

FOR LEASE



904 S. Taylor Street | Green Bay, WI



25,000 Sq. Ft. Building • 3.5 Acres • General Commercial zoning • \$30.00 Sq. Ft/NNN

Besaw Properties LTD is pleased to offer FOR LEASE this prime Class A Medical Classroom and Clinic Building at 904 S. Taylor Street in Green Bay. Building was built in 1995 with a 10,000 sq. ft. addition built in 2010 and extensively updated in 2021. Excellent visibility from Hwy 41. 20,000 sq. ft. available, currently build-out for Rasmussen College, whos' lease expires 12/31/25. Can be divided to 10,000 sq. ft.

- Highway 41 exposure & easy access
- Near Mason St. retail areas and NWTC campus
- Next to The Home Depot
- Abundance of on-site parking

BESAW
PROPERTIES LTD

Commercial Property Services

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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 Green Bay.

Besaw Properties LTD is pleased to offer, for lease, this Class A Medical Classroom and Clinic Building at 904 S. Taylor Street. 20,000 square feet available. High visibility on Hwy 41. All masonry building, 100% remodeled in 2021 - all new RTU and interior

updates. Abundance of on-site parking. Adjacent to Home Depot. Space currently built out for Rasmussen College, whos' lease expires 12/31/2025, which is offices and medical training.



PROPERTY INFORMATION

Property Address:

904 S. Taylor Street
Green Bay, WI 54303
Brown County

Total Square Footage

25,000 Sq. Ft. Building
20,000 Sq. Ft. Available

Lot Size..... **3.5 Acres**

Lease Price **\$30.00/Sq. Ft. NNN**

Municipality..... **City of Green Bay**

Zoning **Commercial**

Parcel and 2024 Taxes..... **6H-1081-3/\$74,858.27**



BUILDING INFORMATION

Building Type:	Year Built:
Office	1995
	2010-10,000 sq. ft. addition
	2021 - Remodeled
Exterior Construction.....	Masonry
Parking Spots.....	On-site
Sprinkler System.....	Fully
Heat.....	GFA/Zoned/RTU
Hot Water.....	Yes
Air Conditioning	Yes/Zoned/RTU
Restrooms.....	6
Security System.....	Full/Key Fob
Visibility.....	Hwy 41
Current Tenants	Rasmussen College & Green Bay Advanced Oral Surgery & Implant Center





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