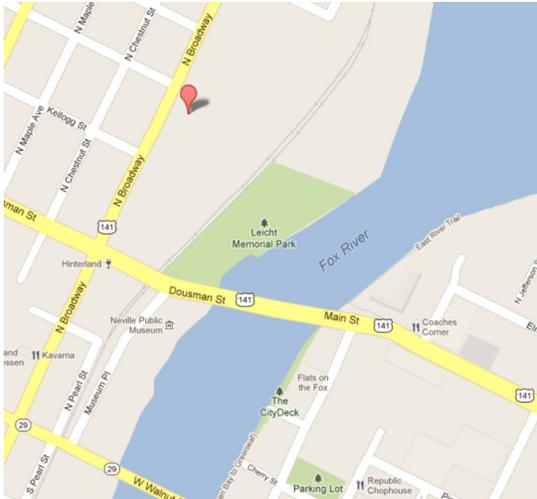




# LEASE OR SALE

## 520 North Broadway



**Property Description:** This office / R&D facility is available within the Larsen Green Development complex downtown on Broadway. The site is already furnished and secure; complete with conference rooms, executive suites and open layouts. Cubicles are available. Space can be subdivided. Floor plans available.

**Price:** \$9-12 sf gross  
**Leasable Space:** 80,000 sf  
**Building Type:** Commercial  
**Lot Size:** 52,700 sf  
**Parcel ID:** 5-1757

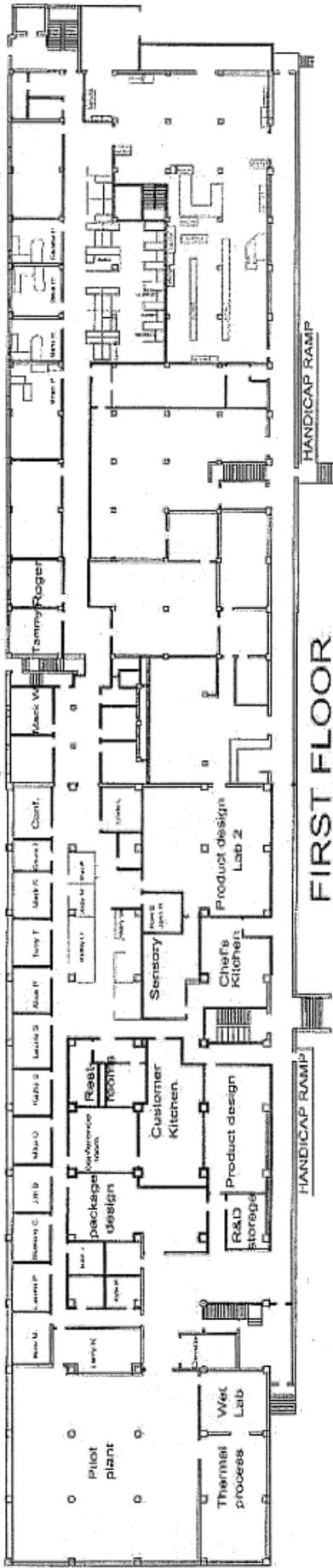
**Listing Agent Information:**  
 On Broadway Inc.  
 c/o David Donoian  
 929.366.6631 / david@adrealty.biz  
**District Information:**  
[www.onbroadway.org](http://www.onbroadway.org)

### Green Bay Demographics

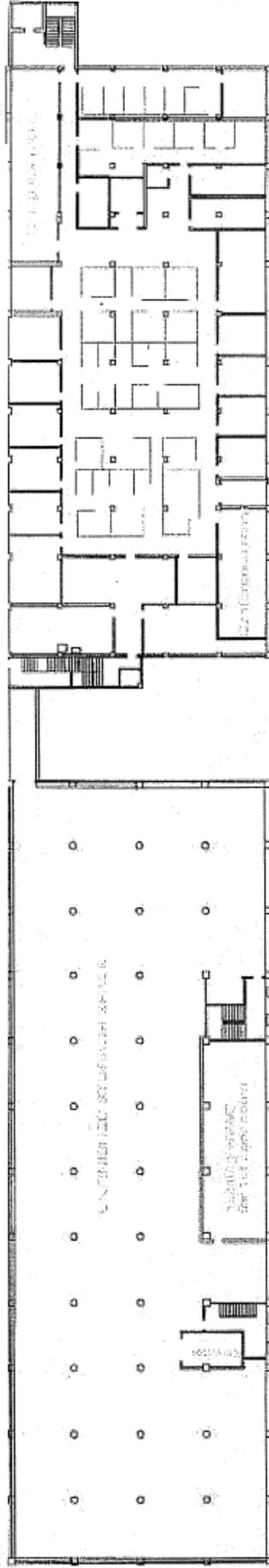
Drive time (minutes)	Five	Ten	Fifteen	Traffic Counts	
Population	44,158	130,953	198,837	Dousman St.	11,400
Households	18,595	55,399	80,070	Broadway	9,200
Average HH Income	\$52,890	\$64,428	\$73,451		

**City Programs:** The City of Green Bay Economic Development Department will work with you to make your project come to fruition. Our staff can assist with grants, loans and tax incentive programs. Feel free to visit our website and contact our staff to learn about the programs currently available.

BIRDS EYE FOODS OFFICE BUILDING 520 N. BROADWAY



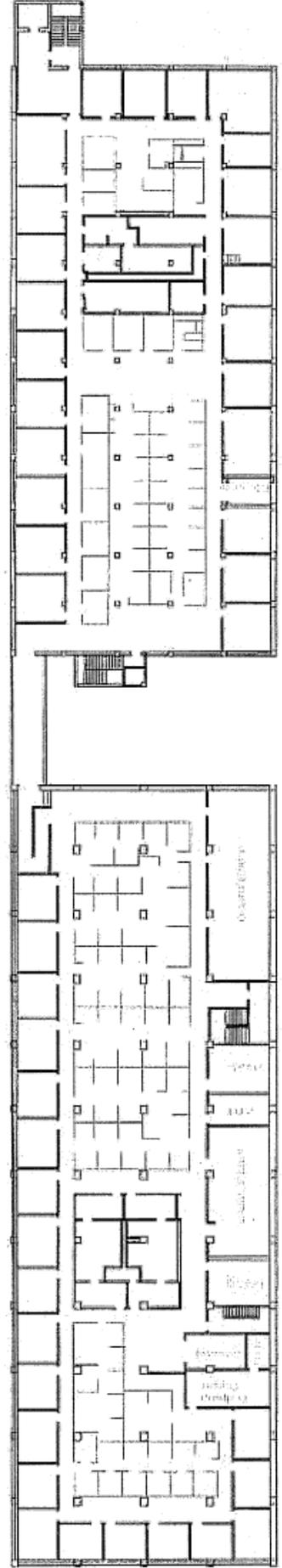
FIRST FLOOR



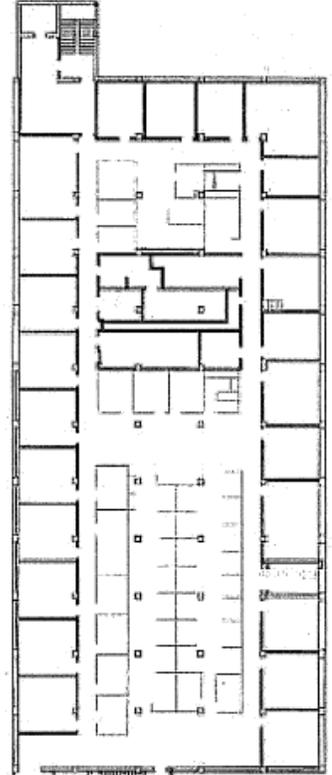
2ND FLOOR SOUTH



2ND FLOOR NORTH



3RD FLOOR SOUTH



3RD FLOOR NORTH