

**OFFICE  
BUILDING  
FOR  
LEASE**

Up to  
15,000 Sq. Ft.  
for Lease

# 1500 N. Casaloma Drive

INTEGRITY, PASSION, RESULTS



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



**Besaw & Associates  
Realty, Ltd.**

**Phone: 920-338-8080**

**Fax: 920-338-8181**

**Email:**

**[tim@besawrealty.com](mailto:tim@besawrealty.com)**

**OFFICE  
SPACE  
FOR  
LEASE**

# 1500 N. Casaloma Drive

INTEGRITY, PASSION, RESULTS

**15,000 Sq. Ft.  
Office/Retail  
Space For Lease**

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# 1500 N. Casaloma Drive

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## Office Building FOR Lease

### PROPERTY INFORMATION

Besaw & Associates Commercial Division is pleased to offer FOR LEASE this prime commercial Office Building at 1500 N. Casaloma Drive in Appleton. Many options for this Class A office building, ideal use is office space for companies or individuals seeking an ideal location. Possible Build to Suit.

<b>Property Address</b>	<b>1500 N. Casaloma Drive Appleton, WI 54913</b>
<b>Total Square Footage Available</b>	<b>5,000 Sq. Ft. on the main Floor 10,000 Sq. Ft. on 2nd Floor</b>
<b>Lot Size</b>	<b>3.04 Acres</b>
<b>Lease Price</b>	<b>\$16.50 Sq. Ft. Gross</b>
<b>Municipality</b>	<b>Town of Grand Chute</b>
<b>Zoning</b>	<b>Commercial</b>
<b>Parcel</b>	<b>101089900</b>
<b>Taxes-2018</b>	<b>\$19,833.12</b>

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<b>BUILDING TYPE</b>	<b>OFFICE/BUILD TO SUIT</b>
<b>YEAR BUILT/REMODEL</b>	<b>1984/2018</b>
<b>EXTERIOR CONSTRUCTION</b>	<b>MASONARY</b>
<b>PARKING SPOTS</b>	<b>4/1,000 Sq. Ft.</b>
<b>SPRINKLER SYSTEM</b>	<b>FULLY</b>
<b>HEAT</b>	<b>GFA/ZONED</b>
<b>HOT WATER</b>	<b>YES</b>
<b>AIR CONDITIONING</b>	<b>YES/ZONED</b>
<b>RESTROOM'S</b>	<b>1st FL COMMON 2nd FL TO BE BUILT OUT</b>
<b>SECURITY SYSTEM</b>	<b>FULL/KEY FAB</b>
<b>ELEVATORS</b>	<b>2</b>
<b>VISIBILITY</b>	<b>EXCELLENT</b>
<b>CURRENT TENANTS</b>	<b>ABBY BANK WOZZ</b>

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## Traffic Counts & Distance

<b>N. CASALOMA DRIVE</b>	<b>7,000 VEHICLES</b>
<b>W. WISCONSIN AVE.</b>	<b>18,000 VEHICLES</b>
<b>W. GREENVILLE DR.</b>	<b>7,000 VEHICLES</b>
<b>OUTAGAMIE AIRPORT</b>	<b>2.8 MILES/7 MINUTES</b>
<b>AUSTIN STRAUBEL</b>	<b>30.3 MILES/33 MINUTES</b>
<b>FOX RIVER MALL</b>	<b>.3 MILES/1 MINUTE</b>
<b>INTERSTATE 41</b>	<b>4.4 MILES/ 12 MINUTES</b>
<b>GREEN BAY</b>	<b>32.7 MILES/ 36 MINUTES</b>

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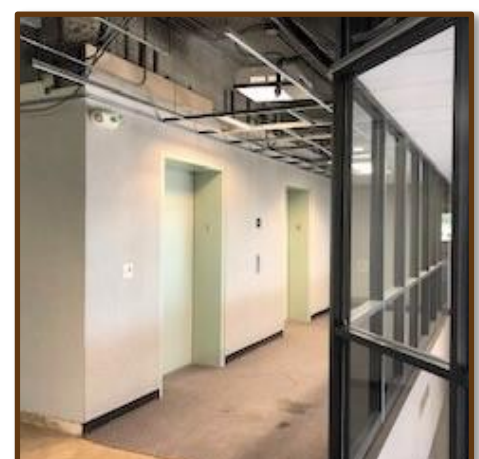
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# 1500 N. Casaloma Dr

## Building Photos



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# 1500 N. Casaloma Dr

## Building Photos



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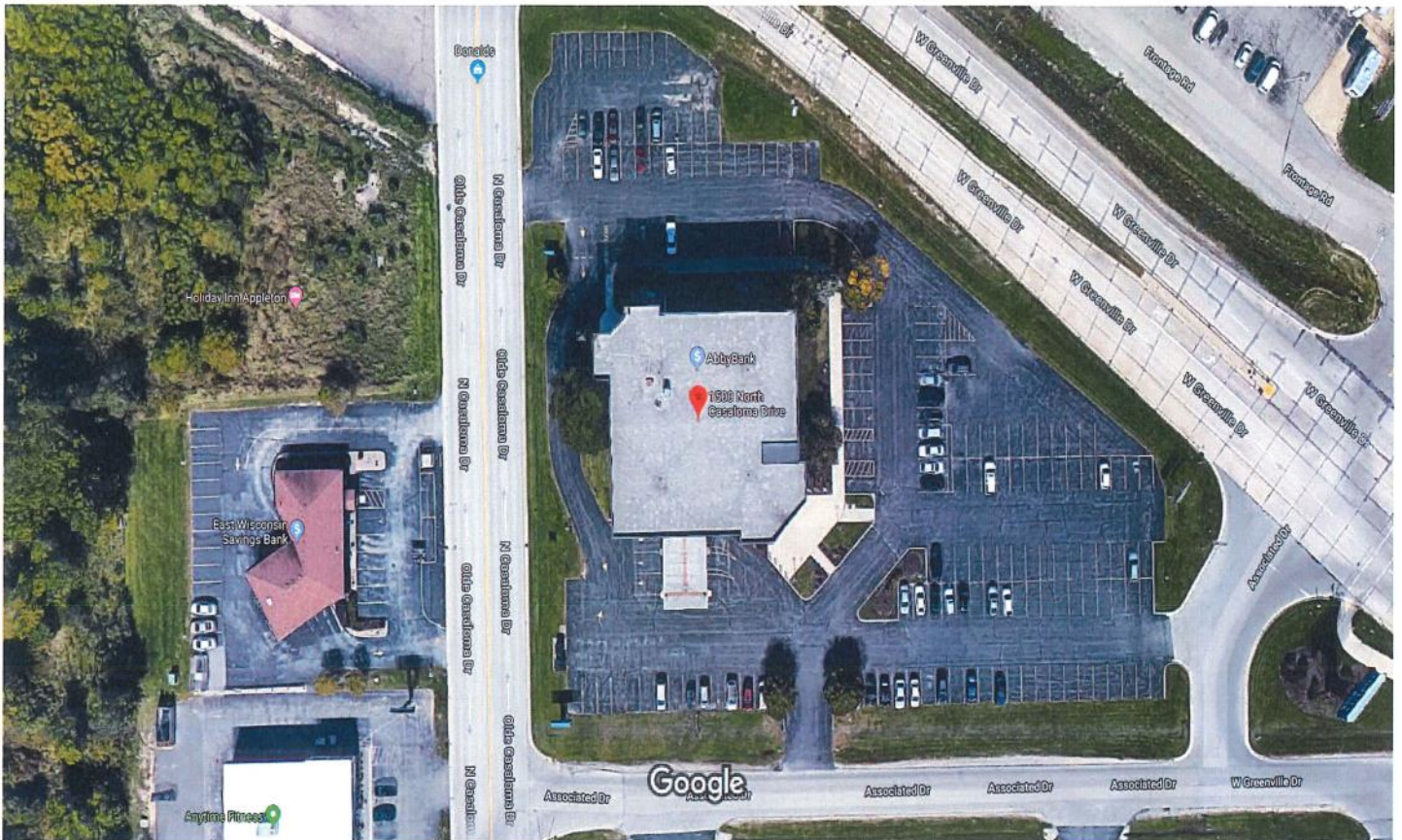
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Google Maps 1500 N Casaloma Dr



Imagery ©2019 Google, Map data ©2019 Google 50 ft

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