

FOR SALE or LEASE
LARSEN GREEN
DEVELOPMENT LAND
OFFICE BUILDINGS
DOWNTOWN GREEN BAY

Location: Larsen Green -
 Broadway District
 Downtown Green Bay, WI

Lot Size: Approximately 22 acres

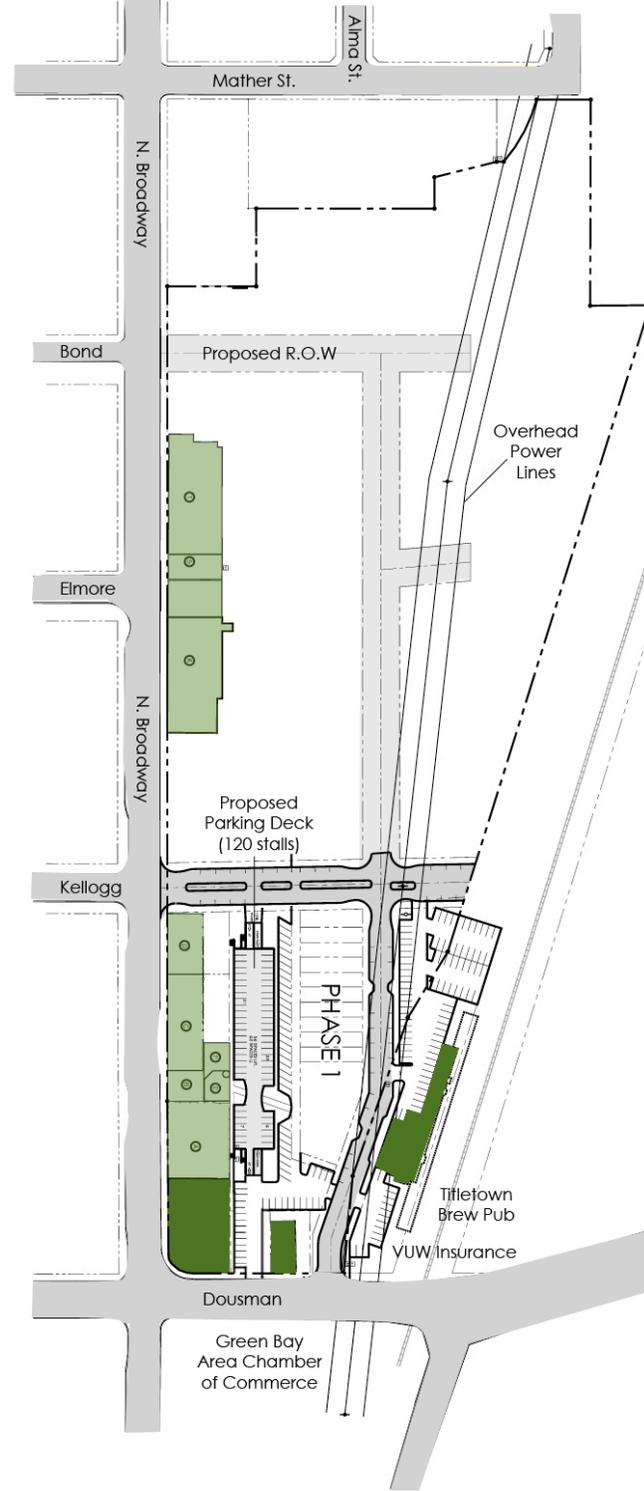
Existing Buildings: Bldgs: R, S, & T - 120,000 Sq. Ft.
 Bldgs: A, B, C & D - 102,602 Sq. Ft.
 (Currently under option)

Lease Rate: \$6.50/Sq. Ft NNN

Asking Price: \$7,500,000.00 - Entire Site
 \$4,600,000.00 - 520 N. Broadway
 (Bldgs. R, S, & T)

Zoning: Mixed Use

Comments: Large urban site with various sized original brick warehouses offers a multitude of new construction or adaptive re-use opportunities. Mixed use zoning provides for commercial, office and residential. Existing TIF in place.



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