



Green Bay Plaza

1481-1555 W MASON STREET
GREEN BAY, WISCONSIN

Building Size

±230,425 SF

Available Space

±1,435 SF up to 30,902 SF

Traffic Counts

Mason Street: 20,000

I-41: 89,900

Lease Rate

Contact Broker

NNN Price

\$3.83 PSF (CAM: \$1.88, Tax: \$1.81, Ins: \$.14)

Outlot Pricing

- Lot 1. \$1,350,000
- Lot 2. \$1,350,000
- Lot 3. \$1,125,000
- Lot 4. \$ 875,000
- Lot 5. \$1,000,000

Property Highlights

- Power center with major tenants including TJ Maxx, Big Lots, ROSS Dress For Less, Party City, Sierra Trading Post, Five Below and Skechers
- Pylon signage available

For information, please contact:

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GREEN BAY PLAZA



Demographics	1 Mile	3 Miles	5 Miles
Population	13,630	67,922	134,479
Households	6,419	29,267	55,964
Median HH Income	\$36,673	\$44,359	\$46,113
Employees	9,953	60,657	104,850

Source: ESRI



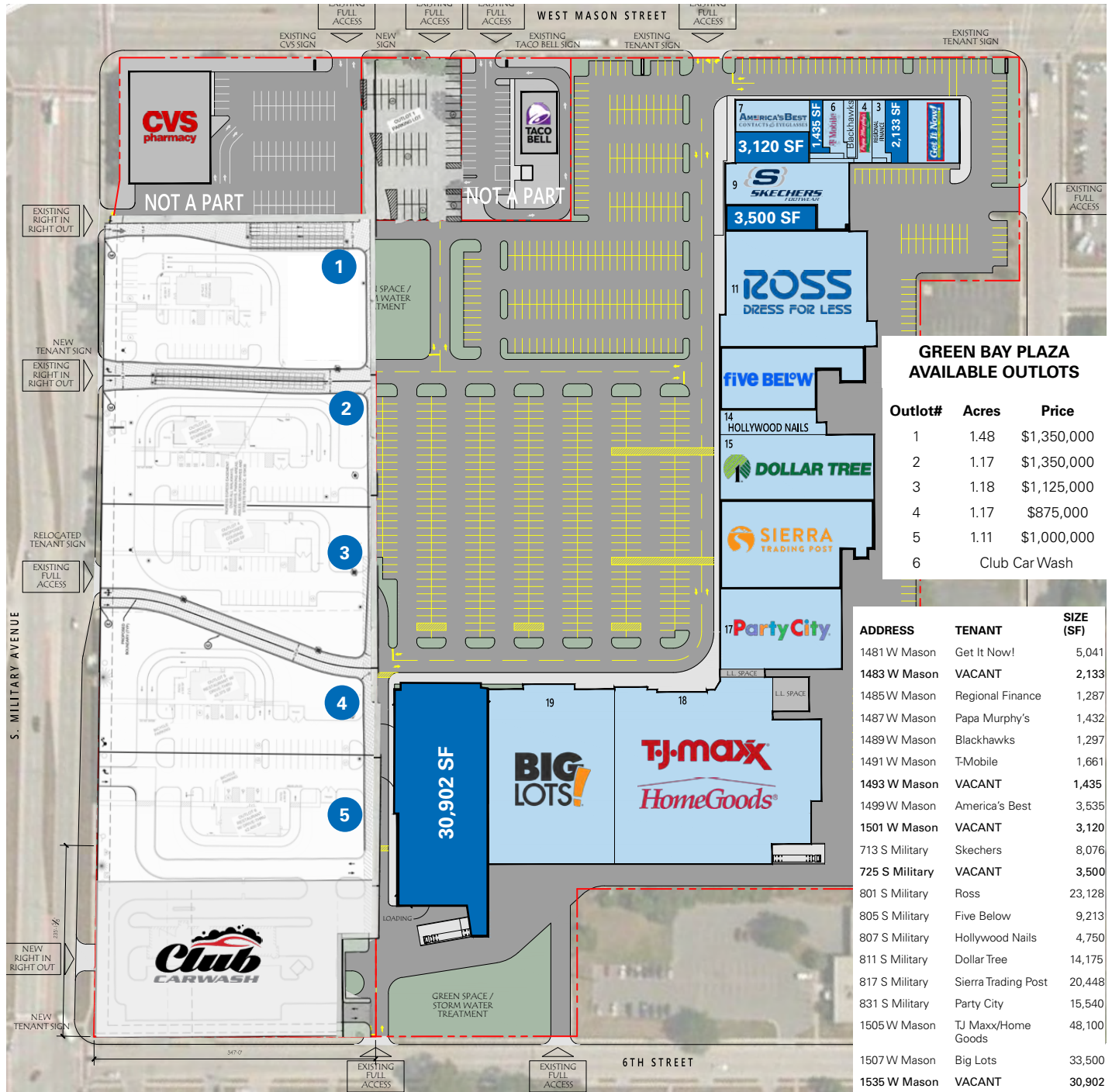
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NEWMARK

GREEN BAY PLAZA



GREEN BAY PLAZA AVAILABLE OUTLOTS

Outlot#	Acres	Price
1	1.48	\$1,350,000
2	1.17	\$1,350,000
3	1.18	\$1,125,000
4	1.17	\$875,000
5	1.11	\$1,000,000
6	Club Car Wash	

ADDRESS	TENANT	SIZE (SF)
1481 W Mason	Get It Now!	5,041
1483 W Mason	VACANT	2,133
1485 W Mason	Regional Finance	1,287
1487 W Mason	Papa Murphy's	1,432
1489 W Mason	Blackhawks	1,297
1491 W Mason	T-Mobile	1,661
1493 W Mason	VACANT	1,435
1499 W Mason	America's Best	3,535
1501 W Mason	VACANT	3,120
713 S Military	Skechers	8,076
725 S Military	VACANT	3,500
801 S Military	Ross	23,128
805 S Military	Five Below	9,213
807 S Military	Hollywood Nails	4,750
811 S Military	Dollar Tree	14,175
817 S Military	Sierra Trading Post	20,448
831 S Military	Party City	15,540
1505 W Mason	TJ Maxx/Home Goods	48,100
1507 W Mason	Big Lots	33,500
1535 W Mason	VACANT	30,902

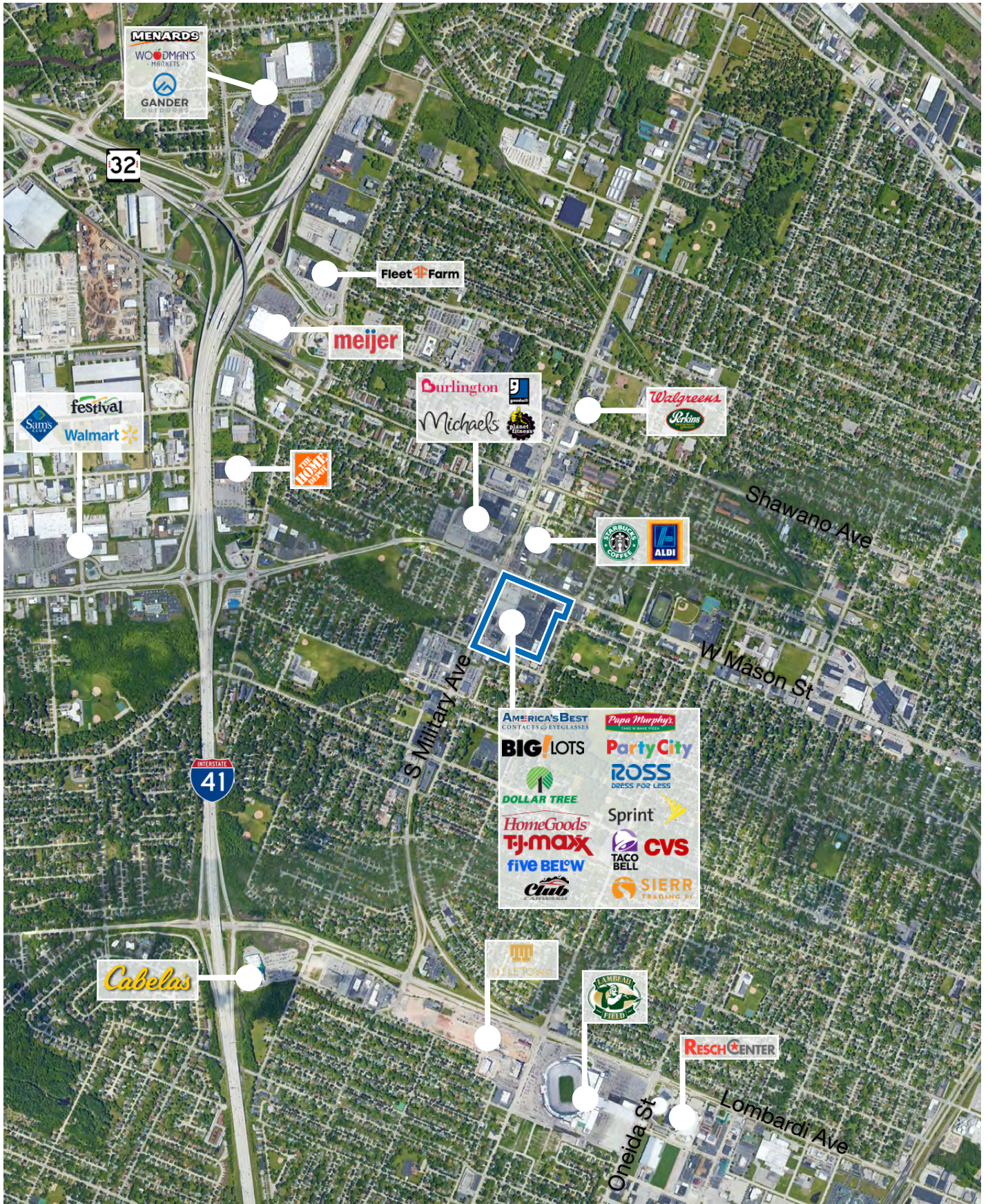
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NEWMARK

STATE OF WISCONSIN BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

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 the brokerage firm (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 (see “Definition of Material Adverse Facts” below).
- 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 (see “Confidentiality Notice To Customers” below).
- 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 property inspection, contact an attorney, tax advisor, or property 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.

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in Wis. Stat. §452.01 (5g) (see “definition of material adverse facts” 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 by 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.

SEX OFFENDER REGISTRY

Notice: 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 phone 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.