



401 North Lake Street

Neenah, WI.

This exceptional office complex was constructed in 1956 and is located on Little Lake Butte des Morts.

Beautifully maintained and completely furnished with 520 workstations and 119 private offices. Campus like setting - there is also a large cafeteria that overlooks the lake.

- 746 parking stalls

AVAILABLE JANUARY 2021!

PRICE

\$9,975,000

BUILDING SIZE

171,200 SF

BUILDING TYPE

CLASS B

ACRES

43.32

MUNICIPALITY

VILLAGE OF FOX
CROSSING

2018 REAL ESTATE TAXES

\$120,658.24

For more information:

Tom Scheuerman

920.560.5068 • toms@naipfefferle.com

Adam Figurin

920.560.5076 • adamf@naipfefferle.com

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200 E. Washington Street, Suite 2A

Appleton, WI 54911

920.968.4700

naipfefferle.com

For Sale
401 North Lake Street
Appleton, WI.

Property Overview / Description

Address	401 North Lake Street, Neenah, WI.	Exterior	Glass & Steel
Property Type	Office	Parking	746 stalls
Property Rating	Class B	Year Built	1956
Total Building Size (SF)	171,200	Sprinklers	Yes
Office Size (SF)	171,200	Yard Area	Beautiful campus setting
Site Size (Acres)	43.32	Interior	Primarily open with ample private offices
Floors	2	Property Condition	Very good
Elevators	3	Zoning	Commercial
Electrical Service	4160 Volt, 1200 AMP	Curb Appeal	Excellent
Heat/Water	City		

This building's architect was Bruce Graham who designed projects around the world, including the Willis Tower and the John Hancock buildings in Chicago. It has a timeless, contemporary look. The building is in overall excellent condition with remodeling performed throughout the years.

- Beautiful cafeteria/gathering space overlooking the lake that seats 170
- Parking lot recently renovated
- Lower level walk-out atrium
- Separate office building attached that has approximately 15,000 SF with a separate lobby entrance and parking
- Interstate 41 access within minutes of location
- Ample training and conference rooms

Floor Plans

For Sale

401 North Lake Street
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WAY FINDING PLAN NORTH OFFICE 1ST FLOOR

401 Lake Street, Neenah, WI 54956

LEGEND:

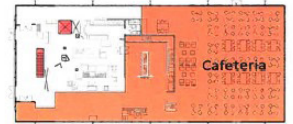


Conference Rooms:

A. Video Conf. Rm NW 1C
B. Conf. Rm NW 1E
C. Team Room D
D. Facilities Management Team Rm
E. Customer Service Team Rm
F. Training Room 4
G. Conference Rm 3
H. Conference Rm 3A
I. Conference Rm 3B
J. Conference Rm 4
K. Training Room 2
L. Conference Rm 1
M. Training Room 1
N. Tax Project Rm
O. WMS Team Rm
P. Customer Supply Chain Team Rm
Q. Team Rm B
R. Tax Conf. Rm
S. Conference Rm 2
T. Team Rm A
U. Team Rm C

Huddle Rooms:

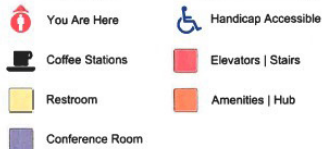
1. Huddle NW1A
2. Huddle NW1B
3. Conf. Rm NW 1A
4. Huddle NW1C
5. Conf. Rm NW 1B
6. Huddle NW1D
7. Conf. Rm NW 1D
8. CSCS Rm 4
9. CSCS Rm 1
10. CSCS Rm 2
11. FM Huddle Rm 2
12. FM Huddle Rm 3
13. FM Huddle Rm 1
14. Interview Room 3
15. CSC Dist Ops Huddle Rm
16. CSCS Rm 3
17. Interview Room 1
18. Interview Room 2



WAY FINDING PLAN NORTH OFFICE 2ND FLOOR

401 North Lake Street, Neenah, WI 54956

LEGEND:



Conference Rooms:

A. Conf Rm 2A
B. Conf Rm 2B
C. Conf Rm 2C

**WELLNESS ROOM AND NURSING
MOTHERS ROOMS ARE
LOCATED ON THE FIRST FLOOR
AND LOWER LEVEL.**



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Property Photos

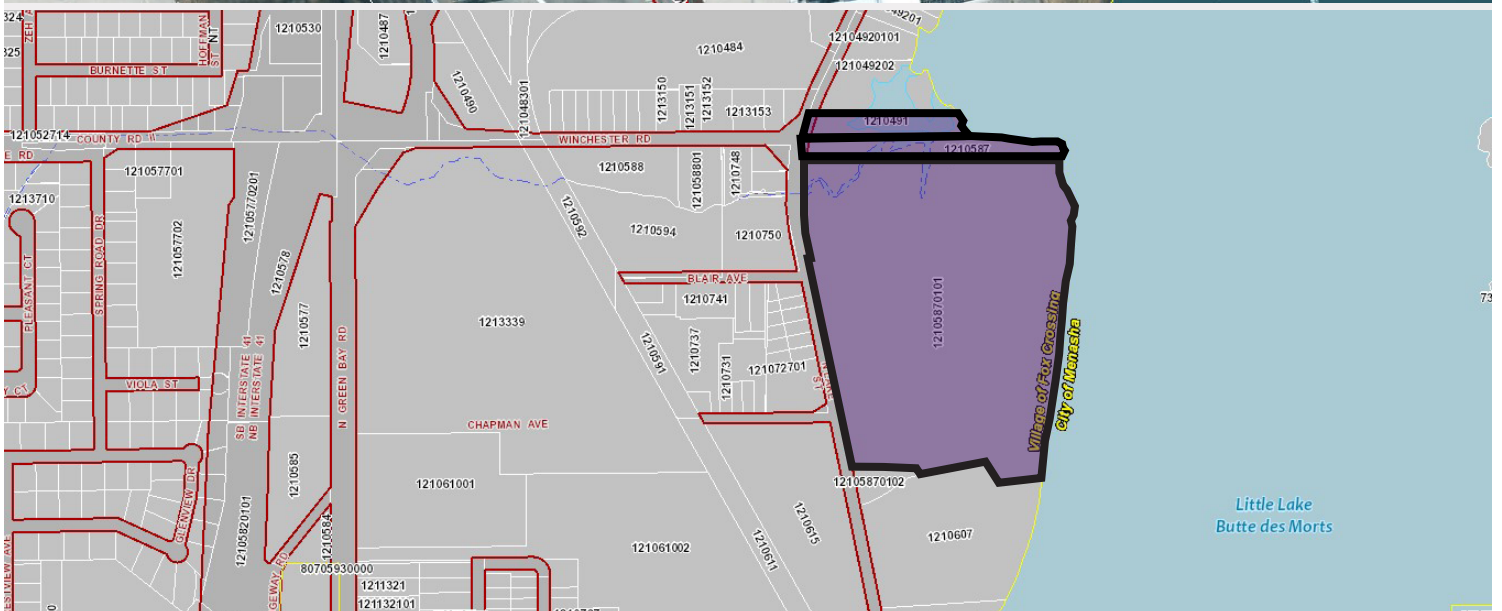


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Property Photos



Parcel Aerials



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DAILY TRAFFIC COUNTS

NORTH LAKE ROAD	7,135	NORTH GREEN BAY ROAD	8,512
WINCHESTER ROAD	2,567	INTERSTATE 41	81,111
MAIN STREET	14,396		

2019 DEMOGRAPHICS

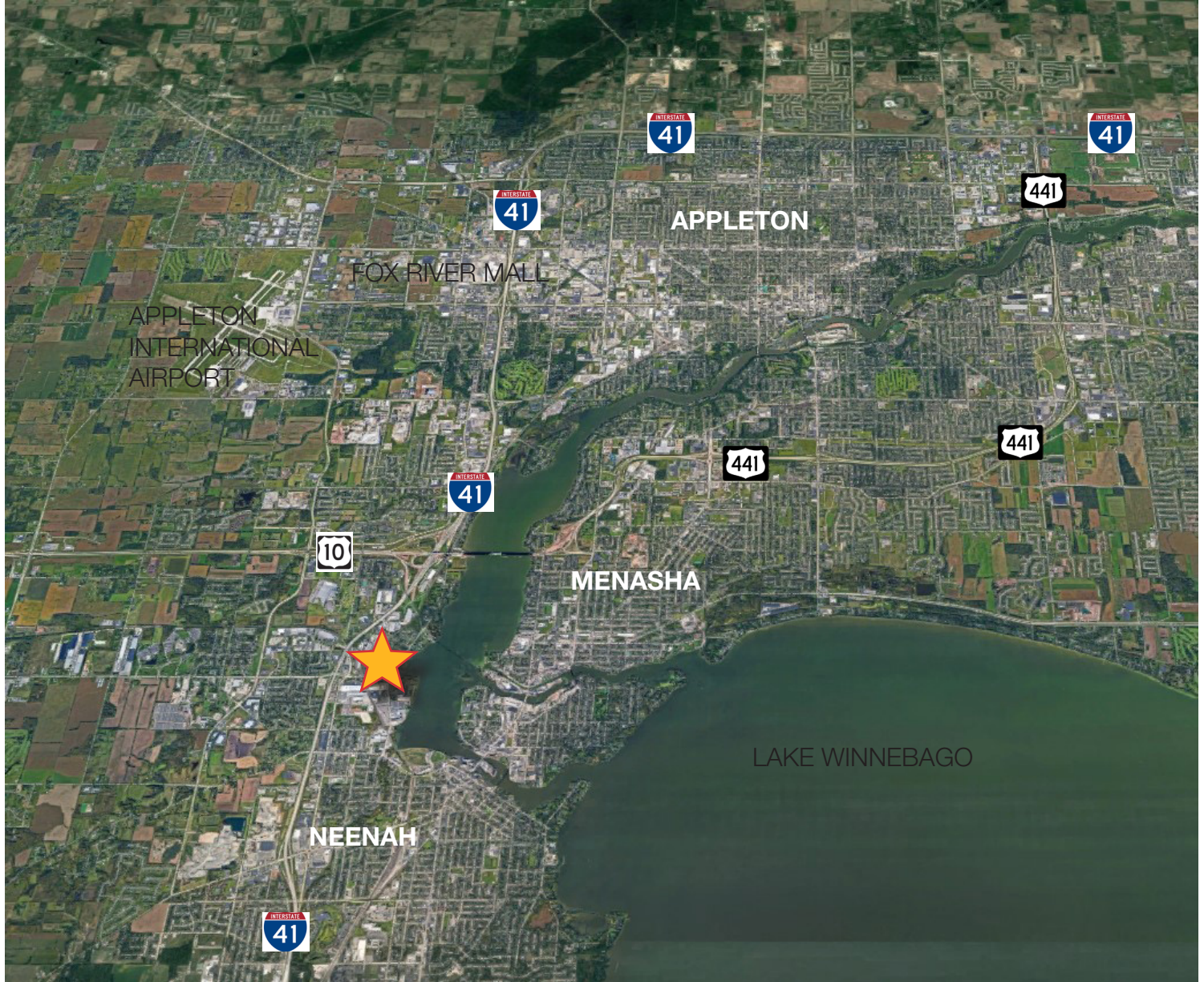
	1 MILE	3 MILES	5 MILES
POPULATION:	4,819	49,220	86,929
TOTAL HOUSEHOLDS:	2,231	21,624	38,056
AVERAGE HOUSEHOLD INCOME:	\$70,735	\$86,252	\$85,792
TOTAL EMPLOYEES:	7,919	29,885	61,608
TOTAL BUSINESSES	393	2,010	4,174

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Driving Distance to Major Cities from Property (Approximate Distance)

MILWAUKEE 95 miles

CHICAGO 181 miles

MINNEAPOLIS 268 miles

GREEN BAY 35 miles

APPLETON 7 miles

OSHKOSH 13 miles

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.