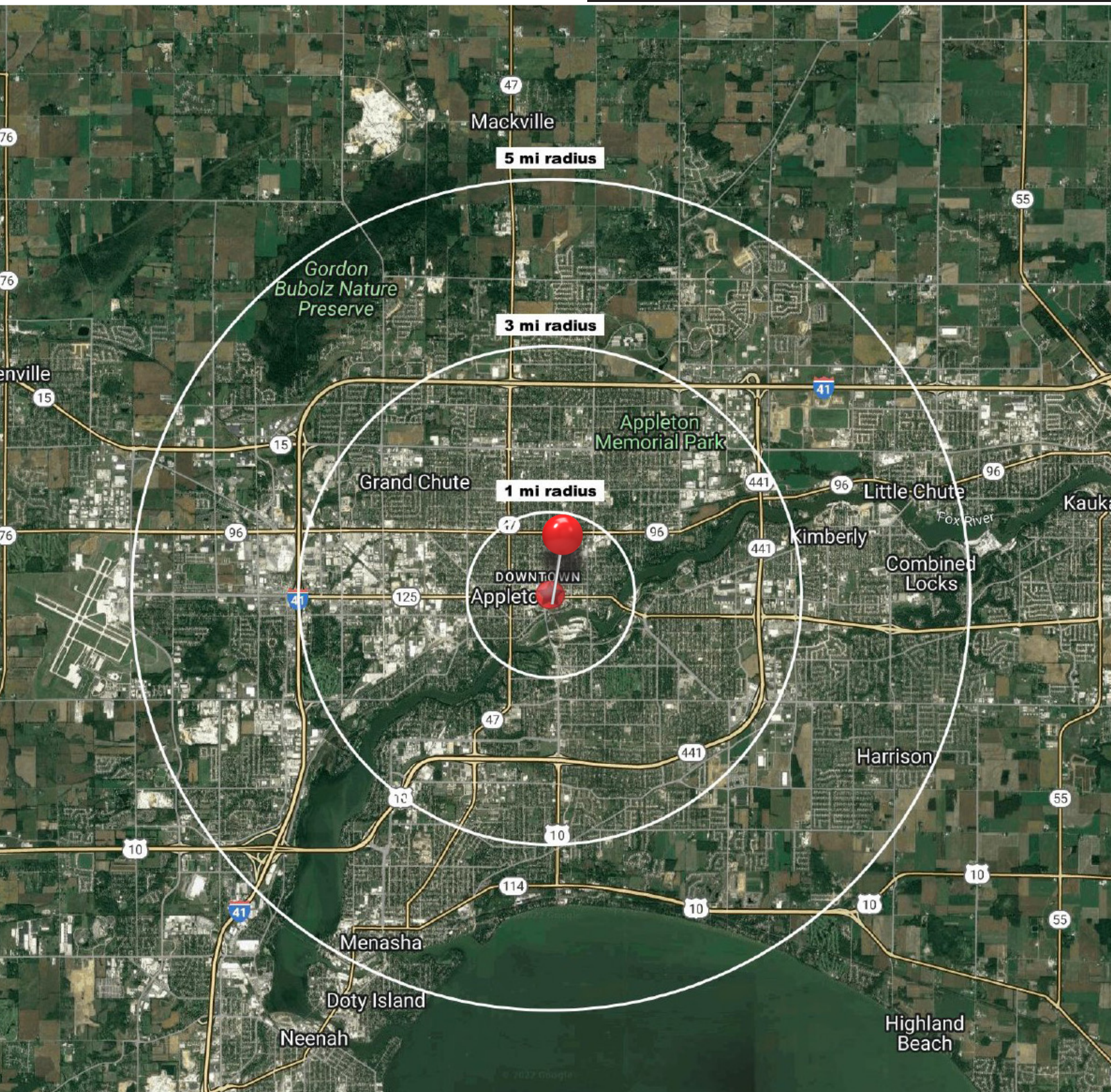
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Downtown Appleton is the heart of Wisconsin's safest city and one of the fastest metropolitan areas, as well. As the economic, cultural, and social heart of the Fox Cities, Downtown Appleton is truly a destination of choice.

With all the luxuries of a big city, the personable atmosphere of a small town, and plenty to see and do for the entire family, people from 100 miles away are making Appleton a destination of choice.

Why Downtown?

Appleton's thriving downtown is the heart of the Fox Cities, a metropolitan population of 250,000 offering urban living in a vibrant community with small town values.

Appleton's Downtown is home to:

- A thriving arts and entertainment district and 7 museums
- More than 100 restaurants & retail establishments
- 2 upscale hotels with convention accommodations
- A growing residential neighborhood with 461 newly built or proposed units
- 7000 employees
- 3 public parking ramps
- The public transportation hub
- Lawrence University
- A diverse mix of residential, office, retail and entertainment

That's not all...

- Appleton has been rated by Forbes Magazine as one of the two best cities in Wisconsin for business
- Downtown enjoys a daily traffic count of more than 25,000 vehicles
- 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



Appleton Downtown
website [here](#)



City of Appleton
website [here](#)

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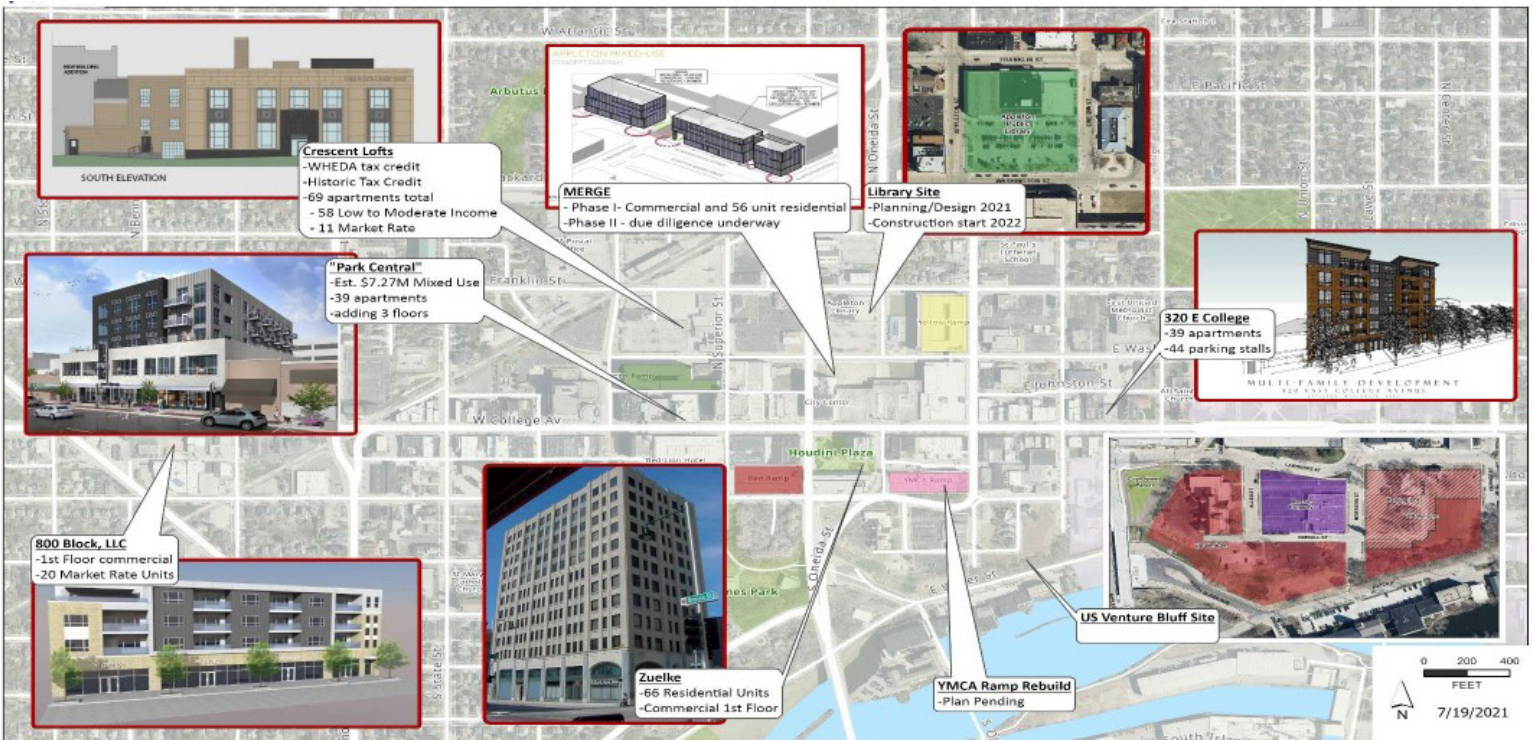
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DOWNTOWN DEVELOPMENT OVERVIEW



461 NEW RESIDENTIAL UNITS ARE RECENTLY COMPLETE, UNDERWAY OR PLANNED DOWNTOWN APPLETON

Downtown commercial projects planned or underway include the:

- Appleton Library (\$23.5 Million dollar budget)
- US Venture Headquarters (\$54.5 Million office tower)
- Azco moving into 30,000 SF in the 222 Building



Source: The New North



1.28M

New North's population



648K

Total full-time employment



\$70B

Annual Gross Regional Product

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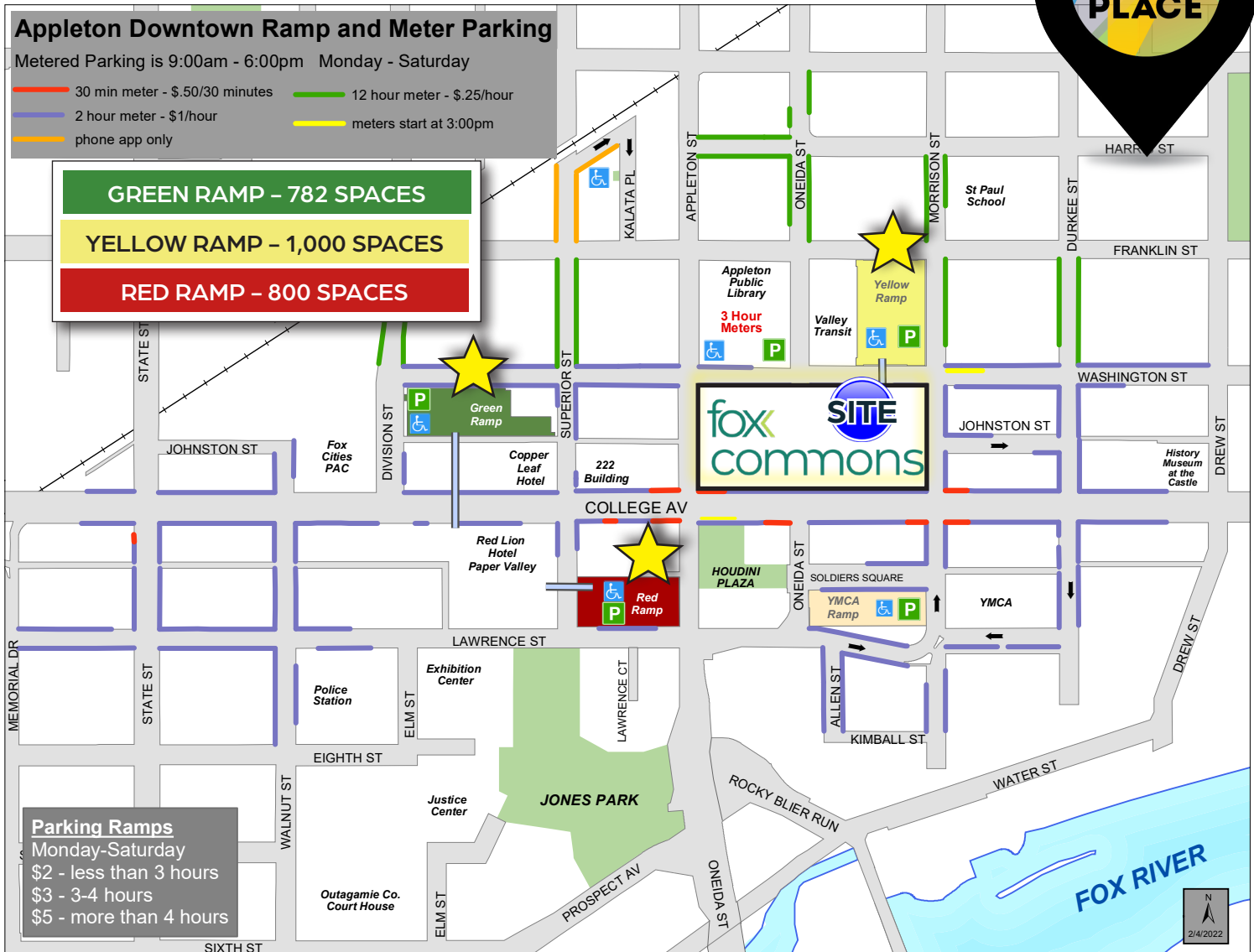
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PUBLIC PARKING MAP



Downtown Appleton offers a variety of safe, convenient parking options, including metered street parking (Passport Parking App using Apple or Android devices), multiple parking garages and off-street parking at select businesses.

Parking meters on College Ave. are \$1.00 per hour and are limited to two hours from 9am-6pm. Meter parking is free after 6pm on weekdays and all day on Sundays and holidays.

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NON-RESIDENTIAL CUSTOMERS

STATE OF WISCONSIN BROKER DISCLOSURE



Wisconsin law requires all real estate licensees to give the following information about brokerage services to prospective customers.

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 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.

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

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

(the following information may be disclosed to the Firm and its Agents)

(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.



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Information shown herein was provided by Seller/Lessor and/or third parties and has not been verified by the broker unless otherwise indicated.