



701 CHERRY STREET

Green Bay, WI

54301

**OFFICE
BUILDING
FOR
SALE**

INTEGRITY, PASSION, RESULTS



**34,651 Sq. Ft.
Office Building for
Sale**



**Besaw & Associates
Realty, Ltd.**

Phone: 920-338-8080

Fax: 920-338-8181

Email:

tim@besawrealty.com



701 Cherry Street

Green Bay, WI

54301

**OFFICE
SPACE
FOR
SALE**

INTEGRITY, PASSION, RESULTS

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Office/Retail
Building for Sale
Or Lease**

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LEASE**

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PROPERTY INFORMATION

Besaw & Associates Realty, Ltd. is pleased to offer FOR SALE or LEASE this prime commercial Office Building at 701 Cherry Street in Downtown Green Bay. Many possibilities for this office building. Build to Suit available.



Property Address	701 Cherry Street Green Bay, WI 54301 Brown County
Total Square Footage Available	Up to 34,651 Square Feet 11,300 Sq Feet per Floor(3Floors)
Lot Size	1.91 Acres
Sales Price	\$2,950,000
Municipality	City of Green Bay
Zoning	B (Merchantile)
Parcels and Taxes	10-61 \$55,071.50 (2016) 10-62 \$2,756.90 (2016)

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**Building
Photos**



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BUILDING TYPE	OFFICE/BUILD TO SUIT
YEAR BUILT	1980/REMODELED 2012
EXTERIOR CONSTRUCTION	MASONARY
PARKING SPOTS	184/ON SITE
SPRINKLER SYSTEM	FULLY
HEAT	GFA/ZONED
HOT WATER	YES
AIR CONDITIONING	YES/ZONED
RESTROOM'S	5 SETS
SECURITY SYSTEM	FULL/KEY FAB
ELEVATORS	2
VISIBILITY	DOWNTOWN
LEASES AVAILABLE	LONG & SHORT TERM
ADJACENT BUILDING	UP TO 12,0000 SQ. FT. AVAILABLE
CURRENT TENANTS	BAY AREA WORKFORCE DEV. DYNAMIC EDUCATION SYSTEMS FORWARD SERVICE CORP. WI DEPT. OF ADMIN GREAT LAKES TRAINING & DEV.

<Title>

701 Cherry Street Plat Map



Map provided by the Brown County Planning & Land Services Department - Land Information Office (LIO)

A map key (legend) and other information about this map is available at: maps.gis.co.brown.wi.us

This map is intended for advisory purposes only. It is based on sources believed to be reliable, but Brown County distributes this information on an "As Is" basis. No warranties are implied. Boundaries shown on this map are general representations only and should not be used for legal documentation, boundary survey determinations, or other property boundary issues.

12/15/2016
 Scale 1:720

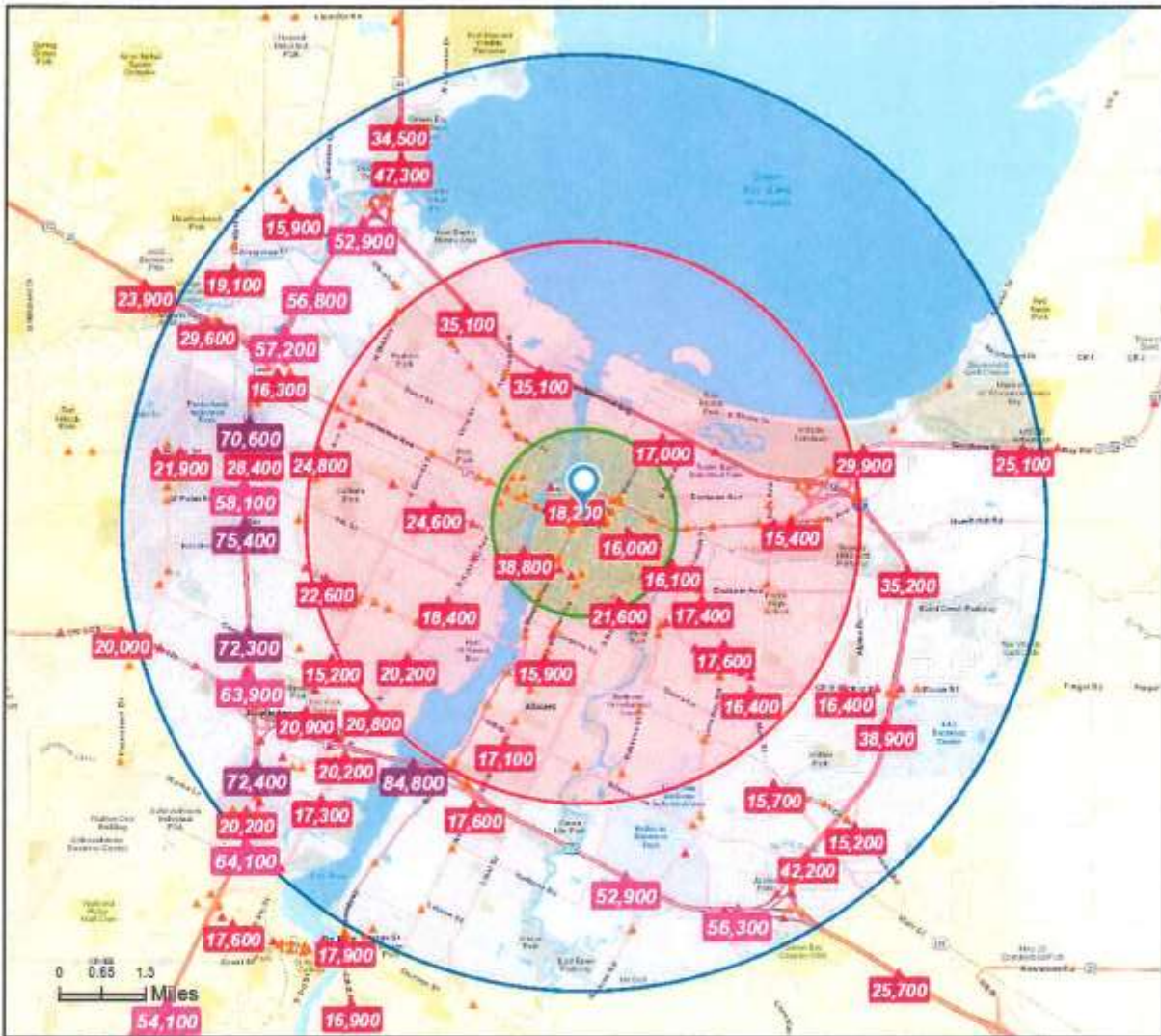


esri

Traffic Count Map

701 Cherry St, Green Bay, Wisconsin, 54301
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 44.81377
 Longitude: -88.00423



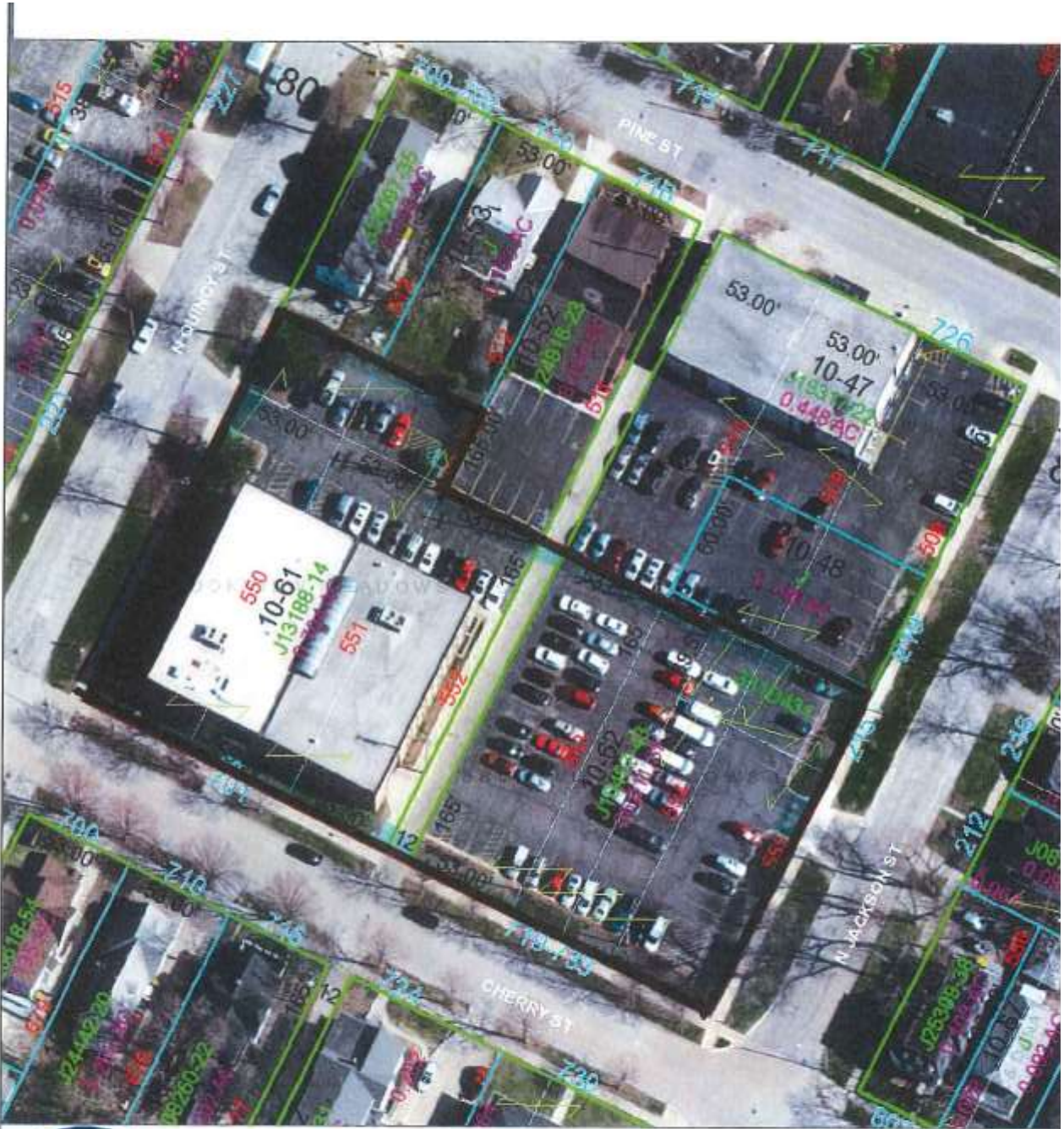
- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2016 Kalibrate Technologies

August 26, 2016

701 Cherry Street Aerial View



Map provided by the Brown County Planning & Land Services Department - Land Information Office (LIO)

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Scale 1:720



Demographic and Income Comparison Profile

701 Cherry St, Green Bay, Wisconsin, 54301
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 44.51277
 Longitude: -88.00827

2010 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	1,154	8.8%	6,238	8.2%	10,619	7.3%
Age 5 - 9	1,010	7.7%	5,286	6.9%	9,452	6.5%
Age 10 - 14	922	7.1%	4,732	6.2%	9,089	6.2%
Age 15 - 19	918	7.0%	4,715	6.2%	9,762	6.7%
Age 20 - 24	1,153	8.8%	5,994	7.9%	11,687	8.0%
Age 25 - 34	2,249	17.2%	12,468	16.4%	22,156	15.2%
Age 35 - 44	1,732	13.3%	9,573	12.6%	18,049	12.4%
Age 45 - 54	1,804	13.8%	10,202	13.4%	20,712	14.2%
Age 55 - 64	1,121	8.6%	7,597	10.0%	16,175	11.1%
Age 65 - 74	504	3.9%	4,195	5.5%	8,868	6.1%
Age 75 - 84	292	2.2%	3,362	4.4%	6,344	4.3%
Age 85+	190	1.5%	1,707	2.2%	3,038	2.1%
2016 Population by Age						
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	1,078	8.3%	5,939	7.7%	10,136	6.8%
Age 5 - 9	1,005	7.7%	5,535	7.2%	9,671	6.5%
Age 10 - 14	915	7.0%	4,918	6.4%	9,028	6.1%
Age 15 - 19	907	7.0%	4,681	6.0%	9,432	6.3%
Age 20 - 24	1,140	8.8%	5,486	7.1%	11,313	7.6%
Age 25 - 34	2,183	16.8%	12,480	16.1%	22,942	15.4%
Age 35 - 44	1,717	13.2%	10,034	13.0%	18,361	12.3%
Age 45 - 54	1,623	12.5%	9,430	12.2%	18,561	12.5%
Age 55 - 64	1,330	10.2%	8,680	11.2%	18,263	12.3%
Age 65 - 74	630	4.8%	5,278	6.8%	11,454	7.7%
Age 75 - 84	295	2.3%	3,188	4.1%	6,328	4.3%
Age 85+	172	1.3%	1,745	2.3%	3,278	2.2%
2021 Population by Age						
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	1,095	8.3%	5,999	7.6%	10,316	6.8%
Age 5 - 9	985	7.5%	5,563	7.0%	9,674	6.3%
Age 10 - 14	925	7.0%	5,290	6.7%	9,462	6.2%
Age 15 - 19	885	6.7%	4,854	6.1%	9,482	6.2%
Age 20 - 24	1,163	8.8%	5,416	6.8%	10,747	7.0%
Age 25 - 34	2,165	16.5%	12,007	15.2%	23,199	15.2%
Age 35 - 44	1,740	13.2%	10,688	13.5%	19,770	13.0%
Age 45 - 54	1,519	11.6%	8,992	11.3%	17,080	11.2%
Age 55 - 64	1,404	10.7%	8,988	11.3%	18,550	12.2%
Age 65 - 74	779	5.9%	6,356	8.0%	13,909	9.1%
Age 75 - 84	319	2.4%	3,417	4.3%	7,076	4.6%
Age 85+	169	1.3%	1,667	2.1%	3,272	2.1%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

August 26, 2016



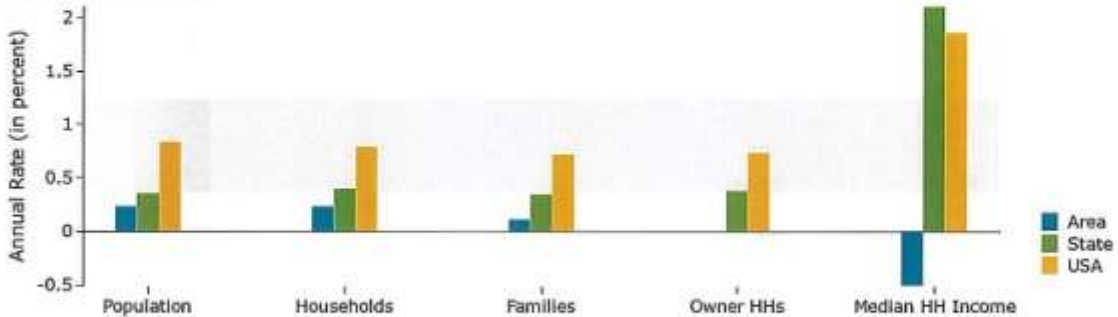
Demographic and Income Comparison Profile

701 Cherry St, Green Bay, Wisconsin, 54301
 Rings: 1, 3, 5 mile radii

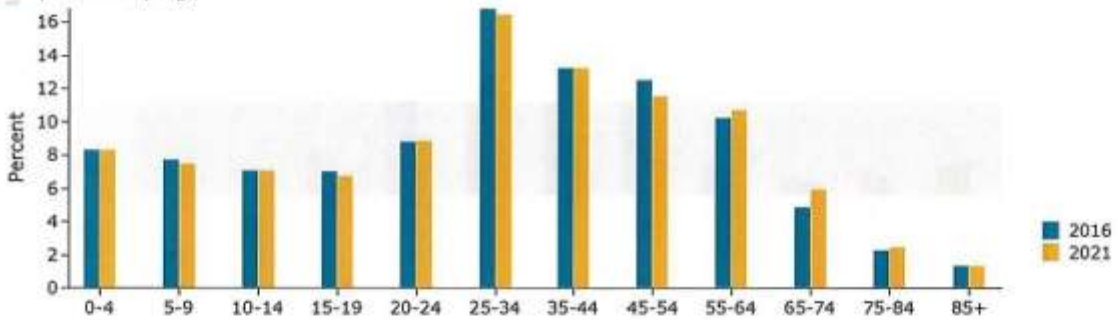
Prepared by Esri
 Latitude: 44.51277
 Longitude: -88.00827

1 mile

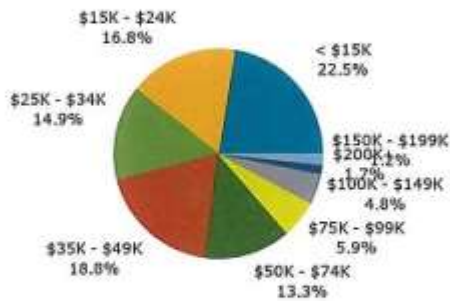
Trends 2016-2021



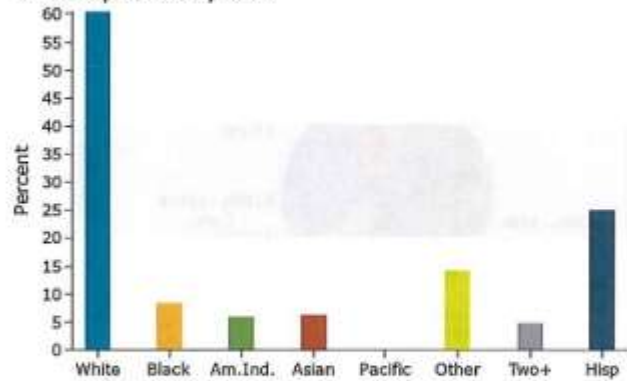
Population by Age



2016 Household Income



2016 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

August 26, 2016



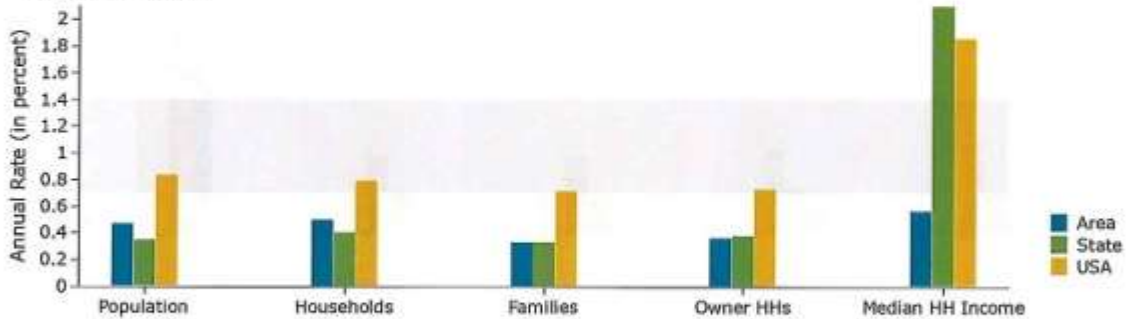
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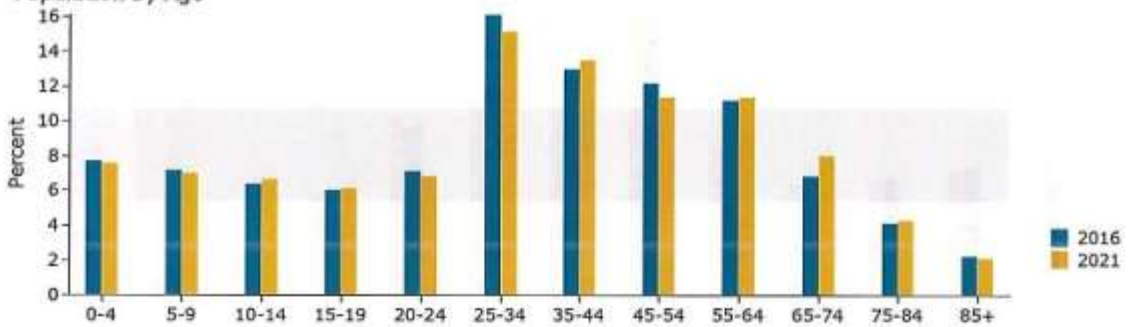
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 Latitude: 44.51277
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3 miles

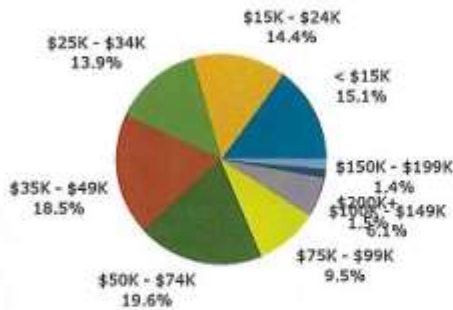
Trends 2016-2021



Population by Age



2016 Household Income



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Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

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