

**Building
FOR
LEASE**

**904 S. Taylor Street
Green Bay, WI 54303**

INTEGRITY, PASSION, RESULTS



**BE SAW
& ASSOCIATES
REALTY, LTD.**

**5,000 Square Feet
FOR LEASE**



**Besaw & Associates
Realty, Ltd.**

Phone: 920-338-8080

Fax: 920-338-8181

Email:

tim@besawrealty.com

**Building
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904 S. Taylor Street

INTEGRITY, PASSION, RESULTS

5,000 Sq Ft

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Building FOR LEASE

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PROPERTY INFORMATION

Besaw & Associates Commercial Division is pleased to offer FOR LEASE this prime commercial Office Building at 904 S. Taylor Street in Green Bay. Many options for this office building, ideal use is office space for companies or individuals seeking an ideal location. 5,000 Sq. Ft. available



Property Address	904 S. Taylor Street Green Bay, WI 54304 Brown County
Total Square Footage Available	5,000 Sq Ft On the Main Floor
Lot Size	3.5 Acres
Lease	\$25-\$30 NNN
Municipality	City of Green Bay
Zoning	C-1 General Commercial
Parcel	6H-1081-3

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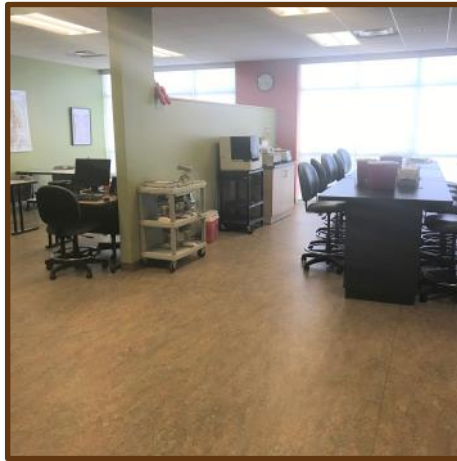
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904 S. Taylor St Green Bay, WI 54303

Building Photos

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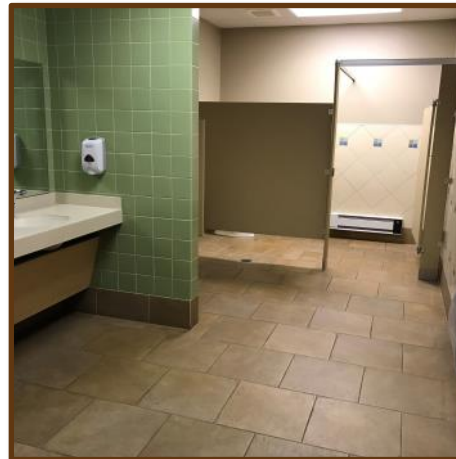
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Building Photos

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BUILDING TYPE	OFFICE/RETAIL
YEAR BUILT	1995
CEILING HEIGHT	12 FEET
EXTERIOR CONSTRUCTION	MASONARY
PARKING SPOTS	ON SITE
SPRINKLER SYSTEM	FULLY
HEAT	GFA/ZONED
HOT WATER	YES
AIR CONDITIONING	YES/ZONED
RESTROOM'S	4
SECURITY SYSTEM	FULL/KEY FAB
VISIBILITY	HWY 141
CURRENT TENANT	RASMUSSEN COLLEGE IN 20,000 Sq. Ft.

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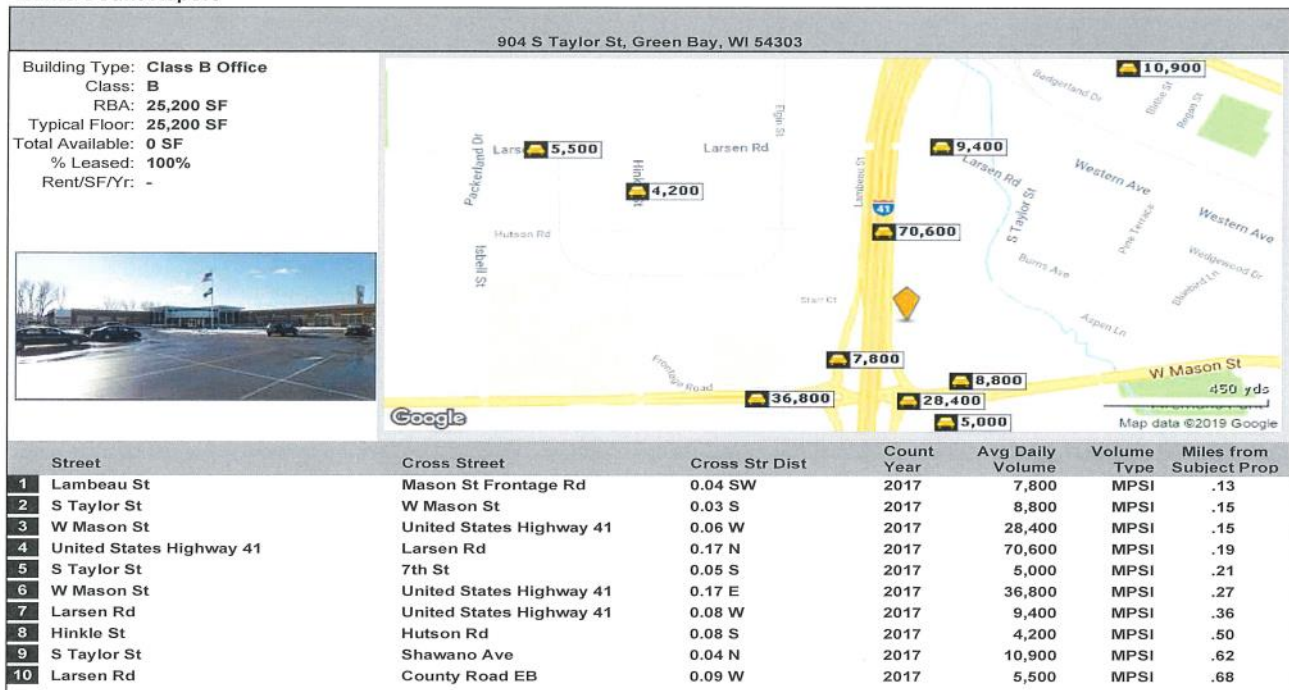
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Traffic Count Report



3/20/2019

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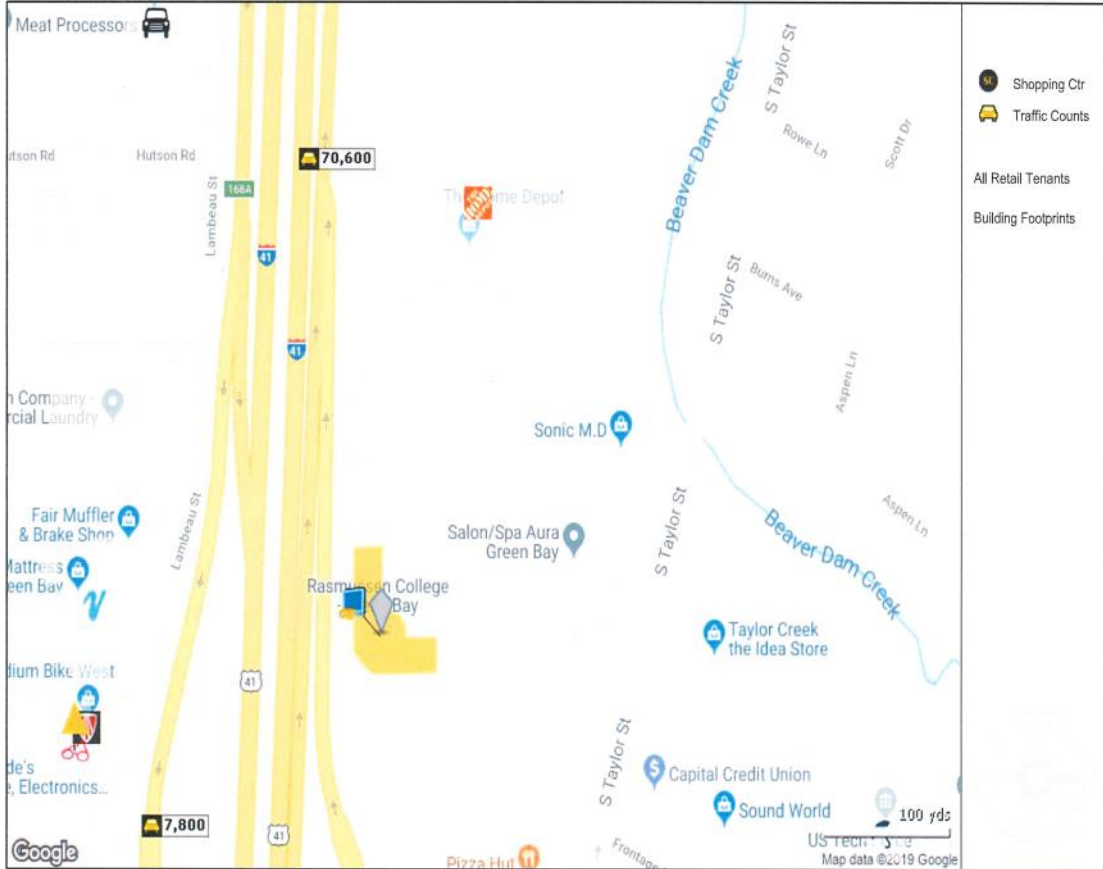
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904 S Taylor

904 S Taylor St, Green Bay, WI 54303



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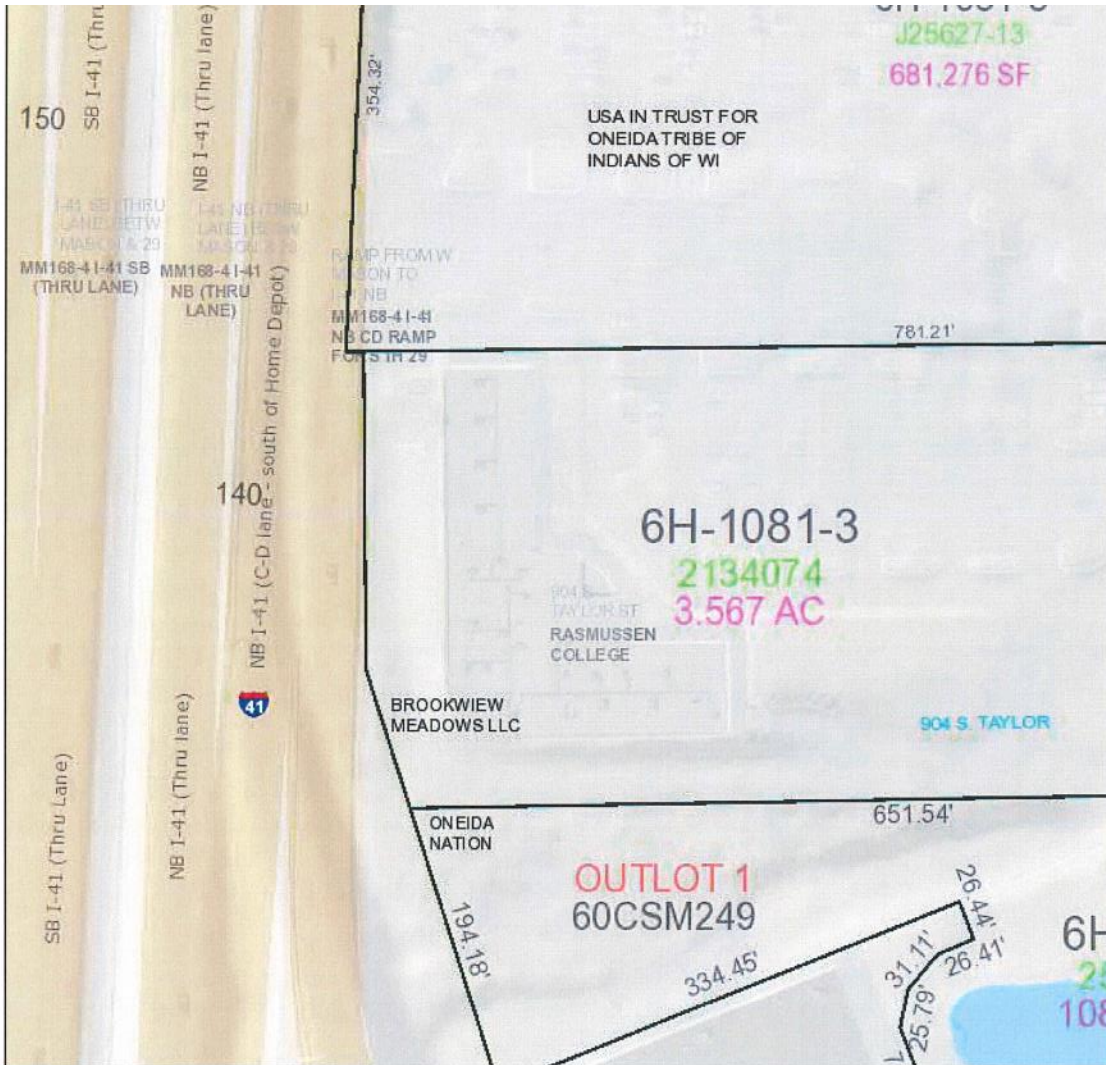
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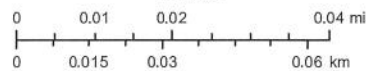
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- TaxParcel**
- TaxParcel
 - Condominium
 - Gap; Overlap
 - Hydrography
 - Right of Way
 - Undetermined



Brown County Municipalities
 Brown County
 Brown County WI

Brown County WI
www.gis.co.brown.wi.us

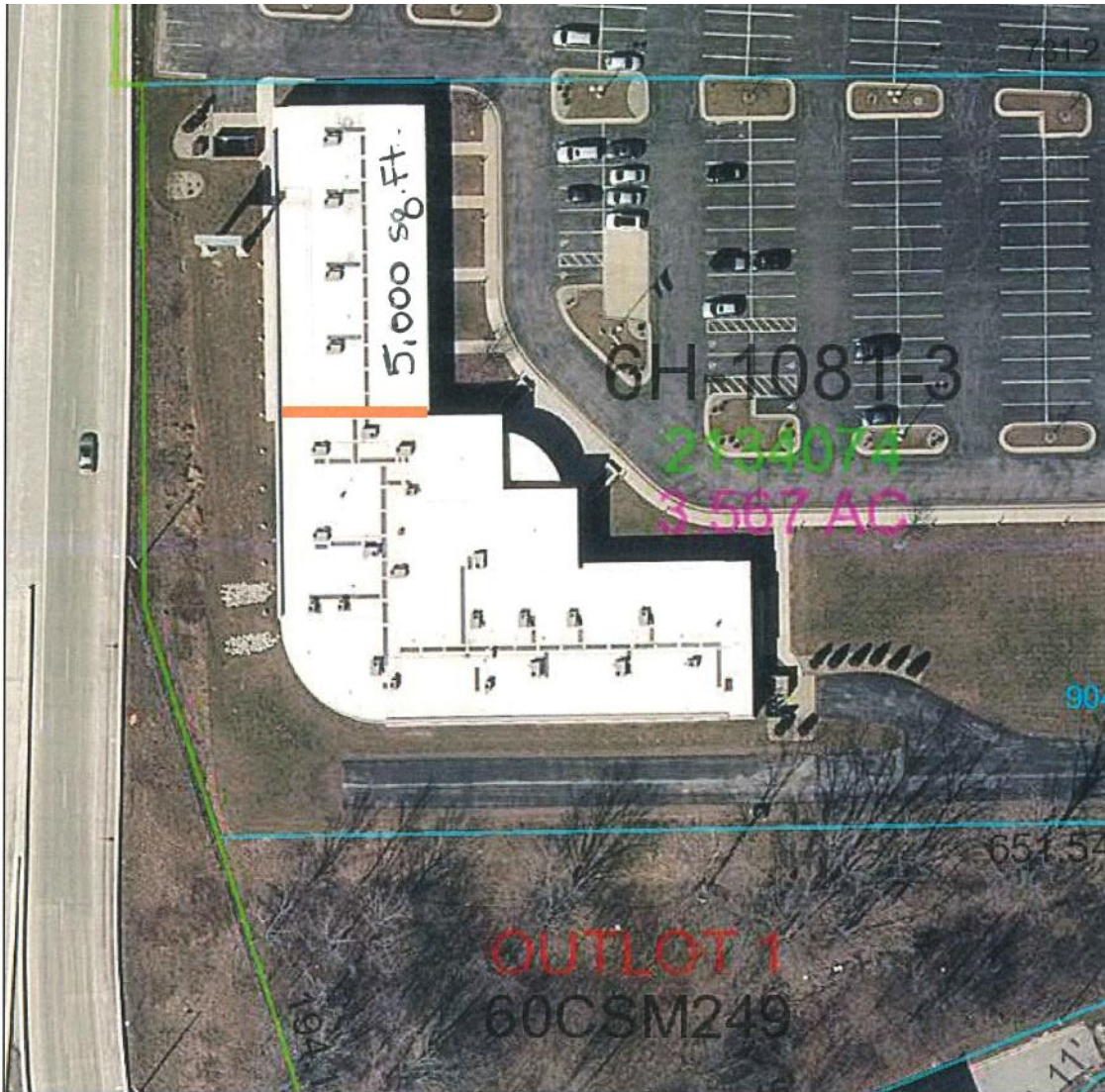
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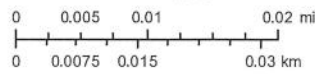
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- | | |
|-------------------|--|
| ParcelLine | -- Lines between deeds or lots (20pdashed) |
| Undetermined | - - Meander line |
| Right of Way line | Hydrography |
| Plat boundary | PLSS line |
| Block boundary | Historic Parcel Line (20under) |
| Lot boundary | Vacated Right of Way |
| Parcel line | Original Right of Way |



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Demographic Information

904 S Taylor St

Green Bay, WI 54303 - Green Bay Submarket
 15,000 SF Available for Lease with Avg Office Rent of \$27.50/nnn
 25,200 SF Class B Office Building Built in 1990

Summary **Demographics** Daytime Employment Consumer Spending Traffic

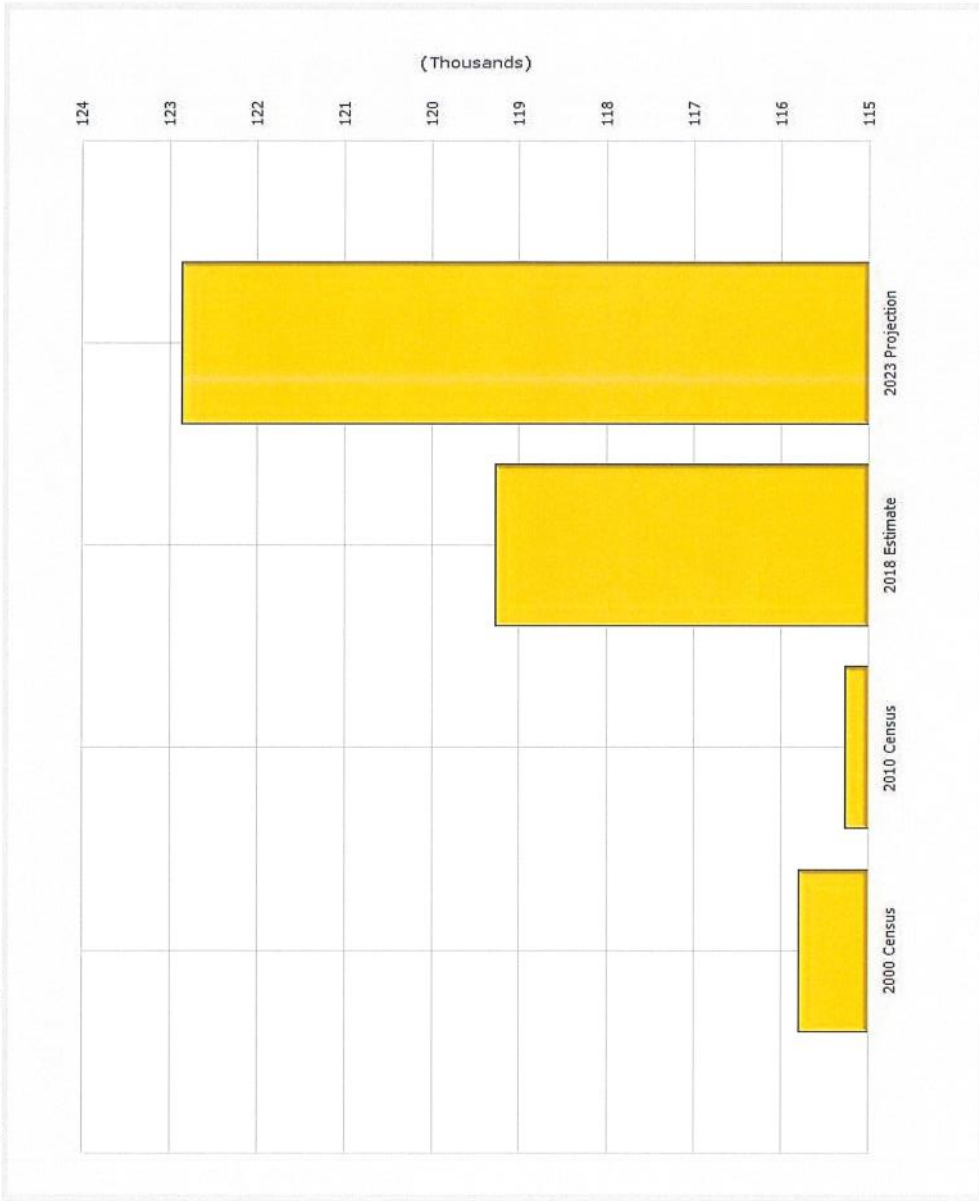
Radius	1 Mile	3 Mile	5 Mile
Population:			
2023 Projection	7,944	71,215	122,865
2018 Estimate	7,721	69,255	119,264
2010 Census	7,525	67,714	115,277
Growth 2018-2023	2.89%	2.83%	3.02%
Growth 2010-2018	2.60%	2.28%	3.46%
2018 Population Hispanic Origin	615	4,532	10,421
2018 Population by Race:			
White	6,041	57,863	100,558
Black	489	2,581	4,787
Am. Indian & Alaskan	532	3,851	6,148
Asian	311	2,802	4,392
Hawaiian & Pacific Island	5	45	73
Other	343	2,113	3,306
U.S. Armed Forces:	0	6	19
Households:			
2023 Projection	3,681	30,372	50,707
2018 Estimate	3,574	29,511	49,166
2010 Census	3,475	28,816	47,428
Growth 2018 - 2023	2.99%	2.92%	3.13%
Growth 2010 - 2018	2.85%	2.41%	3.66%
Owner Occupied	1,486	17,986	31,013
Renter Occupied	2,089	11,524	18,153
2018 Avg Household Income	\$46,214	\$62,410	\$67,514
2018 Med Household Income	\$38,315	\$49,207	\$52,091
2018 Households by Household Inc:			
<\$25,000	1,372	6,752	10,575
\$25,000 - \$50,000	852	8,305	13,147
\$50,000 - \$75,000	726	5,819	9,668
\$75,000 - \$100,000	327	3,979	6,528
\$100,000 - \$125,000	164	2,298	4,086
\$125,000 - \$150,000	66	1,013	2,090
\$150,000 - \$200,000	55	714	1,513
\$200,000+	12	632	1,559

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Population for 5 Mile Radius

904 S. TAYLOR STREET

Population for 5 Mile Radius
 904 S Taylor St, Green Bay, WI 54303



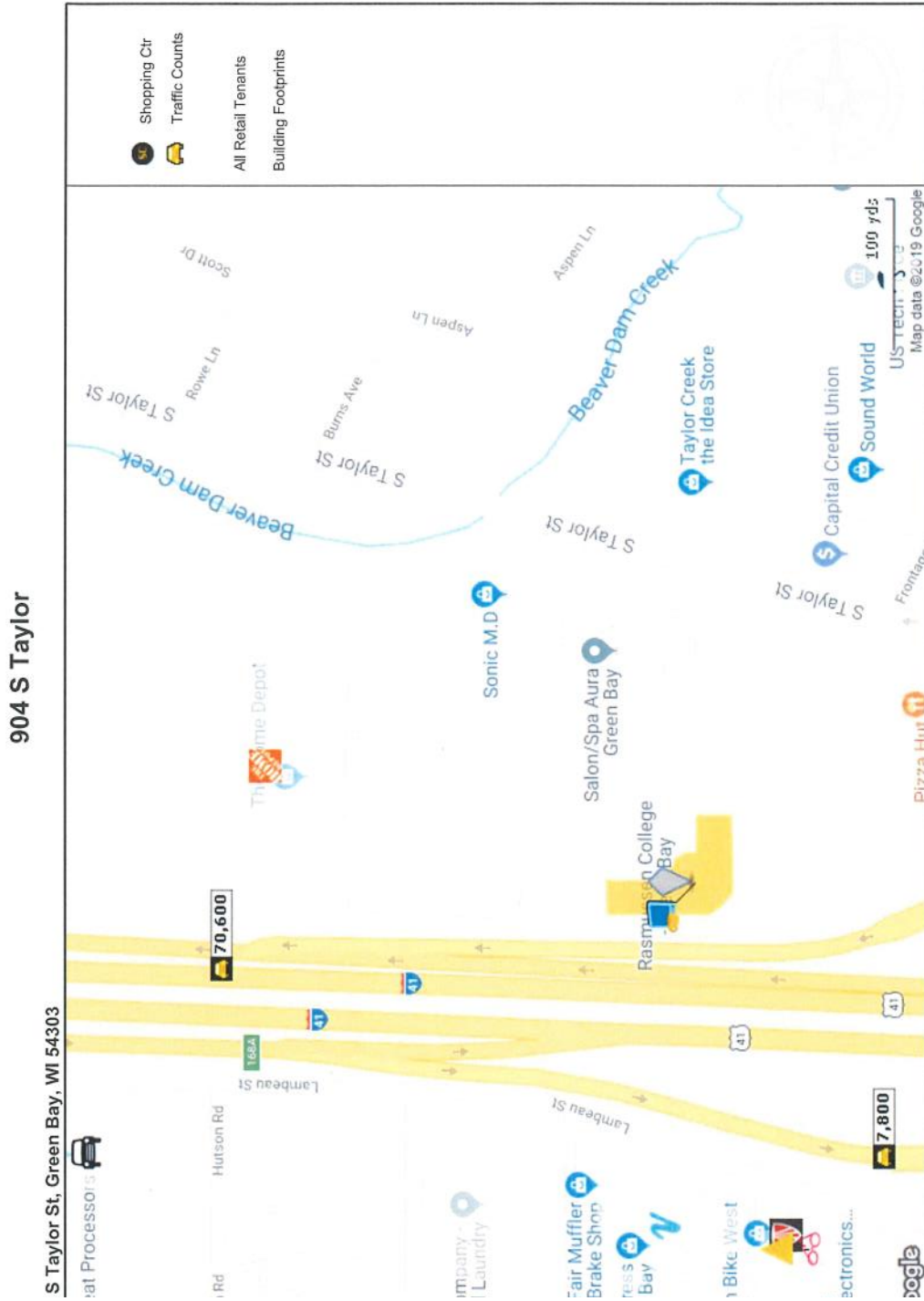
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