



222 W. College Avenue, Appleton, WI.

Property Features

- Downtown Appleton's 222 Building
- Three surfaced parking lots providing 388 free, onsite parking stalls within walking distance; Washington Street ramp is directly across the street
- Tenant responsible for interior janitorial
- Entire building is professionally managed by Pfefferle Management

Details

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.

A progressive, center-core building designed with 10 floors (22,000 SF each) of high-ceilings, open office space and 5 elevators. 243,000 rentable square feet with an extremely flexible floor plan layout. An elegant, full-service board room - free of charge for tenants in the building; A category 5, data-cabling system throughout the building.

LEASE RATE \$2,100/MONTH

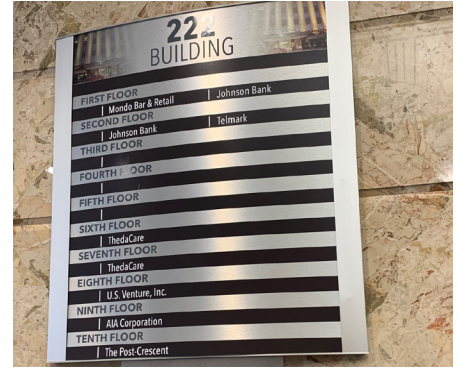
SPACE AVAILABLE	1,200 SF
BUILDING SIZE	22,000 SF ON EACH FLOOR (10 FLOORS)
ZONING	COMMERCIAL
PARKING	RAMP AND ON STREET
YEAR BUILT	EAST SIDE IN 1952; WEST SIDE IN 1964

OFFICE HAS EAST FACING WINDOWS FOR GREAT NATURAL LIGHT

OTHER TENANTS INCLUDE JOHNSON BANK, AIA, THEDACARE, US VENTURE AND GANNETT.

For more information:

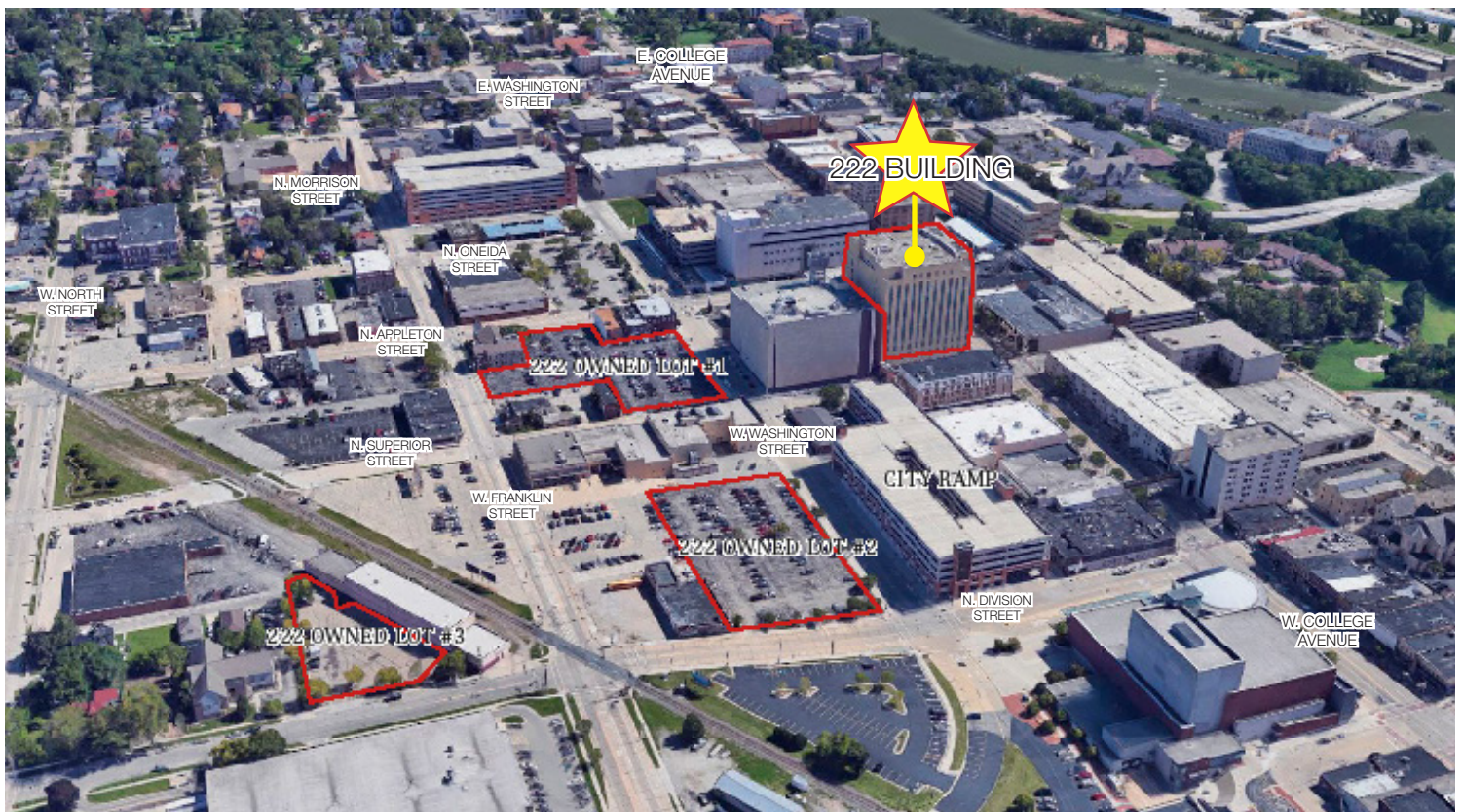
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This office building was the original headquarters for Aid Association for Lutherans, now a part of Thrivent Financial. Originally, the first floor was dedicated to retail space.

The building is essentially a cube with a center core, and open office space unencumbered by columns.

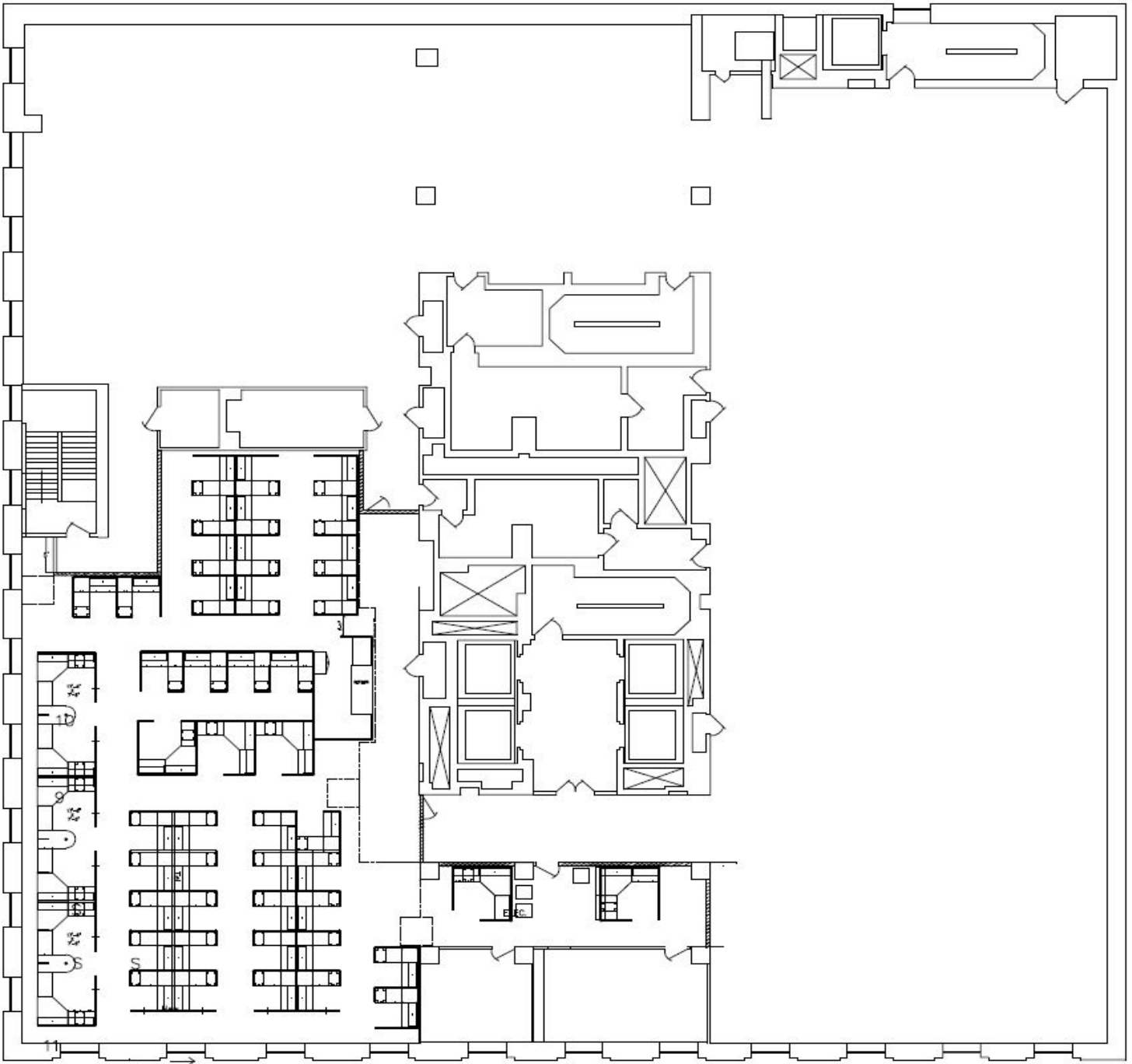
There is a basement level, sub-basement level, a full floor (11th floor) and a pent-house level primarily used for mechanical systems and building operations. Four original passenger elevators, and one freight elevator serves the floors. Building has various separate heating and cooling systems, with some back-up provided by the main boiler and chiller plant.



2020 Demographics

	1 Mile	3 Miles	5 Miles
Population	16,377	92,247	159,991
Average HH Income	\$66,212	\$73,701	\$84,607
Total Households	6,698	39,176	67,216
Total Employees	13,793	63,599	99,468

Typical Floor Plate



222 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 in Appleton, Wisconsin is well equipped to support any telecommunications network needs that tenants may require. This is true from an internal as well as external standpoint.

EXTERNAL

The building is supplied with two independent fiber optic networks that supply access to local telecom companies as well as access to all the major long distance 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.

ELECTRICAL

The existing utility service to the building consists of 2 medium voltage feeds to a common lineup of switchgear. One of the two feeds provides power to the building through individual switching to a common buss with medium voltage switches that feed various unit substations within the facility.

The second feed (spare) is energized and able to be utilized should there be a failure of the primary feed.

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 up power systems are provided for through 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

One VAV boxe (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 DEC 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 and 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.

LOADING DOCK AND FREIGHT ELEVATOR INFORMATION

- The loading dock is elevated with a dock leveler in an enclosed receiving area. Overhead doors are located at the access point and distribution point for secured shipping and receiving. The dock is accessible for all truck sizes including semi tractors and trailers.
- Adjacent to the dock is a leveling platform which provides access to the 1st freight elevator.
- The second freight elevator is located close by and travels all floors, lower level through the 11th floor penthouse.

4 BANK OF PASSENGER CARS:

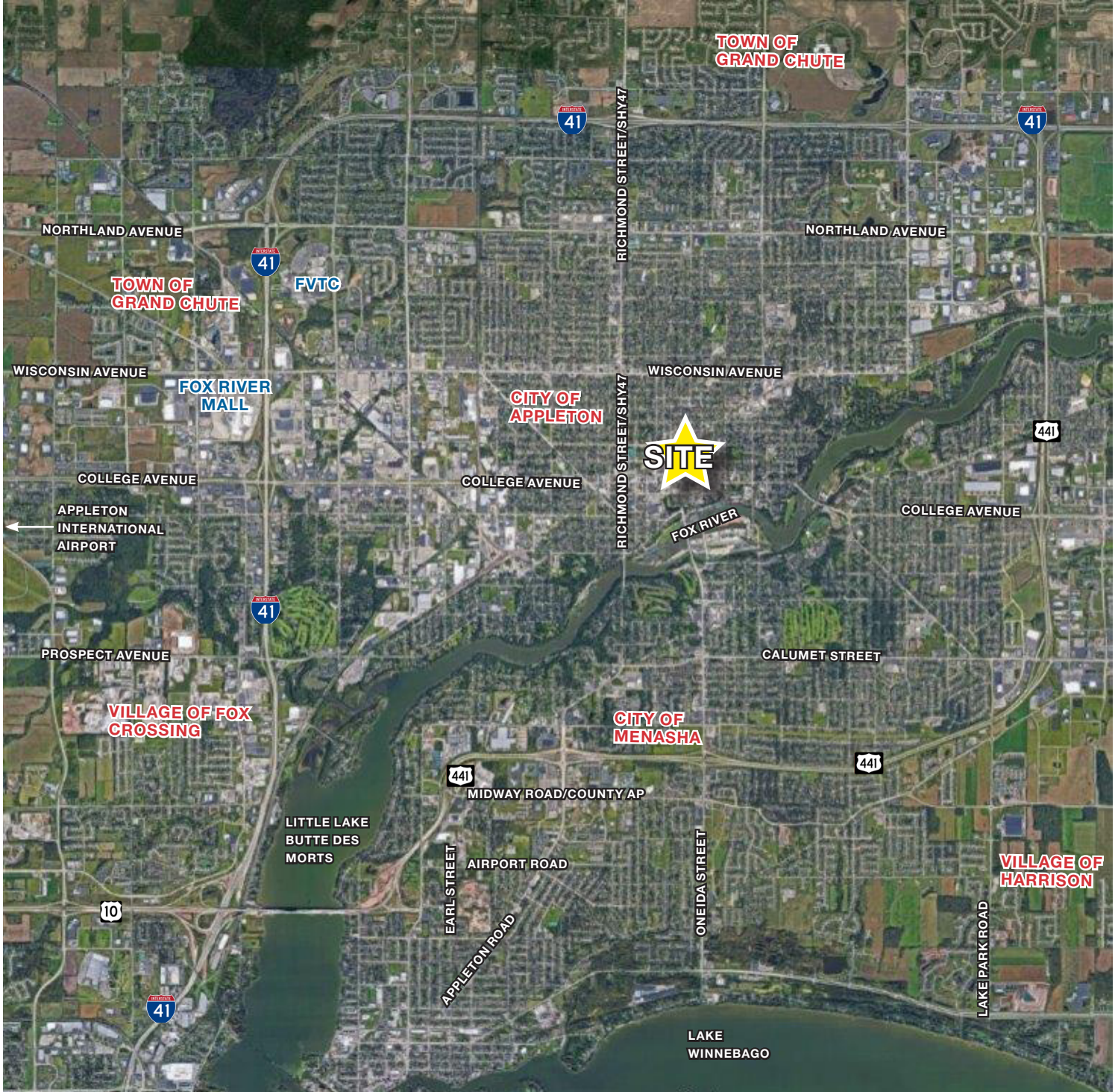
- Capacity: 3500 lb eac
- Floors serviced: Lower Level, Floors 1-10
- Platform size: 7'0" wide x 6'2" deep
- All cars will operate on Emergency Power (generator)
- They all have the ability to operate on Independent service which means they can be selected individually and removed from the group to provide elevator service specifically for a tenant that requires an elevator to service their floors temporarily. This can be coordinated with our service team so that required functioning can be provided or programmed appropriately. This means a selected elevator will respond to calls individually and will not operate as part of the group of 4 elevators.
- These elevators were modernized with new electrical and mechanical components 15 years ago to update their electrical and mechanical components with new technology providing more responsive and reliable operation. This included new controllers, wiring, push button fixtures, door operation components, safety devices, operating machine components, etc. The equipment installed meets the code requirements for elevators at the time of completion.

SERVICE ELEVATOR:

- Capacity: 3500 lb
- Floors serviced: Lower Level, Floors 1-10
- Will operate on Emergency Power (generator)
- Platform Size: roughly 6'10" wide x 6'4" deep
- Noted feature: Elevator has a tall ceiling for moving large pieces of furniture/material
- This elevator was modernized in 2012 with new electrical and mechanical components to provide more reliable and responsive operation. Same as the 4 bank this included new controls, wiring, push button fixtures, door operation components, safety devices, machine components, etc. This modernization meets the code requirements for the elevator at the time of completion.
- The elevator also has the ability for Independent service which means it can be designated for use by an individual/tenant by way of key operation. The elevator will not respond to calls at other floors and will be accessible only by the individual/tenant that accesses the elevator at a specific floor. This operation can be coordinated with our service team to confirm all necessary parties understand the function of the operation.

FREIGHT ELEVATOR:

- Capacity: 3500 lb
- Floors serviced: Sub Basement, Lower Level, Floor 1
- This elevator is a standard freight elevator designed for moving equipment and material. It is not designated for use to move passengers, therefore does not have the same functionality as the other elevators in the building.





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

STATE OF WISCONSIN BROKER DISCLOSURE



Wisconsin law requires all real estate licensees to give the following information about brokerage services to prospective customers.

Prior to negotiating on your behalf the Brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement.

Disclosure to Customers

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

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain Material Adverse Facts about a Property, unless disclosure of the information is prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

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

Confidentiality Notice to Customers

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

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

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in section 452.01(5g) of the Wisconsin Statutes (see definition below).
2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

CONFIDENTIAL INFORMATION

NON-CONFIDENTIAL INFORMATION

(the following information may be disclosed to the Firm and its Agents)

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

Definition of Material Adverse Facts

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

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

Notice About Sex Offender Registry

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