

For Sale

29,397 SF

Beautiful, Downtown,
Class A Office Space



FINANCIALS AVAILABLE UPON REQUEST AND UPON SIGNED CONFIDENTIALITY AGREEMENT.

122 E. College Avenue

Appleton, WI.

Thrivent Financial, a Fortune 500 company, has just entered into a new lease in excess of 4 years plus renewal options. There are also two other high quality tenants in this beautiful Class A office condominium located in the heart of downtown Appleton.

Approximately two blocks from the future 200,000 SF, corporate headquarters of US Ventures which will be completed in the same approximate time-frame.

The best downtown in Wisconsin, north of Milwaukee, with a new exposition center, performing arts center and new multifamily projects being proposed.

PRICE	\$2,500,000
BUILDING SIZE	164,695 SF
AVAILABLE SPACE	SIX SUITES = 29,397 SF
ACRES	1.43
NET OPERATING INCOME)	\$275,000
CAP RATE	11%

For more information:

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

naipfefferle.com

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City Center East was formerly a 2-story department store with basement area and has since been renovated into high quality office space as an office condominium with a total of 13 units. It is of brick and masonry exterior construction with built-up roof and fixed glass windows. The entire building area has a gross area of 212,024 square feet with the total condominium area at 164,704 square feet exclusive of common area. The rentable area is 148,204 square feet.

The investment property being sold consists of 6 units:

Suite 101 consisting of 15,460 square feet – Thrivent Financial for Lutherans – currently being renovated into high quality Class A office space.

Suite 102 consisting of 891 square feet – Thrivent Financial for Lutherans – this is a small area of unfinished space that can be used for storage. It is not counted in the total of square footage for Thrivent but they can utilize this space under their lease.

Suite 103 consisting of 1,524 square feet – Thrivent Financial for Lutherans – this space is being converted into a small training center by Thrivent

Suite 106A consisting of 5,160 square feet – Thrivent Financial for Lutherans – currently being renovated into high quality Class A office space

Suite 106B consisting of 1,937 square feet – Hoffman Planning, Design & Construction, Inc.

Suite 301 consisting of 4,425 square feet – ThedaCare – this is nice quality third floor space.

The property has two other high quality tenants/owners that include the corporate headquarters for ThedaCare on the second floor and the Appleton Area School District main offices on the first floor.

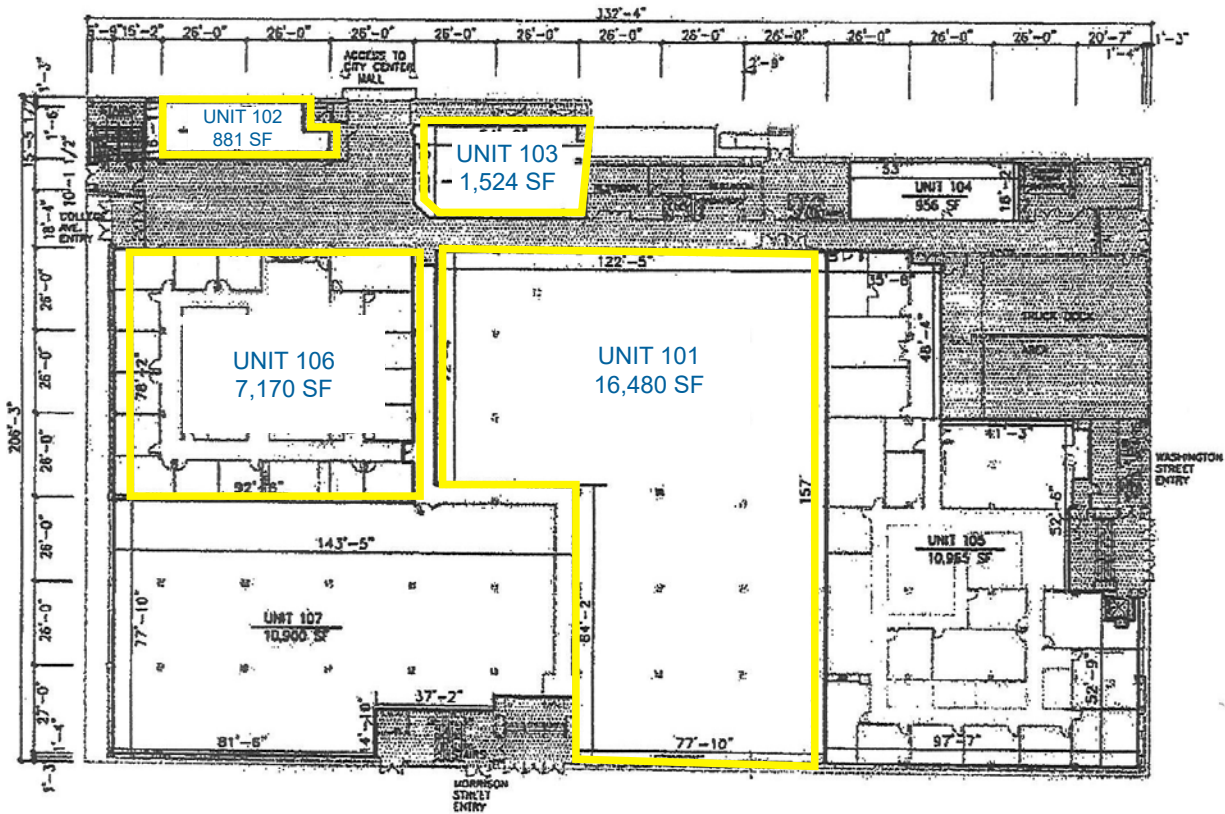
The condominium is professionally managed by the Pfefferle Companies, Inc., whose headquarters are across the street. Pfefferle Companies, Inc is the premier property manager in Northeast Wisconsin and manages in excess of 13,000,000 square feet of space and is the largest office property manager in the State of Wisconsin.

Common area hallways have been totally refinished with high quality ceramic flooring and secure common area bathrooms for the use of the tenants.

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CITY CENTER EAST CONDOMINIUM ADDENDUM NO

All of CITY CENTER EAST CONDOMINIUM ADDENDUM NO. 1, recorded on July 5, 2006, in Cabinet J on Page 126 as Document No. 1716536, being all of Lots 4, 5, 9 and 10 and part of Lots 3 and 8, Block 28, APPLETON PLAT, City of Appleton, Outagamie County, Wisconsin



Common Element
 The Common Element facilities included, excepting the unit element.
 There shall be a and over the price may be necessary maintenance, repair common element
 Dimensions and:

CITY CENTER EAST BUILDING

➔ FIRST LEVEL FLOOR PLAN

THIS DOCUMENT CONTAINS

For Sale
122 E. College Avenue
Appleton, WI.



This space is an office condominium in the heart of downtown Appleton. It is comprised of six suites:

- Suite 101 of 15,460 SF
- Suite 102 of 891 SF
- Suite 103 of 1,524 SF
- Suite 106A of 5,160 SF
- Suite 106B of 1,937 SF
- Suite 301 of 4,425 SF

The condominium is a two-story, completely renovated building. Other quality tenants include the corporate headquarters for ThedaCare, Hoffman Corporation and the Appleton Area School District. All leases are on a gross basis to the tenants. The building is professionally managed by Pfefferle Companies, the largest office property manager in Wisconsin.

Ideally located in downtown Appleton close to parking, shopping and dining options. Features great signage, storage space, Bio-Tech/Lab space, on bus-line, conferencing facility and 24-hour availability.

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PARKING LOT LEGEND:

- LOT 1 = 166 STALLS
- LOT 2 = 158 STALLS
- LOT 3 = 46 STALLS
- LOT 4 = 23 STALLS
- EAST RAMP (PUBLIC)
- M&I LOT = 35 STALLS
- WASHINGTON STREET RAMP (PUBLIC)
- MIDTOWN RAMP (PUBLIC)
- CITY CENTER RAMP (PUBLIC)
- 303 ONEIDA RAMP = 60 STALLS

PUBLIC TRANSPORTATION ROUTE:

- ● ● ● ● ROUTE 11 - E. COLLEGE AVENUE- BUCHANAN
- AND ROUTE 15 - WEST COLLEGE AVENUE

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naipferfente.com

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.