

PARK PLACE OFFICE PARK

FOUR BUILDING OFFICE/MEDICAL PARK | LOCATED NEAR LAMBEAU FIELD | GREEN BAY, WI



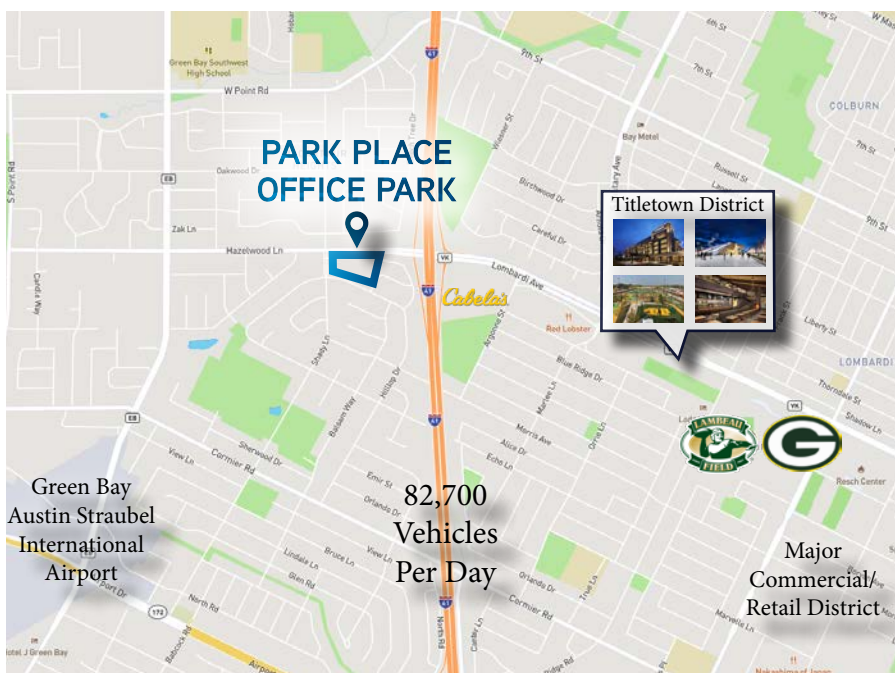
Executive Summary

Colliers International | Wisconsin is pleased to present the opportunity to acquire Park Place Office Park ("Park Place"), a four-building, 46,015 square foot office park located off of Interstate 41 in Green Bay, Wisconsin. Park Place is adjacent to one of the most active areas of Green Bay - the Lambeau Field Stadium District, home of the Green Bay Packers. The portfolio boasts a strong mix of medical and dental tenants including Optivision Laser Centers, Green Apple Eye Care and Dental Wellness Center.

Key Features/Highlights

- › Excellent **value-add opportunity** through lease-up of vacant units
- › Park Place has been **well-maintained and professionally managed** by ownership
- › **Superb, convenient and central location** to metro Green Bay
- › Extremely **close proximity** to world-famous **Lambeau Field** and walking distance to Titledown District
- › **Easy access** to and from Interstate 41 (one block from interstate ramps)
- › Long-standing **tenant history**; Average length of occupancy is over 10 years
- › Opportunity to **purchase well below** the 2018 **assessed value** of \$4,638,300
- › 67% of leased space is **occupied by medical and dental** tenants
- › **Park-like setting** with mature trees and attractive landscaping





Property Description

Address:	1525, 1537, 1543 & 1551 Park Place Ashwaubenon, WI
Rentable Area:	46,015 SF (8,354 SF consists of lower level space in building 1537)
Site Area:	5.122 Acres
Year Built:	1551- 1986 (plus 1995 addition) 1543- 1987 1537- 1988 1525- 1998
Parking:	Approx. 203 stalls (4.3/1,000 SF)
Roof:	Three of the buildings have ballasted EPDM roofs which slope to drain at the center and have overflow drains. The roof on the 1551 addition is fully adhered EPDM.
HVAC:	Each building has gas fired boilers for heating and several air conditioning units.
Zoning:	SC, Suburban Commercial District
Parcel ID:	34-0045-002-001-00-00

Pricing

\$3,750,000 (\$81.50 PSF)

Offering Memorandum

To obtain a copy of the offering memorandum, please complete the Confidentiality Agreement ([click here](#)).

Contact Us

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