

***Walking distance to Lambeau Field and newly developed Titledown District!***

# PARK PLACE

## OFFICE SPACE FOR LEASE

*Park Place Office Park*

1525-1551 Park Place - Ashwaubenon, WI

**MARK PUCCI**

DIRECT: 920 347 9425

MOBILE: 920 410 5094

[mark.pucci@colliers.com](mailto:mark.pucci@colliers.com)

COLLIERS INTERNATIONAL  
3051 Progress Way, Suite 211  
Kaukauna, WI 54130  
920 347 9500  
[www.colliers.com](http://www.colliers.com)





## FOR LEASE

### 1525-1551 Park Place - Ashwaubenon, WI

#### BUILDING INFORMATION

Number of Buildings: Four (4)

Rentable Building Area: 46,450 SF

Land Area: 5.422 Acres

Year Built: 1986-1998

Parking: 4.3/1,000 SF

Floors: 1 Floor  
(Plus lower level in 1537)

Lease Rate: \$19.50/SF Gross (Main)  
\$10.00/SF Gross (Lower)

#### HIGHLIGHTS

- Extremely Close proximity to world-famous Lambeau Field and walking distance to the newly developed multi-million dollar Titledown District
- Superb, convenient, and central location to metro Green Bay
- Excellent value-add opportunity through lease-up of move-in-ready vacancies
- Easy access to and from Interstate 41 (one block from interstate ramps)
- Long-standing tenant history, Anchor tenant has occupied space in Park Place Office Park since 1998
- Park Place has been well-maintained and professionally managed by ownership





**FOR LEASE**

1525-1551 Park Place - Ashwaubenon, WI

LOCATION

---



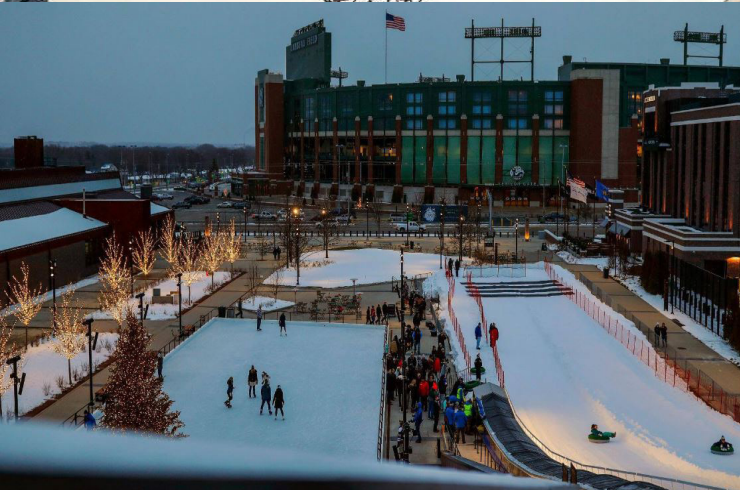


# FOR LEASE

1525-1551 Park Place - Ashwaubenon, WI

## TITLETOWN DISTRICT

- Titletown District located just three blocks directly east of Park Place Office Park
- Features a 10-acre public plaza, four-diamond luxury hotel, sports medicine clinic and restaurant/brewery, free year-round activities, including a winter tubing hill and skating rink.
- Partnered with Kohler Co., Bellin Health and Hinterland
- Total development estimated to cost between \$120 and \$130 million
- Future development includes additional retail, commercial and residential elements.



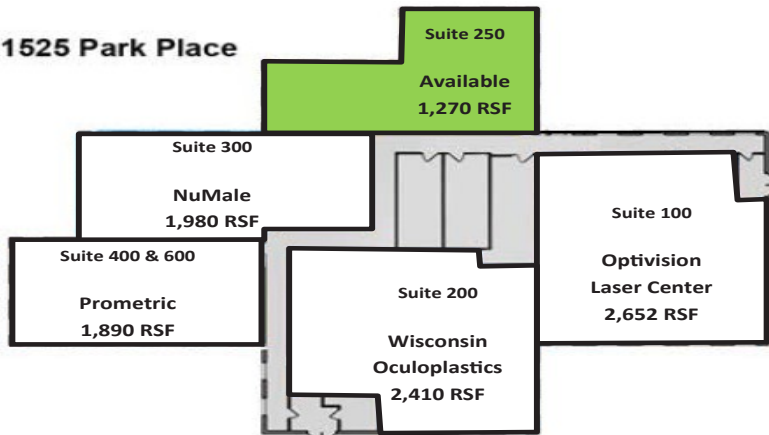


# FOR LEASE

1525-1551 Park Place - Ashwaubenon, WI

## FLOOR PLANS

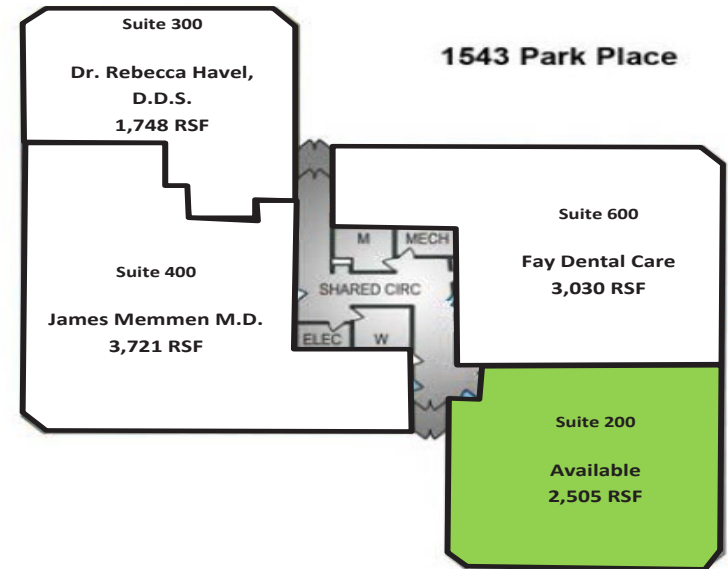
### 1525 Park Place



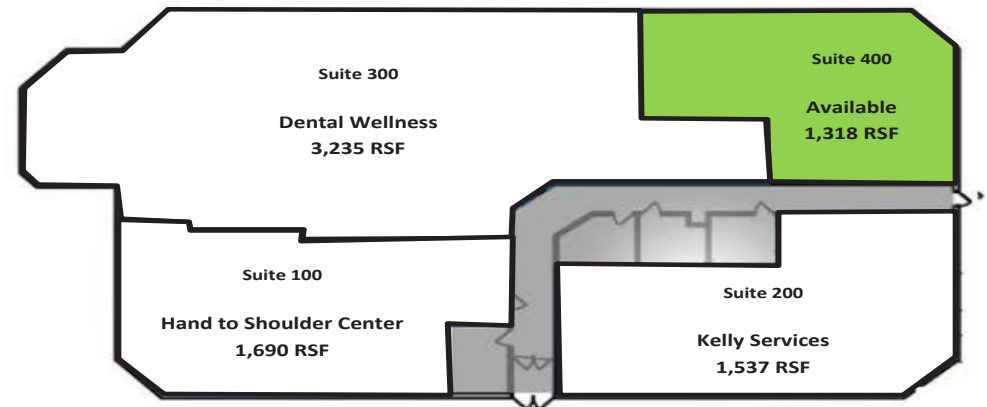
### 1537 Park Place



### 1543 Park Place



### 1551 Park Place



# PARK PLACE

## CONTACT US

---



**COLLIERS INTERNATIONAL**  
3051 Progress Way, Suite 211  
Kaukauna, WI 54130  
920 347 9500  
[www.colliers.com](http://www.colliers.com)

**MARK PUCCI**  
DIRECT: 920 347 9425  
MOBILE: 920 410 5094  
[mark.pucci@colliers.com](mailto:mark.pucci@colliers.com)

This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and /or its licensor(s). © 2016. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

**BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS**

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

**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 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the 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 with a reasonable time if you request it, unless 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 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 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 disadvantages of the proposals.

18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home 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 A broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

**CONFIDENTIALITY NOTICE TO CUSTOMERS**

23 BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL, UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER 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 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 THAT INFORMATION BELOW (**SEE LINES 35-36**). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

35 **CONFIDENTIAL INFORMATION:** \_\_\_\_\_

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

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

**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 call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we withdraw this consent in writing. **List Home/Cell Numbers:** \_\_\_\_\_

**SEX OFFENDER REGISTRY**

45 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://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.

**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 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.