

Site Visit
Hosted by



700 Pilgrim Way ■ Green Bay, Wisconsin

Telephone: 248.988.9341 ■ provisionsllc.com/the-arboretum/

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Property Specifications

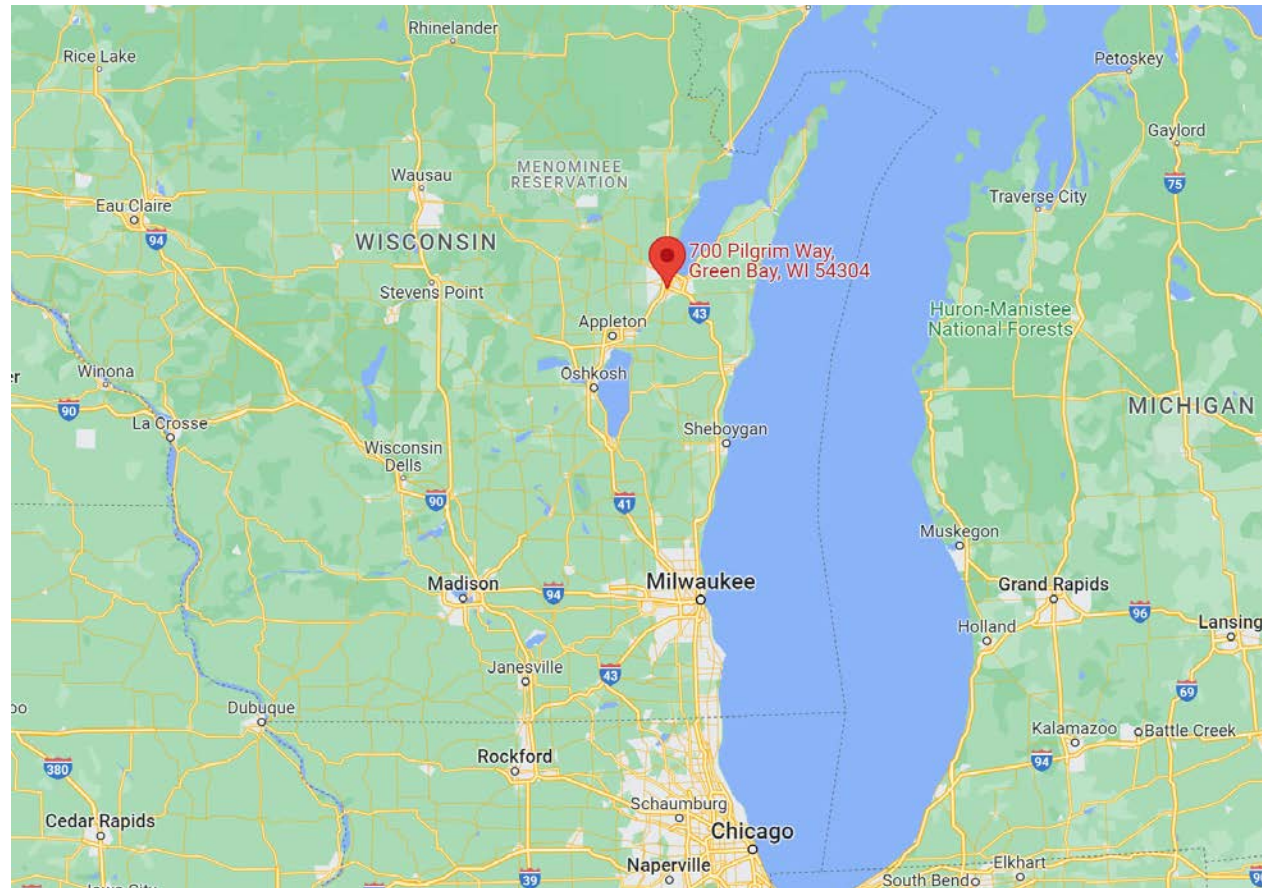
TYPE	Mixed-Use Redevelopment - Live, Work, Play
LOCATION	700 Pilgrim Way, Village of Ashwaubenon, Wisconsin
BUILDING SIZE	218,323 square feet
LOWER FLOOR	66,847 square feet
FIRST FLOOR	78,702 square feet
SECOND FLOOR	72,774 square feet
ZONING	B-3 Business District
NUMBER OF BUILDINGS	One (1) primary facility
NUMBER OF STORIES	Two (2) stories above grade and one (1) story below grade
ACRES	31.44 ACRES
TYPE OF TERRAIN	Generally drained flat with mild slopes to drain with the Dutchman Creek crossing from east to west from the south
YEAR BUILT	1987
YEAR RENOVATED	2025
FOUNDATION	Reinforced cast-in-place concrete and concrete masonry walls with cast-in-place slab floor
FRAME	Superstructure is steel framing, corrugated metal decking with concrete fill
EXTERIOR WALLS	Brick veneer, standing seam metal roofing and EFIS facade
EAVE HEIGHT	30'-8"
ROOF STRUCTURE	Corrugated metal decking with concrete fill
ROOF COVER	EDPM membrane / flat roof
WINDOWS	Insulated, tinted, fixed glass panels
FLOORS	Mixture of commercial grade carpet tiles, rubberized sports flooring, vinyl composition tile, ceramic tile and wood flooring
LIGHTING	Recessed florescent fixtures and canned/incandescent lighting in addition to suspended florescent fixtures, and suspended indirect pendant mounted metal halide fixtures
ELECTRICAL	480/277 volt, three-phase, 4-wire AC, pad mounted transformer, three (3) generators
PLUMBING	Men's and Women's restrooms on each end of the building on each floor and center first floor
FIRE PROTECTION	Wet sprinkler system
HVAC	Boilers
PARKING	849 parking spaces
PERMITTED BUILDING HEIGHT	120 feet building height permitted (12 stories)

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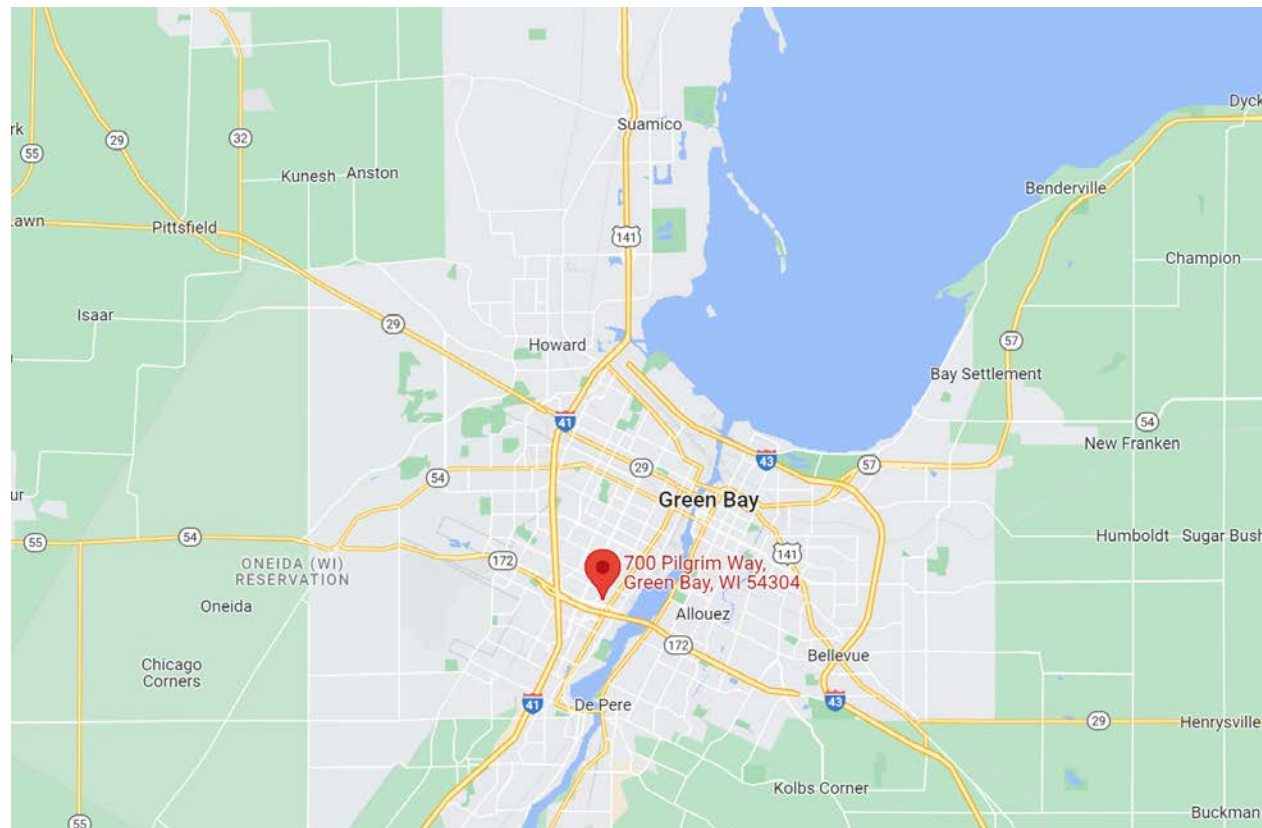


- 218,323 SQUARE FEET OF FLEXIBLE SPACE
- 6 OUTLOT PAD SITES AVAILABLE FOR LEASE/SALE
- KITCHEN AREA WITH DINNING HALL
- SKYLIGHTS AND LOTS OF NATURAL LIGHTING
- LARGE OPEN ROOMS & PRIVATE OFFICES
- SUITABLE FOR
 - OFFICE
 - EDUCATIONAL
 - MEDICAL
 - HOTEL / HOSPITALITY
 - FAMILY ENTERTAINMENT

Maps



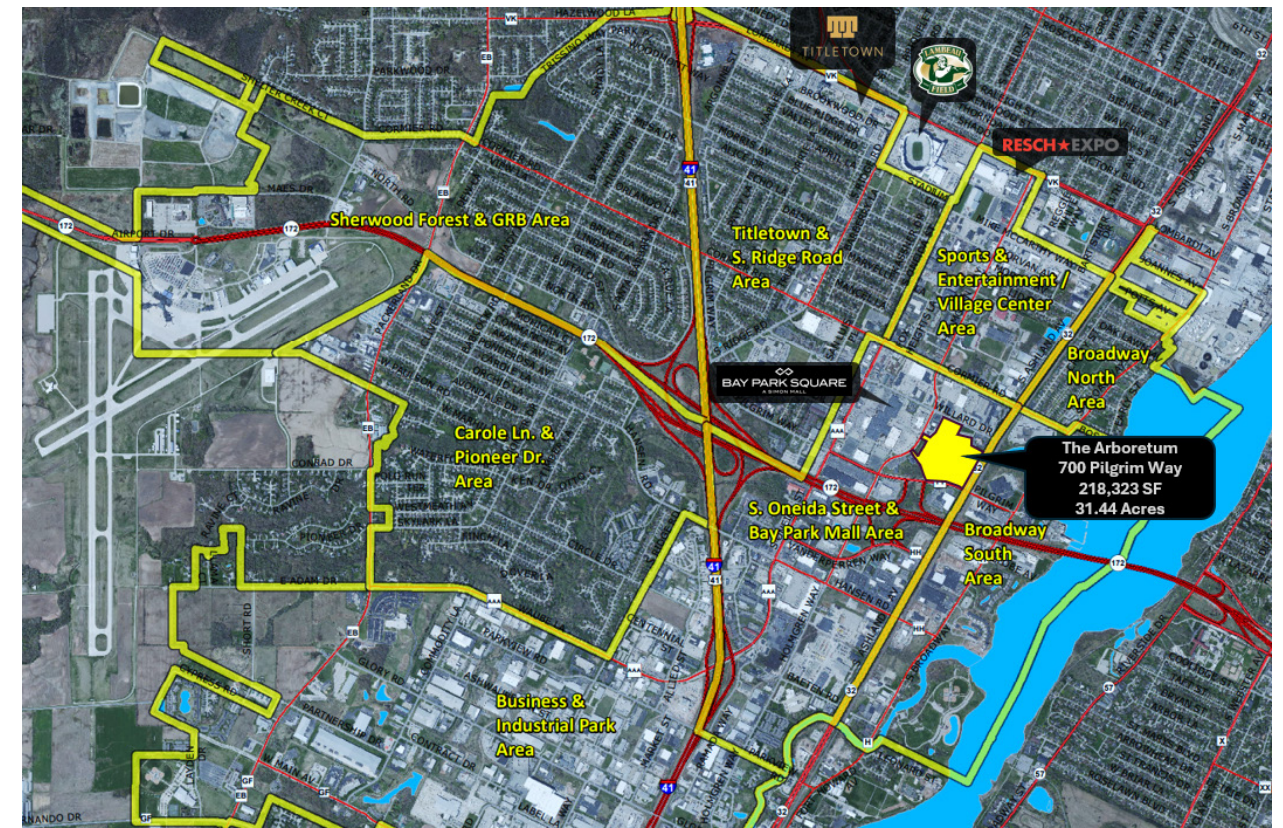
Regional Map



City Map



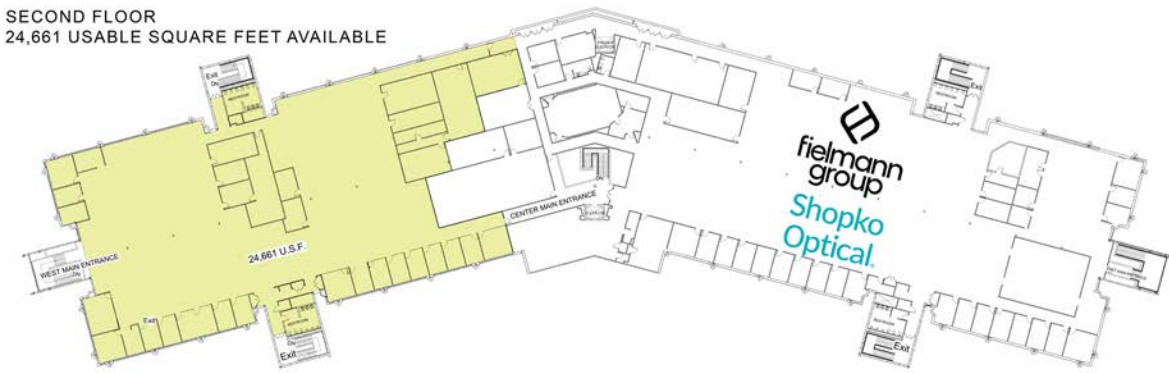
Aerial Map



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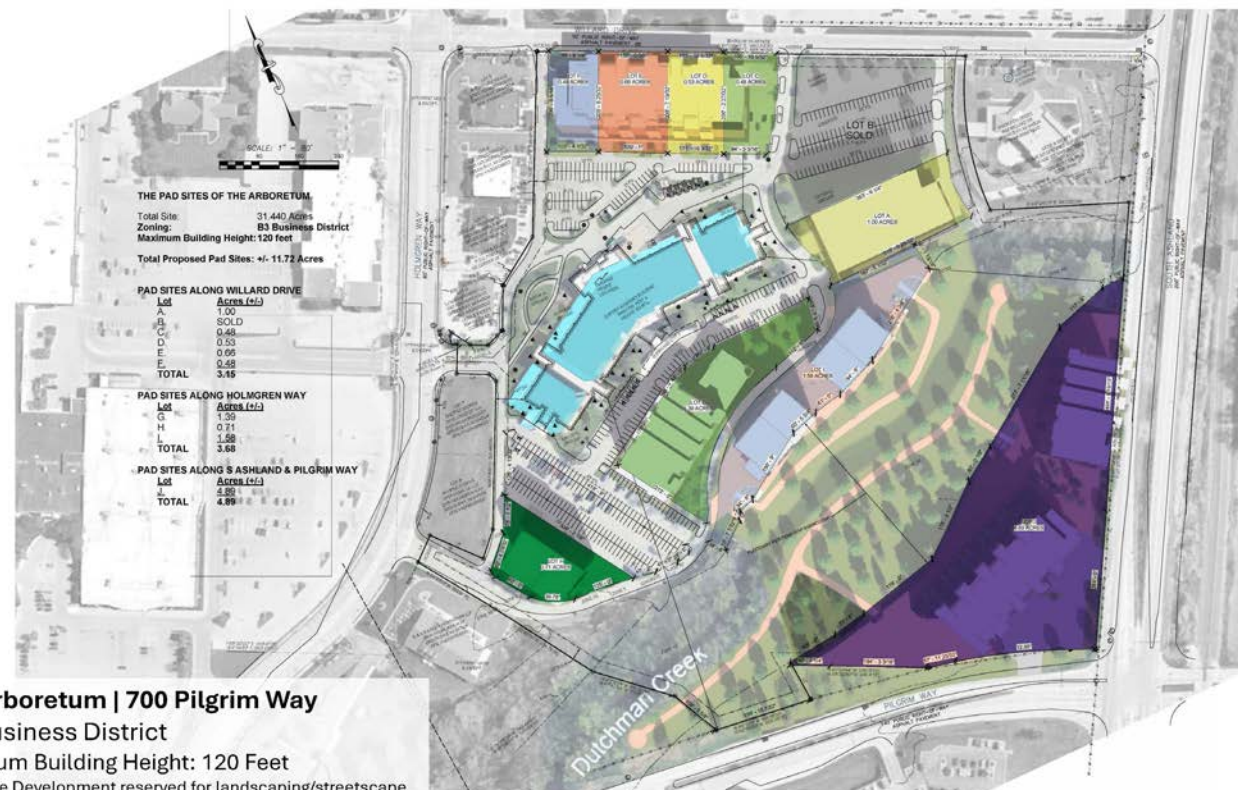
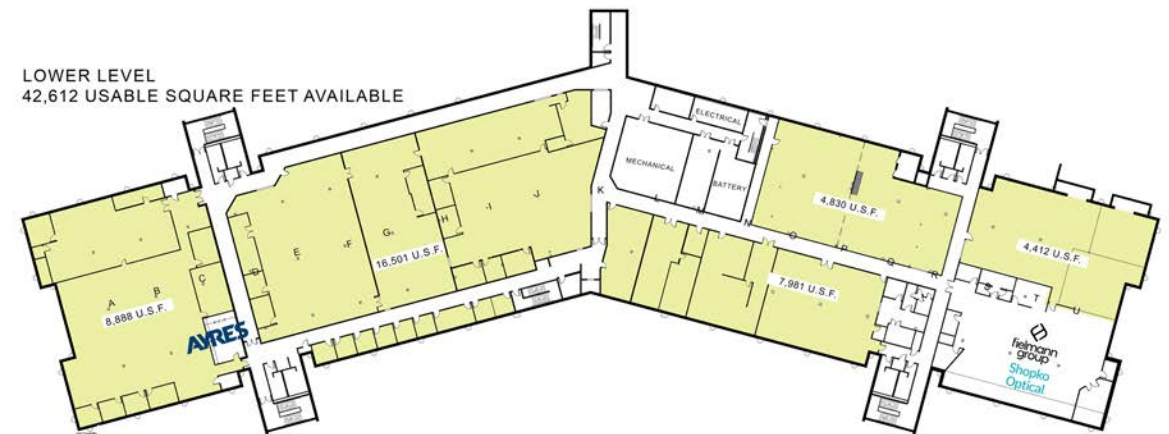
SECOND FLOOR
24,661 USABLE SQUARE FEET AVAILABLE



FIRST FLOOR
44,344 USABLE SQUARE FEET AVAILABLE



LOWER LEVEL
42,612 USABLE SQUARE FEET AVAILABLE



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

*The following site plans, renderings, and/or floor plans are merely conceptual in nature. These are solely for illustrative purposes and may or may not change.

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



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



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

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



South Ashland



Sites C-F
 2.15 Acres
 Concept Shown: 250,273 SF
 Maximum Potential Development
 74,923 SF Footprint
 899,078 SF -12 Story Building

The Arboretum | 700 Pilgrim Way
 B-3 Business District
 Maximum Building Height: 120 Feet

Site K
 Existing Structure
 Concept Shown: 873,288 SF
 Maximum Potential Development
 78,702 SF Footprint
 946,063 SF - 12 Story Buildings

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



Holmgren Way

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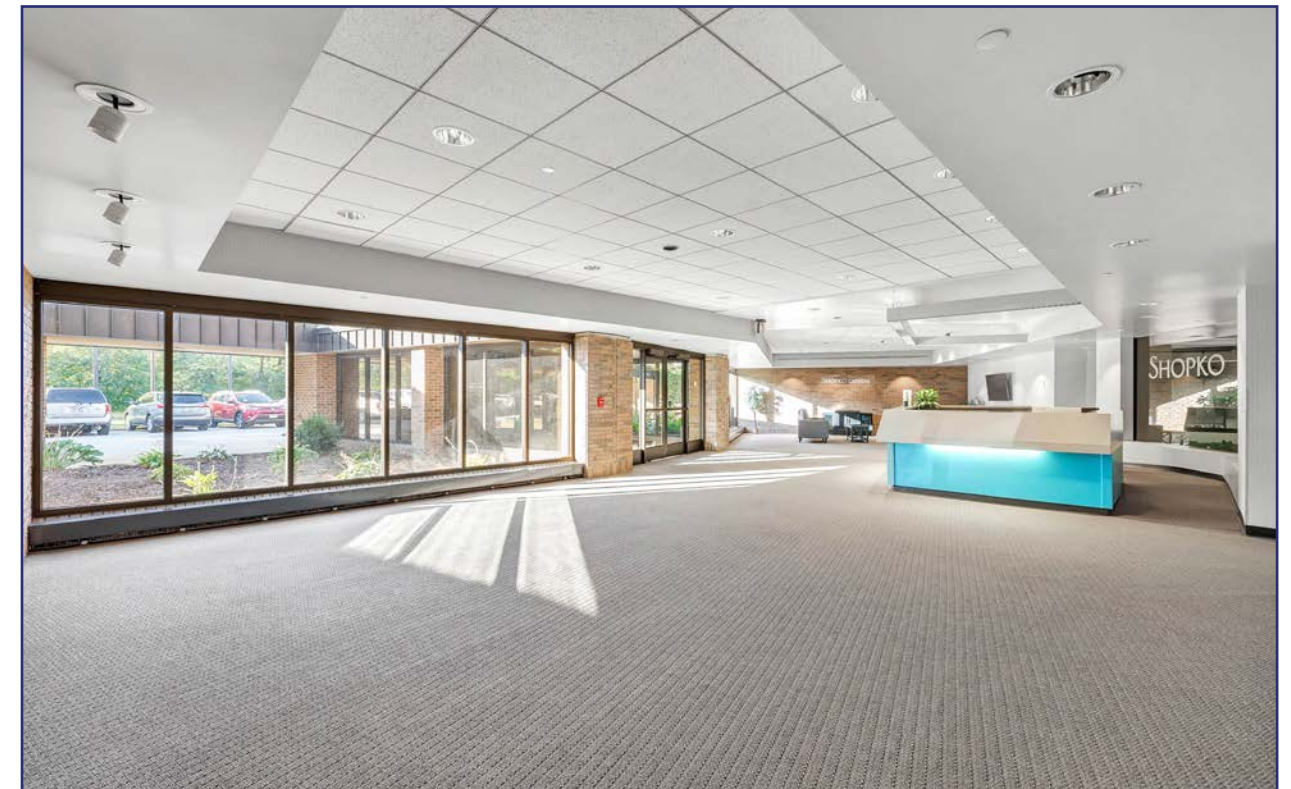




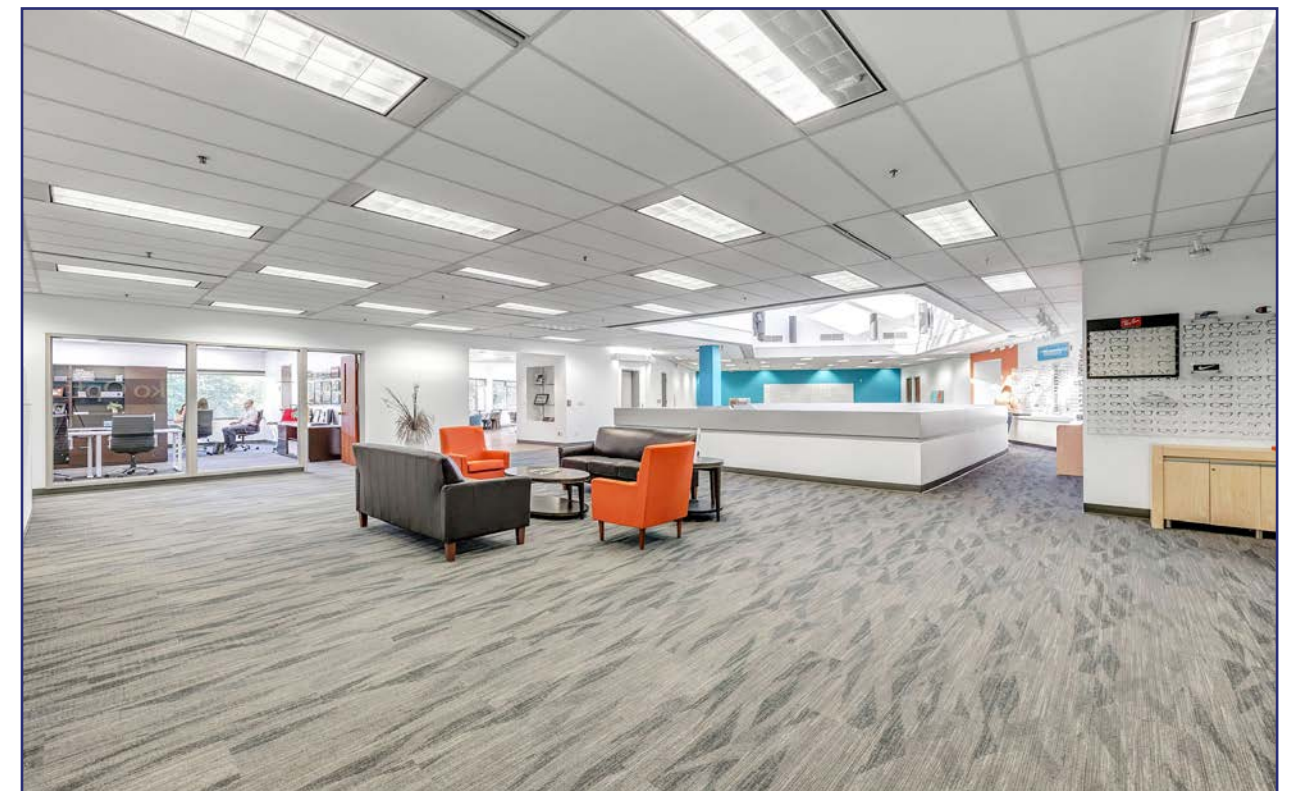
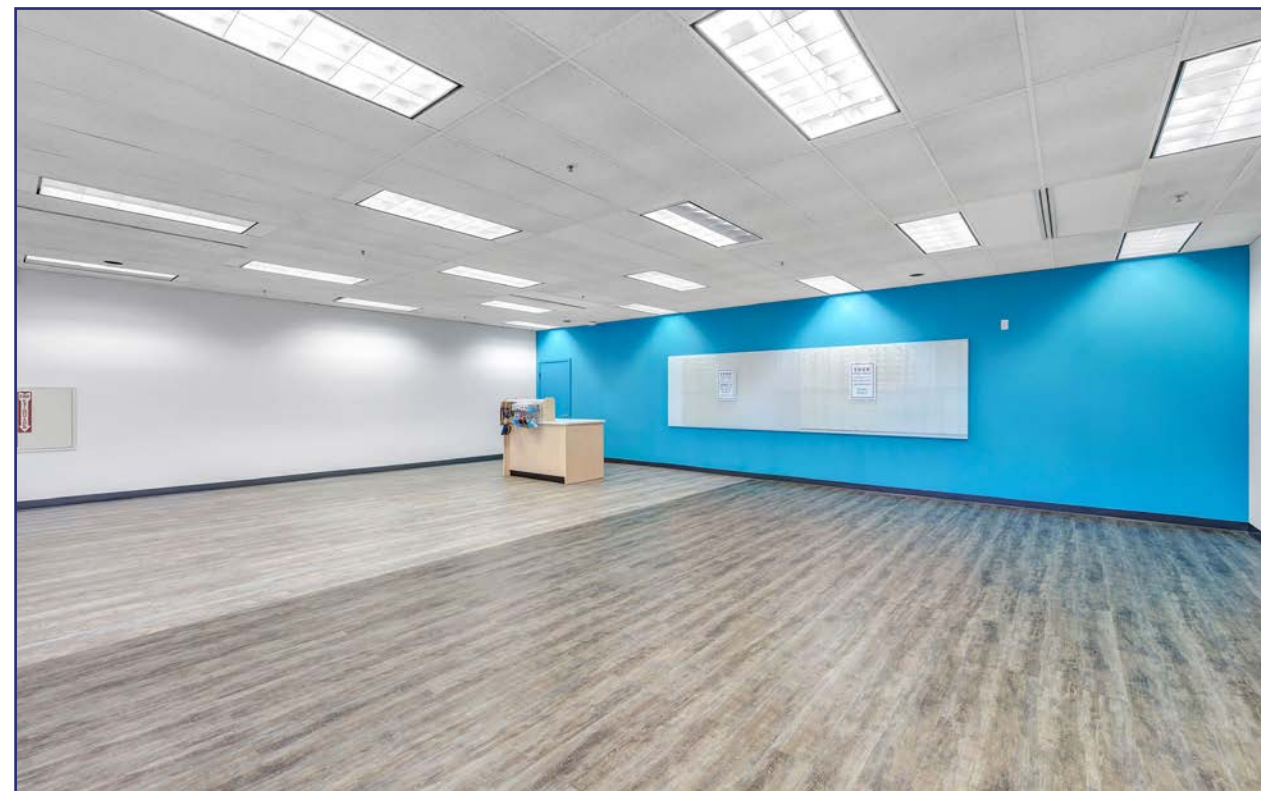
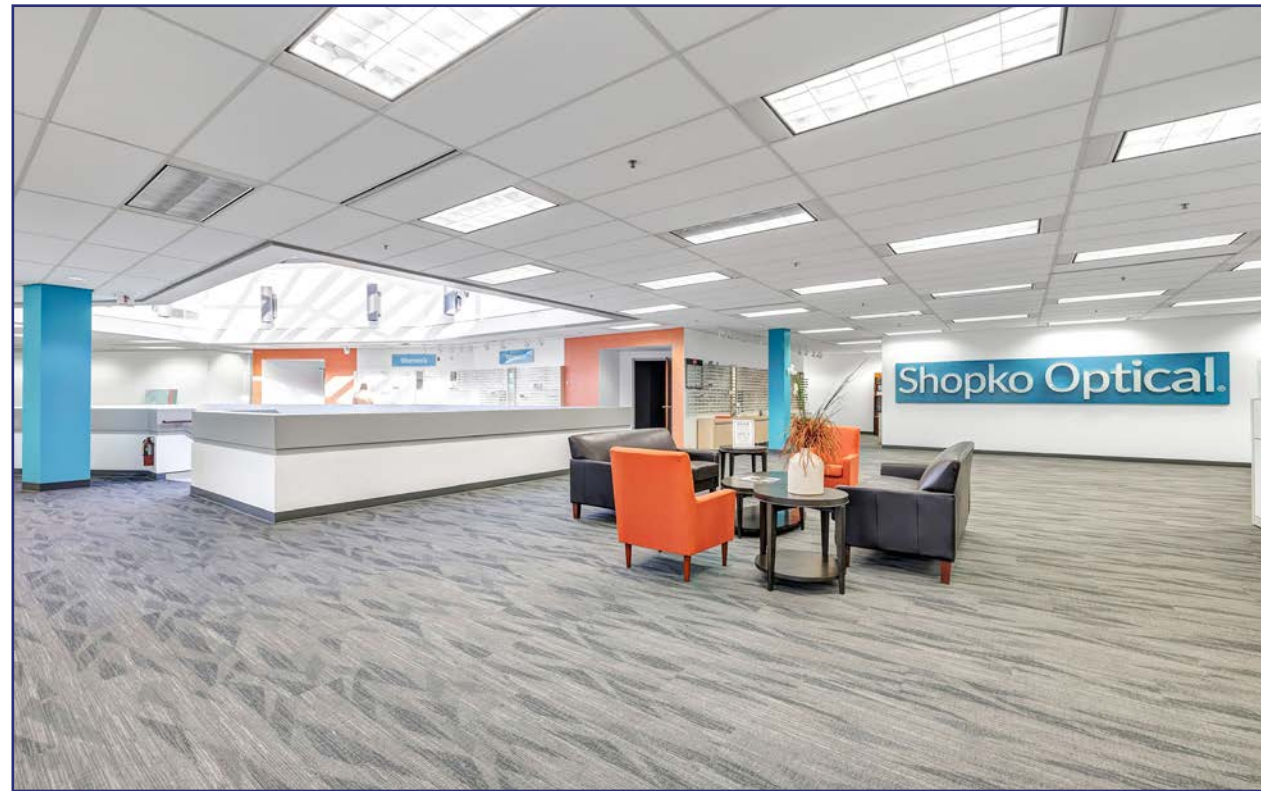
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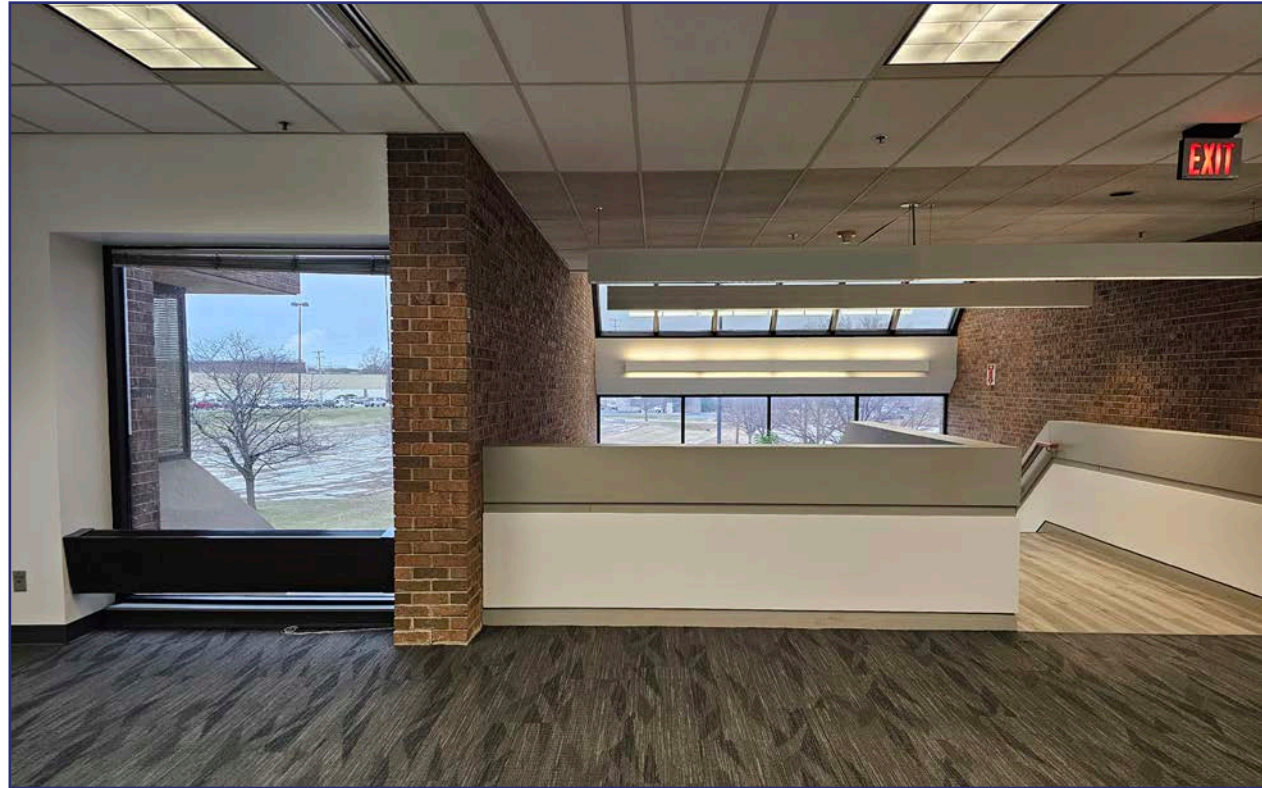
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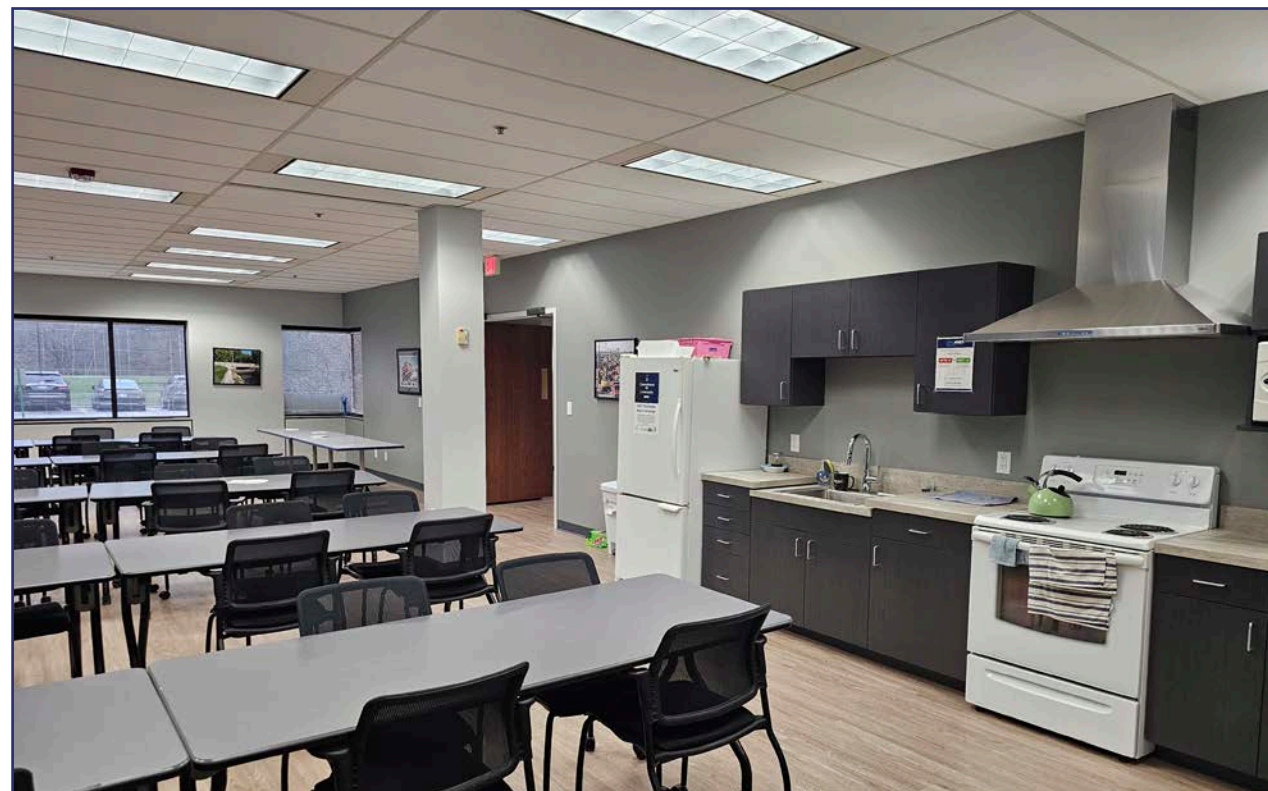
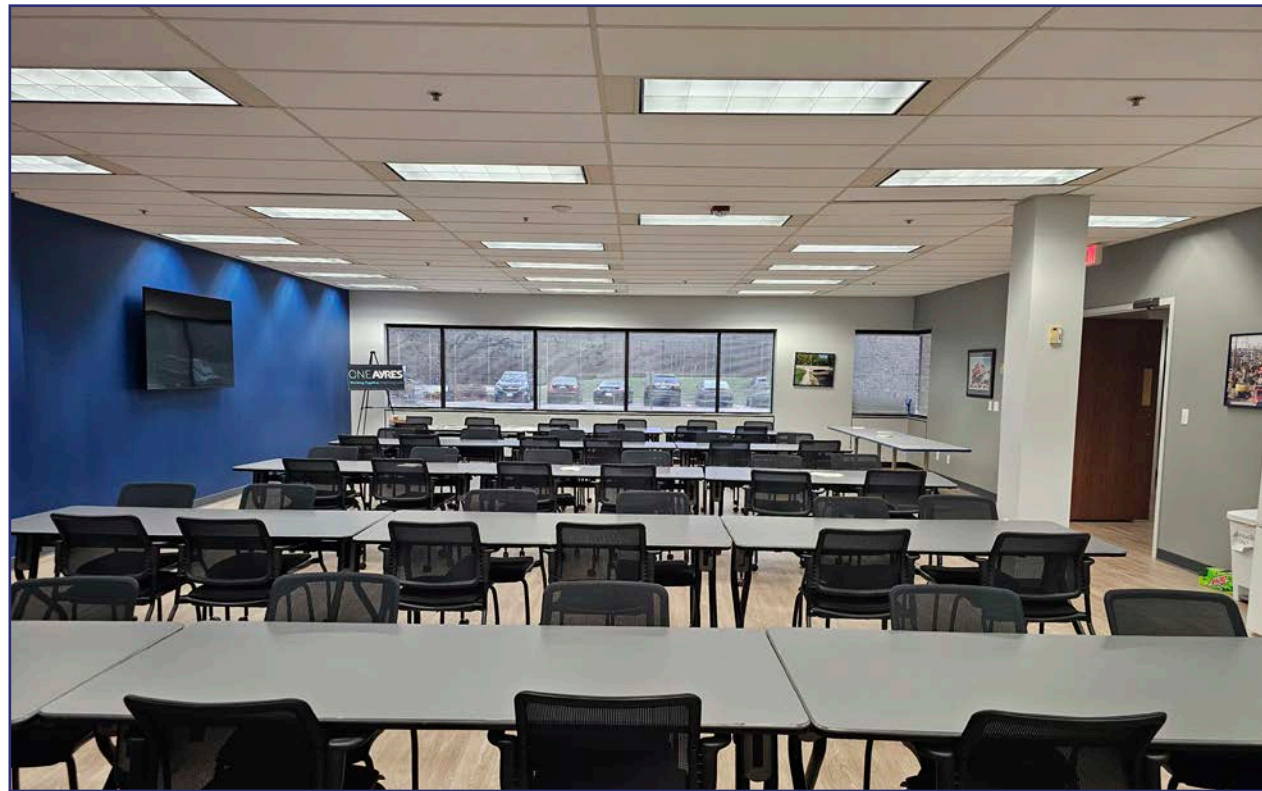






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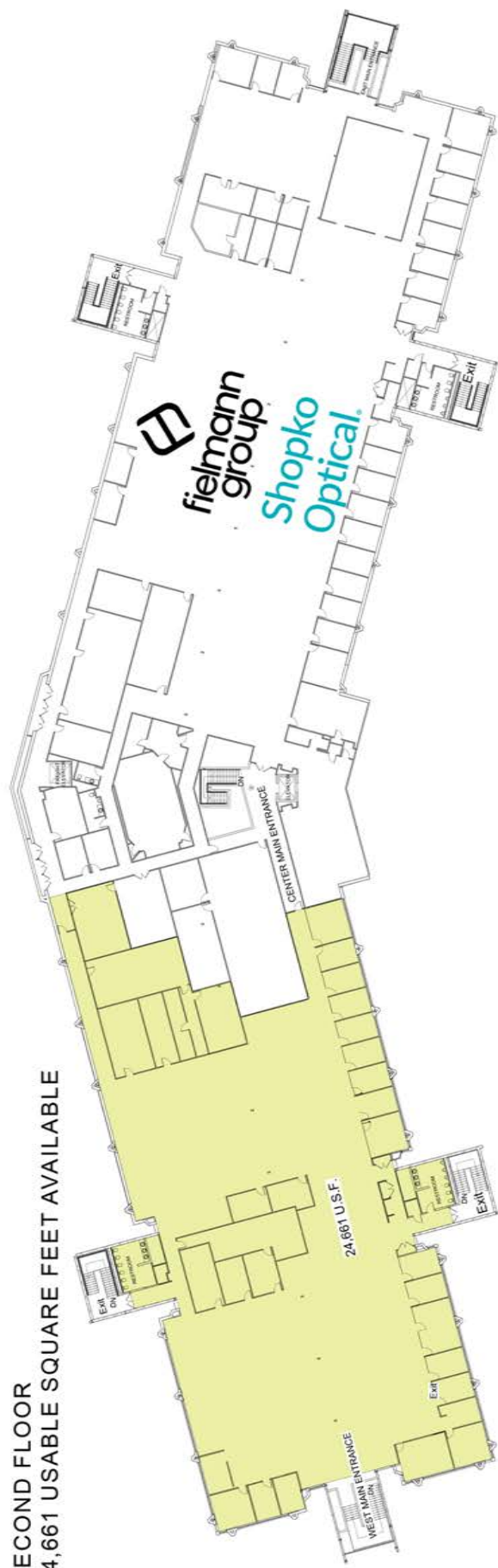




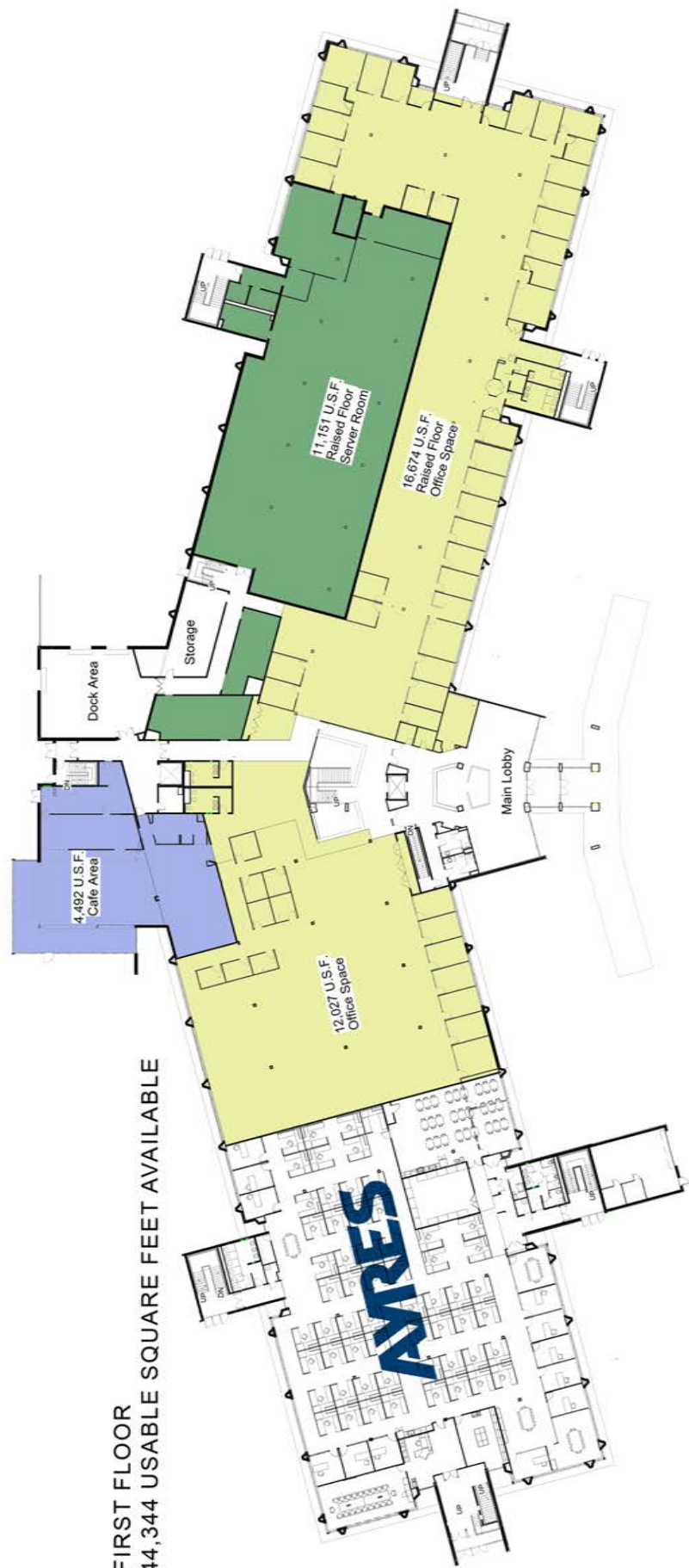
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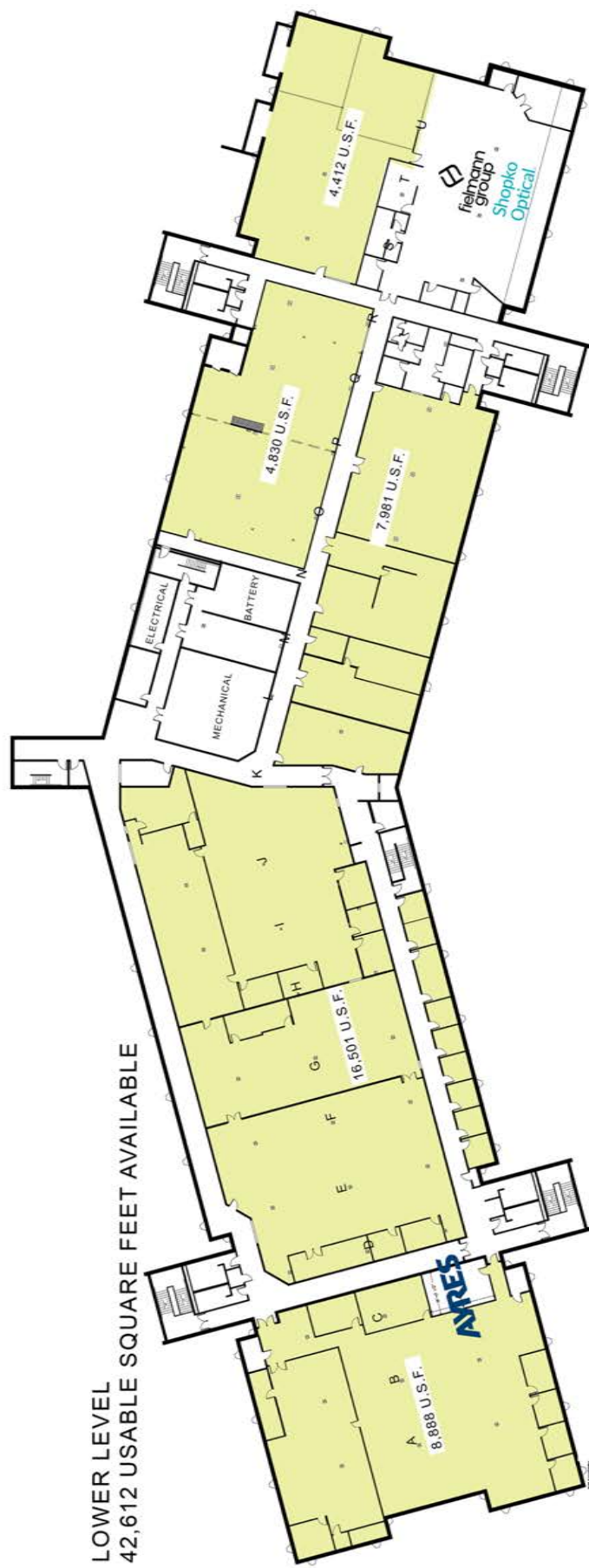
SECOND FLOOR
24,661 USABLE SQUARE FEET AVAILABLE



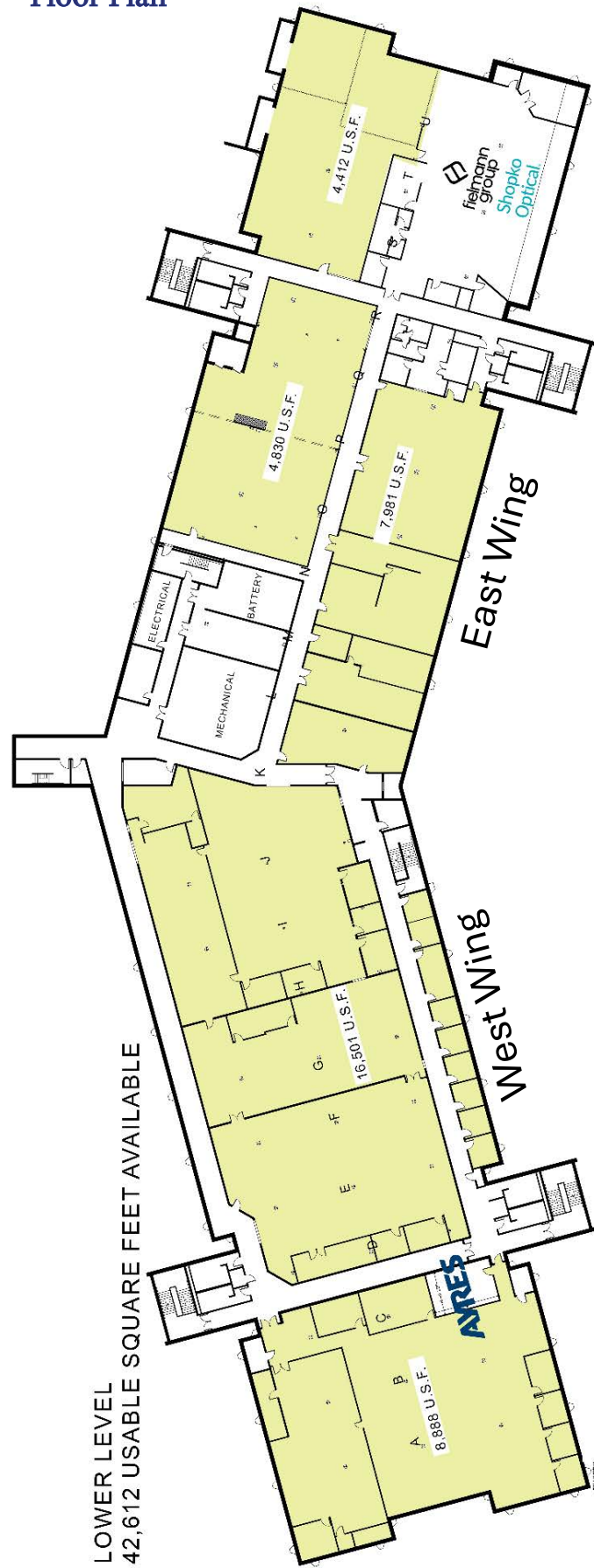
FIRST FLOOR
44,344 USABLE SQUARE FEET AVAILABLE



LOWER LEVEL
42,612 USABLE SQUARE FEET AVAILABLE



Floor Plan



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

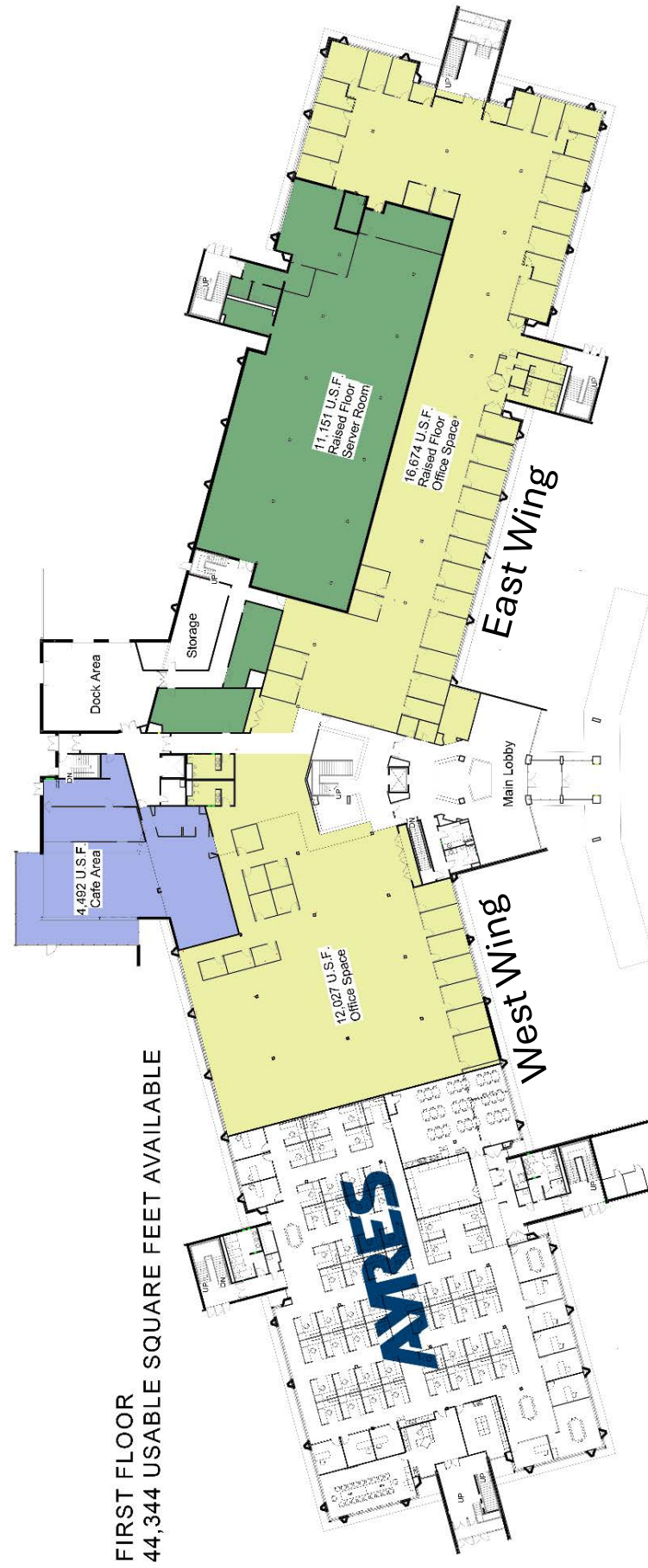


FIRST LEVEL:
East Wing – Available
27,825 Usable Square Feet

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

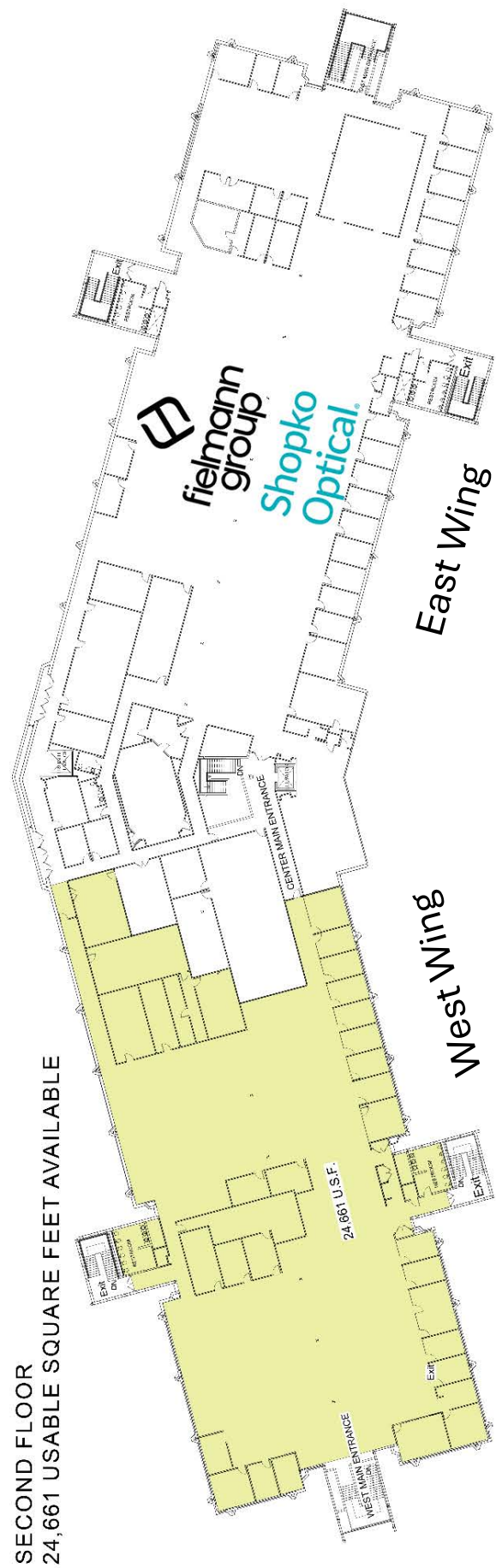
- First Level Features:**
- Access to loading dock
 - Access to drive-in overhead door
 - Commercial Kitchen
 - Dining Hall
 - Main Lobby
 - Main Entrance
 - Restrooms
 - Skylights
 - Private Offices
 - Flex Space



FIRST FLOOR
44,344 USABLE SQUARE FEET AVAILABLE

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Floor Plan



**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

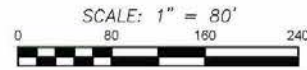
Second Level Features:

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



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Site Plan



THE PAD SITES OF THE ARBORETUM

Total Site: 31.440 Acres
 Zoning: B3 Business District
 Maximum Building Height: 120 feet
 Total Proposed Pad Sites: +/- 11.72 Acres

PAD SITES ALONG WILLARD DRIVE

Lot	Acres (+/-)
A.	1.00
B.	SOLD
C.	0.48
D.	0.53
E.	0.66
F.	0.48
TOTAL	3.15

PAD SITES ALONG HOLMGREN WAY

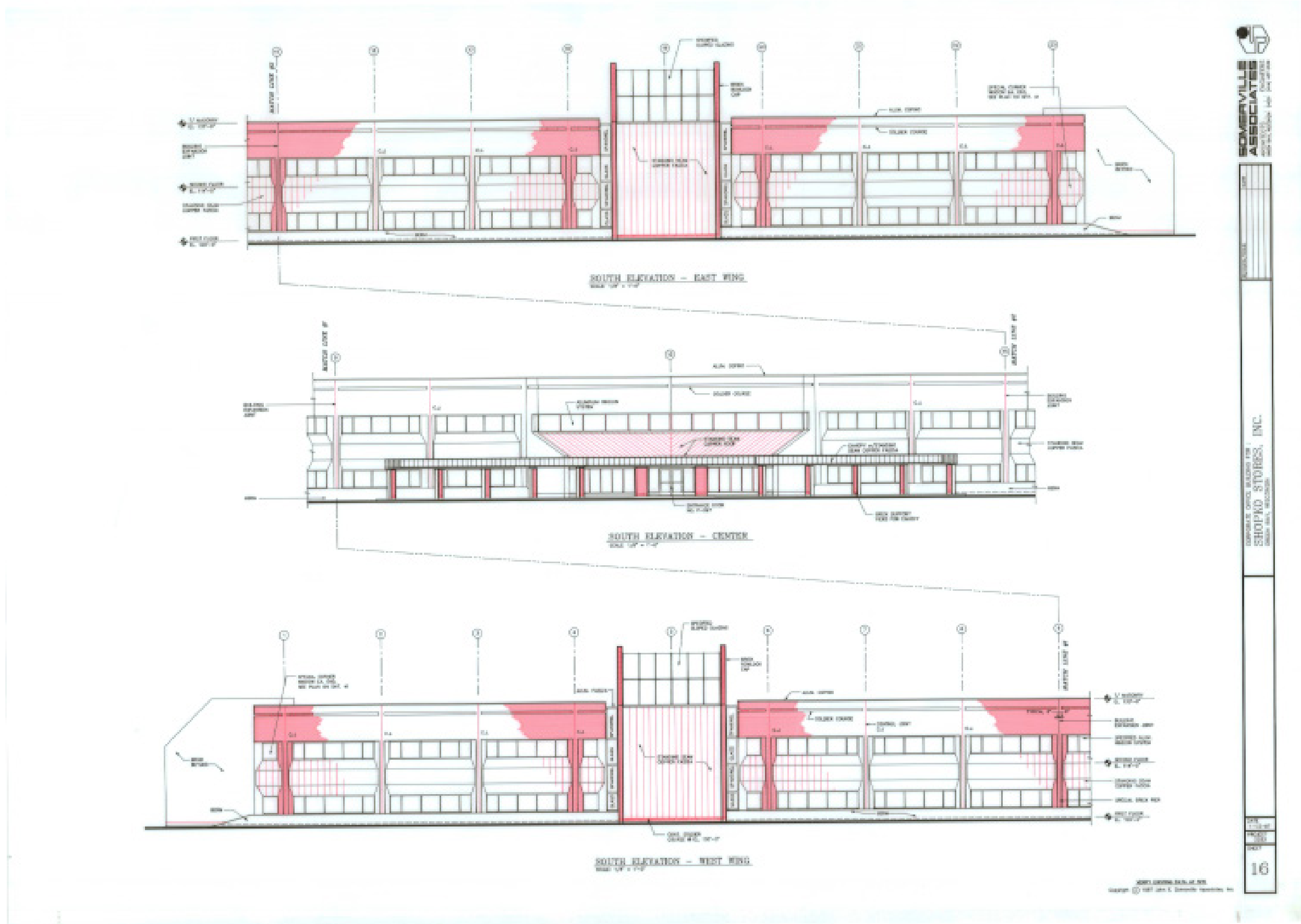
Lot	Acres (+/-)
G.	1.39
H.	0.71
I.	1.58
TOTAL	3.68

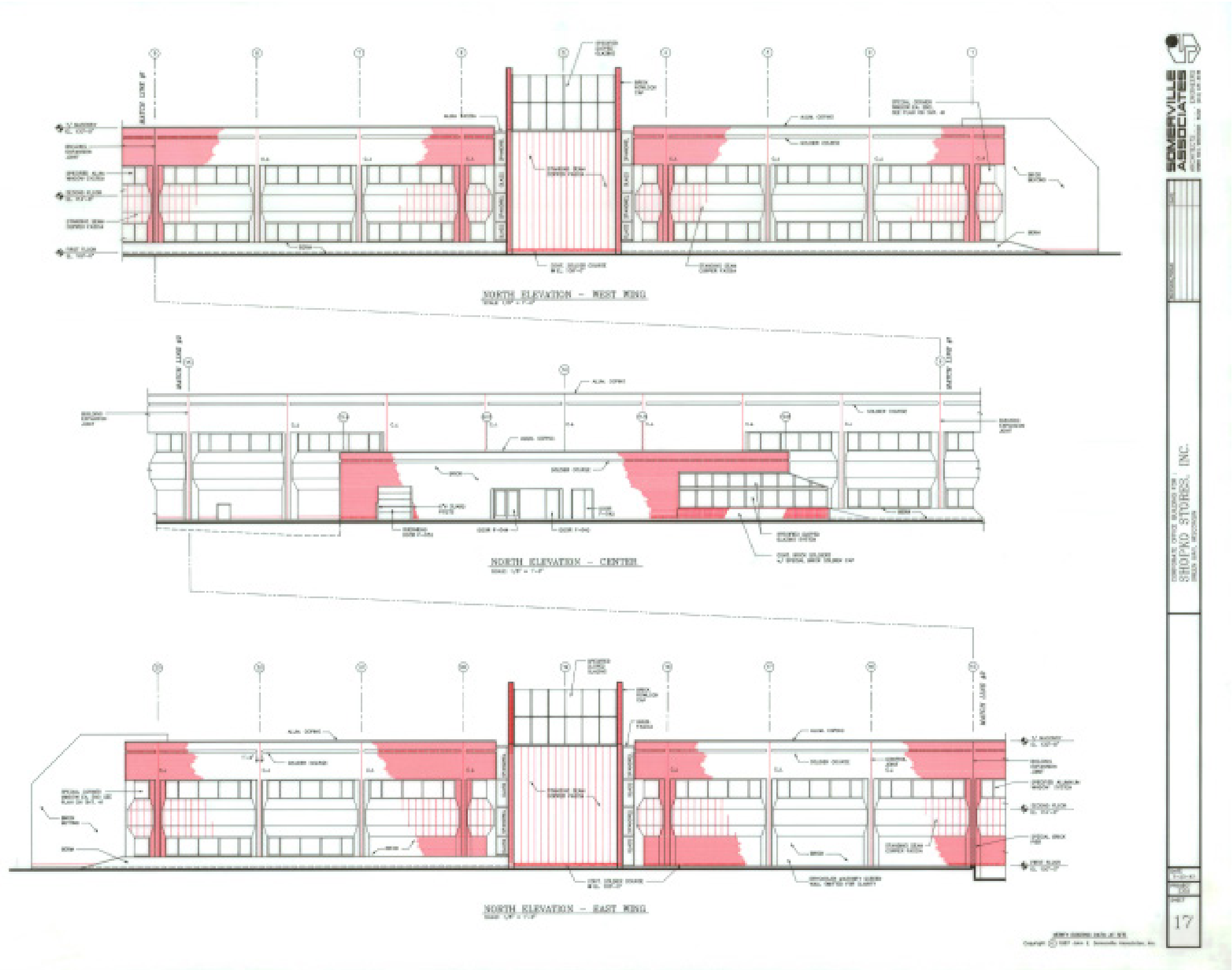
PAD SITES ALONG S ASHLAND & PILGRIM WAY

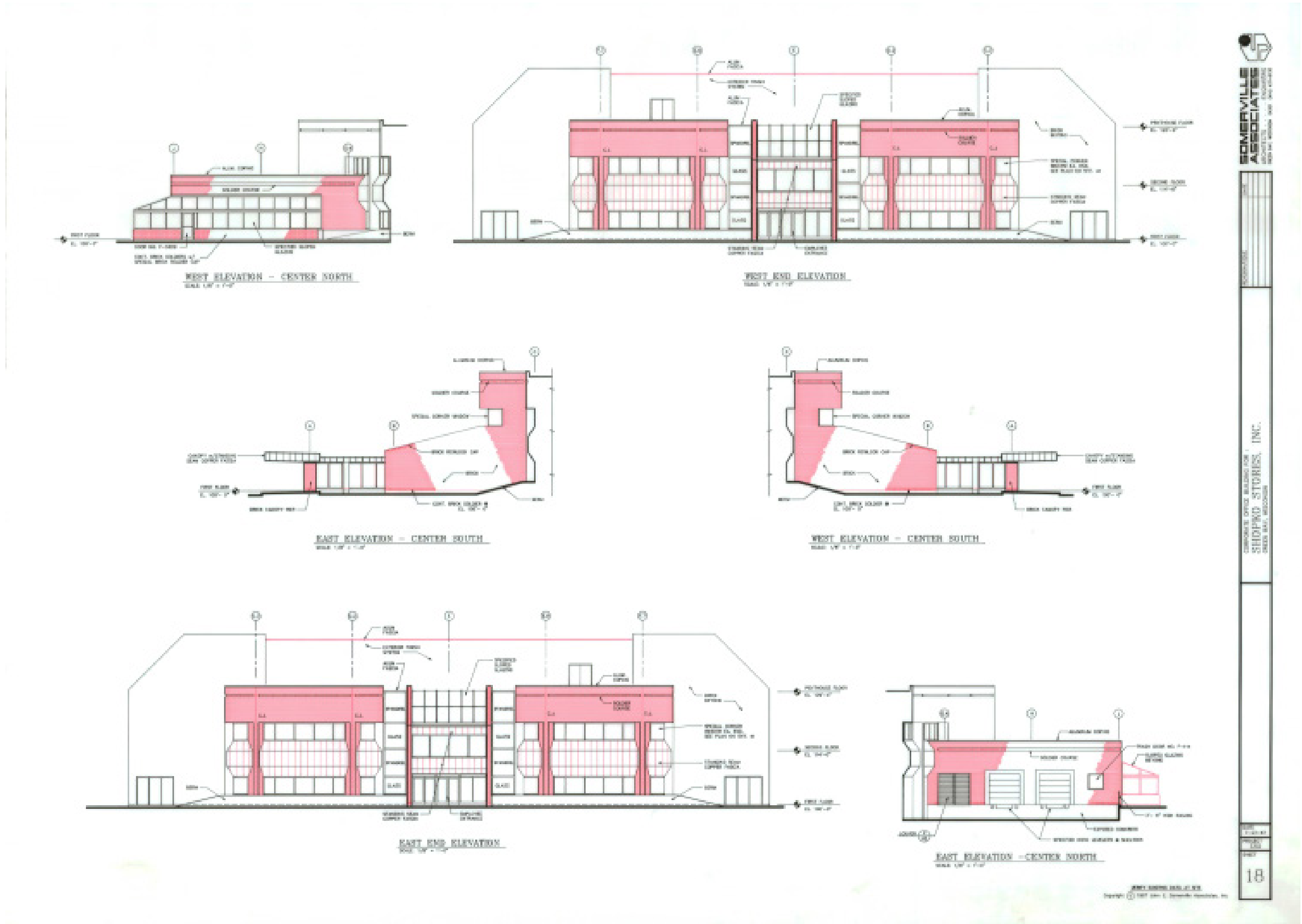
Lot	Acres (+/-)
J.	4.89
TOTAL	4.89



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SOMERVILLE ASSOCIATES ARCHITECTS INCORPORATED
 ARCHITECTS FOR THE PROJECT
 18

Corporate Overview

ProVisions, LLC is a full-service developer, financier, and owner of public sector, commercial, and health care real estate. Its President, Murray D. Wikol, is a recognized leader in the real estate industry, as he has been responsible for the development, ownership, and management of real estate valued in excess of \$3.2 Billion.

In addition to being President of ProVisions, LLC an accomplished real estate developer and financier, Mr. Wikol is recognized throughout Michigan as a business leader, philanthropist, and dignitary. Mr. Wikol's family has been State of Michigan residents since 1788 and his namesake (Murray D. VanWagoner), was Highway Commissioner and Governor of the State of Michigan. Mr. Wikol is presently a Member of several distinguished Private and Public Boards of Directors throughout the State of Michigan and the United States of America.