

For Lease

2,500 - 140,000 SF

Downtown Appleton Retail /
Office Space



Located in the **“Heart of Downtown Appleton”**, the **222 Building** is the tallest building in Appleton, and a local landmark. A progressive, center-core building designed with 10 floors of high-ceilings, open office space and 5 elevators.

Built in 1952 as the headquarters of the Aid Association of Lutherans - now Thrivent Financial, a Fortune 500 Company - the 222 Building is currently home to Johnson Bank, Thrivent Financial, ThedaCare and more.

NAIPfefferle

For Lease

222 W. College Avenue
Appleton, WI.

Positioned on downtown Appleton's east/west thoroughfare, this centrally located high-rise building is Appleton's tallest facility, offering beautiful views of the entire city. 243,000 rentable SF with an extremely flexible floor plan layout. An elegant, full-service board room - free of charge for tenants in the building.

Category 5, data-cabling system throughout the building. East side of building was built in 1952; west side built in 1964.

All Leases are Gross; tenant is responsible for janitorial.

AVAILABLE SPACE

1st Floor	5,038 SF	\$20/SF	Possible restaurant/lounge or office space. College Avenue frontage
2nd Floor	2,500 SF	\$20/SF	Open office space and 1 private office. Cubicles could be included.
3rd Floor	22,000 SF	\$20/SF	Class A office space
4th Floor	22,000 SF	\$20/SF	Class A office space
5th Floor	22,000 SF	\$20/SF	Class A office space
8th Floor	22,000 SF	\$20/SF	Class A office space
9th Floor	22,000 SF	\$20/SF	Furniture can be included Class A office space
10th Floor	22,000 SF	\$22/SF	PENTHOUSE - DIVISIBLE Class A office space

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SECURITY

Access Control

All exterior doors and transition points from public to private locations are controlled by an access control system. Access is controlled through the use of proximity card readers. The system uses Velocity on the head end. The system allows for:

- Programming of employee access to specific floors, doors and times.
- Remote disable/enable of access credentials.
- Tracking of all credential use.
- System is expandable should a tenant wish to extend access control to doors within their suite.

CCTV

The facility's common areas are monitored by an IP-based camera system. The video is recorded to a Network Video Recorder. The cameras, which record on motion, are a combination of standard and IP cameras, as the building is currently in the process of migrating to a fully IP-based system.

COMMUNICATIONS NETWORK OVERVIEW

The 222 building is well-equipped to support any telecommunications network needs that tenants may require. This is true from an internal as well as external standpoint. The building has direct access to download speeds of 1 Gbps or higher.

External

The building is supplied with two independent fiber optic networks that supply access to local telecom companies as well as access to all major carriers. The fiber networks are provisioned as dual entrance protected facilities that can sustain a network disruption and continue to provide uninterrupted service to the building. The networks are provided by two separate service providers.

Internal

The internal telecommunications are provided by in-place copper cables between floors for lower speed voice and data. Additionally, there is category 5 copper cable in place to locations on each floor.

In addition to the copper cables in the building, fiber optic cable is in place between the floors for the provisioning of high-speed data applications. The fiber optics also extends to the lower level where the service providers are located.

Power & HVAC Overview

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Normal power distribution for the building is provided through a system of double ended redundant unit substations. All normal, (non-generator 120/208 Volt) backed power systems are provided for thorough double ended manual operation redundancy.

HVAC OVERVIEW

Cooling - Two water cooled chillers provide chilled water to cooling coils located in various air handlers throughout the building and window induction units on each floor.

Heating - One steam boiler or three hot water boilers provide hot water to heating coils located in various air handlers throughout the building. VAV boxes, cabinet heaters and window induction units on each floor.

Air Handlers - Various air handlers with heating and cooling coils and fresh air duct provide air flow to separate sections of each floor.

VAV Boxes - VAV boxes (some with re-heat capability) with DDC controls provide air flow and temperature control to zones throughout the building.

Central Exhaust Fans - Provide exhaust air.

Control System - A Siemens DDC control system provides control to chillers, cooling towers, boilers, air handlers, window units, circulating pumps, cabinet heaters and VAV boxes located on each floor. Some VAV boxes are equipped with hot water or electric heat.

LIFE SAFETY

- Emergency generator circuits
- Emergency lighting
- Elevator
- Fire pump
- Egress/ingress lighting
- Exit signs
- HVAC controls
- Fire panel

Building is fully sprinklered with new fire alarm system installed in 2007.

Brief Building History

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This office building was the original headquarters for Aid Association for Lutherans, now a part of Thrivent Financial. Originally, the first floor was dedicated to retail space. The building is essentially a cube with a center core, and open office space unencumbered by columns. There is a basement level, a sub-basement level, and a full floor (11th floor), and a pent-house level primarily used for mechanical systems and building operations. Four original passenger elevators, and one freight elevator serves the floors. Building has various separate heating and cooling systems, with some back-up provided by the main boiler and chiller plant.



2018 Demographics

	1 Mile	3 Miles	5 Miles
Population	17,550	92,816	157,540
Average HH Income	\$51,424	\$58,838	\$65,014
Total Households	6,772	38,737	65,461
Total Employees	23,141	76,437	110,199

222 Building

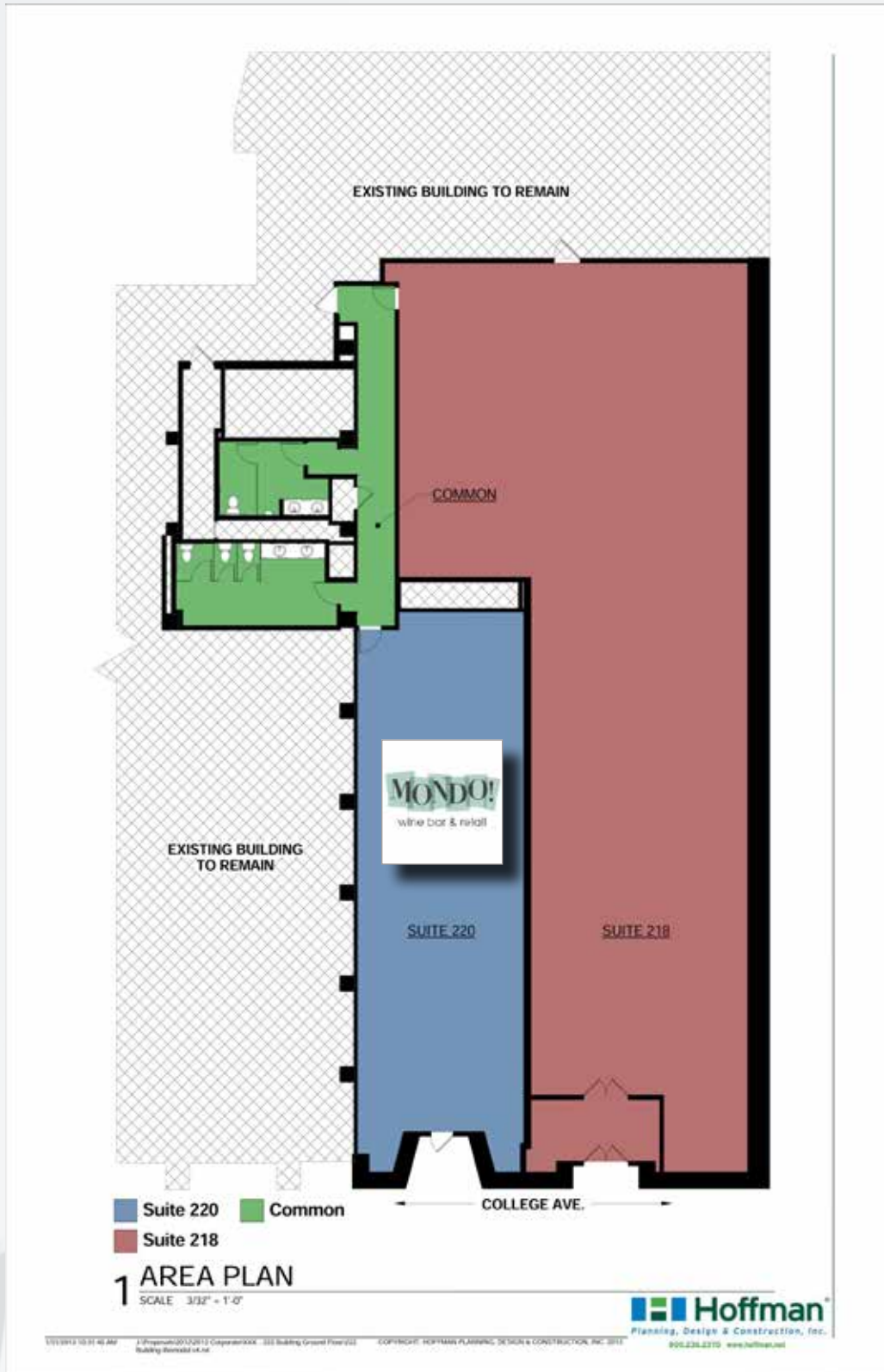
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1st Floor - Customizable/Divisible

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1st Floor Space - Customizable/Divisible

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2nd Floor Common Space Breakroom

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6th Floor Conference Room

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8th Floor Space - 22,000 SF Customizable/Divisible

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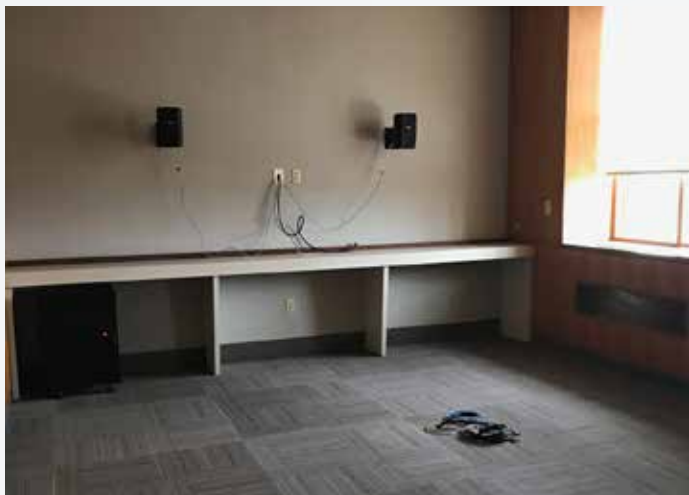
Appleton, WI.



9th Floor Space - 22,000 SF Fully Furnished

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9th Floor Space - 22,000 SF Fully Furnished

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10th Floor Space
10,000-14,275 SF

Customizable/Divisible

For Lease

222 W. College Avenue

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10th Floor Space

For Lease

222 W. College Avenue

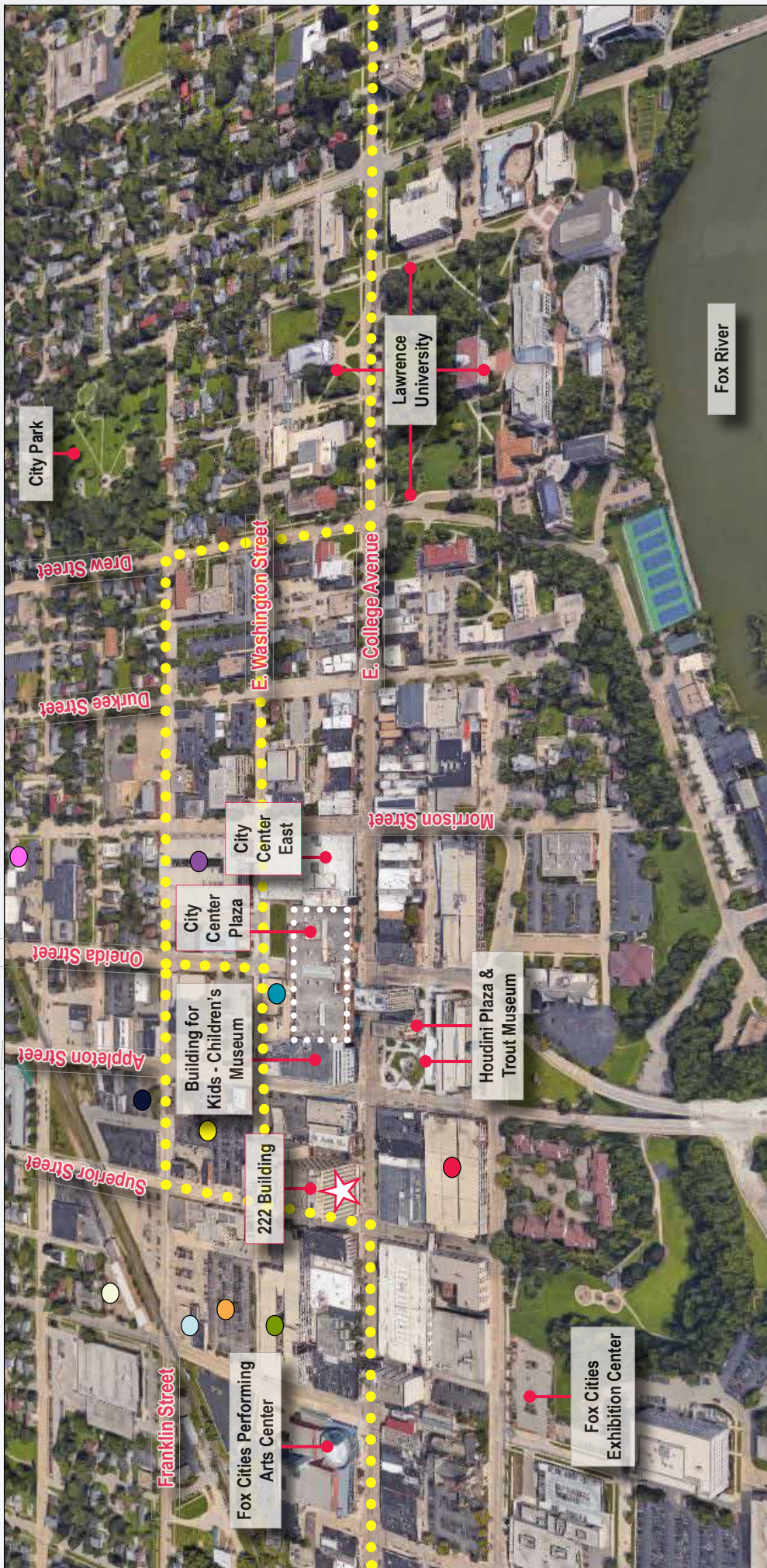
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PARKING LOT LEGEND:

- LOT 1 = 166 STALLS
- LOT 2 = 158 STALLS
- LOT 3 = 46 STALLS
- LOT 4 = 23 STALLS
- EAST RAMP (PUBLIC)
- M&I LOT = 35 STALLS
- WASHINGTON STREET RAMP (PUBLIC)
- MIDTOWN RAMP (PUBLIC)
- CITY CENTER RAMP (PUBLIC)
- 303 ONEIDA RAMP = 60 STALLS

PUBLIC TRANSPORTATION ROUTE:

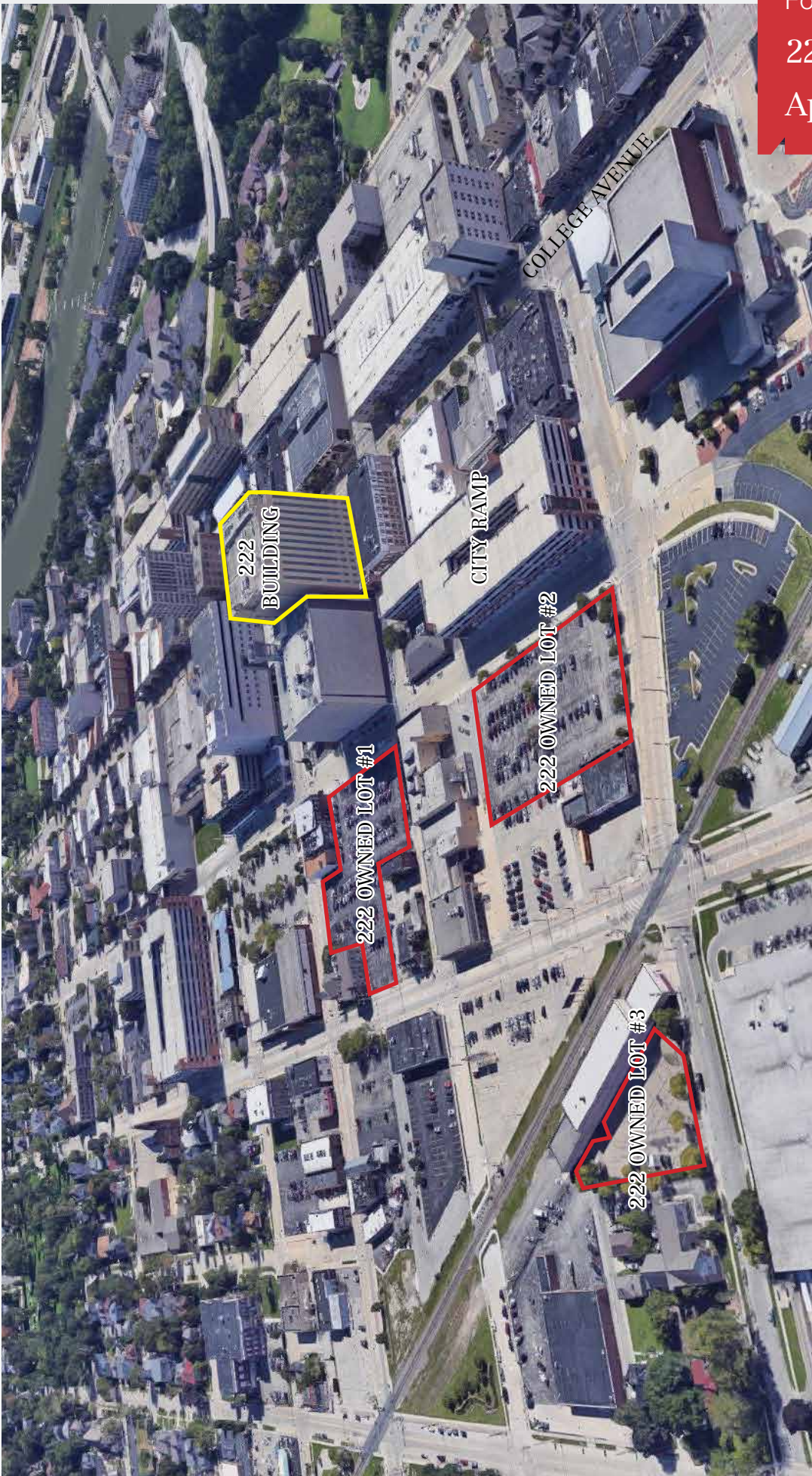
- ROUTE 11 - E. COLLEGE AVENUE- BUCHANAN
- AND ROUTE 15 - WEST COLLEGE AVENUE

[CLICK HERE](#) and [HERE](#) for more on downtown Appleton and the Fox Cities region.

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222 BUILDING PARKING LOT LOCATIONS

DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the
2 following disclosure statement:

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the
7 customer, the following duties:

8 (a) The duty to provide brokerage services to you fairly and honestly.

9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.

10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.

12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).

14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).

16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.

17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the
27 Firm is no longer providing brokerage services to you.

28 The following information is required to be disclosed by law:

29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).

30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection
31 report on the property or real estate that is the subject of the transaction.

32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
34 later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** _____

36 _____

37 _____

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): _____

39 _____

40 _____

41 _____ (Insert information you authorize to be disclosed, such as financial qualification information.)

42 **DEFINITION OF MATERIAL ADVERSE FACTS**

43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.
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