

**OFFICE  
BUILDING  
LEASE**

**26,676 Sq. Ft.  
Office Building for  
Lease**

**164 North Broadway  
Green Bay, WI 54303**

**INTEGRITY, PASSION, RESULTS**



**BESAW  
& ASSOCIATES  
REALTY, LTD.**



This historic office building features exposed brick interior walls, 16ft. ceilings, a 8,030 sq. ft. full basement that is not included in the square footage. Finishes are all newer flooring and painted areas. Break room on each floor and large furnished boardroom. Currently the space is furnished private offices and work cubicles in all open areas. Also the opportunity for outdoor space on the huge built out patio roof over looking the Fox River Downtown Green Bay from the West side. All 3 floors are similar layouts. See Listing Broker for greater details. Located across the road from the proposed Green Bay Marketplace.

**Besaw & Associates  
Realty, Ltd.**

**Phone: 920-338-8080**

**Fax: 920-338-8181**

**Email:**

**tim@besawrealty.com**

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## Office Building FOR LEASE

### PROPERTY INFORMATION

Besaw & Associates Commercial Division is pleased to offer FOR LEASE this prime commercial



Office Building at 164 North Broadway, Green Bay, WI. Many options for this office building, ideal use is office space for companies or individuals seeking an ideal location. Possible Build to Suit.

<b>Property Address</b>	<b>164 North Broadway        Green Bay, WI 54303        Brown County</b>
<b>Total Square Footage Available</b>	<b>26,676 Total Sq. Ft.        9,296 Sq. Ft - 1st fl        8,740 Sq. Ft. - 2nd fl        8,740 Sq Ft - 3rd fl</b>
<b>Lot Size</b>	<b>24,699 Sq. Ft.</b>
<b>Lease Price</b>	<b>\$12.00 Per Sq. Ft. - Annual NNN</b>
<b>Municipality</b>	<b>City of Green Bay</b>
<b>Zoning</b>	<b>D1-Downtown One</b>
<b>Parcel and</b>	<b>#4-60</b>
<b>Taxes-2021</b>	<b>\$55,245.01</b>

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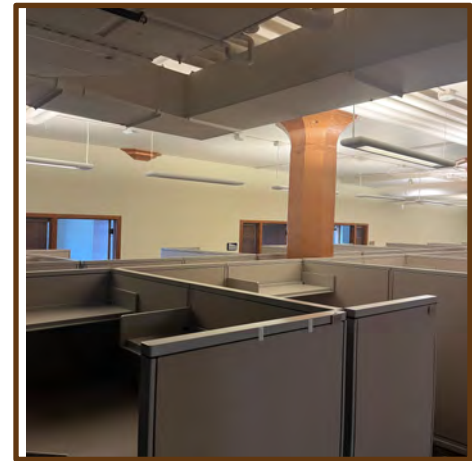
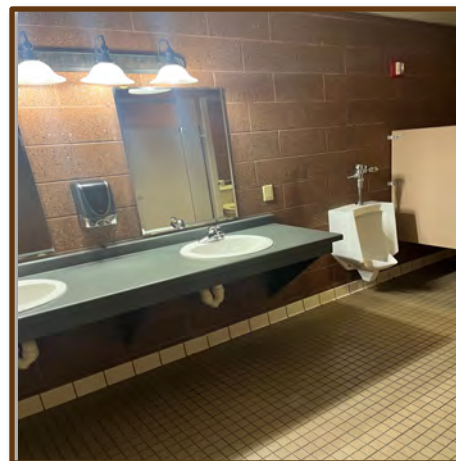
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# 164 North Broadway

## Building Photos

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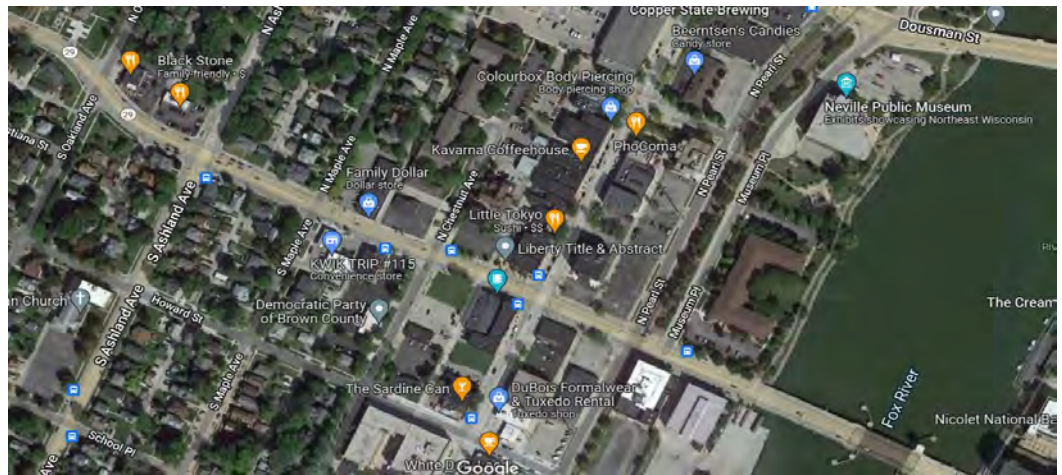
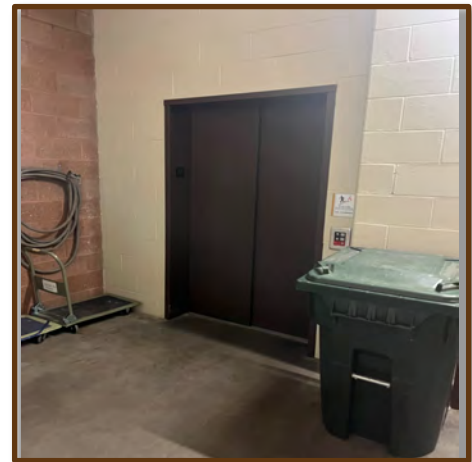
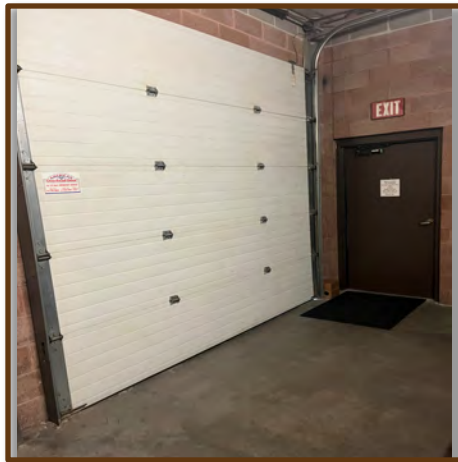
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# 164 North Broadway

## Building Photos



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<b>BUILDING TYPE</b>	<b>Office/Build to Suit</b>
<b>YEAR BUILT</b>	<b>1900/Remodeled 2018</b>
<b>EXTERIOR CONSTRUCTION</b>	<b>Block/Brick/Glass</b>
<b>PARKING SPOTS</b>	<b>110 on site</b>
<b>SPRINKLER SYSTEM</b>	<b>Yes</b>
<b>HEAT</b>	<b>Boiler</b>
<b>HOT WATER</b>	<b>Gas</b>
<b>AIR CONDITIONING</b>	<b>Yes</b>
<b>RESTROOM'S</b>	<b>8</b>
<b>SECURITY SYSTEM</b>	<b>Yes</b>
<b>VISIBILITY</b>	<b>Excellent</b>
<b>ELEVATORS</b>	<b>1 Passenger, 1 Freight</b>





# Survey Map

## Site Plan/Tax Map/Survey



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**Part of Brown County WI**  
Map printed on 4/11/2022

1:720  
1 inch = 60 feet\*  
1 inch = 0.0114 miles\*  
\*original page size: 8.5"x11"  
Appropriate format depends on zoom level

**Parcel ownership key**

- Parcel Boundary
- Condominium
- Gap or Overlap
- "hooks" indicate parcel ownership crosses a line

- Parcel line
- Right of Way line
- Meander line
- Lines between deads or lots
- Historic Parcel Line
- Vacated Right of Way

A complete key (legend) is available at: [tinyurl.com/BrownDogLegend](http://tinyurl.com/BrownDogLegend)

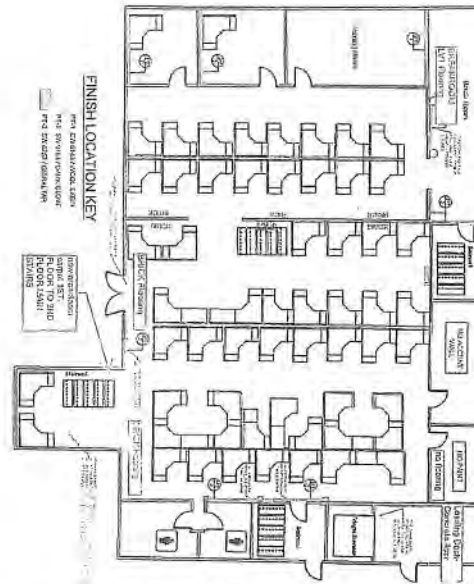


(920) 448-6480  
[www.browncountywi.gov](http://www.browncountywi.gov)

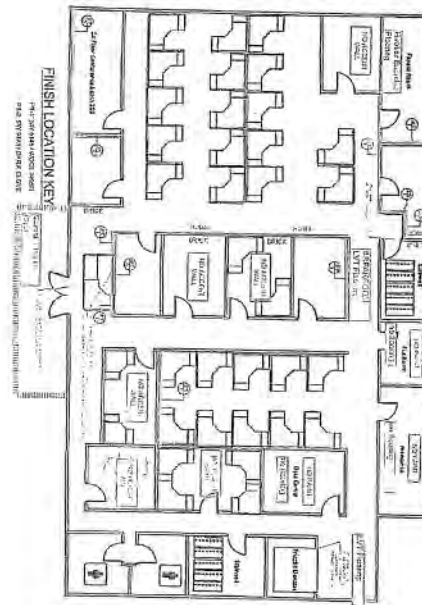
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# 1st and 2nd Floors



**BUILDING 1ST FLOOR PLAN**



**BUILDING 2ND FLOOR PLAN**

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**Phone: 920-338-8080**

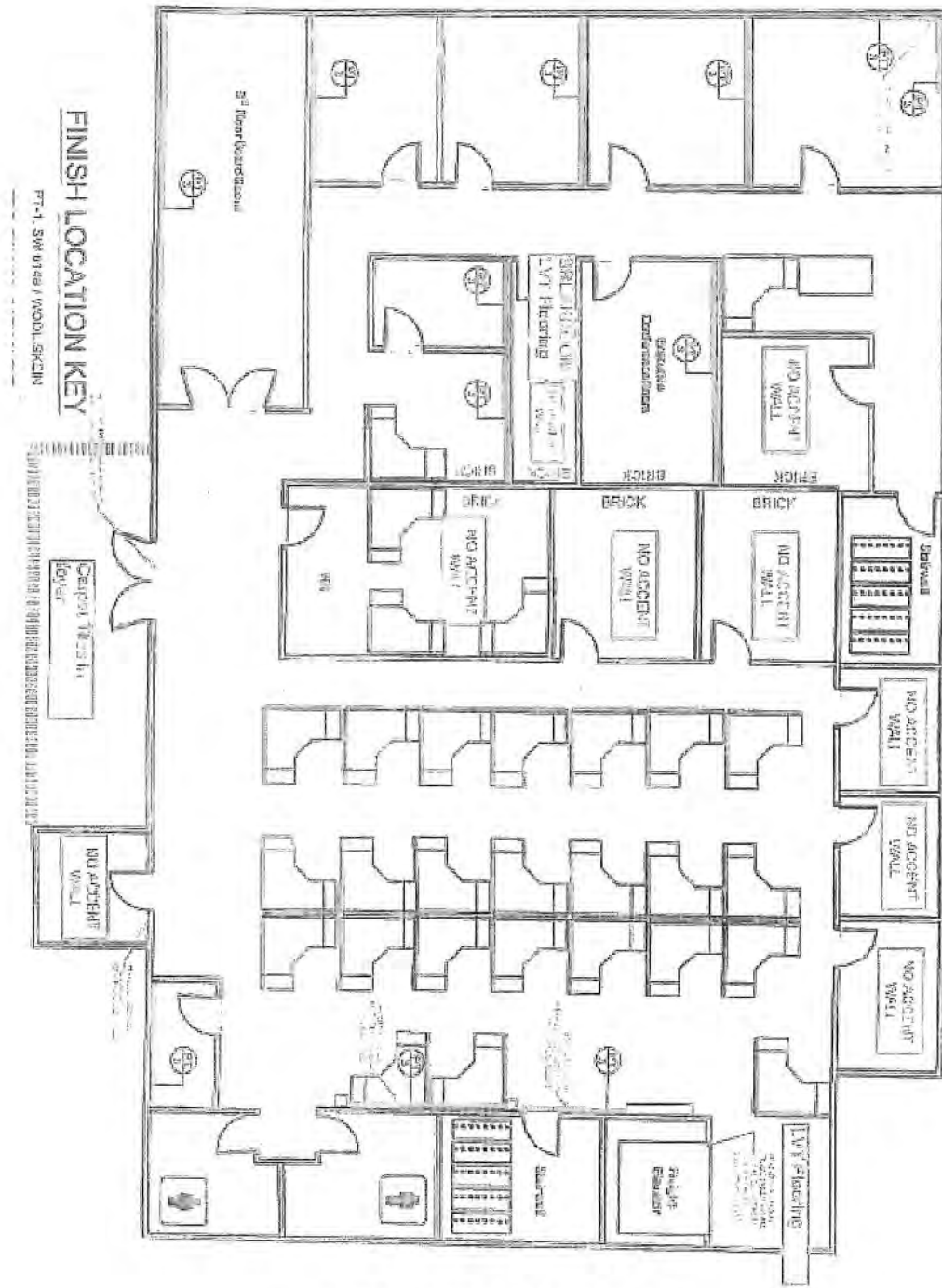
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**BUILDING 3RD FLOOR PLAN**

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