

# FOR LEASE



**417** S. Monroe | Green Bay,  
Avenue | WI



**\$14.00/ Sq. Ft. NNN • Office/Medical • 24,000 Sq. Ft. Building • 6,850 Sq. Ft. Available**

Besaw Properties LTD is pleased to offer FOR LEASE this commercial two-story Class A office/medical building at 417 S. Monroe Avenue, just blocks away from Downtown Green Bay. Building has multiple entrances, new exterior and landscaping. Entire second floor will be available November 1, 2026.

- **Easy access to Hwy I-43 and I-41**
- **Great location, near Downtown Green Bay**
- **Lighted monument sign**
- **One elevator**
- **Close to St. Vincent's Hospital, Brown County Courthouse and Brown County Central Library**

**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 commercial two-story Class A office/medical building at 417 S. Monroe Avenue, just blocks away from Downtown Green Bay. Entire second floor is available November 1, 2026. Building has one lighted monument sign, one elevator, multiple entrances, new exterior and landscaping and an abundance of parking right out the door. Property is just blocks away from downtown with easy access to I-41 and I-43.



### PROPERTY INFORMATION

**Property Address:**  
417 S. Monroe Avenue  
Green Bay, WI 54301  
Brown County

**Total Square Footage Available for Lease:**  
6,850 Square Feet - 2nd floor

Lot Size..... **1.80 Acres**

Lease Price ..... **\$14.00 sq. ft. NNN**

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

Zoning ..... **Commercial**

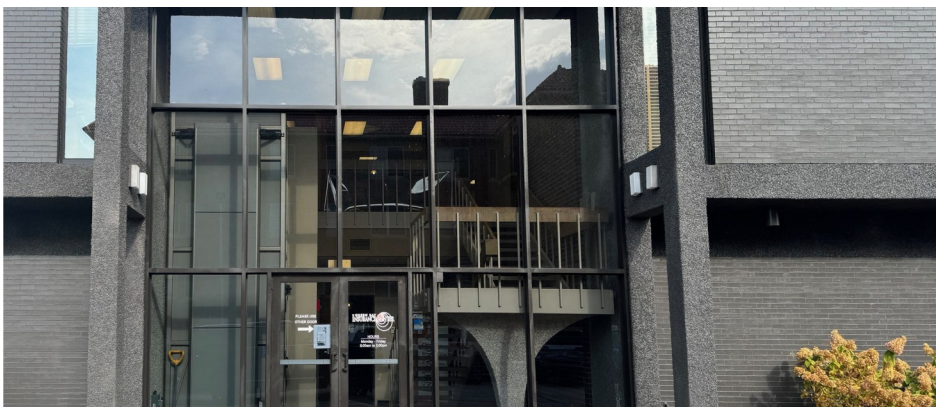
Parcels and 2025 Taxes ..... **14-403/\$19,754**



## BUILDING INFORMATION

**Building Type:** Office/Medical  
**Year Built:** 1972  
Additions 1984 & 1989

Exterior Construction..... **Concrete/Glass**  
Parking Spots..... **121/on-site**  
Sprinkler System..... **No**  
Heat..... **Gas**  
Hot Water..... **Yes**  
Air Conditioning..... **Yes**  
Restrooms..... **6**  
Security System..... **Yes**  
Visibility..... **Downtown**  
Current Tenants..... **Vivent Health, Inc., Brown County Housing Authority, World Insurance Associates LLC**



# 417 S. Monroe Avenue | Property Photos



# 417 S. Monroe Avenue | Property Photos



# 417 S. Monroe | Plat Map Avenue

