



FOR SALE

2000 EAST MILESTONE DRIVE

APPLETON, WI



CUSHMAN &
WAKEFIELD

BOERKE



PROPERTY SUMMARY

Cushman & Wakefield | Boerke is pleased to present the opportunity to acquire a two-story, state of the art, Class A office building located at 2000 East Milestone Drive in the City of Appleton, Wisconsin (the “Property”). The Property is a well constructed, professionally designed building that features a unique architectural touch.

The opportunity exists for an owner-user to grow their business in an evolving area of the community, with the ability to attract and retain local talent in the marketplace; or for an investor interested in broadening its portfolio and benefiting through the lease-up of the vacant space.

The Property is a 28,877 square foot office building, and features a brick facade and an abundance of natural light, providing tenants a high-quality and professional setting in which to conduct business. With a population of over 234,000 people within a 20-minute drive time, the Property is well positioned to capture tenants seeking to be part of this fast growing community.

The Property is located just east of the 688,000 square foot Thrivent Operations Center.

**Excellent Access
to Interstate 41**

**Unique
Architectural
Design**

**Opportunity
for Upside**



PROPERTY OVERVIEW

The Property is located in the northern portion of the City of Appleton, half a mile north of Interstate 41, at the intersection of Ballard Road and Milestone Drive. Traffic counts on Ballard Road near the Property are 25,900 VPD, and traffic counts on Interstate 41 are over 76,000 VPD.

The Ballard Road & Interstate 41 corridor marks the location within the Appleton area that features some of the newest growth across all sectors, including residential. Appleton's Northeast Business Park, located just south of the Property, only has a few remaining lots available, and features a mix of different tenants.

The Property is a “best of class” property within the marketplace. The Property comes to market at an opportune time when construction costs are at an all-time high.

The Property is located within 15-minutes of the Appleton International Airport, and is within 30-minutes of both the Green Bay and Oshkosh markets.

ITEMS TO REMAIN AT THE PROPERTY:

APPLIANCES:

- Dishwashers
- Refrigerators

IT NETWORK EQUIPMENT:

- Patch panels
- Data/IT racks
- Wireless access points

SECURITY EQUIPMENT:

- Security cameras
- Panels
- Card Readers

AV EQUIPMENT:

- TVs and AV Equipment in 3 conference rooms

OTHER:

- Majority of Office Furniture
- Emergency Generator



PROPERTY OVERVIEW- SPECIFICS

ADDRESS:

2000 East Milestone Drive
Appleton, WI 54913

TAX KEY:

31-1-6501-01

SQUARE FOOTAGE:

+/- 28,877 Square Feet
(not including lower level)

YEAR BUILT:

2001/2002
Renovations made in 2012 and 2014

LAND AREA:

3.27 acres (142,576 SF)

PARKING:

+/- 102 parking stalls (3.56 per 1,000 SF)

SIGNAGE:

Monument signage along Ballard Road;
Building signage also available

ZONING:

CO - Commercial Office District

2020 TAXES:

\$88,755.42

ASSESSMENT:

LAND: **\$463,400**

IMPROVEMENTS: **\$3,845,500**

TOTAL: **\$4,308,900**

INFRASTRUCTURE:

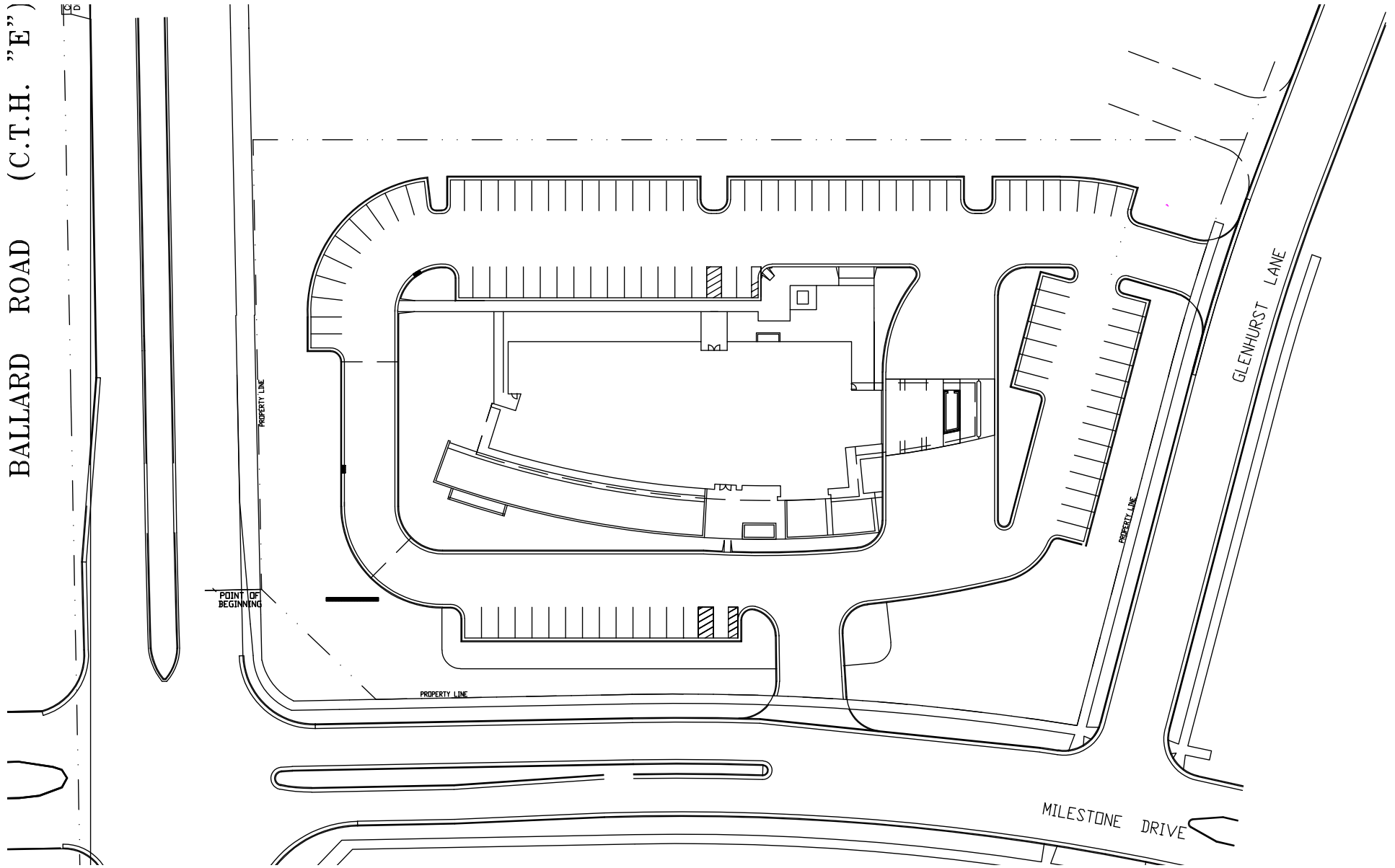
Building is fully sprinklered
One (1) Elevator
Security System

SALE PRICE:
Contact Broker

PHOTOS



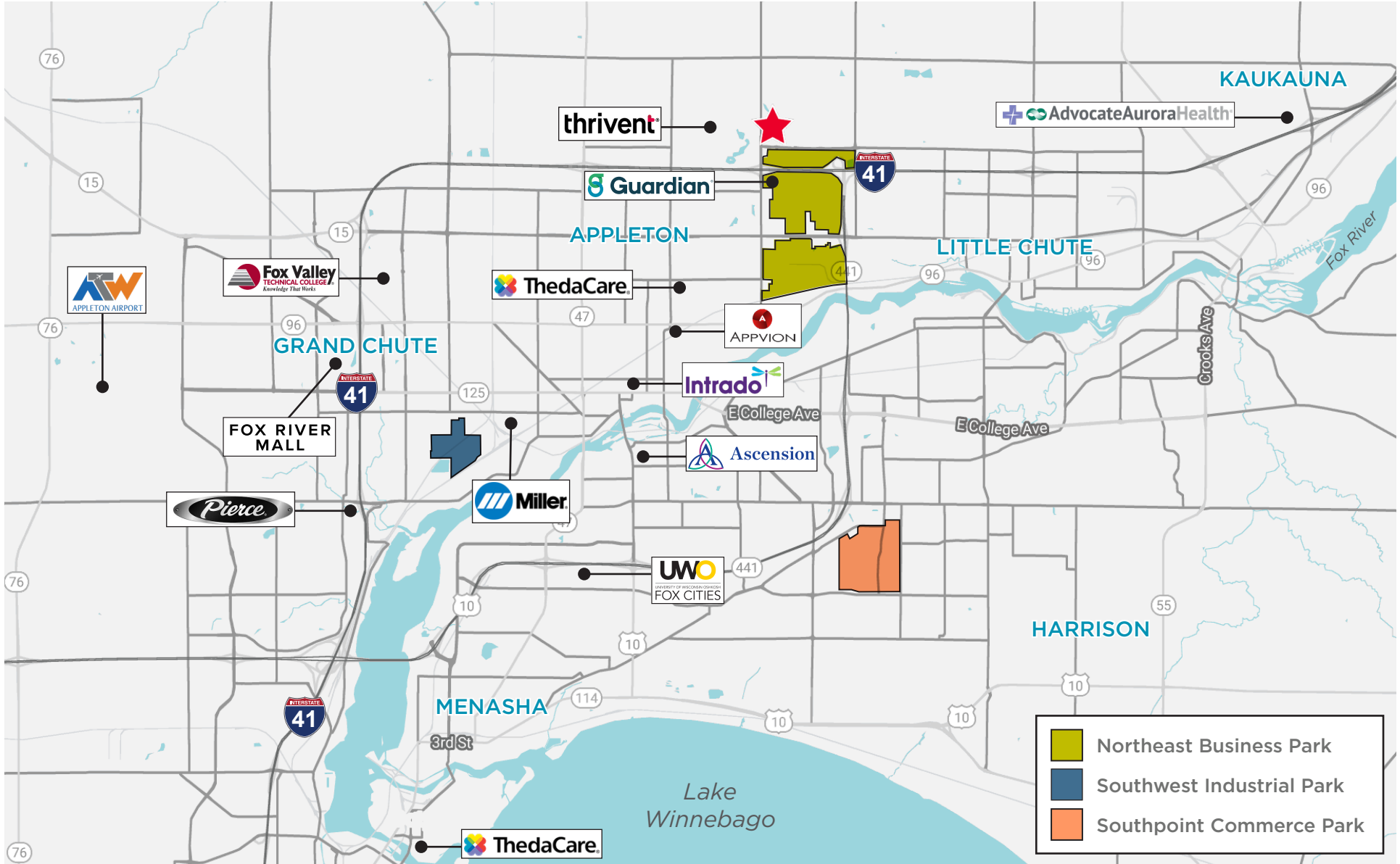
SITE PLAN



AERIAL



APPLETON MARKET OVERVIEW



DEMOGRAPHICS



**Estimated
Population*:**

234,031



**Estimated
Households*:**

96,575



**Estimated Average
Household Income*:**

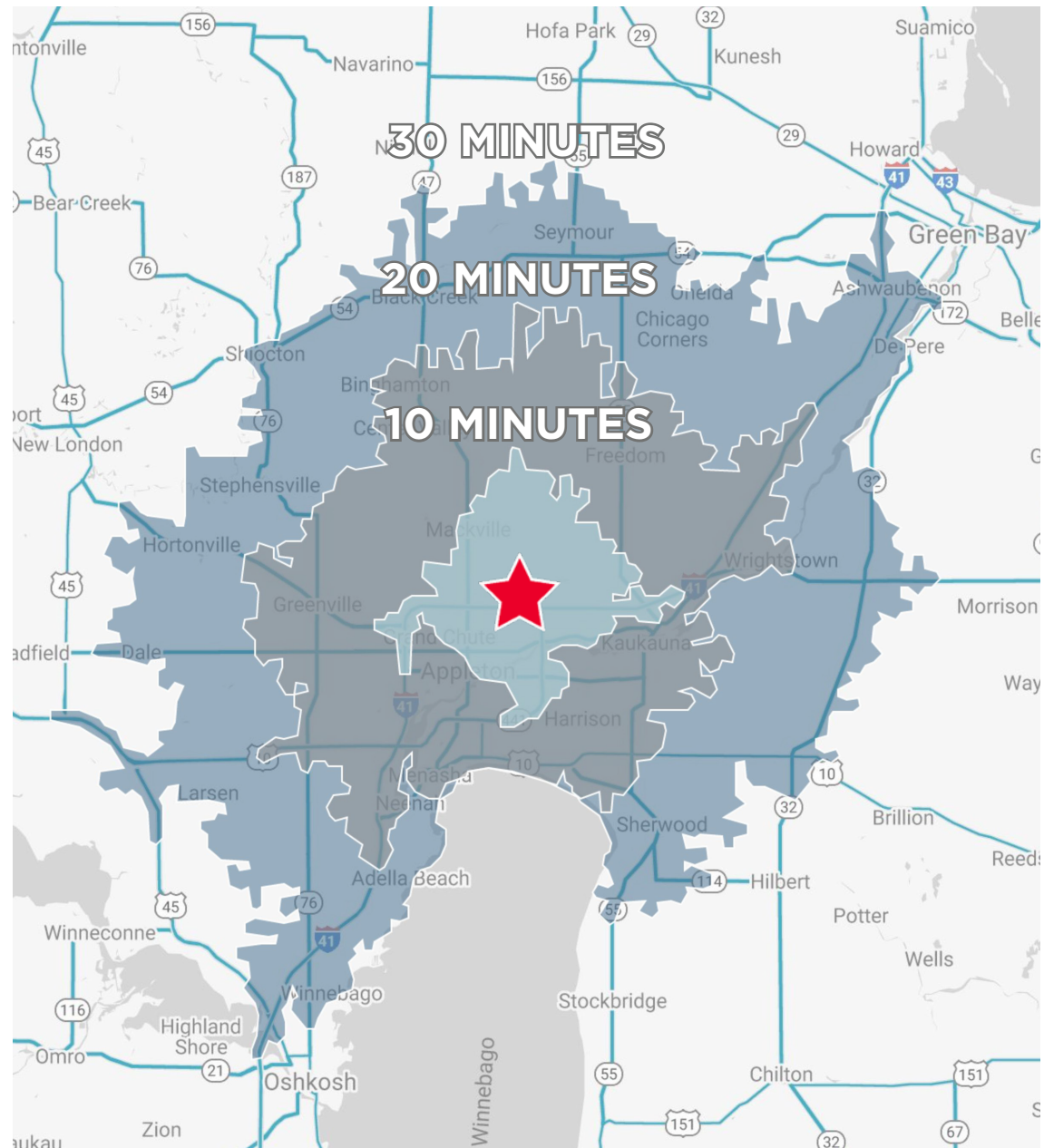
\$93,273



**Total Daytime
Employees*:**

141,018

* Within a 20-minute drive time





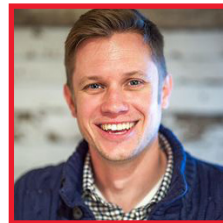
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STATE OF WISCONSIN

Disclosure To Non-Residential 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 the brokerage firm (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:

- (a) The duty to provide brokerage services to you fairly and honestly.
- (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- (c) 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.
- (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law. (See Definition of Material Adverse Facts below).
- (e) 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.
- (f) The duty to safeguard trust funds and proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals. other property held by the Firm or its Agents.
- (g) 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 and 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.

- The following information is required to be disclosed by law:
 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see "Definition of Material Adverse Facts" 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. 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 by 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.