

FOR LEASE



301 North Broadway | De Pere, WI



21,000 Sq. Ft. available • .52 Acres • Central Business District zoning • \$12.00 Sq Ft NNN

Besaw Properties LTD is pleased to offer FOR LEASE this prime commercial Office Building at 301 N. Broadway in Downtown De Pere, WI. Many options for this office building, ideal use is office space for companies or individuals seeking an ideal location. Possible Build to Suit. This landmark has 3 floors available for lease. Floor plans are attached.

- **Parking on site**
- **Possible build to suit**
- **Downtown De Pere**
- **Sprinkler system**
- **Heating and air conditioning**
- **Security System**

BESAW
PROPERTIES LTD

Commercial Property Services

Phone: **920-338-8080**

Fax: 920-338-8181

Email: **tim@besawrealty.com**

All information contained herein is from sources deemed reliable and is submitted subject to errors, omissions and to change of price or terms without notice.



Prime Commercial Office FOR LEASE

Ideal use is office space for companies or individuals at an ideal location in De Pere.

Besaw Properties LTD is pleased to offer, for lease, this landmark commercial office building at 301 N. Broadway, nestled in the heart of De Pere's Downtown business district. This building is perfect for companies or individuals, with 3 floors and 2,500-21,000 Sq. Ft. of leasing available at \$12.00 per sq ft. 212 parking spaces. G2 zoning. Possible Build to Suit. This

prime commercial office building is conveniently located an 11 minute drive from Austin Straubel International Airport, and a 41 minute drive from Outagamie County Regional Airport. There is 24 hour access, a bus line, a security system, monument signage, and air conditioning. This is the perfect place to make your new office!



PROPERTY INFORMATION

Property Address:

301 N. Broadway
De Pere, WI 54115
Brown County

Total Square Footage

Available for Lease:

2,500-21,000 Sq. Ft.
Up to 14,000 Sq. Ft.—1st FL
3,200 Sq. Ft.—2nd FL
Up to 4,000 Sq. Ft.—3rd FL

Lot Size **.52 Acres**

LEASE Price **\$12.00 per Sq. Ft. NNN**

Municipality **City of De Pere**

Zoning **Commercial**

Parcels and 2020 Taxes **ED-758-1 \$20,655.09**
ED-758 \$20,612.00
ED-747 \$1,577.60

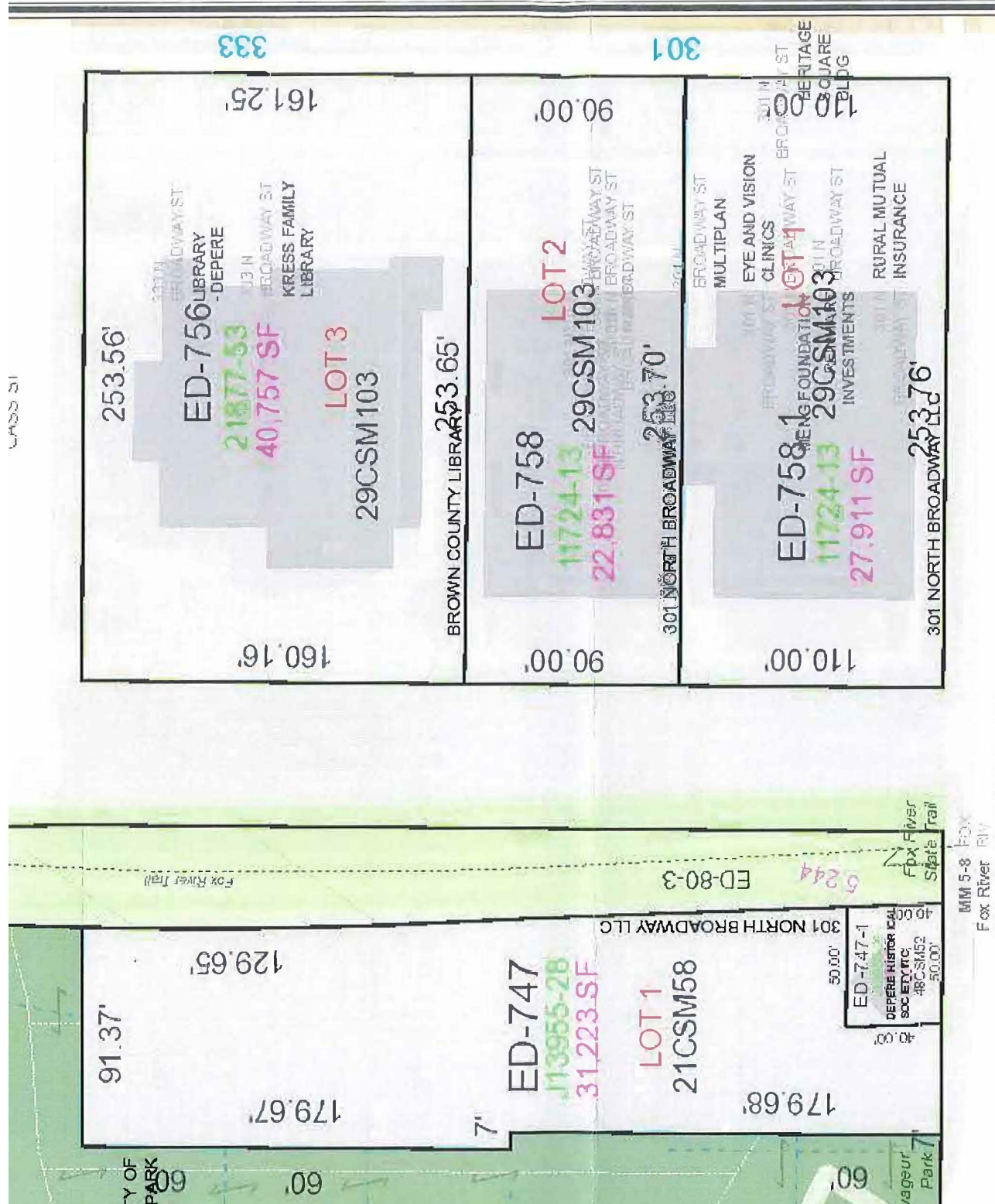


BUILDING INFORMATION

Building Type:	Year Built:
Office/build to suit	1988
	Renovated in 2022
Exterior Construction	Masonry
Parking Spots.....	100/on-site
Sprinkler System.....	Fully
Heat.....	GFA/ZONED
Hot Water.....	Yes
Air Conditioning	Yes/ZONED
Restrooms.....	5 SETS
Security System.....	FULL/KEY FAB
Elevators	2
Visibility.....	Downtown
Current Tenants	NORTHWESTERN MUTUAL/ MASTER FLEET MULTIPLAN/ DESTREE CPA/ MENG FOUNDATION ORTHOPEDIC SPINE THERAPY/ EYE & VISION CLINIC

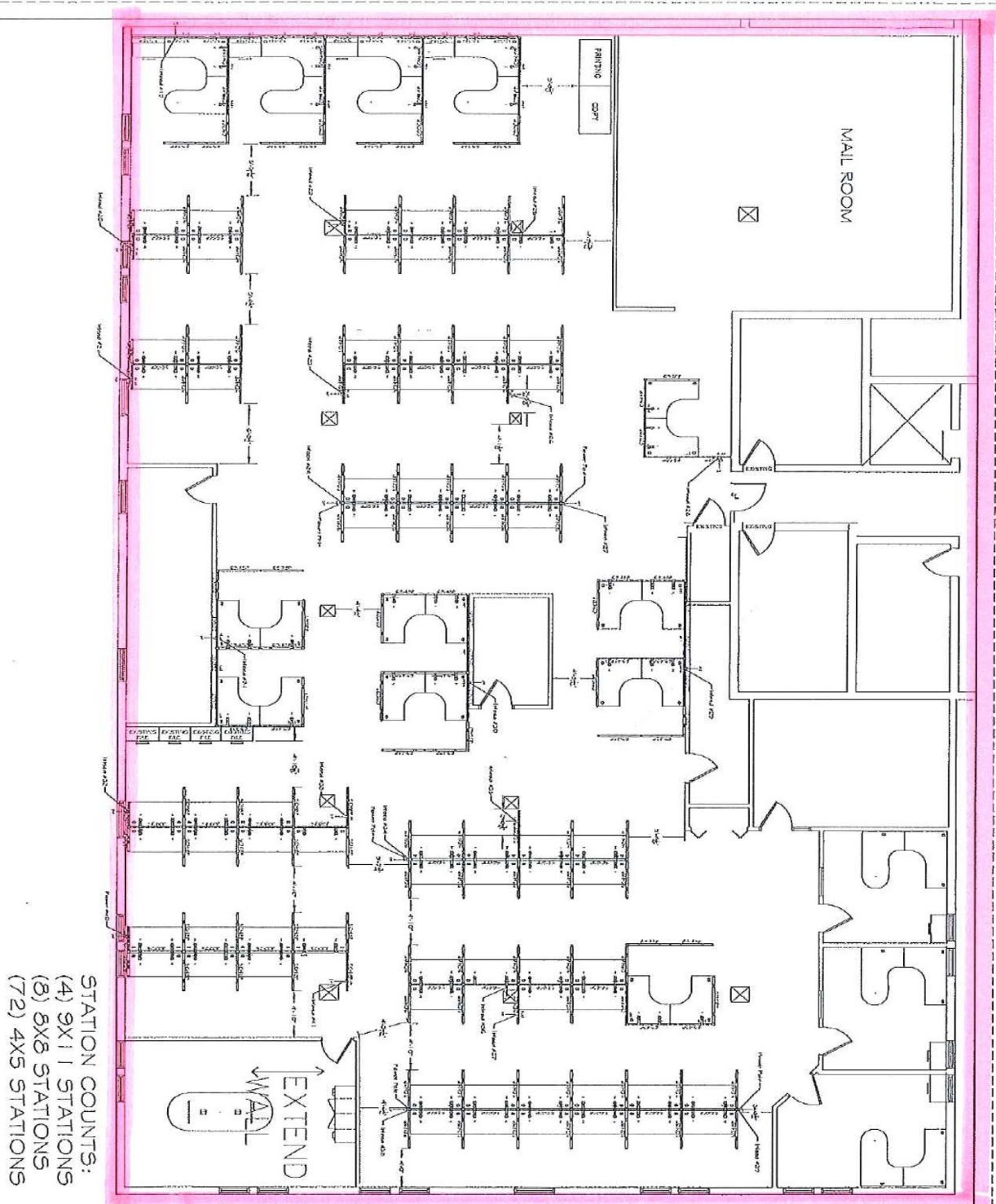


301 North Broadway | Plat Map





1st Floor North



STATION COUNTS:
 (4) 9X11 STATIONS
 (8) 8X8 STATIONS
 (72) 4X5 STATIONS



1st Floor South

