

Office / Retail / Flex Space Available

FOR LEASE | FOR SALE!
Outstanding Location!



**Village of
Ashwaubenon
Wisconsin**

**31.44
Acres**

**218,323
Square Feet**

**B-3 Business
District**

The Arboretum
700 Pilgrim Way, Green Bay, Wisconsin



Property Highlights

- **Vertical and Horizontal Mixed-Use:**
 - Retail
 - Office
 - Medical
 - Residential
 - Hotel, Hospitality and Events
 - Industrial/Distribution
- Outstanding location
- Live, Work, Play Environment
- Proximity to Simon Bay Park Square Mall, Lambeau Field, Fox River Marina, and more
- Outlot Pad Sites Available for Development

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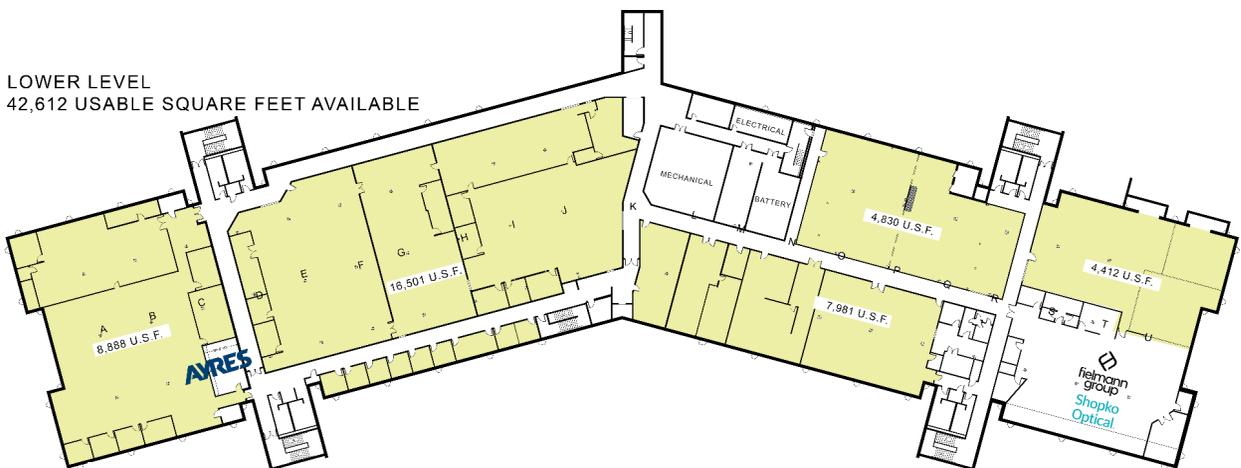
SECOND FLOOR
24,661 USABLE SQUARE FEET AVAILABLE



FIRST FLOOR
44,344 USABLE SQUARE FEET AVAILABLE



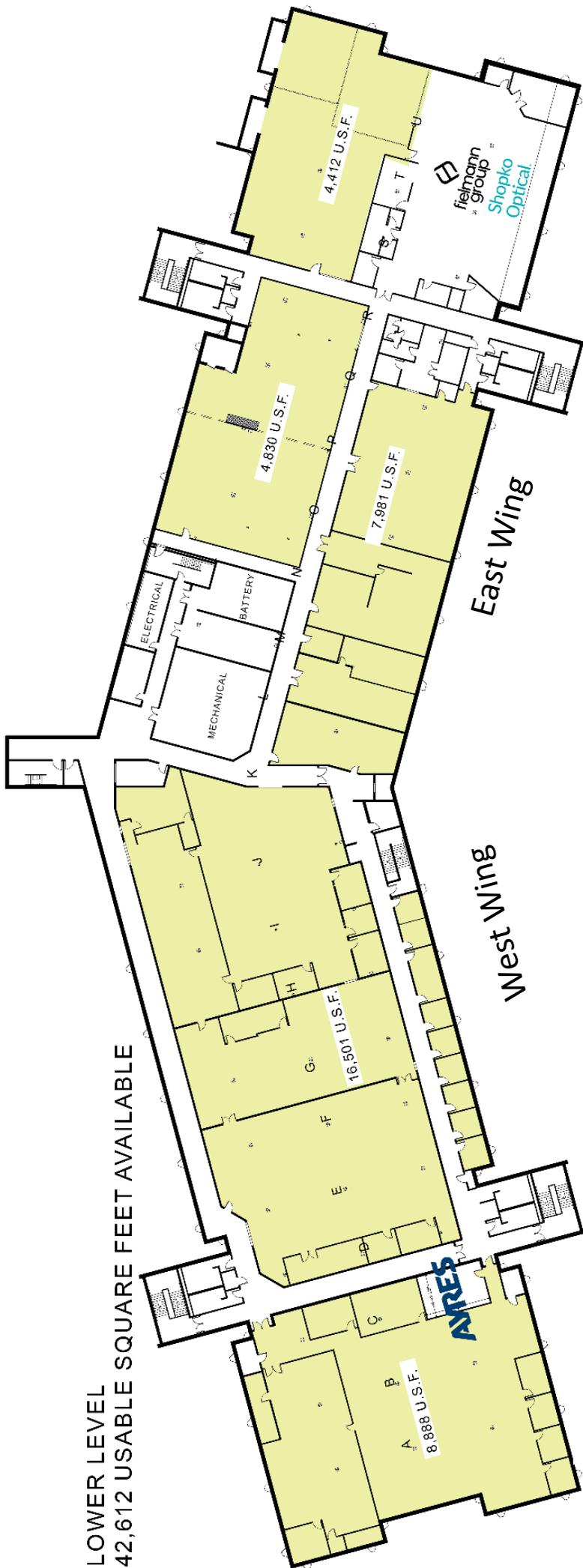
LOWER LEVEL
42,612 USABLE SQUARE FEET AVAILABLE



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LOWER LEVEL
42,612 USABLE SQUARE FEET AVAILABLE

LOWER LEVEL:
East Wing – Available
17,223 Usable Square Feet

West Wing - Available
25,389 Usable Square Feet

Lower Level	66,847 Square Feet
First Level	78,702 Square Feet
Second Level	72,774 Square Feet
Total	218,323 Square Feet

Lower Level Features:

- Large Conference Rooms
- Large Training Rooms
- Elevator Access
- Restrooms at each wing
- Private Offices
- Open Offices

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FIRST LEVEL:
East Wing – Available
27,825 Usable Square Feet

West Wing - Available
16,519 Usable Square Feet

Lower Level	66,847 Square Feet
First Level	78,702 Square Feet
Second Level	72,774 Square Feet
Total	218,323 Square Feet

First Level Features:

- Access to loading dock
- Access to drive-in overhead door
- Commercial Kitchen
- Dining Hall
- Main Lobby
- Main Entrance
- Restrooms
- Skylights
- Private Offices
- Flex Space

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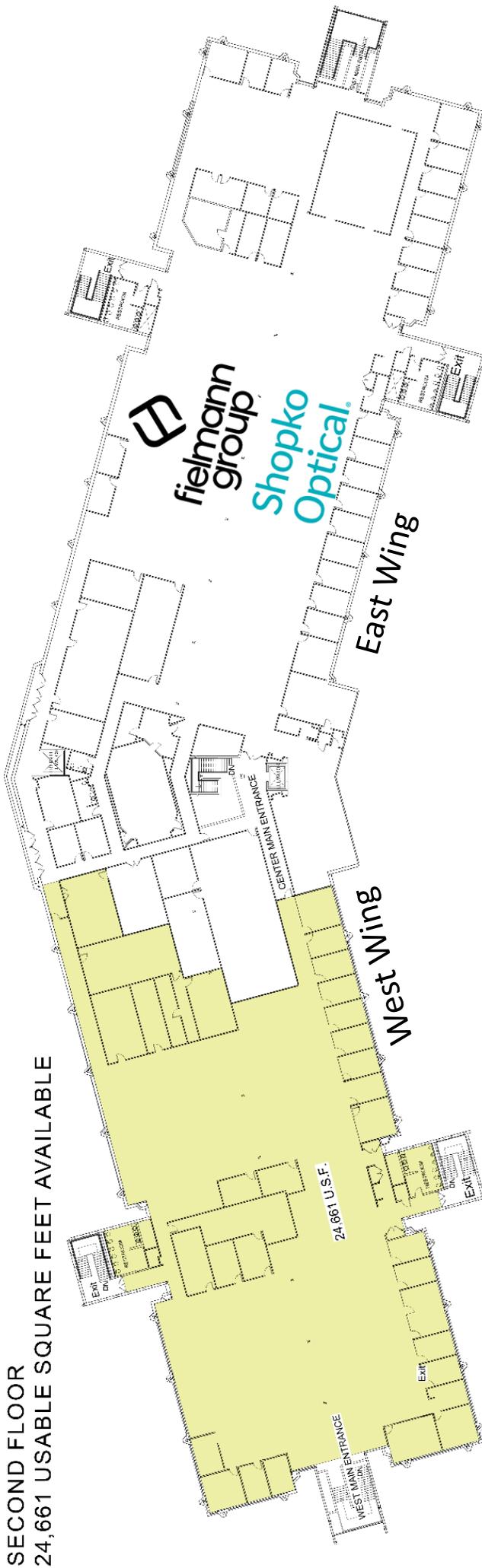


**SECOND LEVEL:
West Wing - Available
24,661 Usable Square Feet**

Lower Level	66,847 Square Feet
First Level	78,702 Square Feet
Second Level	72,774 Square Feet
Total	218,323 Square Feet

Second Level Features:

- Private Offices
- Open Offices
- Large Training Rooms
- Elevator Access
- Restrooms on either side
- Skylights



SECOND FLOOR
24,661 USABLE SQUARE FEET AVAILABLE

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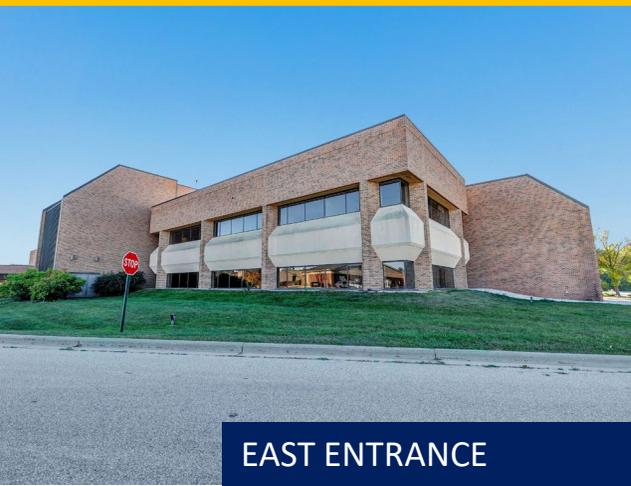
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EAST ENTRANCE



WEST ENTRANCE



AREIAL VIEW



AREIAL VIEW



NORTHEAST VIEW

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WEST ENTRANCE



LOADING DOCK



COURTYARD



OVERHANG AT MAIN ENTRANCE



LOCATION WITHIN AREA

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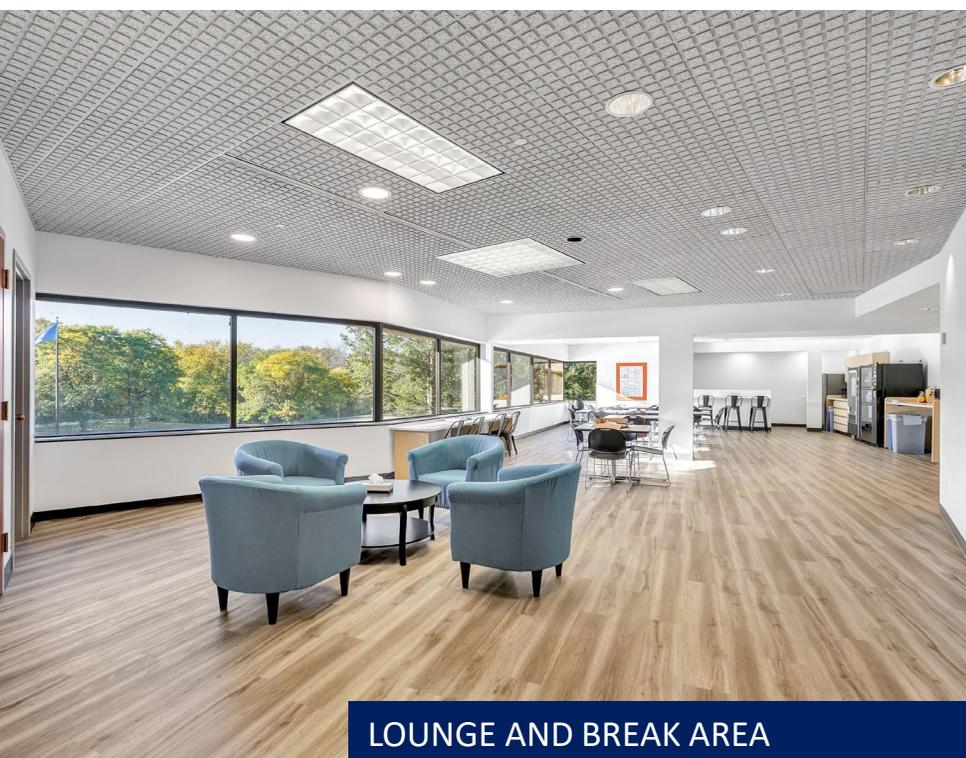
CENTER SKYLIGHT OVER MAIN STAIRWELL



SKYLIGHTS AT SIDE ENTRANCE



STAIRWELL



LOUNGE AND BREAK AREA



BREAK AREA

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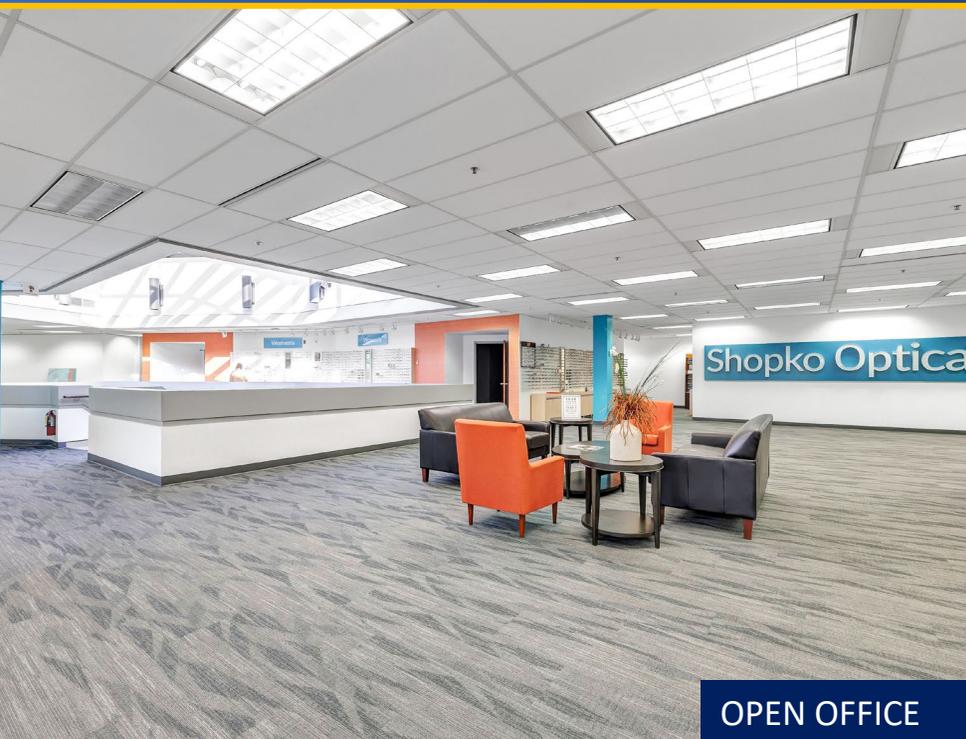
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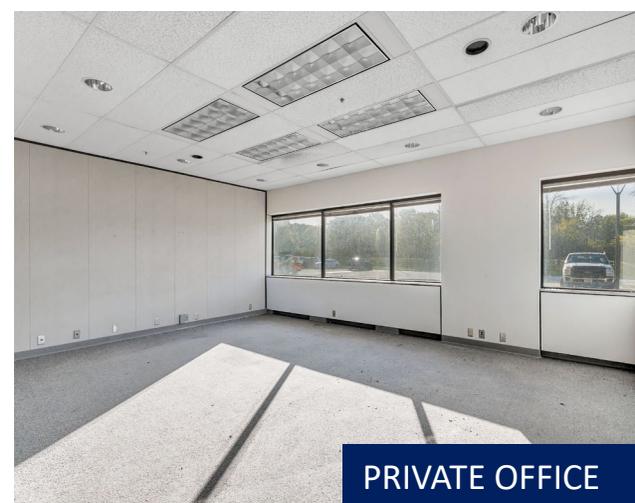
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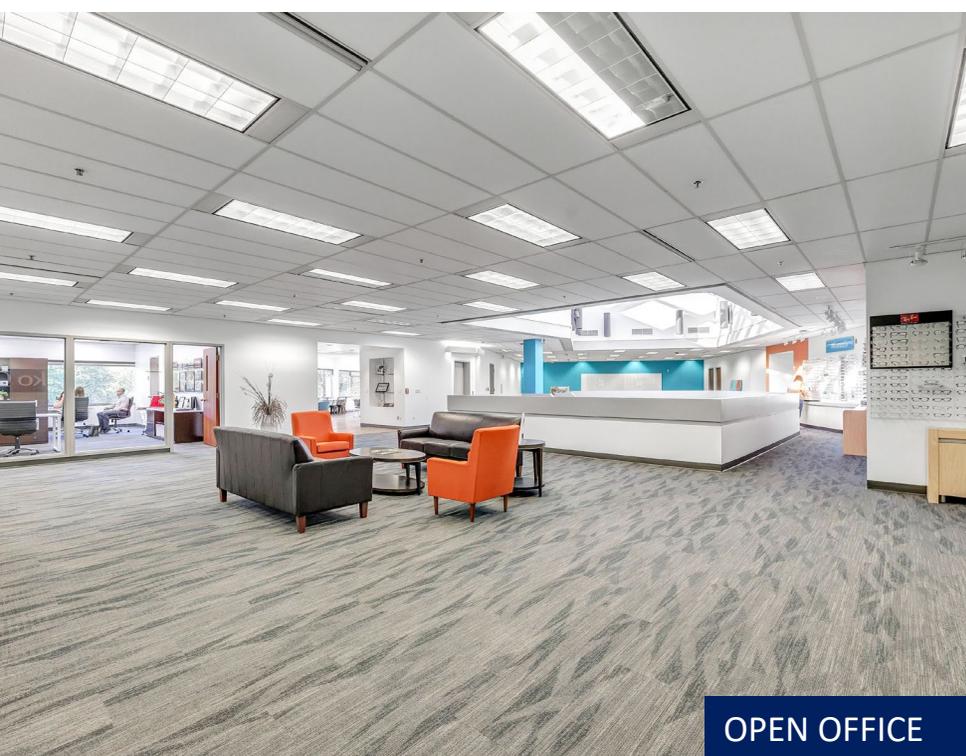
OPEN OFFICE



FLEX SPACE



PRIVATE OFFICE



OPEN OFFICE



FLEX SPACE

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LOADING DOCKS



COMMERCIAL KITCHEN AREA



OVERHEAD DOORS



LARGE DINNING AND EVENT SPACE



ABUNDANT NATURAL LIGHT

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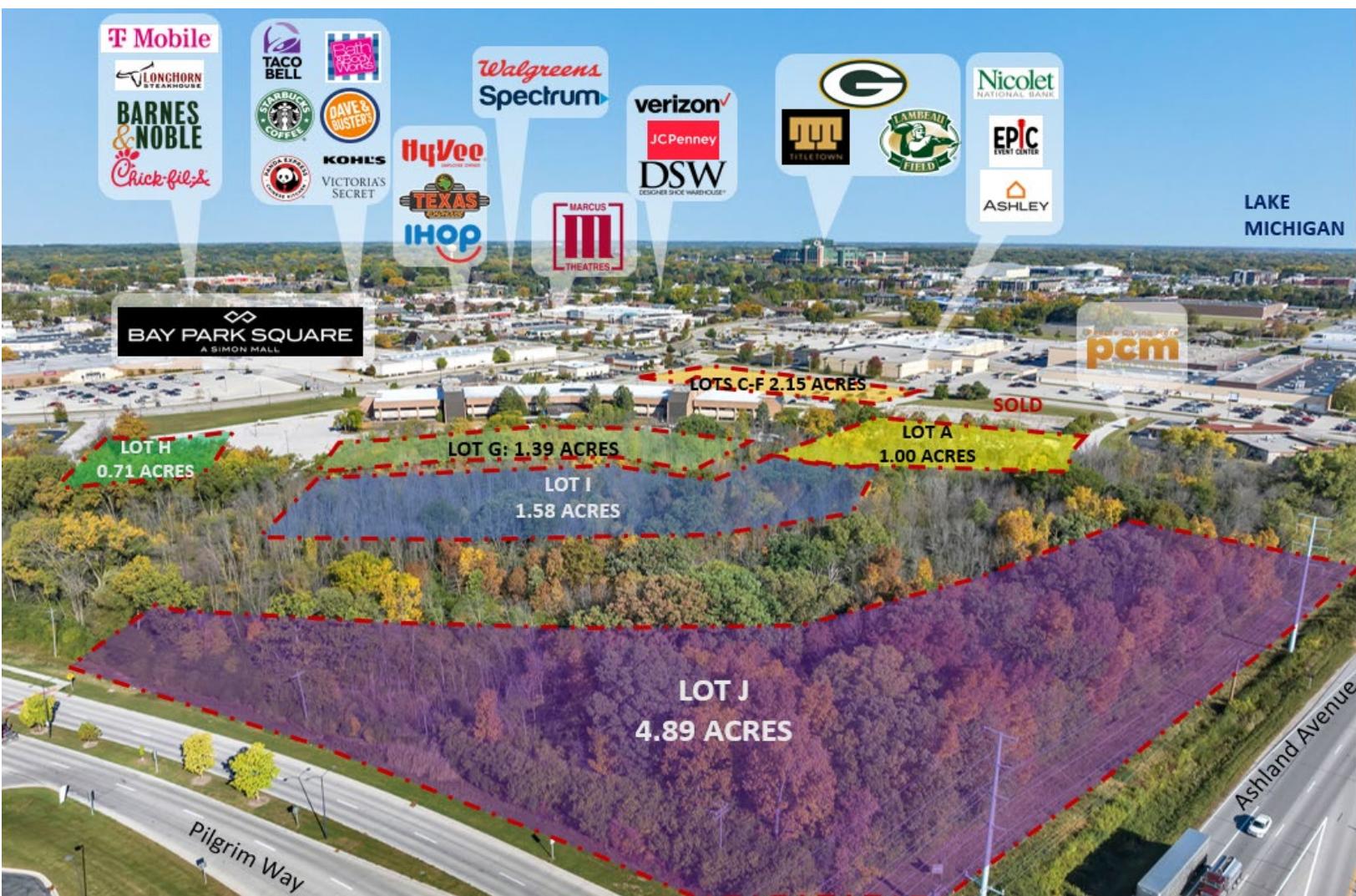
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Location Highlights



Lambeau Field



EPIC Event Center

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Location Highlights

- Proximity to:
 - Ashley Furniture
 - Marcus Bay Park Cinema
 - EPIC Event Center
 - Kohl's Department Store
 - Western Racquet & Fitness Club
 - Best Buy
 - DICK'S Sporting Goods
 - PetSmart
 - Shopko
 - JC Penny
 - 0.8 Miles from Holmgren Way (172)
 - 1.2 Miles south of Lambeau Field
 - 1.6 Miles from Interstate 41 (I-41)
 - 4.7 miles from Green Bay Austin Straubel International Airport
 - 849 parking spaces
 - Multiple Outlot Opportunities

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**Village of
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Wisconsin**

**0.48 Acres
up to
11.72 Acres**

**Flexible
Outlot Sizes**

**B-3 Business
District**

Outlot Pad Sites at The Arboretum 700 Pilgrim Way, Green Bay, Wisconsin



The Arboretum | 700 Pilgrim Way
B-3 Business District
Maximum Building Height: 120 Feet
20% of the Development reserved for landscaping/streetscape

Pad Site A
1.001 Acres

Concept Shown: 351,250 SF
Maximum Potential Development
34,883 SF Footprint
418,594 SF -12 Story Building

Pad Site G
1.39 Acres

Concept Shown: 234,256 SF
Maximum Potential Development
48,439 SF Footprint
581,265 - 12 Story Buildings

Pad Site I
1.58 Acres

Concept Shown: 233,290 SF
Maximum Potential Development
55,060 SF Footprint
660,718 SF -12 Story Building

Pad Sites C-F
2.15 Acres

Concept Shown: 250,273 SF
Maximum Potential Development
74,923 SF Footprint
899,078 SF -12 Story Building

Pad Site H
0.71 Acres

Concept Shown: 116,645 SF
Maximum Potential Development
24,742 SF Footprint
296,905 - 12 Story Buildings

Pad Site J
4.89 Acres

Concept Shown: 250,273 SF
Maximum Potential Development
170,407 SF Footprint
2,044,880 SF - 12 Story Buildings

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Village of Ashwaubenon Wisconsin

0.48 Acres up to 11.72 Acres

Flexible Outlot Sizes

B-3 Business District

**Outlot Pad Sites at The Arboretum
700 Pilgrim Way, Green Bay, Wisconsin**



Please call to arrange a site visit **920-315-0090**
Murray D. Wikol, President & CEO mwikol@provisions.ws