

# COMMERCIAL SPACE FOR LEASE IN DOWNTOWN APPLETON, WI

AVAILABLE  
NOW!



115 E. WASHINGTON ST.  
APPLETON, WI 54911

# ABOUT URBANE115



Urbane115 is a 5-story mixed-use building on the corner of N Appleton Street & E Washington Street in Appleton, Wisconsin. Located in the heart of downtown, residents and shoppers will be closely connected to community events as well as the trail network, public transit, and Lawrence University. The project includes 56 residential units and roughly 6,600 SF of commercial space. The unit mix is a range of studio, one-bedroom, and two-bedroom units.

Appleton is considered the main hub of the Fox Cities and this site provides an ideal location for residents and commercial tenants. It sits just one block from College Ave—home of retail, restaurants, and popular events like Mile of Music and Oktoberfest, the transit station, public library, and more local businesses along Appleton St.

The project was designed with the walker and biker in mind. Commercial tenants will have access to outdoor space, ample bike parking, shared promotional opportunities, and events through the collective Urbane115 restaurants and retailers.

## LEASE NOW FOR:

- Flexible Unit Sizes & Lease Terms
- Pre-construction Design Support

## OFFERING THREE LEASING OPTIONS:

- 1** Built Out Micro-Retail  
*(starting at \$1,500 per month)*
- 2** Traditional NNN Lease  
*\$20 per square foot with Tenant Improvement Allowance negotiable*
- 3** Gross Lease  
*(negotiable)*



## FOR MORE INFORMATION:

(319) 406-2494 [info@mergeurbandevlopment.com](mailto:info@mergeurbandevlopment.com)