



Class A Office Space in Landmark Square Available for Lease

200 E. Washington Street, Appleton, WI

**Prime downtown Appleton
location with excellent
visibility**

**Prominent monument
signage for strong street
presence**

**Abundant parking: on-site
surface spaces plus adjacent
city ramp**

**Expansive glass line provides
great natural light throughout**

**Full floor opportunities
available - ideal for single
tenant or multi tenant use**



200 E Washington Street Appleton, WI

NAI Pfefferle

Property Features

Prime office lease opportunity just steps from College Avenue, which attracts over 16 million visitors annually. Positioned at a controlled intersection surrounded by diverse businesses, Lawrence University and several major hotel chains, this location is ideal for any business looking for high visibility and strong customer traffic.

LEASE RATE	\$14/SF NNN
BUILDING SIZE	76,397 SF
AVAILABLE SPACE	UP TO 55,021 SF
ZONING	COMMERCIAL
YEAR BUILT	1982
PARKING	AMPLE
MUNICIPALITY	CITY OF APPLETON

Located at 200 E Washington Street in the heart of downtown Appleton, this building offers a prime location with excellent visibility in one of the city's most vibrant and economically robust areas. Downtown Appleton is known for its dynamic mix of culture, commerce, and community, with strong ratings in livability, walkability, and economic growth.

Join current tenants NAI Pfefferle, Pfefferle Management, Wintrust Mortgage and Make-a-Wish Wisconsin.

For more information:

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200 E Washington Street
Appleton, WI

NAIPfefferle



200 E Washington Street Appleton, WI



Address	200 E. Washington Street, Appleton, WI 54911	Floors	5
Property Type	Office Condominium Unit	Curb Appeal	Excellent
Class	A	Year Built / Eff. Year Built	1982
Internet	Fiber available	Sprinklers	Yes-Fully sprinklered
Total Building Size (SF)	76,397	Property Condition	Good
Site Size (SF)	5 parcels = 59,192 SF or 1.36 Acres	Parking	Asphalt paved and parking lot lighting - ramp access and street parking as well
Zoning	CBD		
Exterior	Concrete columns and beams with precast concrete floors; Rubber membrane roof, precast concrete panels and glass exterior.		
Elevators	2=2,500 pound capacity elevators (updated 2011)		
Heat/Water	Hot water baseboard heat and chilled water air conditioning		



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The property features prominent monument signage for outstanding street presence and branding, abundant parking options with on-site surface spaces and an adjacent city ramp, and an expansive glass line that fills the interior with natural light. Full-floor opportunities are available, making the space ideal for either a single-tenant headquarters or a multi-tenant configuration. With its combination of strategic location, functional design, and downtown amenities, 200 E Washington presents a compelling opportunity for forward-thinking businesses.

Neighboring Businesses:

- Hoffman Corporation
- NAI Pfefferle
- Lawrence University
- Appleton Area School District
- Building for Kids
- City Hall
- AZCO
- Mosaic Family Health
- Prevea

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**ONSITE
PARKING
AVAILABLE**

SITE

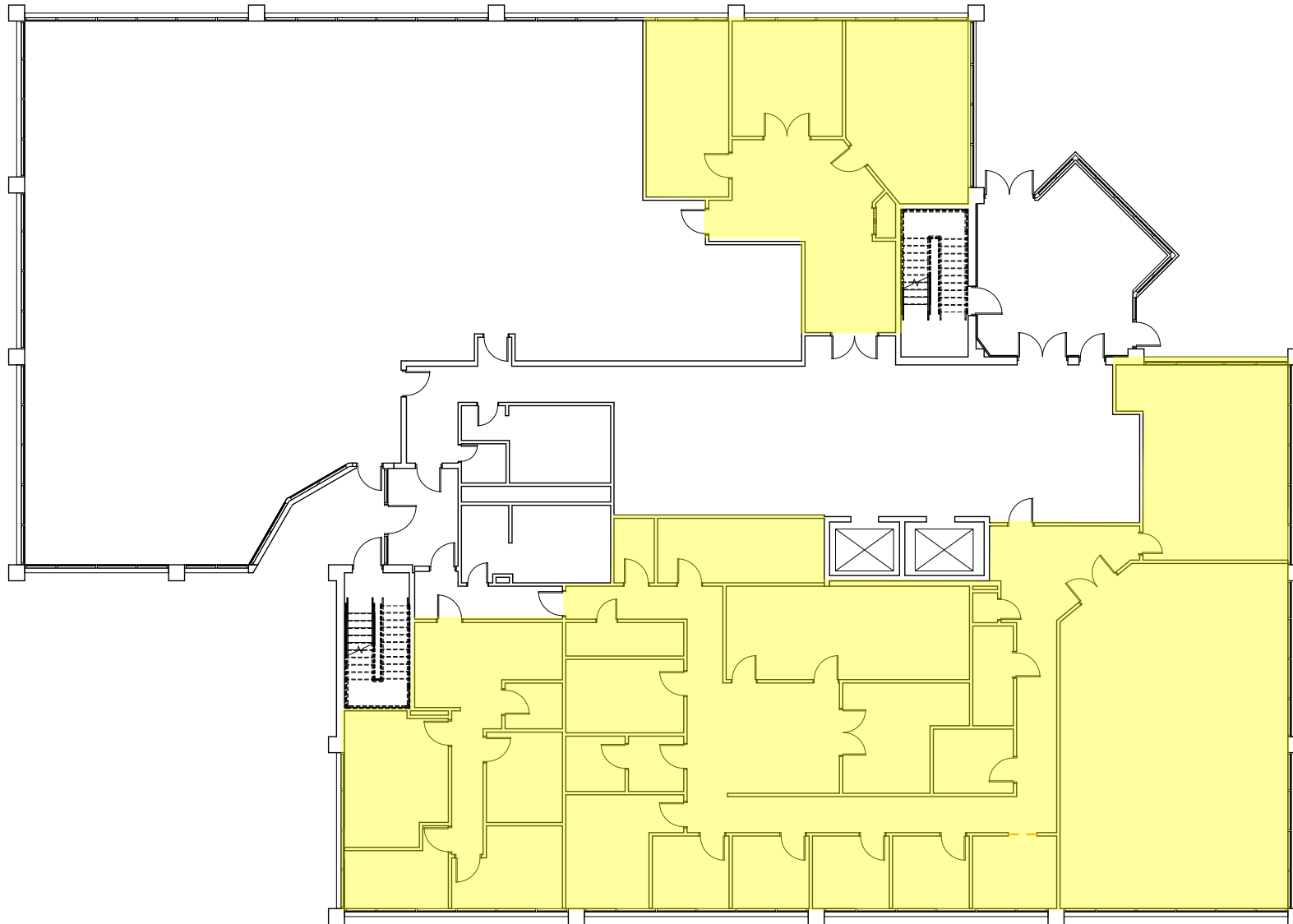
**CITY
RAMP**

200 E Washington Street
Appleton, WI

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FIRST FLOOR PLAN

UP TO 11,101 SF AVAILABLE

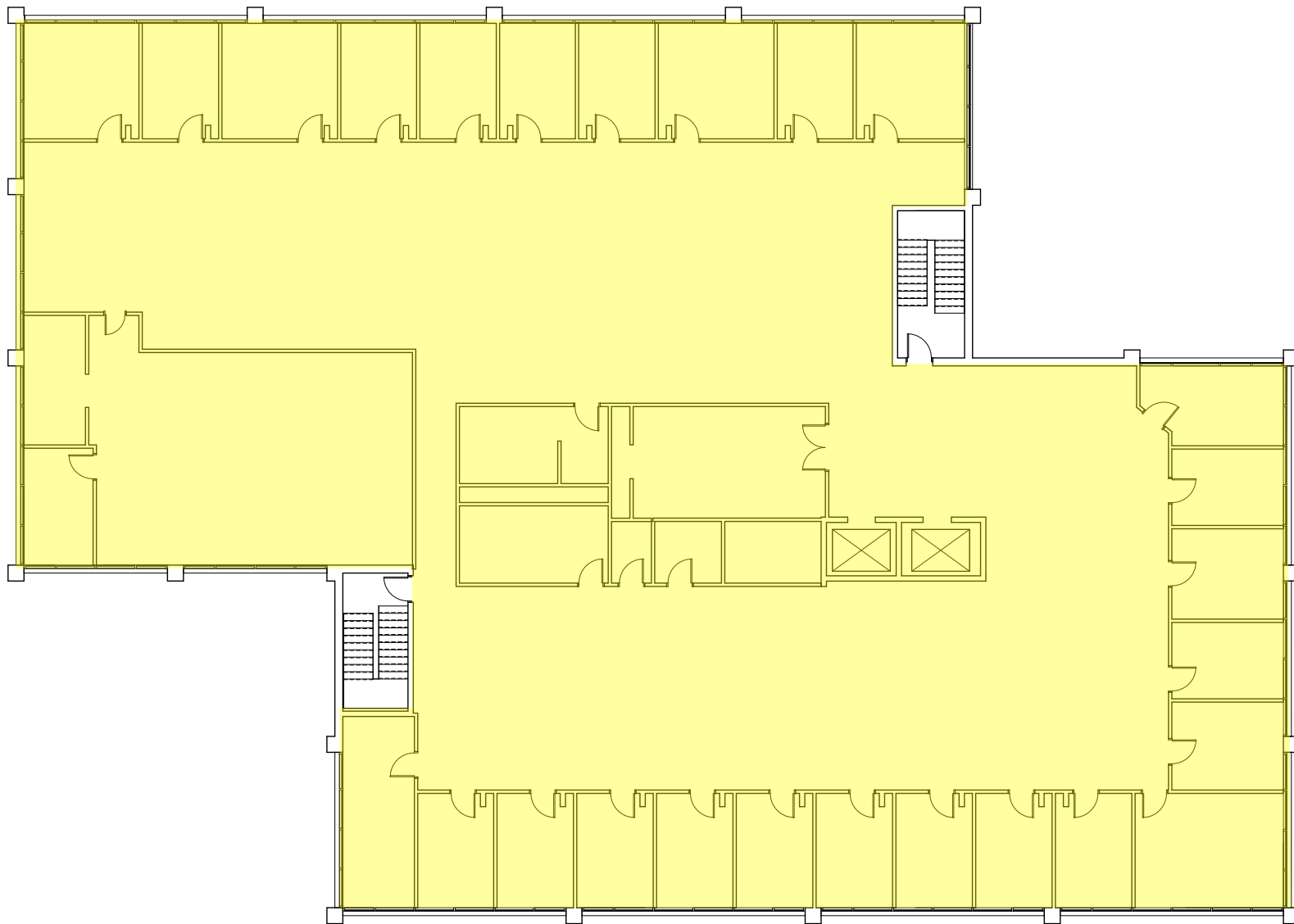


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THIRD FLOOR PLAN

UP TO 14,640 SF AVAILABLE

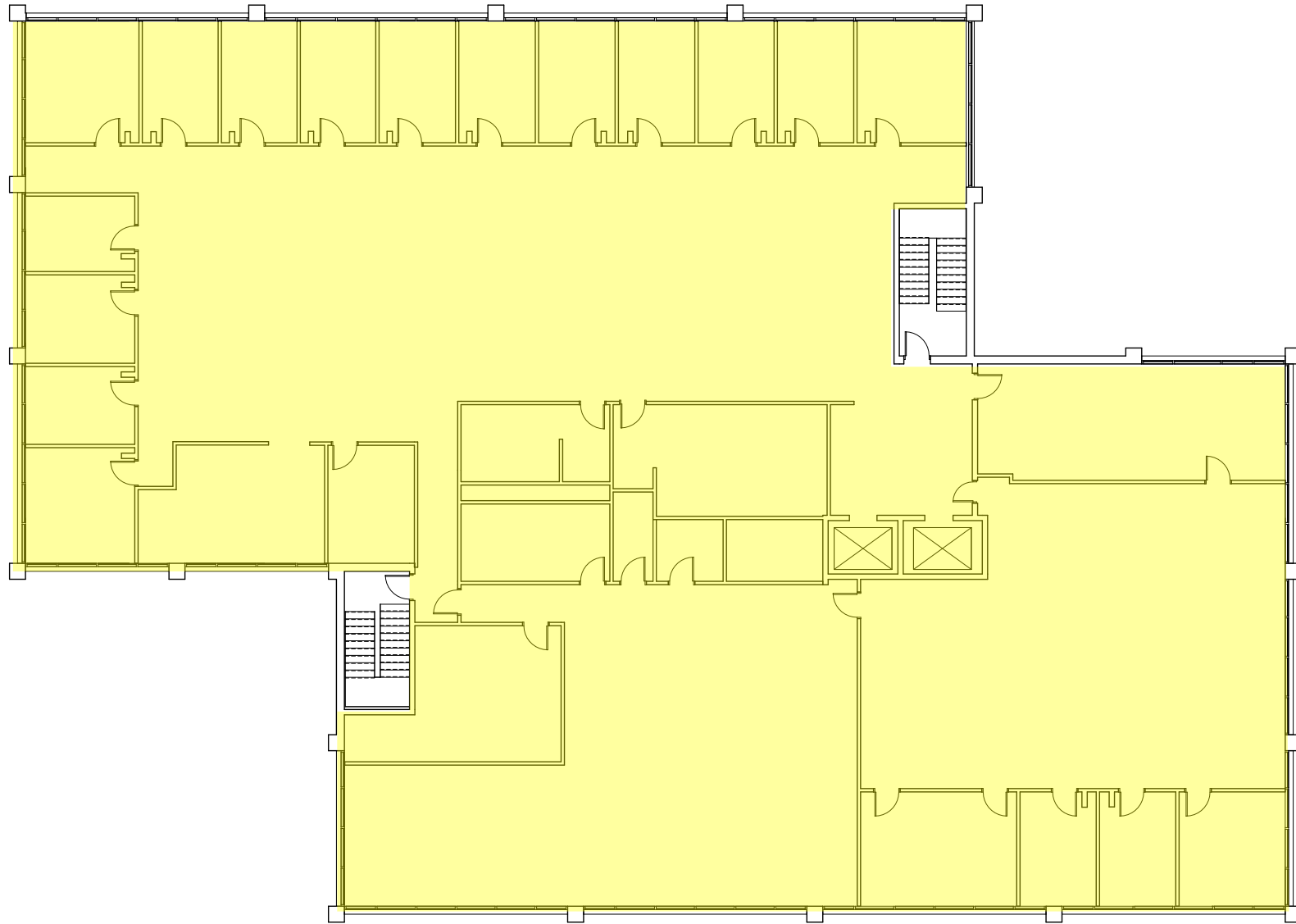


200 E Washington Street
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FOURTH FLOOR PLAN

UP TO 14,640 SF AVAILABLE

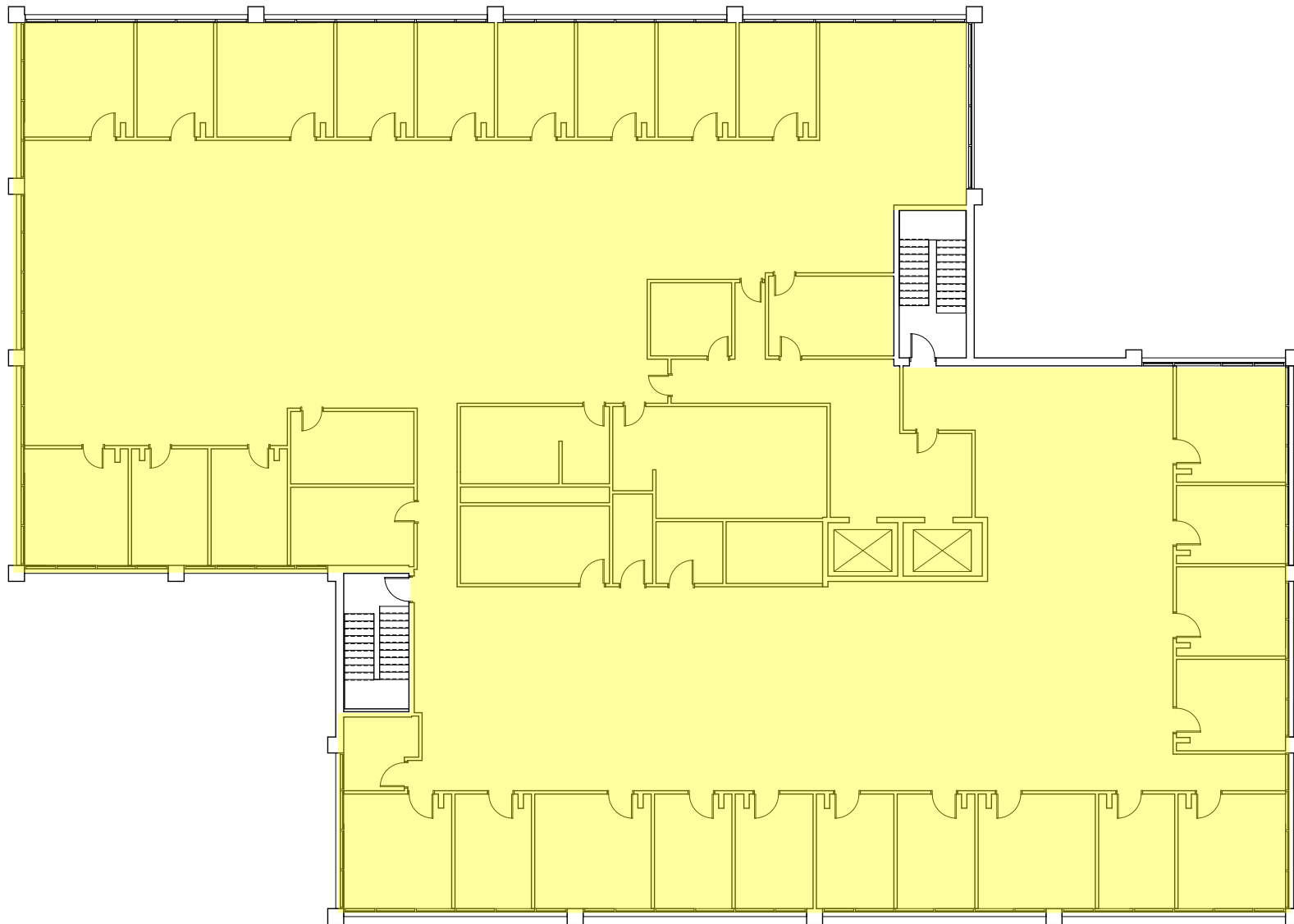


200 E Washington Street
Appleton, WI

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FIFTH FLOOR PLAN

UP TO 14,640 SF AVAILABLE



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200 E Washington Street Appleton, WI



Demographics (1, 3, 5 & 10 Mile Radius)

POPULATION



1 MILE	17,161
3 MILES:	91,437
5 MILES:	163,211
10 MILES:	159,436

EMPLOYEES



1 MILE	11,708
3 MILES:	61,873
5 MILES:	86,037
10 MILES:	133,211

AVERAGE INCOME



1 MILE	\$91,161
3 MILES:	\$108,295
5 MILES:	\$112,839
10 MILES:	\$117,104

BUSINESSES



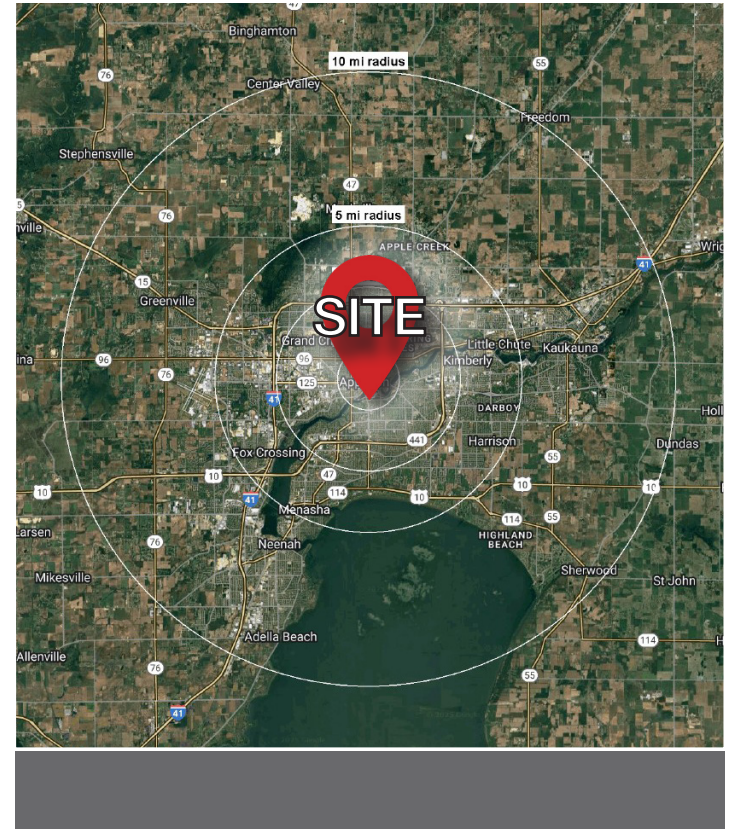
1 MILE	654
3 MILES:	3,261
5 MILES:	5,218
10 MILES:	7,762

AVERAGE HOUSEHOLDS



1 MILE	7,173
3 MILES:	39,084
5 MILES:	68,898
10 MILES:	107,391

Source: Calculated using Weighted Block Centroid from Block Groups / Regis; Sites USA



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STATE OF WISCONSIN BROKER DISCLOSURE

Wisconsin law requires all real estate licensees to give the following information about brokerage services to prospective customers.



Prior to negotiating on your behalf the Brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement.

Disclosure to Customers

You are a customer of NAI Pfefferle (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain Material Adverse Facts about a Property, unless disclosure of the information is prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An Agent of the Firm 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 the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

Confidentiality Notice to Customers

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm or its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in section 452.01(5g) of the Wisconsin Statutes (see definition below).
2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

Information shown herein was provided by Seller/Lessor and/or third parties and has not been verified by the broker unless otherwise indicated.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

CONFIDENTIAL INFORMATION

NON-CONFIDENTIAL INFORMATION

(the following information may be disclosed to the Firm and its Agents)

(Insert information you authorize to be disclosed, such as financial qualification information.)

Definition of Material Adverse Facts

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.

Notice About Sex Offender Registry

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://www.doc.wi.gov> or by telephone at 608-240-5830.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.