

FOR LEASE

300 N KOELLER ST OSHKOSH, WI 54902

5,800 - 7,028 SF | END-CAP | UNBEATABLE EXPOSURE



YOUR SIGN HERE

ANYTIME FITNESS

NYLA GROUP, LLC
Commercial Real Estate Services



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691 S Green Bay Rd #208 Neenah, WI 54956

ABOUT THE PROPERTY

300 N KOELLER ST OSHKOSH, WI 54902

LOCATION:	300 N KOELLER ST OSHKOSH, WI 54902
AVAILABLE SF:	5,800 - 7,028 SF
LEASE RATE:	CALL FOR PRICING
NNN'S:	+/- \$6.20 PSF
MIN. LEASE TERM	5 YEARS
BUILD OUT:	STANDARD RETAIL
TRAFFIC COUNTS:	I-41 (VPD): +/- 142,000

Nyla Group is pleased to present a high-visibility end-cap opportunity in Oshkosh's dominant retail corridor. The 5,800 - 7,028 SF space features direct monument and billboard signage along I-41, offering unmatched exposure. Ideal for standard retail, medical, fitness, specialty retail, or franchise expansion. Strong co-tenancy and daily foot traffic from surrounding anchors support a variety of concepts.



75,855
POPULATION
(5-Mile)



\$67,808
AVG HH INCOME



30,852
HOUSEHOLDS
(5-Mile)

HIGHLIGHTS

300 N KOELLER ST OSHKOSH, WI 54902

- **Highly Visible End-Cap Space:** ±5,800–7,028 SF with monument and billboard signage along I-41 (±71,000 VPD)
- **Excellent Accessibility:** Direct frontage along Koeller St with 4 total curb cuts — including Lombard Ave and Sullivan St access
- **Extensive Frontage:** 334' on Koeller, 262' on Lombard, 328' on Sullivan — corner lot with 3-street exposure
- **Ample Parking:** Approx. 110 striped stalls (4.4 spaces / 1,000 SF), including pole signage, lighting, and sidewalks
- **Modern Utilities:** Individually metered rooftop HVAC, 3-phase electric, and gas service throughout
- **Established Trade Area:** Surrounded by high-performing national retailers including Walgreens, TJMaxx, Hobby Lobby, CVS, Fleet Farm
- **High-Performing Market:** Oshkosh sits in the Fox Valley MSA with strong population density and steady rent performance
- **Flexible Existing Buildout:** Currently improved with private offices, reception area, and breakroom — ideal for medical, wellness, or professional service uses, while easily adaptable for retail, fitness, or specialty concepts



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OVERVIEW

300 N KOELLER ST OSHKOSH, WI 54902

This highly visible end-cap space at 300 N Koeller St, Oshkosh, WI 54902 offers 5,800 to 7,028 square feet in one of Oshkosh's most active commercial corridors. Formerly occupied by an office user, the space is currently built out for professional or wellness-based services, yet offers flexibility to accommodate a wide range of uses — from retail and fitness to QSR or showroom concepts.

Strategically positioned on a corner lot with direct visibility from I-41, the property features billboard signage, three-street frontage, and full access via multiple entry points. Located just south of major traffic drivers like Walgreens, Fleet Farm, Hobby Lobby, and TJ Maxx, the site benefits from continuous consumer flow and regional draw.

With existing offices, reception areas, and infrastructure in place, the suite is well-positioned for immediate occupancy or reconfiguration to suit tenant needs. Abundant parking (110 stalls) and updated exterior improvements create a move-in-ready experience.

For tenants seeking exposure, accessibility, and synergy in a high-traffic retail node, this Koeller Street location offers an exceptional platform for long-term success.



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AERIAL MAP

300 N KOELLER ST OSHKOSH, WI 54902



SITE PLAN

300 N KOELLER ST OSHKOSH, WI 54902

PLUMBING FIXTURE REQUIREMENTS

BUSINESS:

WC = 1 PER 40 FOR FIRST 50 OCCUPANTS
AND 1 PER 50 REMAINING OCCUPANTS
LAV = 1 PER 40 FOR FIRST 80 OCCUPANTS
AND 1 PER 50 REMAINING OCCUPANTS

MERCANTILE:

WC = 1 PER 500
LAV = 1 PER 750
50 OCCUPANTS OR LESS,
SEPARATE FIXTURES NOT REQUIRED

OCCUPANCY:

BUSINESS = 100 S.F. GROSS PER OCCUPANT
MERCANTILE = 30 S.F. GROSS PER OCCUPANT
300 GROSS STORAGE ROOM

WOMEN

2 WC
1 LAV

MEN

1 WC
1 U
1 LAV

LEASE SPACE

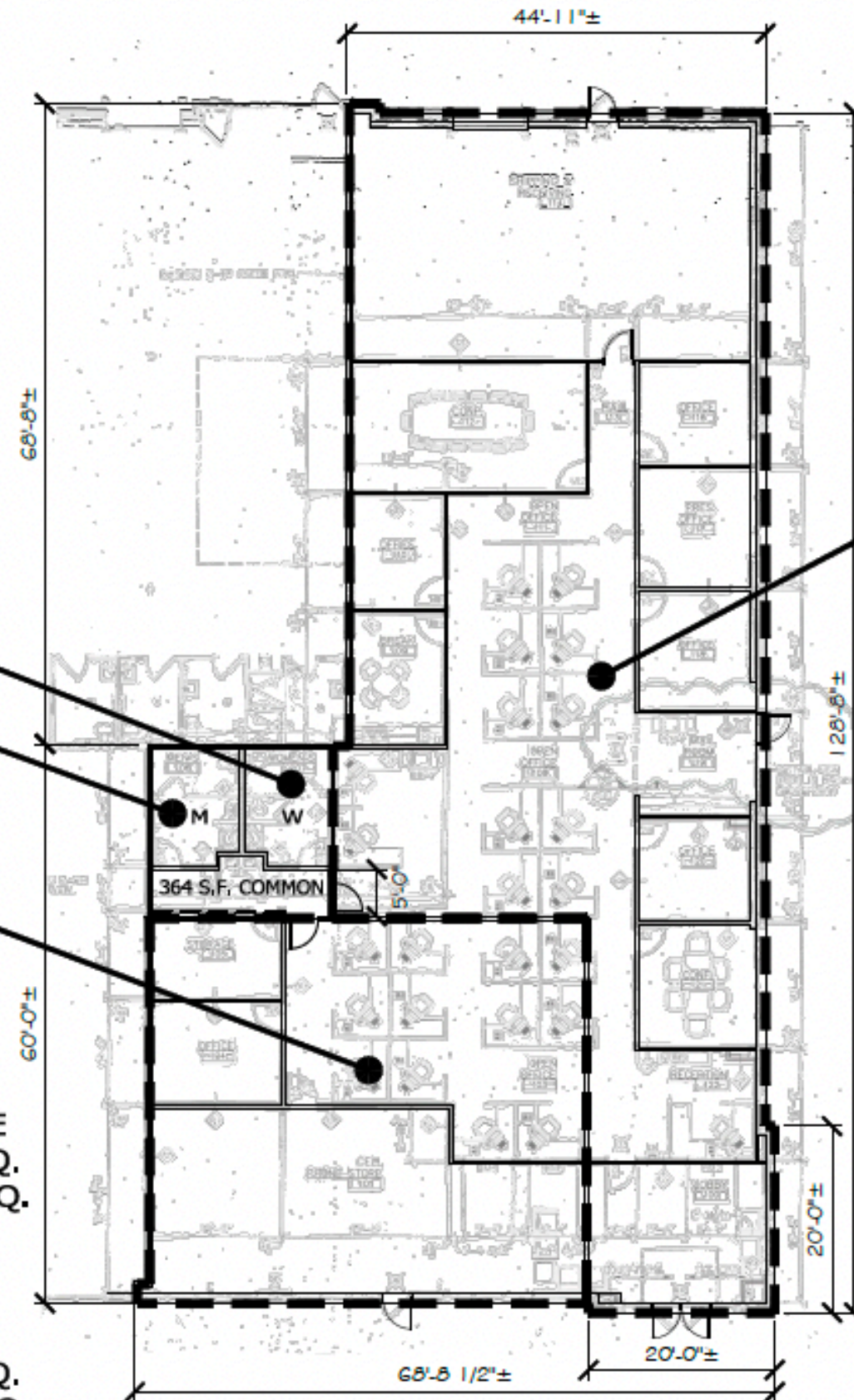
1,939 S.F.

B OCCUPANCY -

19 OCCUPANTS
ONE EXIT ALLOWABLE
1 M WC / 1 M LAV REQ.
1 W WC / 1 W LAV REQ.

M OCCUPANCY

64 OCCUPANTS
2 EXITS REQUIRED
1 M WC / 1 M LAV REQ.
1 W WC / 1 W LAV REQ.



NTD PLUS LEASE SPACE

6,666 S.F.

B OCCUPANCY

66 OCCUPANTS
2 M WC / 1 M LAV REQ.
2 W WC / 1 W LAV REQ.

NTD

4,727 S.F.

B OCCUPANCY

47 OCCUPANTS
1 M WC / 1 M LAV REQ.
1 W WC / 1 W LAV REQ.

B OR M OCCUPANCY
EXIT DISTANCE = 200'
(UNSPRINKLED)

ONE EXIT ALLOWABLE
WITH 49 OCCUPANTS
OR LESS

FLOOR PLAN

SCALE: 1/8" = 1'-0"



TOTAL AREA = 7,030 S.F.±

PRELIMINARY
NOT FOR CONSTRUCTION

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PROJECT DESCRIPTION
NTD / LEASE SPACE
312 N. KOELLER ST.
OSHKOSH, WI 54902

REVISIONS

DRAWN BY
LAK
CHECKED BY
TFM

DATE
11/7/17

PROJECT NO.
175063

A1.1

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 the brokerage firm (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:

- a. The duty to provide brokerage services to you fairly and honestly.
- b. The duty to exercise reasonable skill and care in providing brokerage services to you.
- c. 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.
- d. The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information prohibited by law.
- e. The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information of other parties.
- f. The duty to safeguard trust funds and other property held by the Firm or its Agents.
- g. 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. The 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 and 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 services to you.

The following information is required to be disclosed by the law:

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

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 by the Firm and its Agents): _____

_____ (insert information you authorized to be disclosed, such as financial qualification information.)

DEFINITION OF MATERIAL ADVERSE FACTS

A "Material Adverse Facts" 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 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; 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 the 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 608-240-5830.



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