

OFFICE SPACE FOR LEASE

Four Building Office/Medical Park | Located Near Lambeau Field | Green Bay, WI



Park Place Office Park

1525-1551 Park Place | Ashwaubenon | WI

FOR LEASE Park Place Office Park // Ashwaubenon // WI



SITE SPECIFICATIONS

Buildings	Four (4)
Rentable Building Area	46,450
Parking	4.3/1,000 SF
Year Built	1986-1998

AVAILABLE SPACE

968 - 3,986 RSF

LEASE RATE

\$19.50/SF Gross (Main)
\$10.00/SF Gross (1537 Lower)

KEY FEATURES/HIGHLIGHTS

Extremely close proximity to Lambeau Field and walking distance to newly-developed multi-million dollar Titledown District

Superb, convenient, and central location to metro Green Bay

Excellent value-add opportunity through lease-up of move-in-ready vacancies

Easy access to and from interstate (one block from interstate ramps)

Long-standing tenant history, Average length of occupancy is 10.4 years

Park Place has been well-maintained and professionally managed by ownership

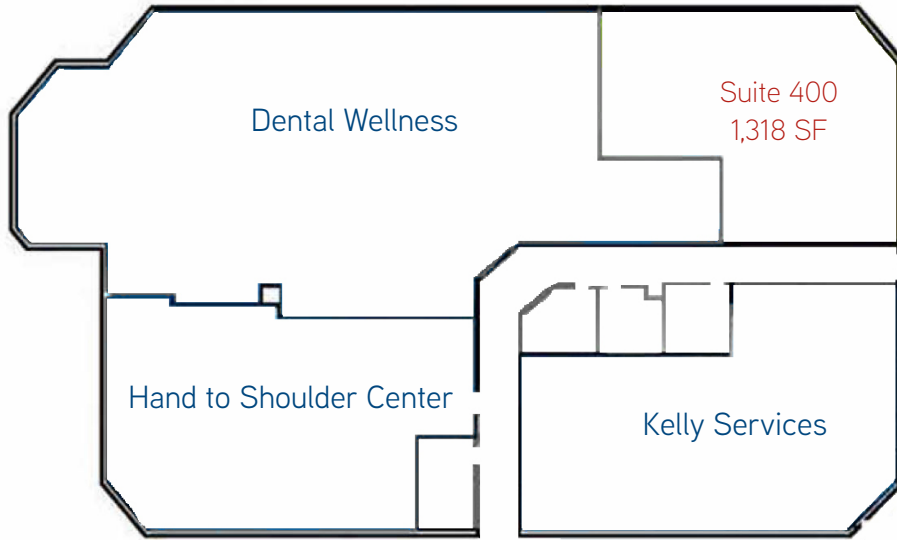


AERIAL

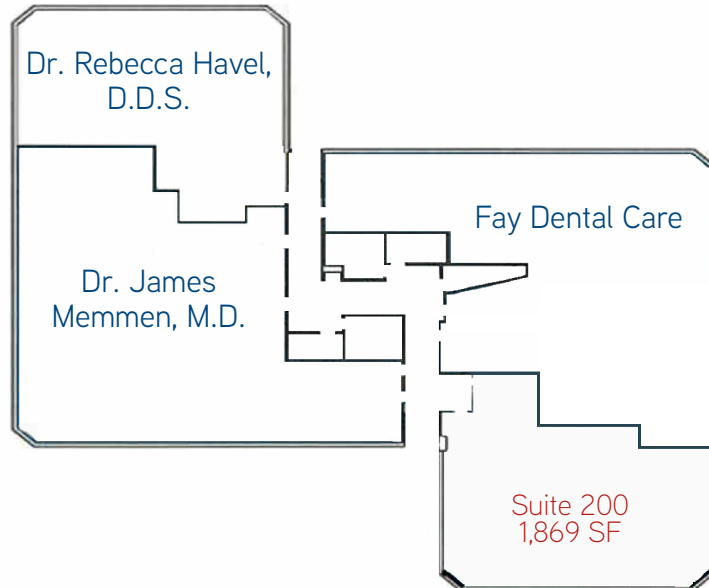


FLOOR PLANS

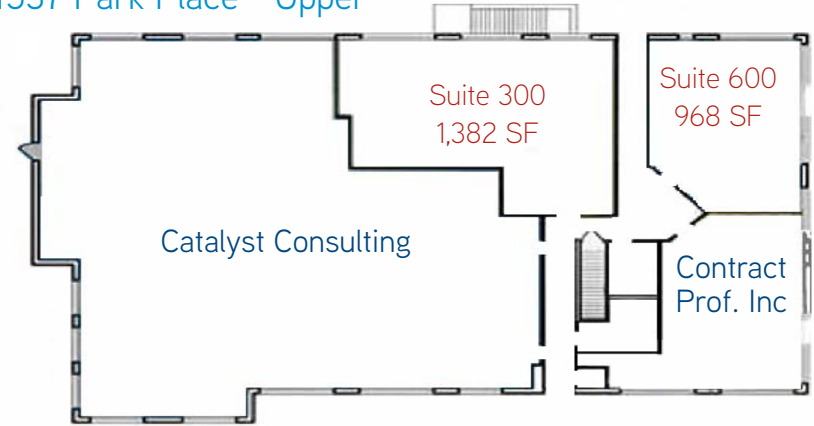
1551 Park Place



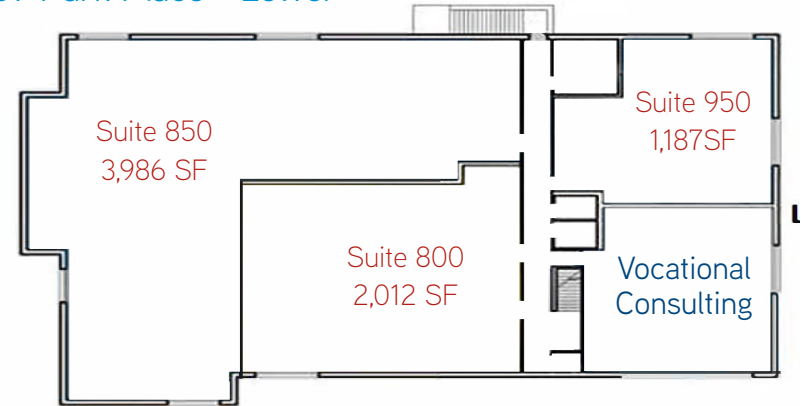
1543 Park Place



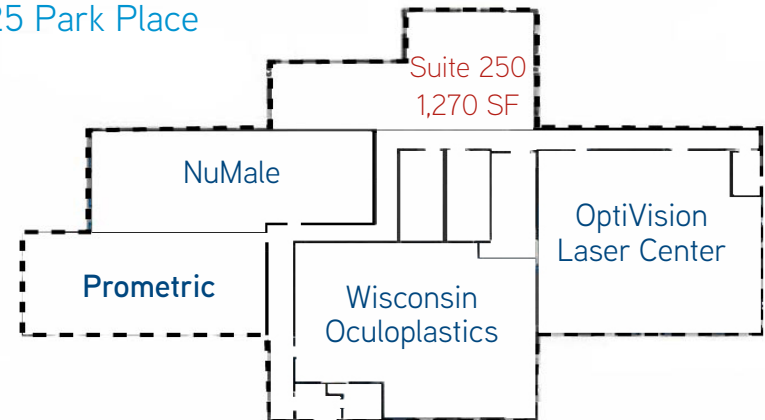
1537 Park Place - Upper



1537 Park Place - Lower



1525 Park Place



GREEN BAY, WISCONSIN



Located in Brown County, Green Bay is the third largest city in Wisconsin with a population of nearly 105,000 residents and an MSA combined population of over 300,000. The city is located in eastern Wisconsin along Green Bay (or the Bay of Green Bay as more commonly referred to by local residents) approximately 90 miles north of Milwaukee. The city is easily accessible by several major highways. Green Bay is an industrial city with several meatpacking and paper plants. Some of Green Bay's largest employers include Humana, Georgia-Pacific, UnitedHealth Group and Oneida Nation of Wisconsin.

Green Bay is most famously known as home to the Green Bay Packers. The Packers are the third-oldest franchise in the NFL, having been established in 1919. The team has won 13 league championships, the most in NFL history, including nine NFL titles prior to the Super Bowl era. In addition to their extended loyal fan base, the Green Bay Packers are the only community-owned franchise in American major league professional sports. There are currently 360,760 stockholders collectively owning 5,011,558 shares of stock. More impressive is the fact that every game played in Green Bay has been sold out since 1960. The team also boasts one of the longest season ticket waiting lists in professional sports at more than 133,000 names long.

TITLETOWN DISTRICT

In summer of 2015, the world-famous Green Bay Packers announced plans for a new “Titletown District”. The District is located just several blocks directly east of Park Place Office Park and adjacent to Lambeau Field. This 34-acre destination district features a 10-acre public plaza in the heart of the development which includes the unique Ariens Hill for tubing, ice skating rink, regulation football field and 36,000 square foot playground. A Four-Diamond luxury hotel (Lodge Kohler), Bellin Health Titletown Sports Medicine and Orthopedics Clinic and Hinterland Restaurant and Brewery anchor the development.





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BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

2 **BROKER DISCLOSURE TO CUSTOMERS**

3 You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker
4 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide
5 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the
6 following duties:

- 7 ■ The duty to provide brokerage services to you fairly and honestly.
- 8 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.
- 9 ■ The duty to provide you with accurate information about market conditions with a reasonable time if you request it, unless
10 disclosure of the information is prohibited by law.
- 11 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is
12 prohibited by law (**See Lines 47-55**).
- 13 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the
14 confidential information of other parties (**See Lines 22-39**).
- 15 ■ The duty to safeguard trust funds and other property the broker holds.
- 16 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and
17 disadvantages of the proposals.
- 18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you
19 need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.
- 20 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of
21 A broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

22 **CONFIDENTIALITY NOTICE TO CUSTOMERS**

23 **BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION**
24 **OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,**
25 **UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR**
26 **INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER**
27 **PROVIDING BROKERAGE SERVICES TO YOU.**

28 **THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:**

- 29 1. **MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (**SEE LINES 47-55**).**
- 30 2. **ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION**
31 **REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.**
- 32 **TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST**
33 **THAT INFORMATION BELOW (**SEE LINES 35-36**). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER**
34 **INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.**

35 **CONFIDENTIAL INFORMATION:** _____

36
37 **NON-CONFIDENTIAL INFORMATION** (The following information may be disclosed by Broker): _____

38
39 *(INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)*

40 **CONSENT TO TELEPHONE SOLICITATION**

41 I/we agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may
42 call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we
43 withdraw this consent in writing. **List Home/Cell Numbers:** _____

44 **SEX OFFENDER REGISTRY**

45 *Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the*
46 *Wisconsin Department of Corrections on the Internet at <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.*

47 **DEFINITION OF MATERIAL ADVERSE FACTS**

48 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
49 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect
50 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision
51 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
52 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce
53 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
54 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
55 agreement made concerning the transaction.