

Fox River Retail Development Downtown For Lease - Landlord Incentives Available 101 Pine Street, Green Bay, WI 54301



At the heart of the city
life converges.
WATERMARK
Gateway to The CityDeck

The Tall Ships at The CityDeck
Vintage and replica ships frequent the downtown waterfront and the *Tall Ships Festival* returns in August 2016.

Leicht Park
Home of *Leicht at Night*, free concerts held Thursdays. Directly across the Fox River.

KI Convention Center
Connected to the *Hyllt on Main* and opening summer 2015 the *Hampton Inn & Suites Downtown*.

Broadway Farmers Market
Held Wednesday evenings.

Meyer Theatre
The theatre is an eclectic blend of colors and styles that can best be defined as Spanish Atmospheric.

Washington Street Farmers Market
Held Saturday mornings.

Hagemelster Park Restaurant
Named after the original Packers' stadium, Hagemelster Park provides a casual sports-themed family- and business-dining experience.

The Children's Museum of Green Bay
Providing interactive experiences where children and families discover their world through exhibits and programs in a fun and imaginative environment.

The CityDeck
Highlighting a variety of year-round public events, including *Fridays on the Fox*, *Dine on the Deck* and special outdoor concerts.

Neville Public Museum
Directly across the Fox River.

The Creamery Café
A locally-owned, unique café that offers fresh, local items for breakfast and lunch. A quality selection of coffee, tea & bakery and a full bar will also be available.

WaterMark Property Overview:

WaterMark offers one-of-a-kind retail and office space directly on the Fox River with city and water views. Surrounded by new and continuing development including the CityDeck, is the perfect location to grow your business. Beautifully renovated 6-story warehouse offers unique spaces on a site that has excellent public exposure daily. In the heart of downtown Green Bay, and surrounded by I-43, I-41 and Hwy. 172, the WaterMark is easily accessible.



Newmark Grubb
Pfefferle

Exclusive Advisor:
Tom Fisk 920.560.5090
tomf@ngpwi.com
www.ngpwi.com

1192 Hansen Road, Ste 201
Green Bay, WI 54304
Main: 920.884.5000
Fax: 920.884.6943

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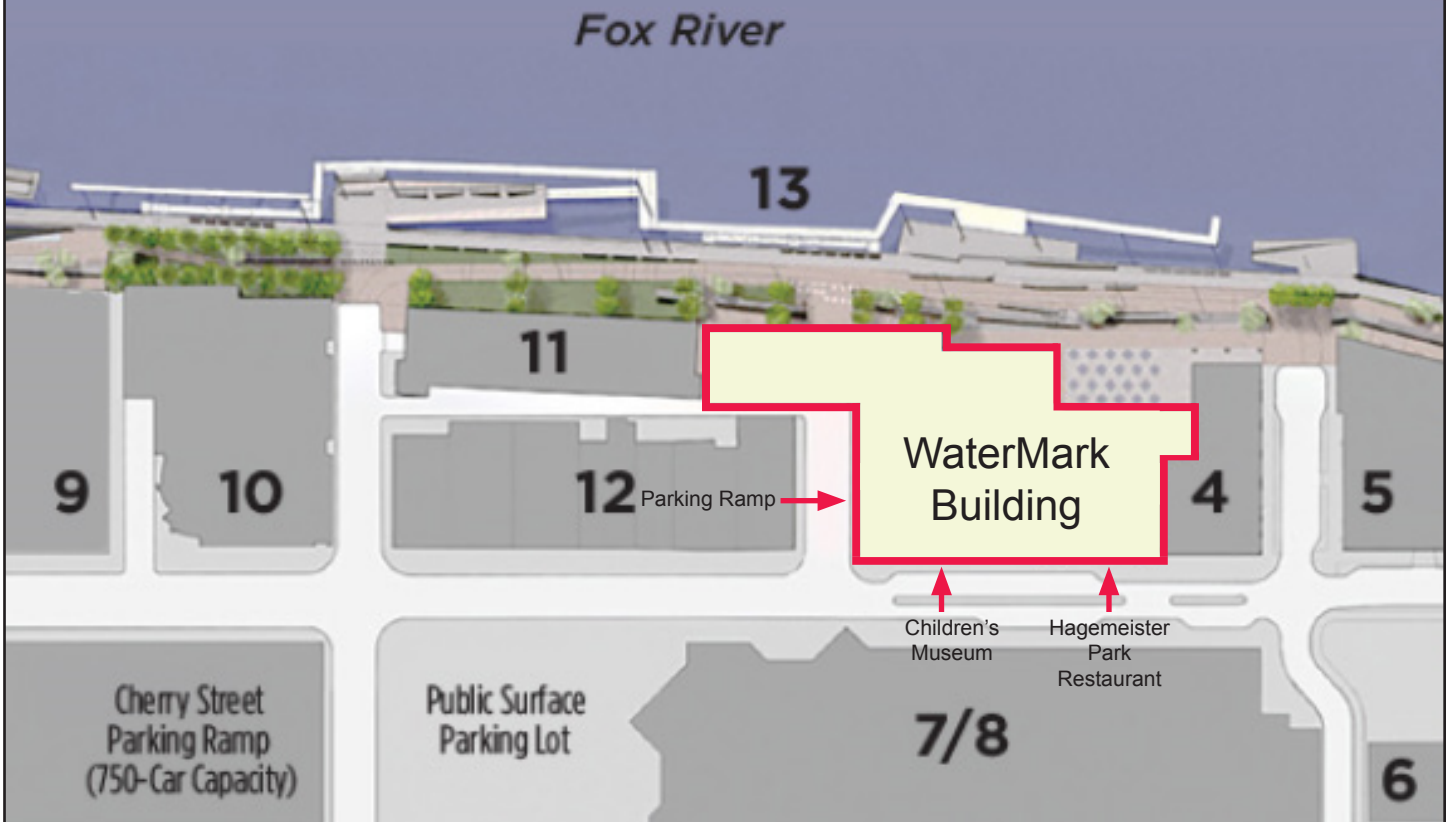


Join current co-tenants/neighbors such as:

- CH Robinson
- The Creamery
- The Children's Museum of Green Bay
- Hagemeister Park Restaurant
- Flats on the Fox
- Schreiber Foods Corporate Headquarters
- CityDeck Landing Luxury Apartments
- Metreau Apartments
- Riverfront Lofts
- Nicolet National Bank
- Restaurants, Pubs, Cafe's
- The Broken Spoke

Lease Rate: WAS ~~\$12-\$16/SF/YR NNN~~ NOW \$8.00-\$16.00/SF/YR

Square Feet Available: 68,100 SF Total



Meet you new neighbors.

- | | | |
|--|--|--|
| 1 WaterMark
The Creamery, 1st Floor
C.H. Robinson, 5th Floor | 4 Flats on the Fox
5 CityDeck Landing Luxury Apartments
6 Schreiber Foods Corporate Headquarters | 9 Metreau Apartments
10 Nicolet National Bank / Smith Barney
11 Riverfront Lofts |
| 2 Children's Museum of Green Bay
3 Hagemeister Park Restaurant | 7 Baylake Bank
8 Restaurants, Pubs, Cafés | 12 Restaurants, Pubs, Cafés, Retail
13 The CityDeck |

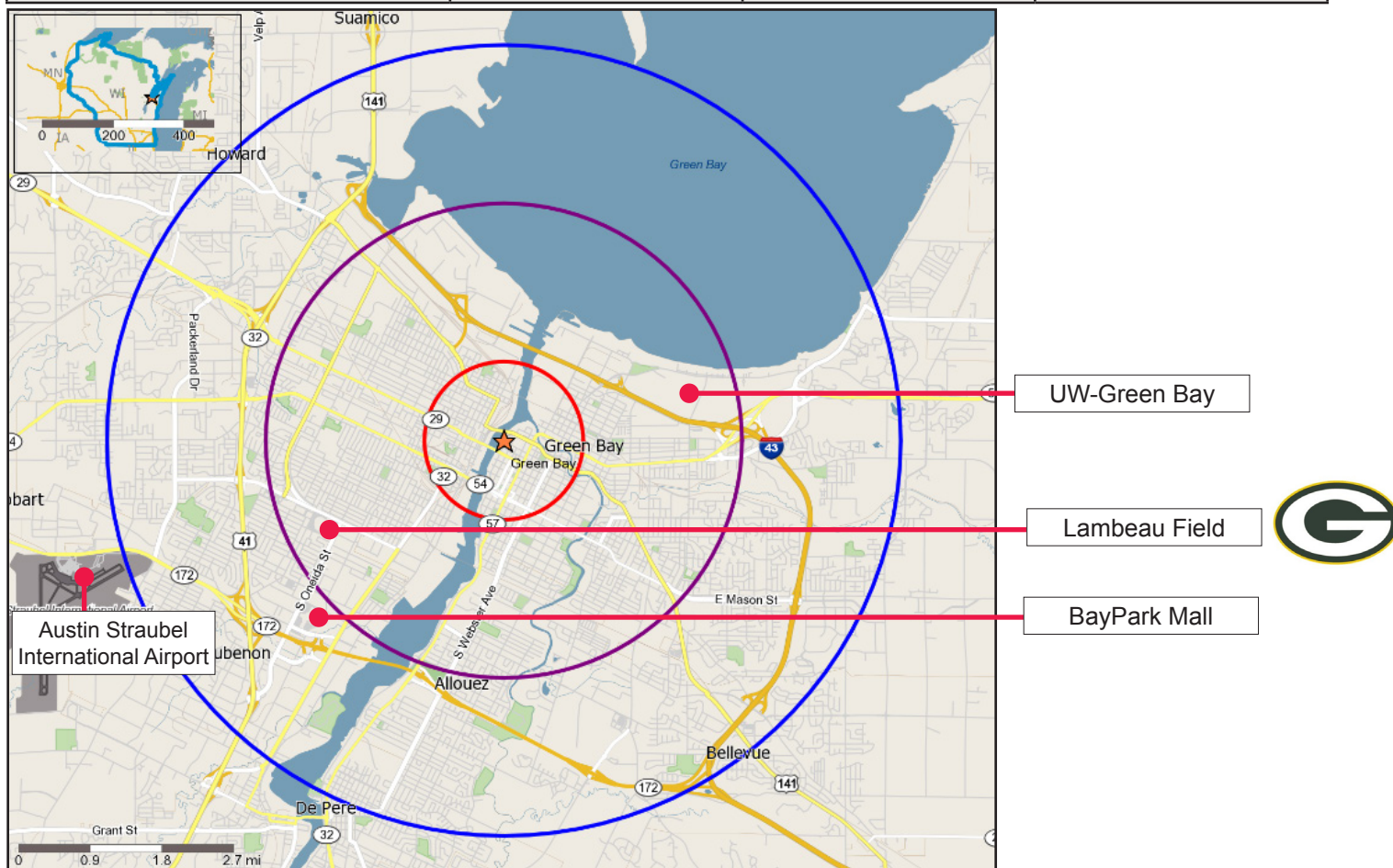
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2015 Demographics

	1 Mile	3 Miles	5 Miles
Population:	13,560	80,956	146,093
Total Households:	5,372	34,731	60,986
Daytime Population:	28,121	105,313	189,664
Employees:	11,937	37,923	81,016
Average Household Income:	\$40,327	\$48,091	\$58,342
Median Age:	31.4	34.2	35.5
Average Household Size:	2.4	2.3	2.33



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2015 Executive Demographics

Population

The 2015 population estimate in this selected geography is 146,093. The 2010 Census revealed a population of 143,782, and in 2000 it was 145,522 representing a -1.2% change. It is projected the population in this area will be 147,361 in 2020, representing a change of 0.9% from 2015. The current population is 49.7% male and 50.3% female. In 2015, the median age of the population in this area was 35.5, compared to the Entire US median age which was 37.5. The population density in your area is 1,855.4 people per square mile.

Households

There are currently 60,986 estimated households in this selected geography. The Census revealed household counts of 59,916 in 2010 and 59,071 in 2000, representing a change of 1.4%. It is projected the number of households in this area will be 61,974 in 2020, representing a change of 1.6% from the current year. In 2010, the average number of years in residence in this geography's population is 13.4. The average household size in this geography was 2.3 people and the average family size was 3.1 people. The average number of vehicles per household in this geography was 1.8.

Income

In 2015, the median household income in this selected geography was \$43,788, compared to the Entire US median which was \$53,423. The Census revealed median household incomes of \$43,110 in 2010. It is projected the median household income in this area will be \$51,010 in 2020, which would represent a change of 16.5% from the current year. In 2015, the per capita income in this area was \$24,073, compared to the Entire US per capita, which was \$28,088. The 2015 average household income for this area was \$24,769, compared to the Entire US average which was \$29,272.

Race & Ethnicity

In 2015, the racial makeup of this selected area was as follows: 78.9% White; 3.8% Black; 3.4% Native American; 4.2% Asian/Pacific Islander; and 9.7% Other. Compare these to the Entire US racial makeup which was: 71.2% White, 12.8% Black, 1.0% Native American, 5.3% Asian/Pacific Islander and 9.7% Other. People of Hispanic ethnicity are counted independently of race. People of Hispanic origin make up 12.6% of the current year population in this selected area. Compare this to the Entire US makeup of 17.4%. Changes in the population within each race and ethnicity category from the 2000 Census to the 2010 Census are as follows: 24.4% American Indian, Eskimo, Aleut Population; 30.8% Asian, Pacific Islander; 109.2% Black; 97.3% Hispanic Ethnicity; 89.0% Other; White -9.5%.

Housing

The median housing value in this area was \$102,432 in 2000; compare this to the Entire US median of \$110,813 for the same year. The estimated median housing value in 2015 in this area is \$140,069; compare this to the Entire US median of \$182,051 for the same year. In 2010 there were 94.9% owner occupied housing units in this area vs. 94.9% estimated in 2015. Also in 2010, there were 0.4% renter occupied housing units in this area vs. 0.4% estimated in 2015. The average rent in 2015 was \$550.

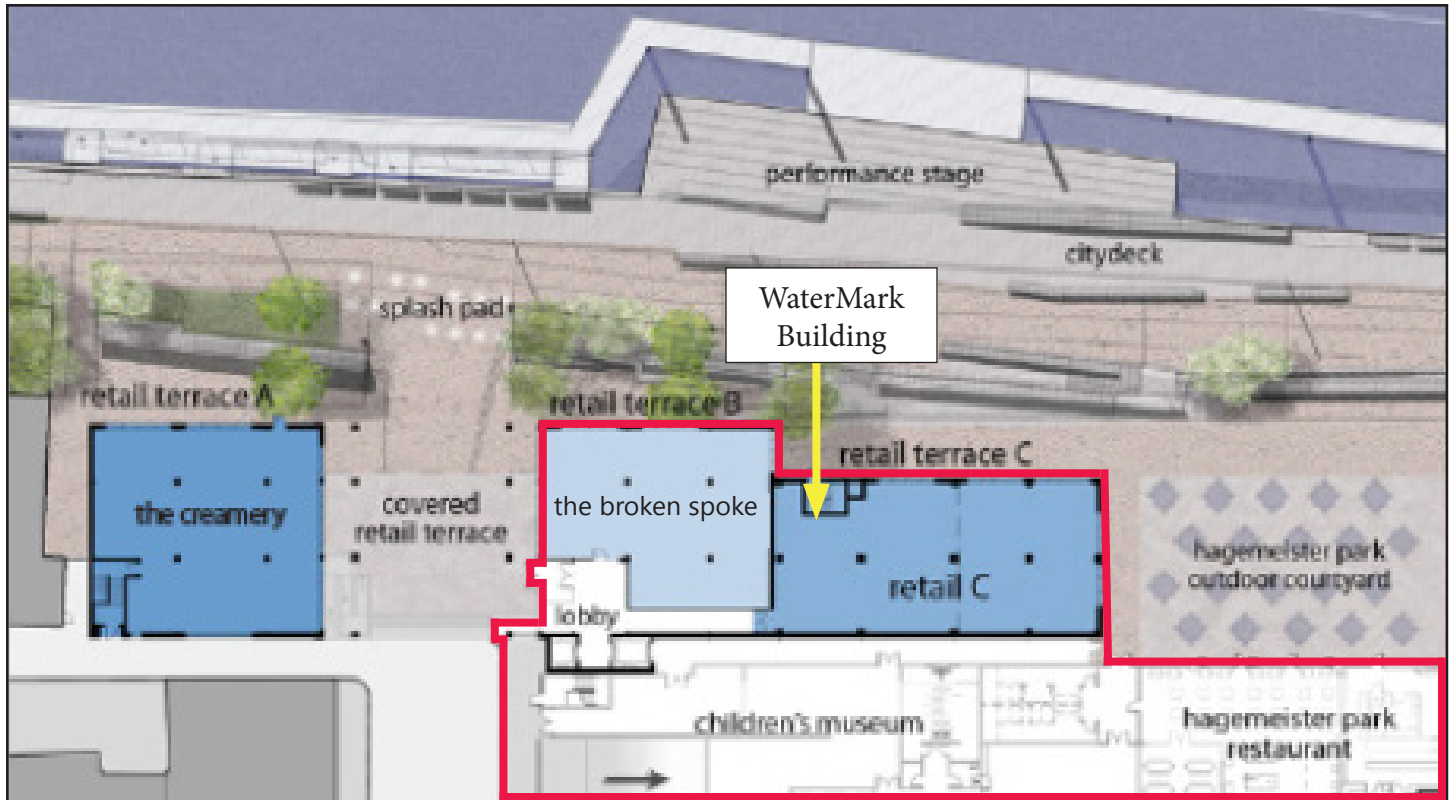
Employment

In 2015, there were 115,106 people over the age of 16 in the labor force in your geography. Of these 94.3% were employed, 5.5% were unemployed, 28.6% were not in the labor force and 0.2% were in the Armed Forces. In 2015, unemployment in this area was 5.5%. In 2015, there were 81,016 employees in this selected area (daytime population) and there were 5,305 establishments. For this area in 2015, white collar workers made up 53.9% of the population, and those employed in blue collar occupations made up 26.8%. Service and Farm workers made up 19.4% of the population. In 2010, the average time traveled to work was 19 minutes.

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Available Spaces



Floor 1: (Hagemeister Park Restaurant occupied; Children's Museum Occupied)

- Retail Area B: 3,050 Square Feet - **TENANT: THE BROKEN SPOKE**
- Retail Area C: 3,700 Square Feet and Mezzanine: 1,750 SF
- Direct access to City Deck
- 16' high exposed concrete ceilings
- Gracious exterior doors and windows offer Fox River & CityDeck views
- Canopies along CityDeck
-

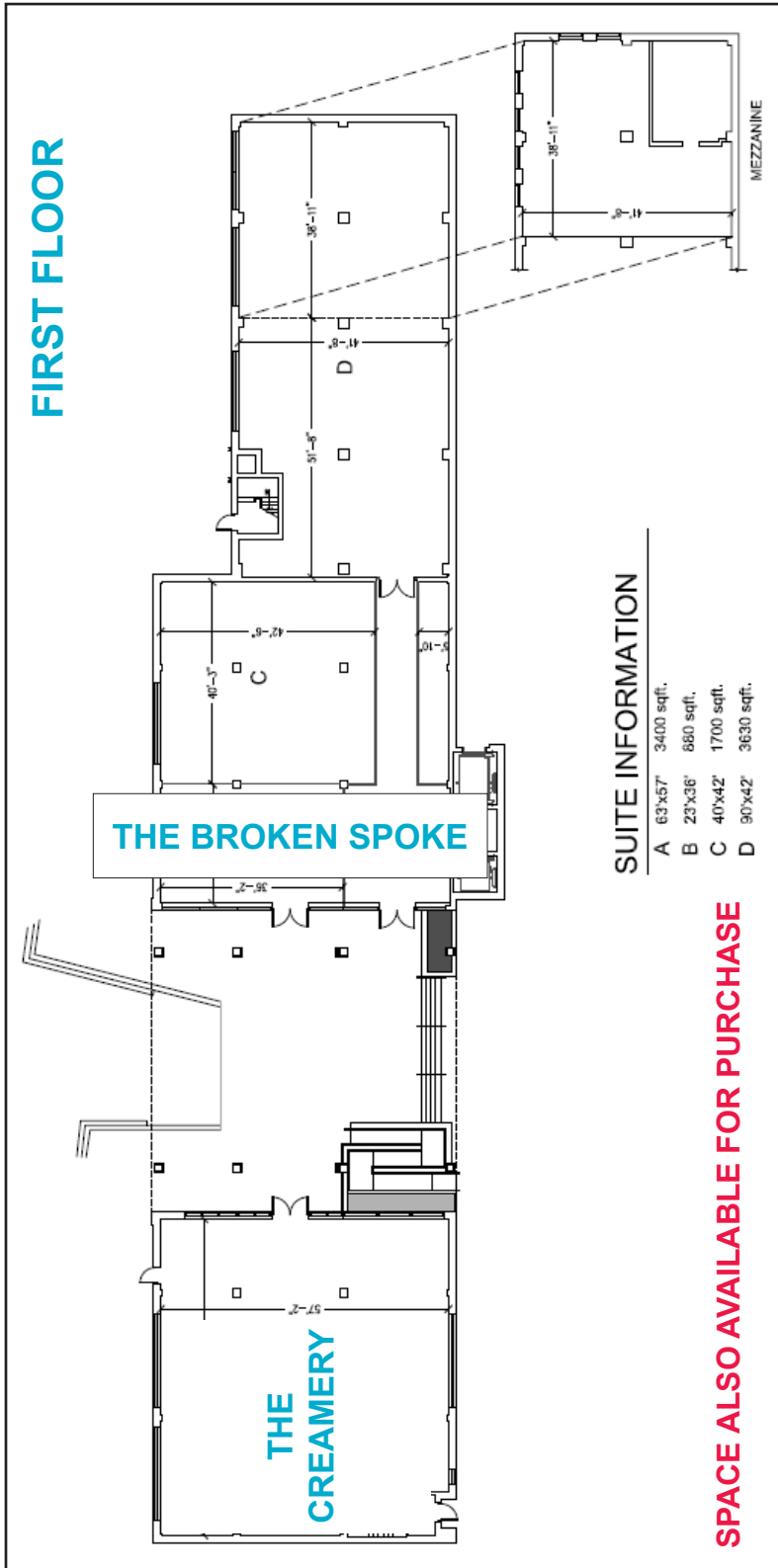
Floors 2, 3, 4, 6: (Floor 5 occupied by CH Robinson)

- 14,900 Square Feet each
- Exposed concrete ceilings from 9' to 22'
- Gracious exterior doors and windows offer Fox River & CityDeck views
- Patio doors with French balcony
- 9' high windows at northern end offer maximum views and daylight
- Operable windows for natural ventilation

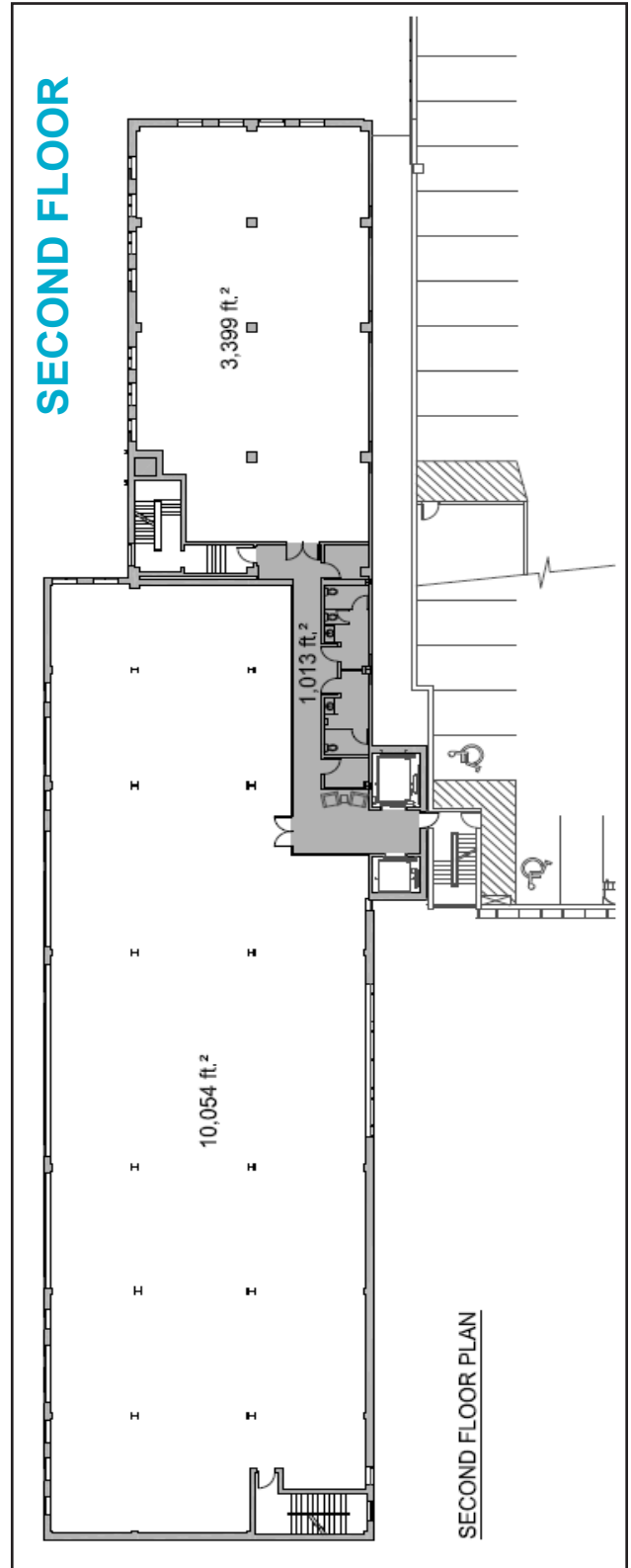
CAM Estimate: \$3.00 to \$3.50

SPACE ALSO AVAILABLE FOR PURCHASE

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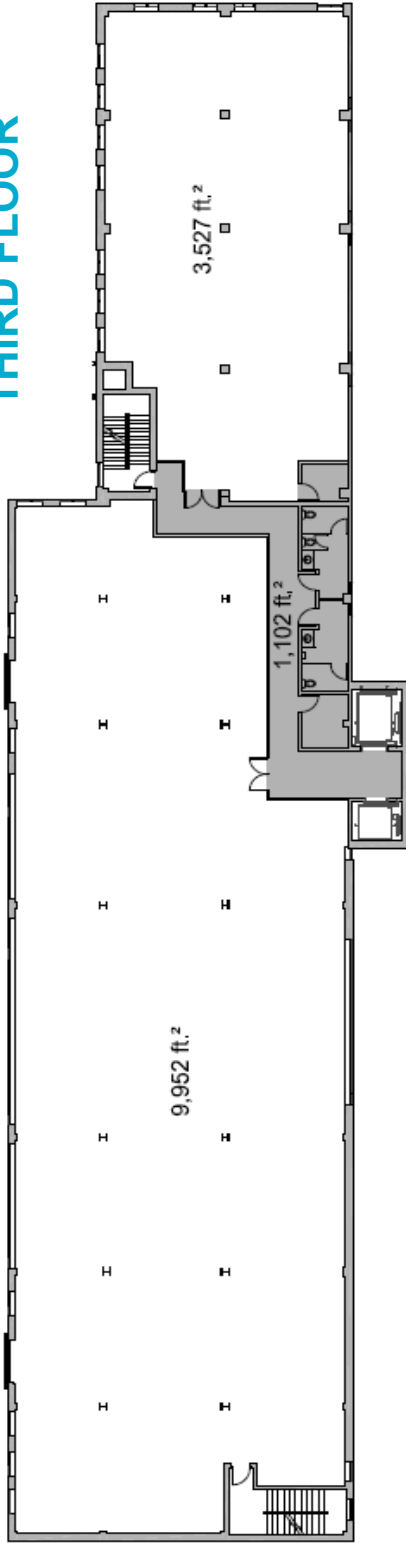
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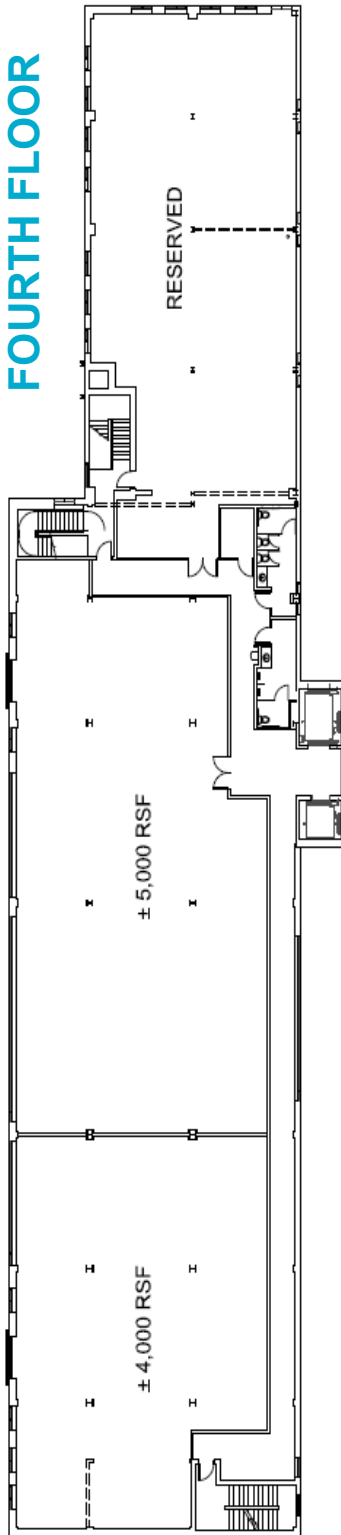


THIRD FLOOR



THIRD FLOOR PLAN

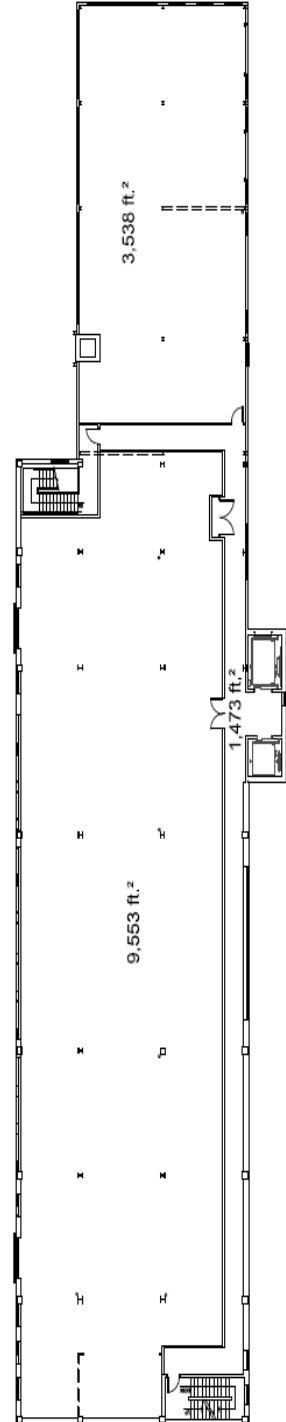
FOURTH FLOOR



FOURTH FLOOR PLAN
AREAS SHOWN ARE APPROXIMATE

SPACE ALSO AVAILABLE FOR PURCHASE

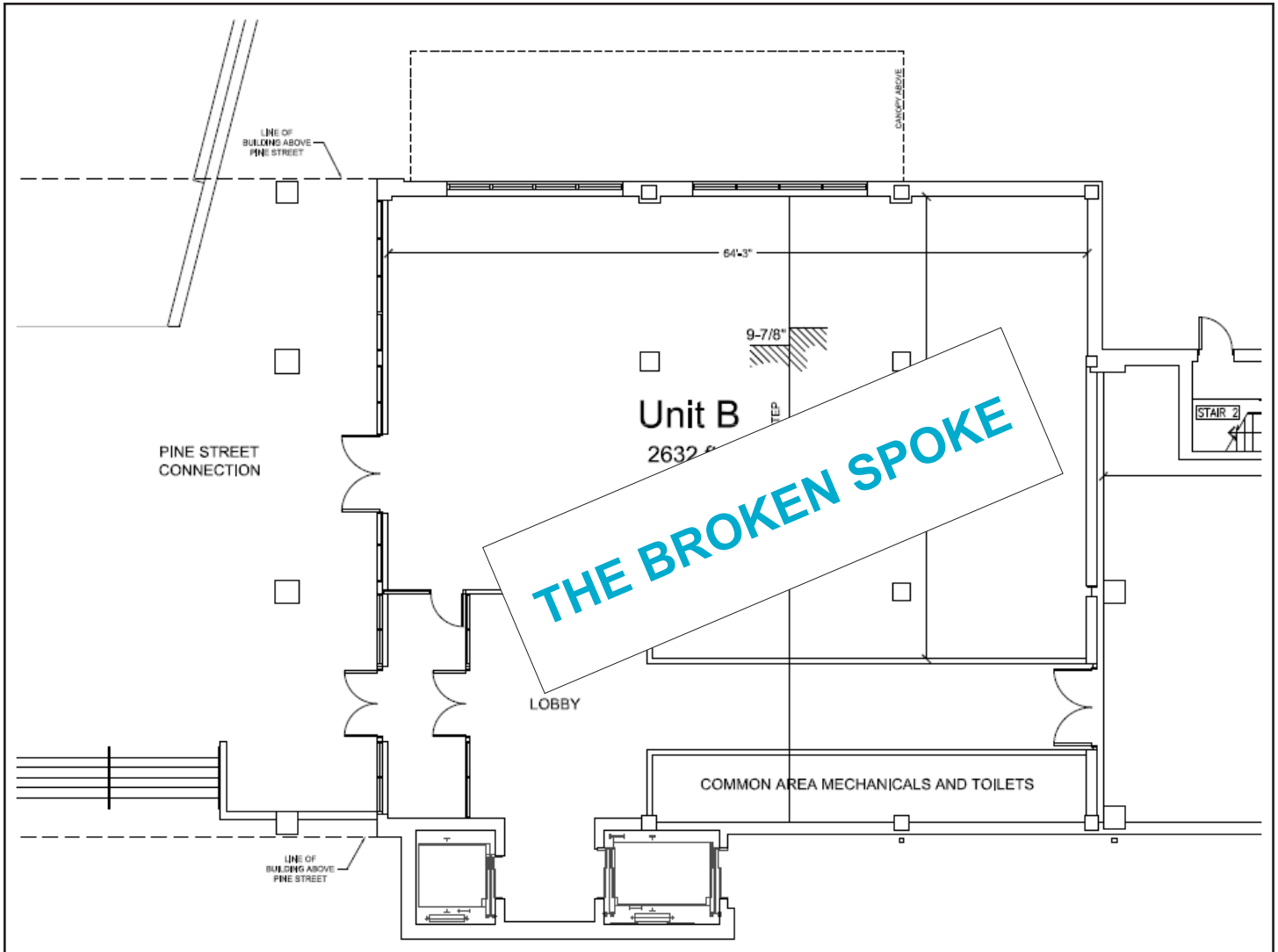
SIXTH FLOOR



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RETAIL SPACE B



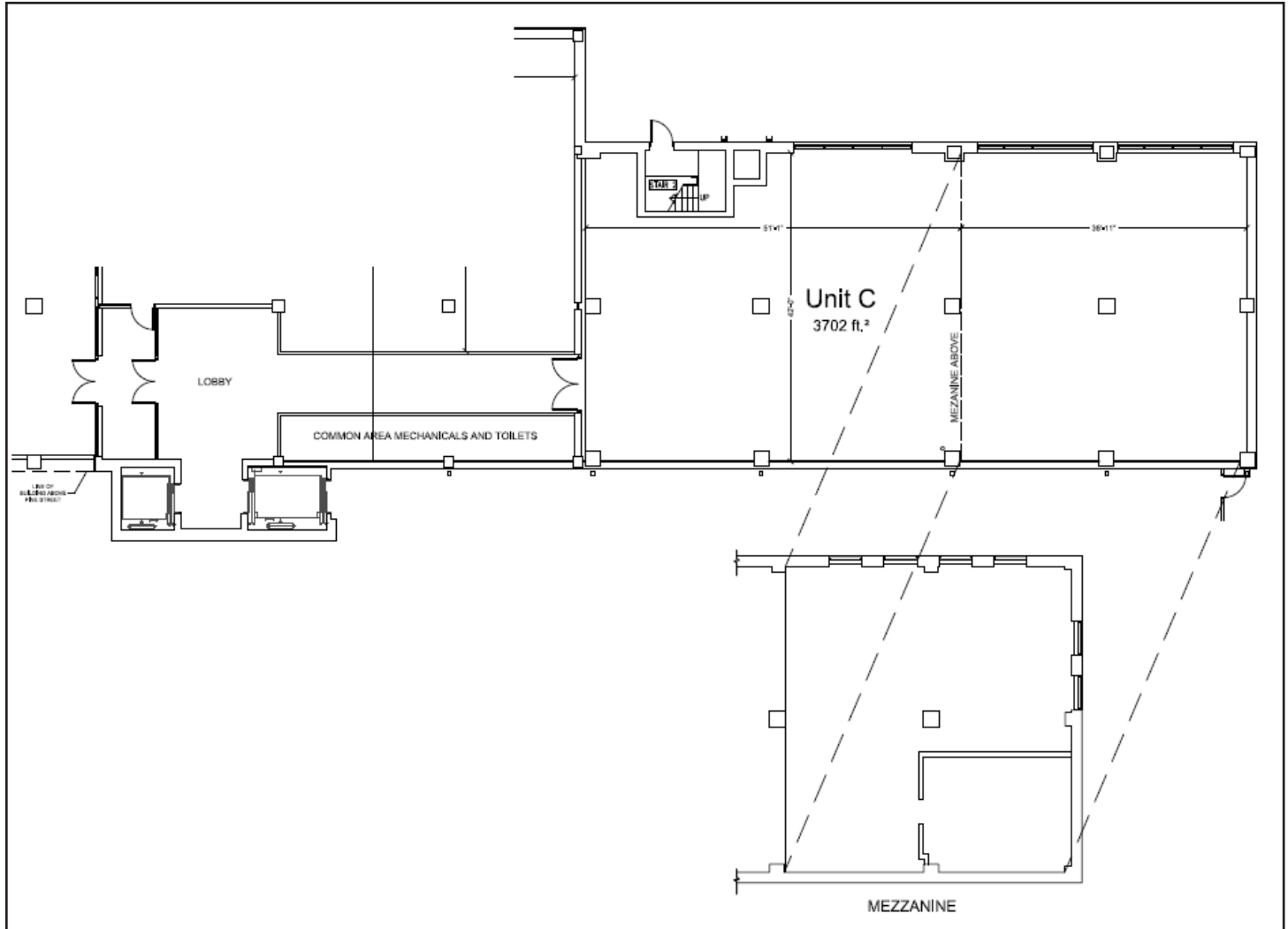
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RETAIL SPACE C

SPACE ALSO AVAILABLE FOR PURCHASE



Click on link to be directed to their website!

[Hagemeister Park](#)



[The Creamery](#)



[The Broken Spoke](#)



[C.H. Robinson](#)



[The Children's Museum of Green Bay](#)



[Schreiber Foods](#)



[Flats on the Fox](#)



[Metreau Apartments](#)



[CityDeck Landing Luxury Apartments](#)



[Nicolet Bank](#)



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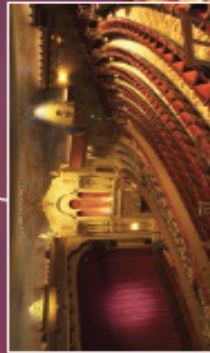
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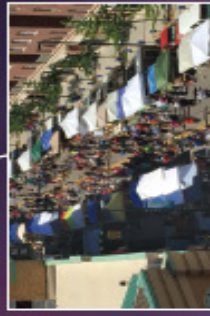
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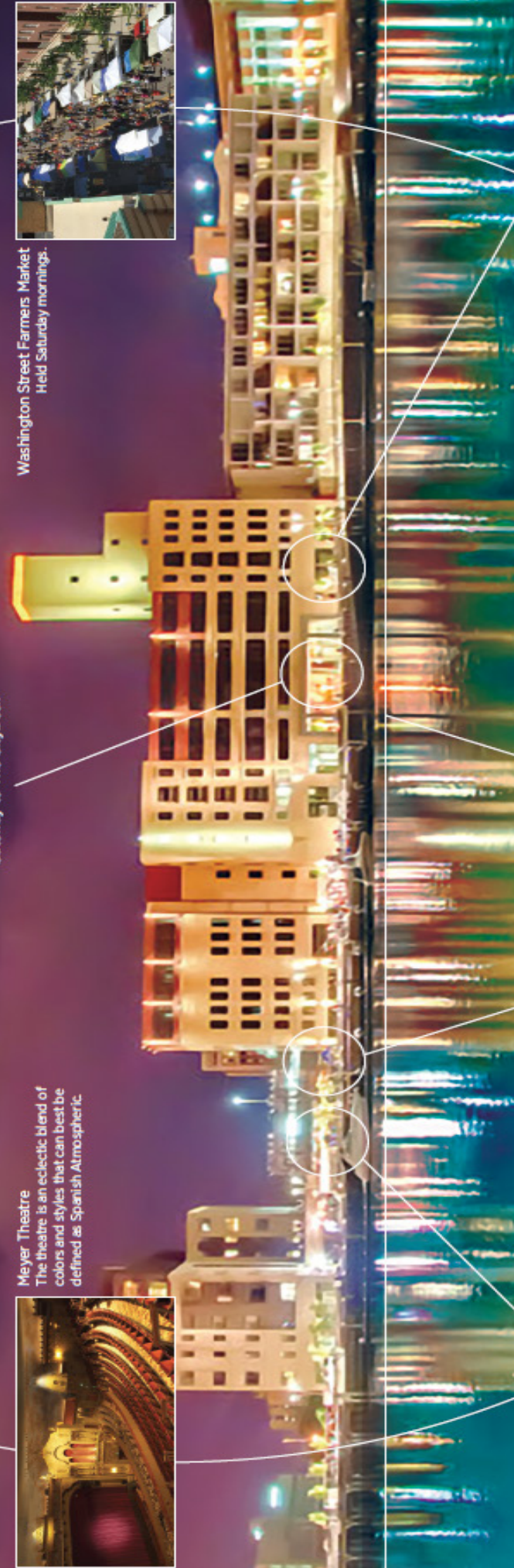
Washington Street Farmers Market
Held Saturday mornings.



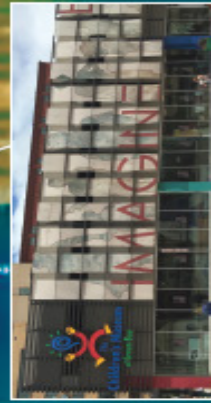
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WATERMARK

Gateway to The CityDeck



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BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

2 **BROKER DISCLOSURE TO CUSTOMERS**

3 You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker
4 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide
5 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the
6 following duties:

- 7 ■ The duty to provide brokerage services to you fairly and honestly.
- 8 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.
- 9 ■ The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless
10 disclosure of the information is prohibited by law.
- 11 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is
12 prohibited by law (See Lines 47-55).
- 13 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the
14 confidential information of other parties (See Lines 22-39).
- 15 ■ The duty to safeguard trust funds and other property the broker holds.
- 16 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and
17 disadvantages of the proposals.

18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you
19 need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.

20 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of
21 a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

22 **CONFIDENTIALITY NOTICE TO CUSTOMERS**

23 BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION
24 OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,
25 UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR
26 INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER
27 PROVIDING BROKERAGE SERVICES TO YOU.

28 THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

- 29 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (SEE LINES 47-55).
- 30 2. ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION
31 REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.

32 TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST
33 THAT INFORMATION BELOW (SEE LINES 35-36). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER
34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

35 **CONFIDENTIAL INFORMATION:** _____
36 _____

37 **NON-CONFIDENTIAL INFORMATION** (The following information may be disclosed by Broker): _____
38 _____

39 (INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)

40 **CONSENT TO TELEPHONE SOLICITATION**

41 I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may
42 call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we
43 withdraw this consent in writing. List Home/Cell Numbers: _____

44 **SEX OFFENDER REGISTRY**

45 Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the
46 Wisconsin Department of Corrections on the Internet at: <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.

47 **DEFINITION OF MATERIAL ADVERSE FACTS**

48 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
49 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect
50 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision
51 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
52 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce
53 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
54 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
55 agreement made concerning the transaction.