BESAW & ASSOCIATES REALTY, LTD.

2593-2595 DEVELOPMENT DRIVE
LAKEVIEW PLAZA
GREEN BAY, WI 54311

OFFICE / RETAIL BUILDING FOR LEASE

INTEGRITY, PASSION, RESULTS

BESAW & ASSOCIATES REALTY, LTD.

Approx. 4,400 Sq. Ft. Office/ Retail Building

Besaw & Associates Realty, Ltd.

Phone: 920-338-8080
Fax: 920-338-8181
Email: tim@besawrealty.com

BESAW & ASSOCIATES REALTY, LTD.

2593-2595 DEVELOPMENT DRIVE

OFFICE / RETAIL BUILDING FOR LEASE

INTEGRITY, PASSION, RESULTS

Approx. 4,400 Sq. Ft. Office/ Retail Building

TABLE OF CONTENTS

Property Information.....3
Property Photos.....4
Building Specifications.....,.....5
Traffic Counts.....6
Plat Map.....7
Aerial View.....8
Demographic and Income Profile.....9
2593 Floor Plan.....10
2595 Floor Plan.....11

BESAW & ASSOCIATES REALTY, LTD.

Besaw & Associates Realty, Ltd.

Phone: 920-338-8080
Fax: 920-338-8181
Email: tim@besawrealty.com

BESAW & ASSOCIATES REALTY, LTD.

2593-2595 DEVELOPMENT DRIVE

Office/ Retail Building FOR Lease

INTEGRITY, PASSION, RESULTS

PROPERTY INFORMATION

Besaw & Associates Realty, LTD is pleased to offer for LEASE the prime retail/office/medical complex at 2593-2595 Development Drive in the Village of Bellevue. Lakeview Plaza Complex is conveniently located off Hwy 172 and Cty Rd GV. The property's ideal use is for executive office space for companies or individuals seeking an upscale clinic/retail or ready made professional facility. Current tenants include: Advance Pain Management, Informed Choice, Strategic Underwriting Solutions and Forward Dental.

Property Address	**2593-2595 Development Drive Green Bay, WI 54311 Brown County**
Total Square Footage Available	**Approx. 4,400 Sq Ft**
Age of Building	**2006**
Lease Rate	**$14.00/ Sq. Ft.**
CAM	**Approx. $4.50/ Sq. Ft.**
Build out Allowance	**Negotiable**
Lease Type	**NNN**

Besaw & Associates Realty, Ltd.

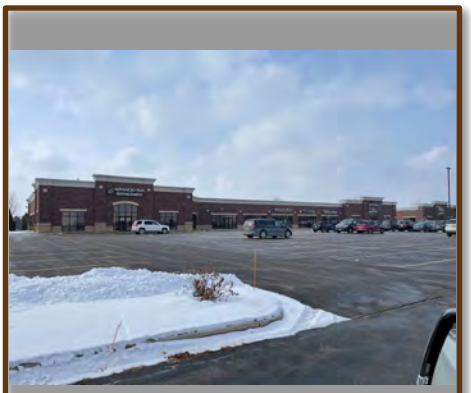
Phone: 920-338-8080
Fax: 920-338-8181
Email: tim@besawrealty.com

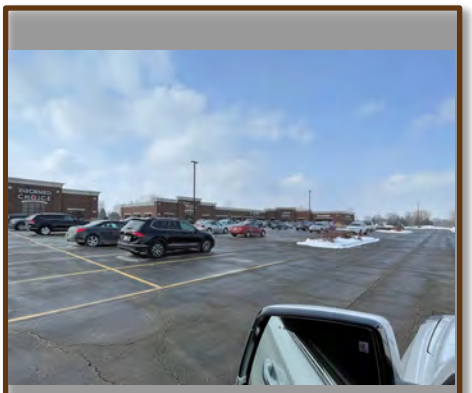
BESAW & ASSOCIATES REALTY, LTD.

2593-2595 DEVELOPMENT DRIVE

INTEGRITY, PASSION, RESULTS

Building Photos





Besaw & Associates Realty, Ltd.

Phone: 920-338-8080
Fax: 920-338-8181
Email:
tim@besawrealty.com

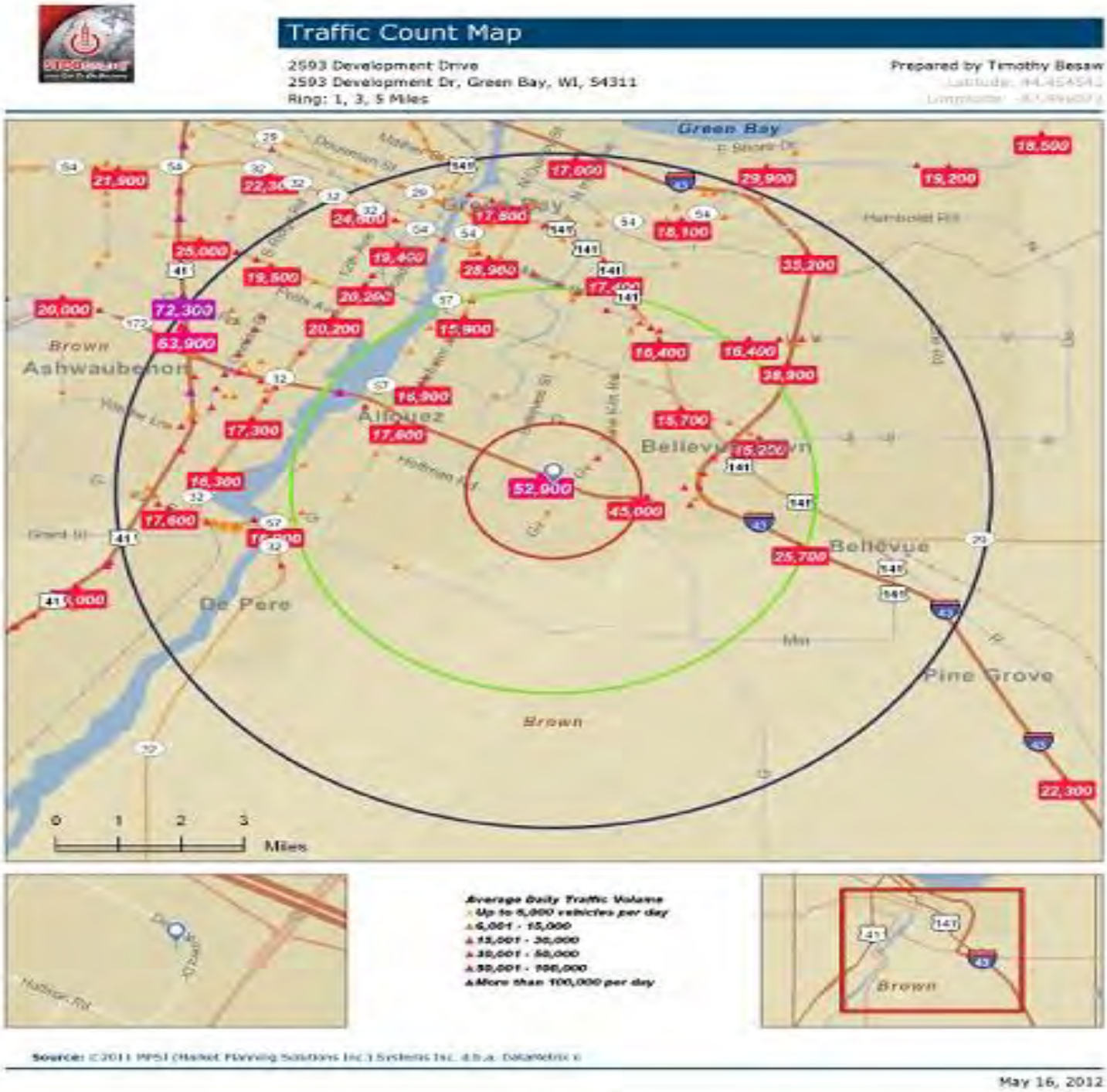
Building Specifications

BUILDING TYPE	**OFFICE/RETAIL**
YEAR BUILT	**2006**
SPACE AVAILABLE	**APPROX. 4,200 SQ. FT.**
APPROXIMATE CAM CHARGES	**$4.50/ SQ. FT.**
CONSTRUCTION	**BRICK/BLOCK**
PARKING	**ON-SITE**
HOT WATER	**YES**
AIR CONDITIONING	**YES**
HEAT	**YES-GAS ROOF TOP**
VISIBILITY	**HWY 172 & CTY RD GV**
LEASES AVAILABLE	**LONG & SHORT TERM**

Besaw & Associates Realty, Ltd.

Phone: 920-338-8080
Fax: 920-338-8181
Email: tim@besawrealty.com

Traffic Count



Besaw & Associates Realty, Ltd.

Phone: 920-338-8080
Fax: 920-338-8181
Email: tim@besawrealty.com

Plat Map

Besaw & Associates Realty, Ltd.

Phone: 920-338-8080
Fax: 920-338-8181
Email: tim@besawrealty.com

Aerial View

Besaw & Associates Realty, Ltd.

Phone: 920-338-8080
Fax: 920-338-8181
Email:
tim@besawrealty.com

Demographic Information

BESAW & ASSOCIATES REALTY, LTD.

Retail Express Pack

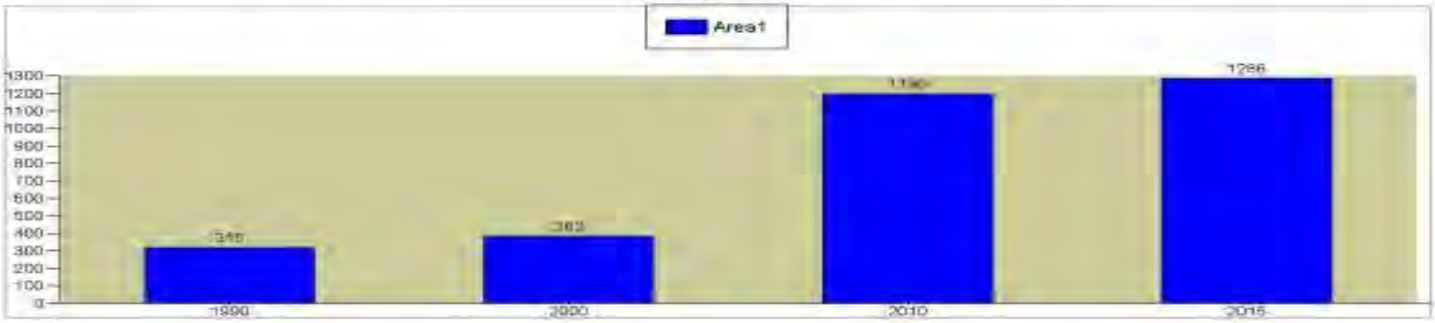
Prepared by Timothy Besaw

2593 Development Drive
2593 Development Dr, Green Bay, WI, 54311
Ring: 1, 3, 5 Miles

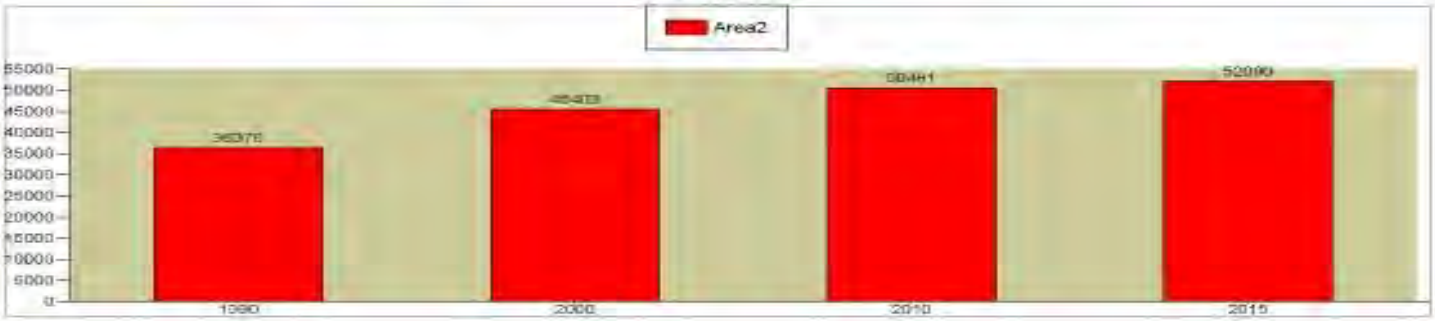
Latitude: 44.464542
Longitude: -87.996073

	1 mile radius	3 miles radius	5 miles radius
2000 - 2010 Population: Annual Rate	13.15%	1.15%	0.73%
2010 - 2015 Population: Annual Rate	1.43%	0.63%	0.33%

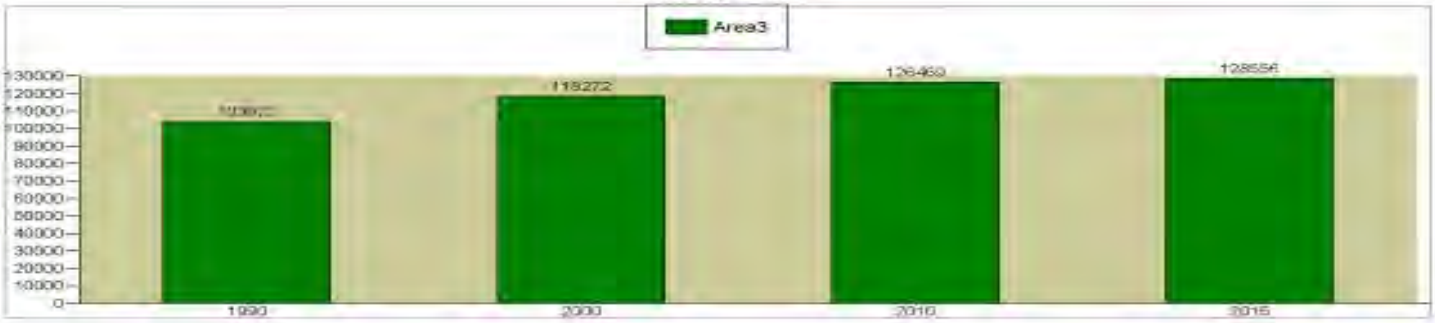
Total Population



Total Population



Total Population



Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri converted 1990 Census data into 2000 geography. Esri forecasts for 2010 and 2015.

©2011 Esri

5/16/2012

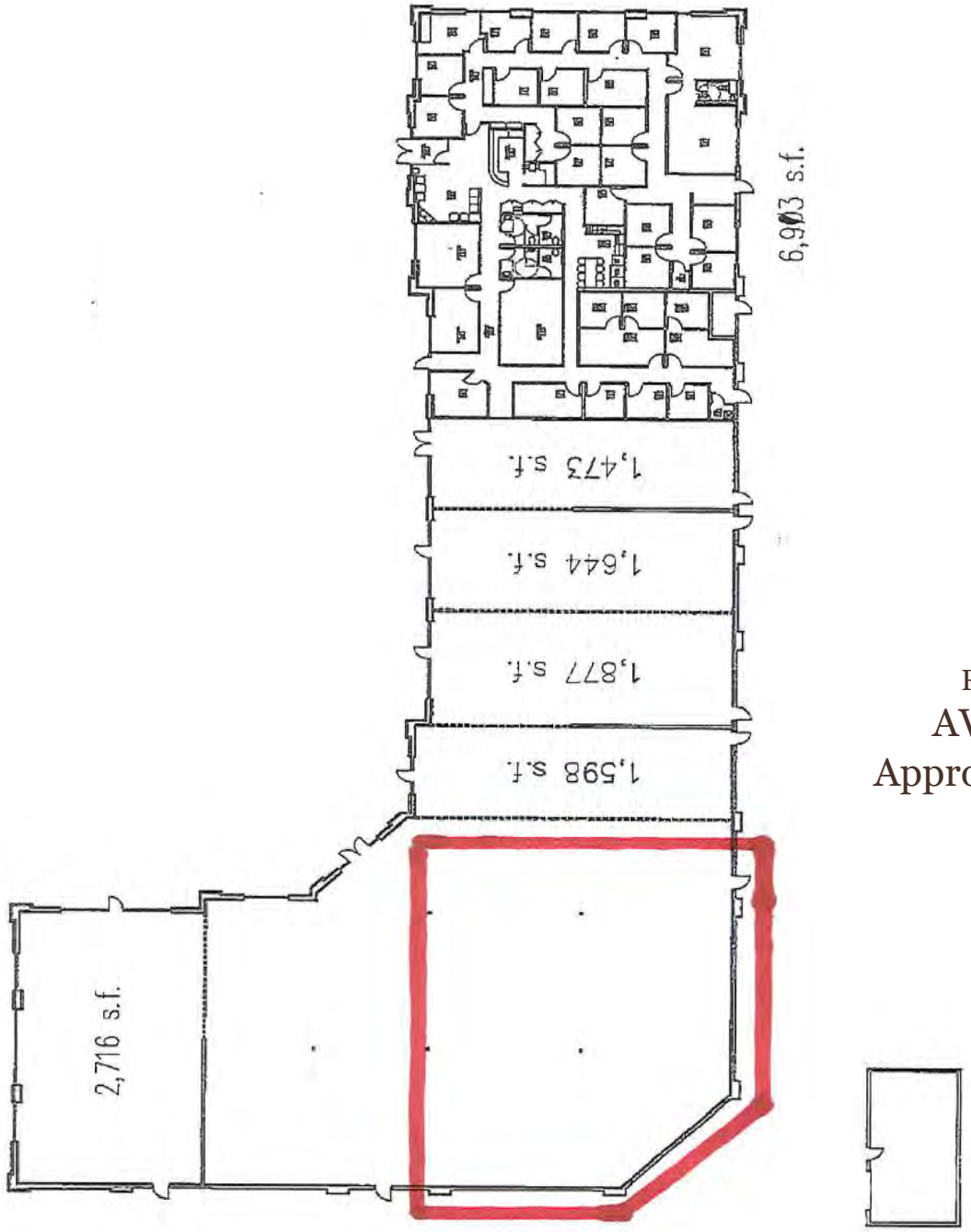
Page 1 of 7

Besaw & Associates Realty, Ltd.

Phone: 920-338-8080
Fax: 920-338-8181
Email: tim@besawrealty.com

BESAW & ASSOCIATES REALTY, LTD.

2593 Floor Plan

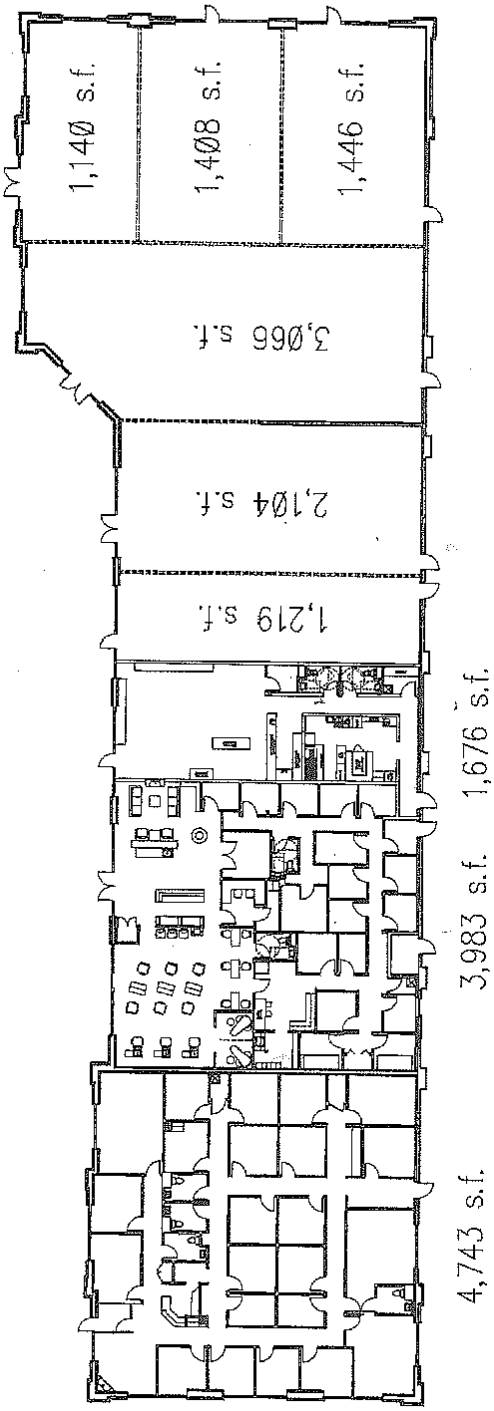


Red Space is
AVAILABLE
Approx. 4,400 sq.ft

Besaw & Associates Realty, Ltd.

Phone: 920-338-8080
Fax: 920-338-8181
Email:
tim@besawrealty.com

2595 Floor Plan



Besaw & Associates Realty, Ltd.

Phone: 920-338-8080
Fax: 920-338-8181
Email: tim@besawrealty.com