



701 CHERRY STREET

Green Bay, WI

54301

**OFFICE
BUILDING
FOR
LEASE**

INTEGRITY, PASSION, RESULTS



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



**Besaw & Associates
Realty, Ltd.**

Phone: 920-338-8080

Fax: 920-338-8181

Email:

tim@besawrealty.com



701 Cherry Street

Green Bay, WI

54301

INTEGRITY, PASSION, RESULTS

**OFFICE
SPACE
FOR
LEASE**

**34,651 Sq. Ft.
Office/Retail
Building for Lease**

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FOR LEASE

INTEGRITY, PASSION, RESULTS

PROPERTY INFORMATION

Besaw & Associates Realty, Ltd. is pleased to offer FOR 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
Total Square Footage Available	Up to 34,651 Square Feet 11,300 Sq Feet per Floor(3Floors)
Lot Size	1.91 Acres
Lease Rate	\$8.00 - \$10.00 Sq. Ft.
Lease Type	NNN
CAM	\$2.85 Sq. Ft. (+/-)

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Building Photos



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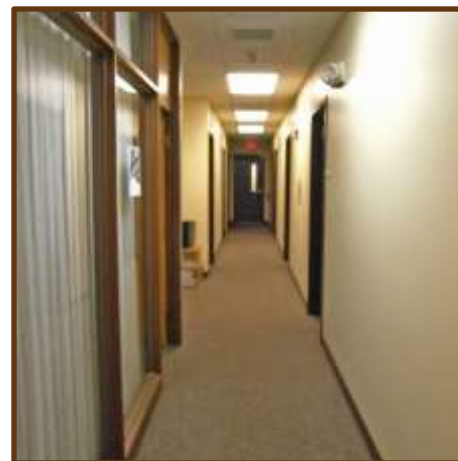
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Building Photos



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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.**



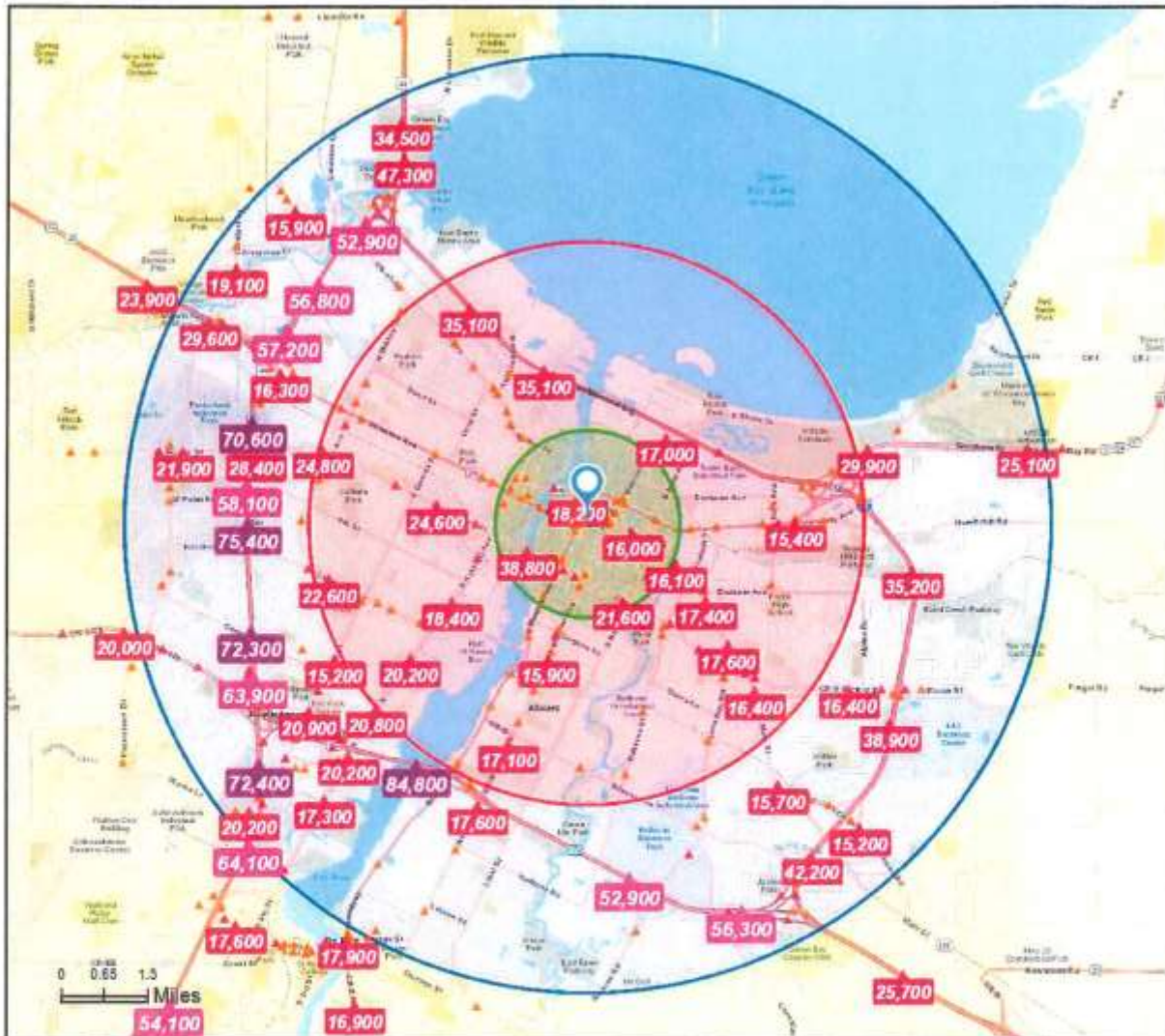


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Traffic Count Map

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

Prepared by Esri
 Latitude: 44.81377
 Longitude: -88.00438



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

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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		3 miles		5 miles	
2010 Population by Age	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.

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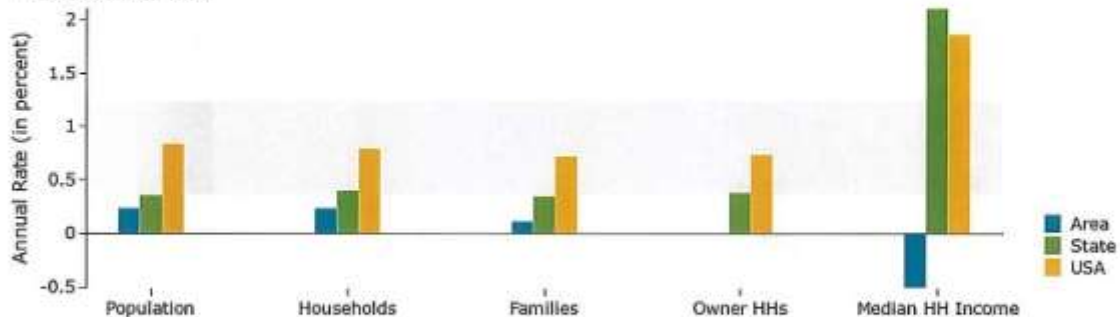
Demographic and Income Comparison Profile

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

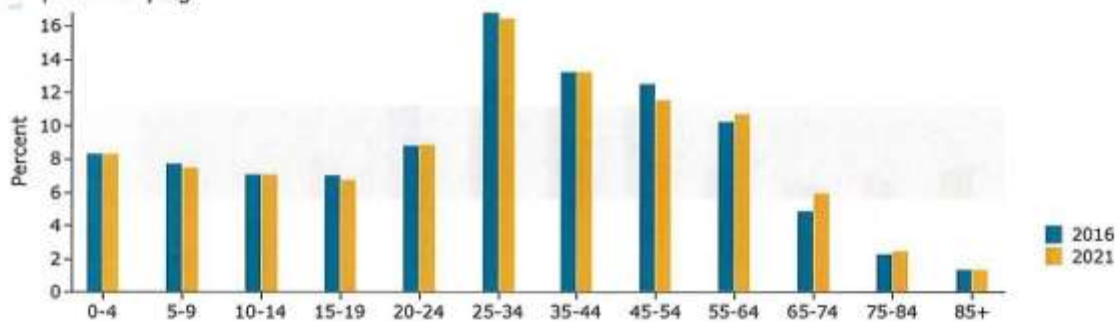
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Longitude: -88.00827

1 mile

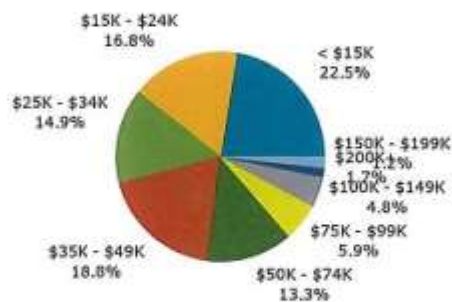
Trends 2016-2021



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.

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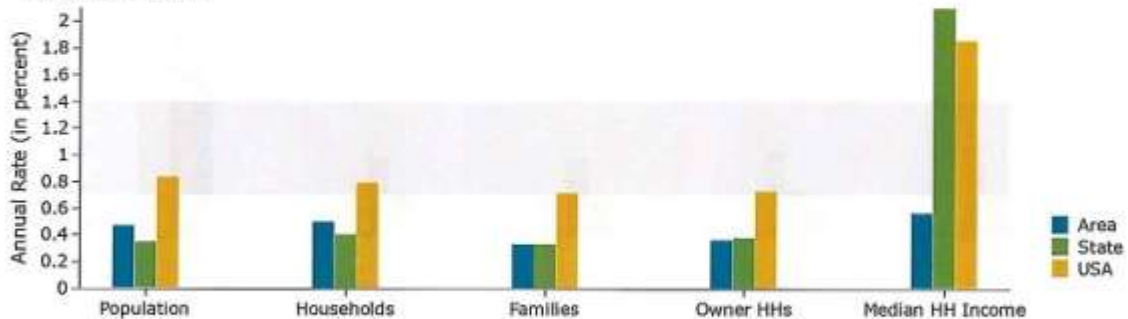
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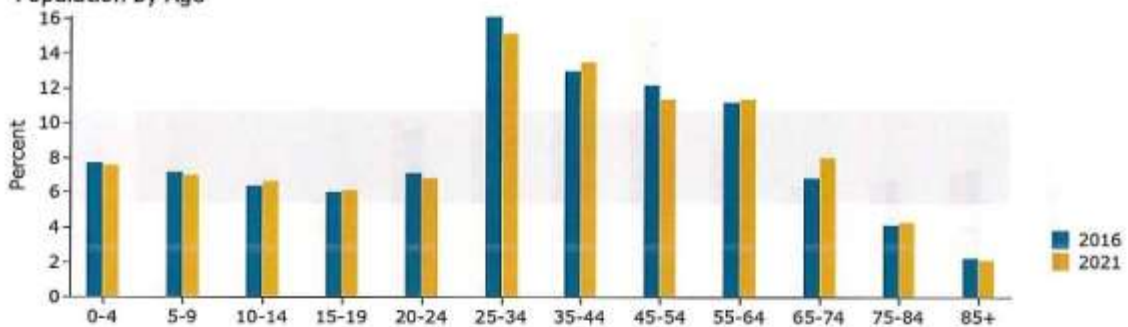
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3 miles

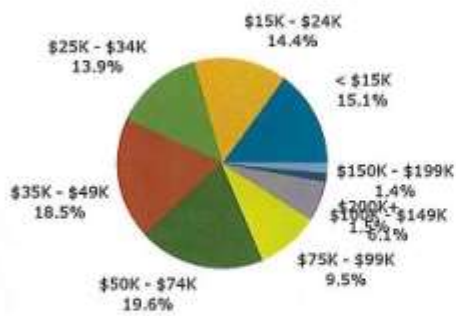
Trends 2016-2021



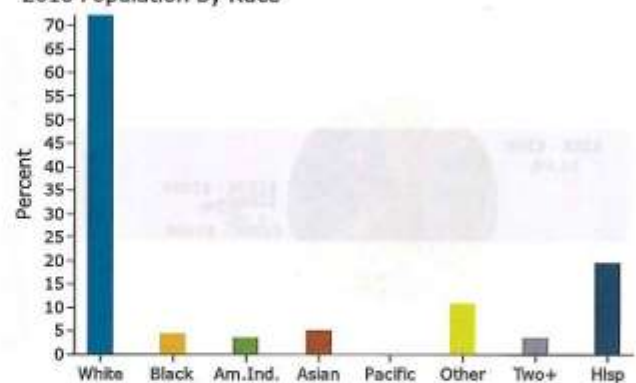
Population by Age



2016 Household Income



2016 Population by Race



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

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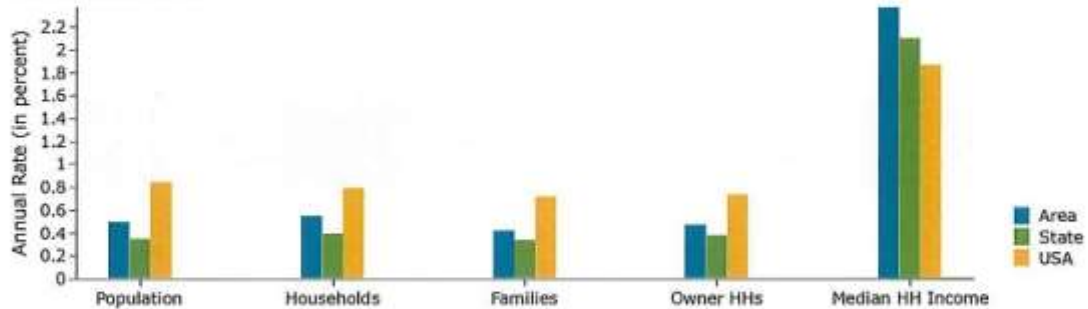
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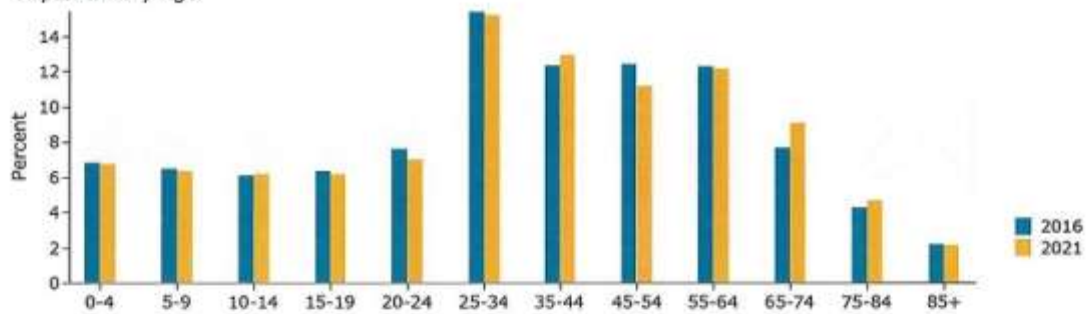
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5 miles

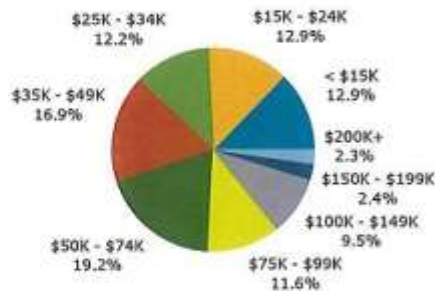
Trends 2016-2021



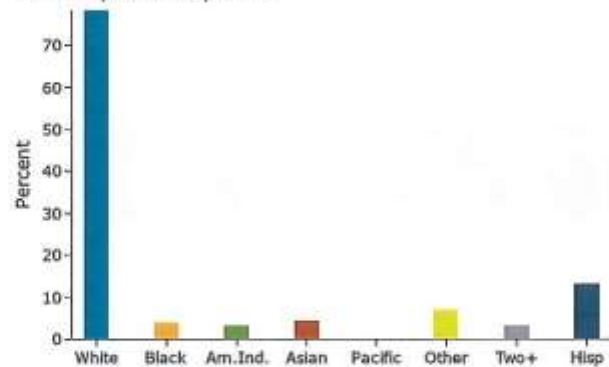
Population by Age



2016 Household Income



2016 Population by Race



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