

4321 WEST
COLLEGE AVENUE

Appleton, WI

INVESTMENT
OPPORTUNITY

FOUNDERS | **3**
REAL ESTATE SERVICES



INVESTMENT HIGHLIGHTS



Founders 3 Real Estate Services is pleased to present the opportunity to acquire the four-story Class A office building at 4321 West College Avenue. Located at the corner of West College Avenue and South Nicolet Road, the property consists of 57,885 rentable square feet and is situated on a 3.76 acre site. The building was built in 1972 and has been meticulously maintained.

98% Leased, Long-Term Tenant Commitment

The Class A building is well leased, consistent with historic occupancy levels and outpacing the Appleton office market. Five current tenants have leased space in the property for more than 12 years and three tenants house their corporate headquarters, demonstrating strong commitment to the building and location.

Impressive, Diversified Tenant Roster

Notable tenants include CDW Technologies, Stifel, Nicholas & Company, Right Management, Regus, Centene Management, Settler's Bank, Harrisburg Television (WCWF-TV & WLUK-TV), Quest Analytics, Coalesce Marketing and US Cellular.

Unparalleled Access & Visibility

The property is located at US-41 (77,100 VPD) and College Avenue (30,100 VPD) providing phenomenal visibility and tenant signage opportunities. Located on the signalized corner of College Avenue and Nicolet Road, tenants can quickly access the building or US-41, the area's main highway thoroughfare.

Dynamic Location

Fox River Mall is located directly North of the property providing proximity to shopping, restaurant, and hotel amenities. Fox River Mall is home to 140 stores and hosts more than 17 million people annually. The property is also located within 3 miles of Appleton International Airport.

Strong Office Market Fundamentals

The 7.0 million square foot Appleton office market is healthy with an overall vacancy rate of 6.2% (Class A vacancy 0.5%), 12-month net absorption of 65,000 square feet, and a three-year trend of positive rent growth. The unemployment rate of 2.7% is well below the US average and the cost of living is 10% less than the national average.

Professionally Maintained / Recent Renovations

The property has been professionally owned, maintained and managed for more than a decade with renovations occurring in 1990, 2000 and 2018. Lobby renovations are underway including flooring, wallcovering, millwork and artwork enhancements.

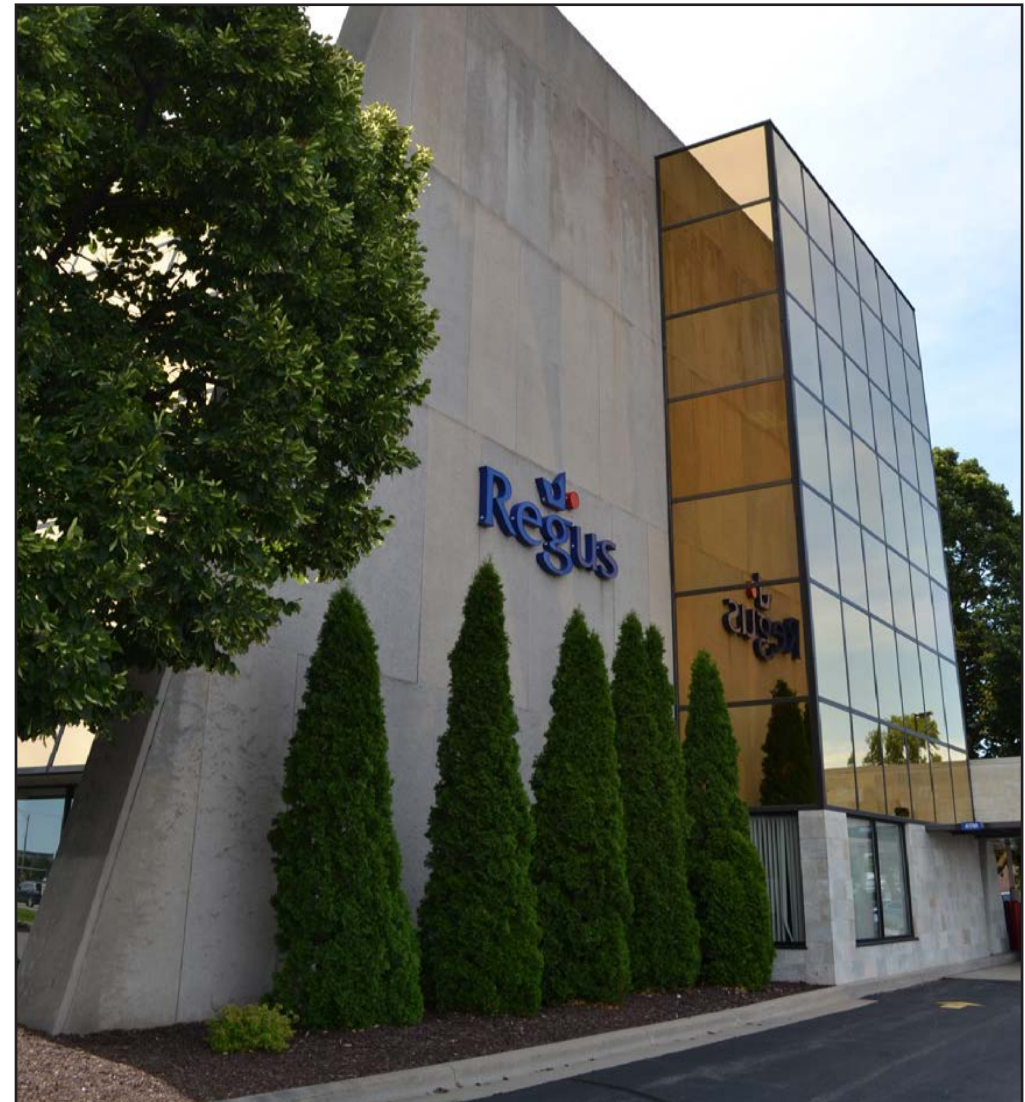
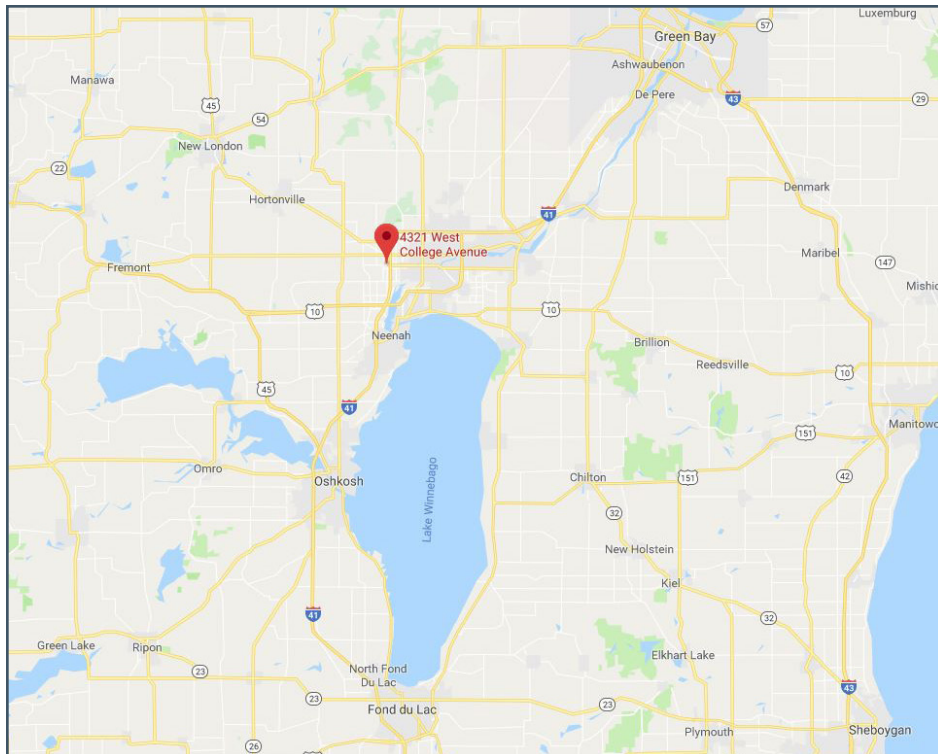
98%
OCCUPIED
CLASS A BUILDING

OFFERING SUMMARY

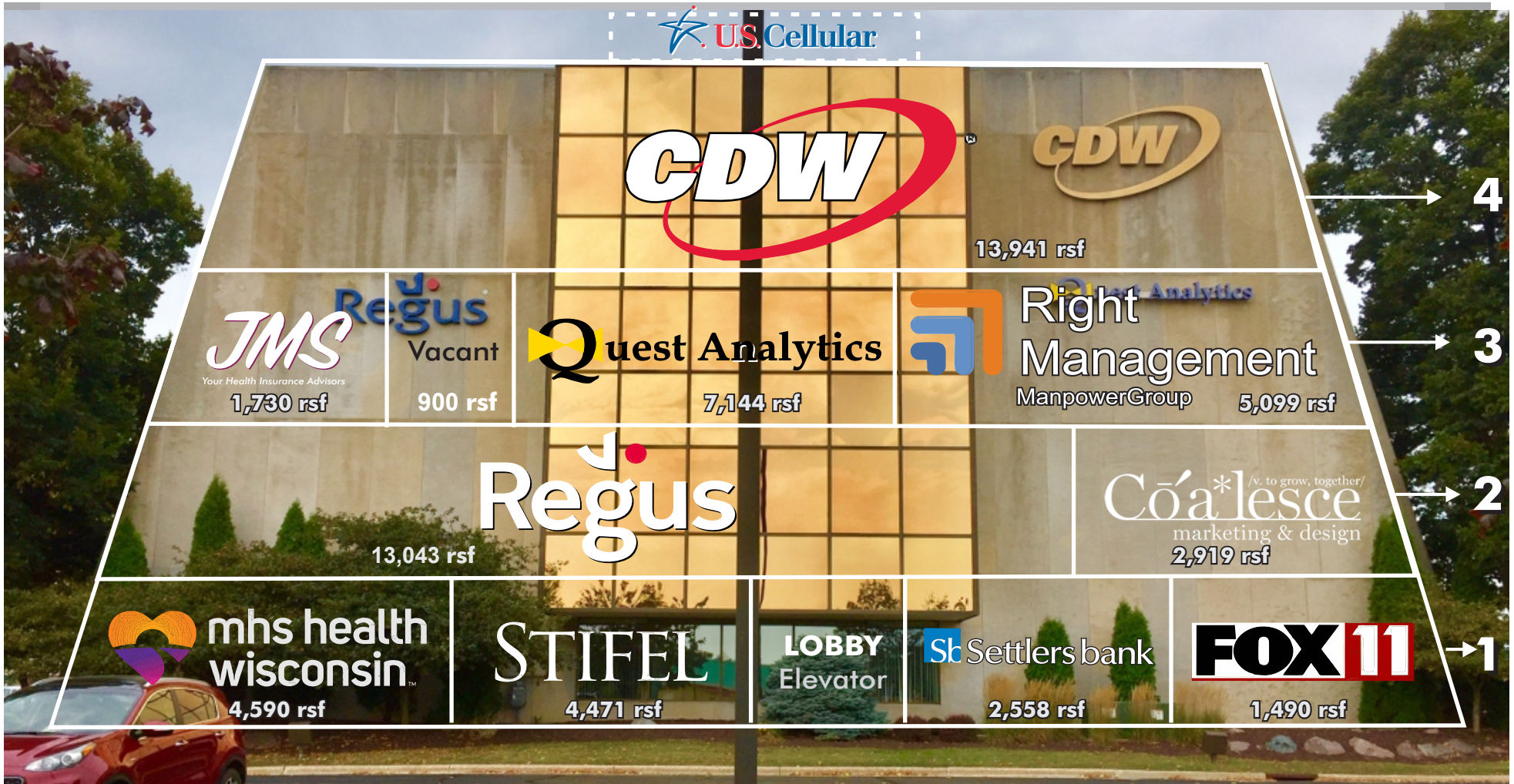
For full offering memorandum, please contact Elizabeth Pancratz at epancratz@founders3.com or 414-249-2323.

OFFERING

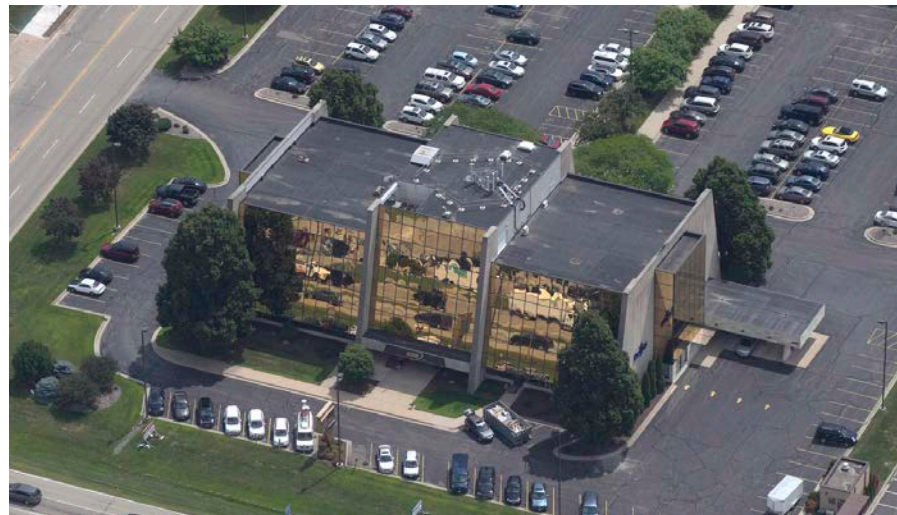
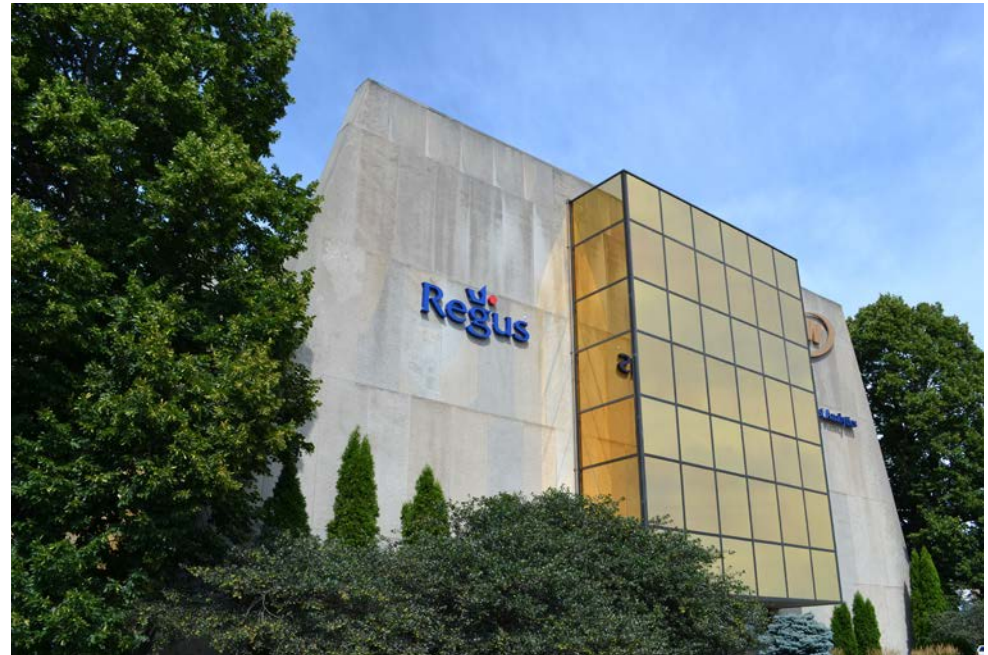
List Price	\$9,500,000
Rentable Area	57,885 SF
Land Area	3.76 Acres
Property Address	4321 West College Avenue, Appleton, WI 54914
Year Built	1972
Parcel Number	10-1-1218-00



STACKING PLAN



PHOTOS





AERIAL



For the full offering, please contact:



Andy Hess, Principal
414.249.2310
ahess@founders3.com



Scott Groeschell
414.249.2309
sgroeschell@founders3.com



Elizabeth Pancratz
414.249.2323
epancratz@founders3.com