

Site Visit  
Hosted by



700 Pilgrim Way ■ Green Bay, Wisconsin

Telephone: 248.988.9341 ■ [provisionsllc.com/the-arboretum/](http://provisionsllc.com/the-arboretum/)

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Property Specifications

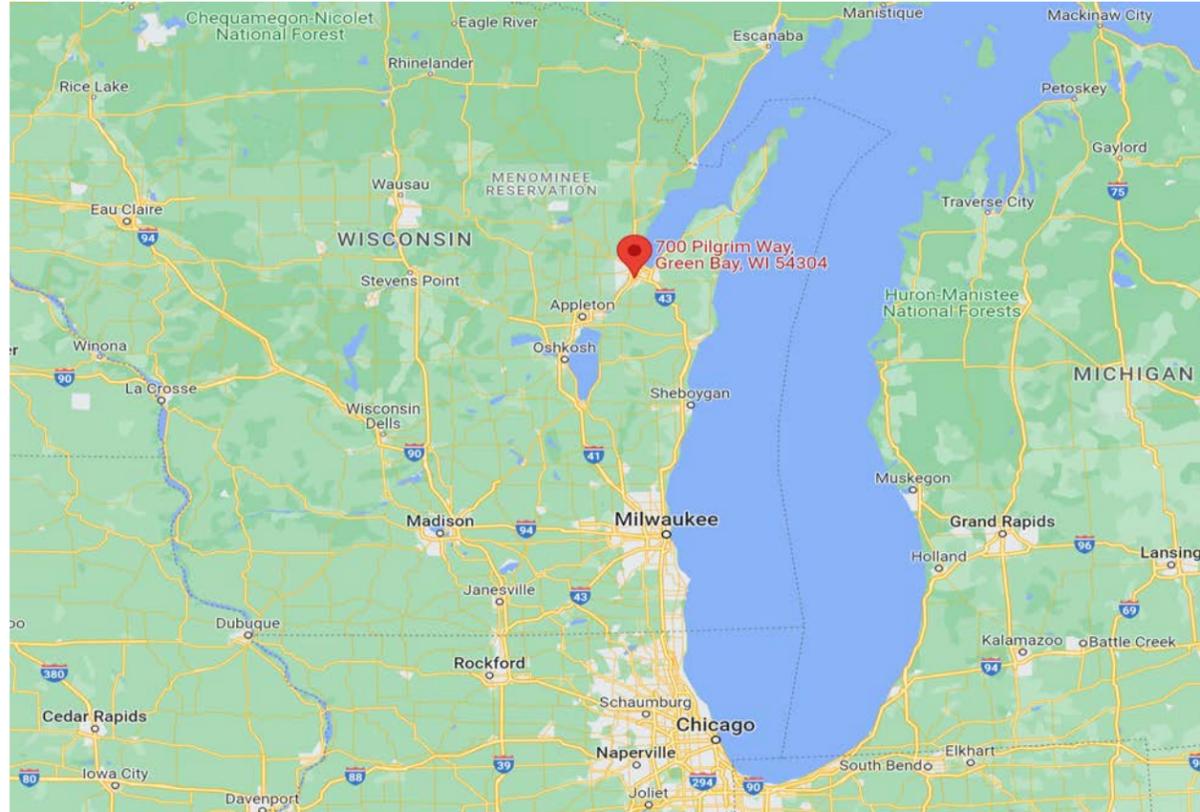
<b>TYPE</b>	Mixed-Use Redevelopment - Live, Work, Play
<b>LOCATION</b>	700 Pilgrim Way, Village of Ashwaubenon, Wisconsin
<b>BUILDING SIZE</b>	218,323 square feet
<b>LOWER FLOOR</b>	66,847 square feet
<b>FIRST FLOOR</b>	78,702 square feet
<b>SECOND FLOOR</b>	72,774 square feet
<b>ZONING</b>	B-3 Business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

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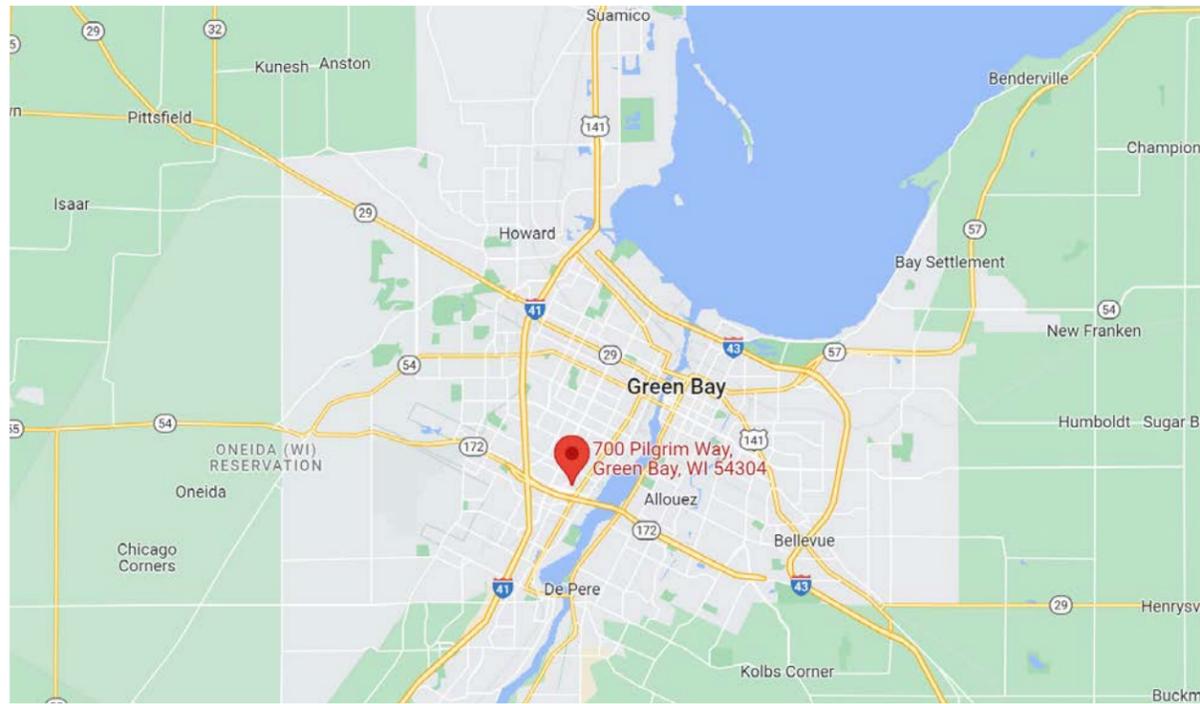


- 218,323 SQUARE FEET OF FLEXIBLE SPACE
- 7 OUTLOT PAD SITES AVAILABLE FOR LEASE/SALE
- KITCHEN AREA WITH DINNING HALL
- SKYLIGHTS AND LOTS OF NATURAL LIGHTING
- LARGE OPEN ROOMS & PRIVATE OFFICES
- SUITABLE FOR
  - OFFICE
  - EDUCATIONAL
  - MEDICAL
  - HOTEL / HOSPITALITY
  - FAMILY ENTERTAINMENT

Maps



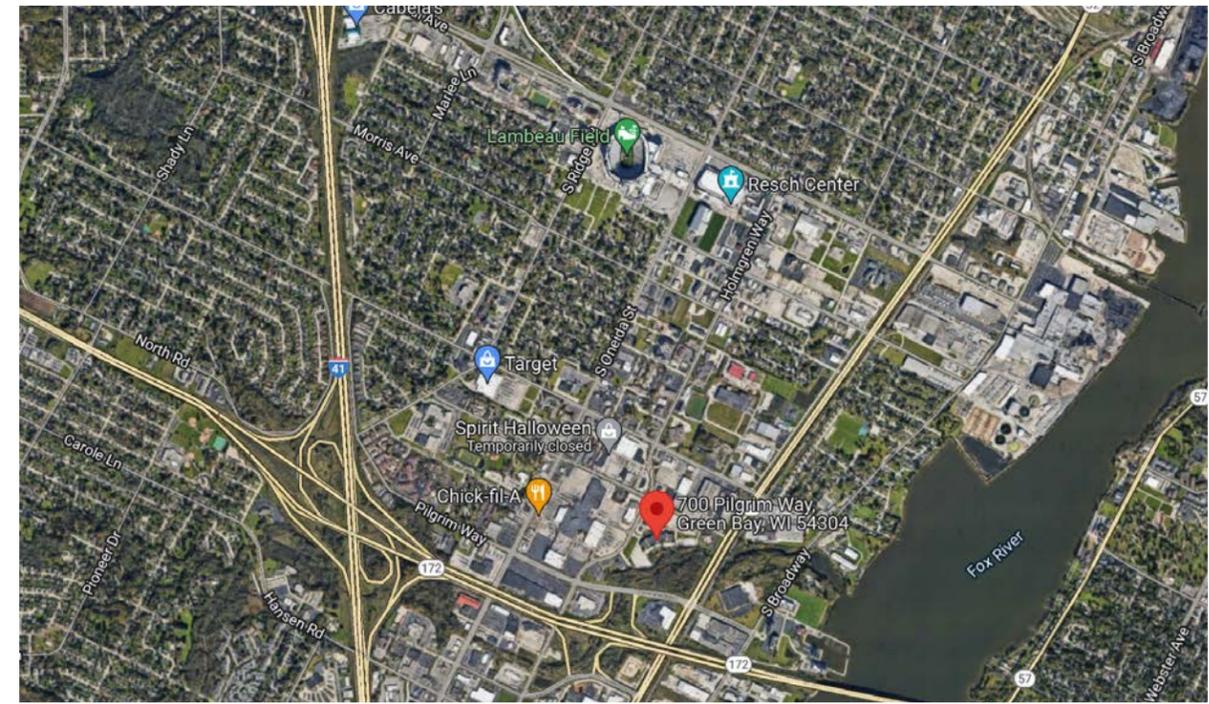
Regional Map



City Map



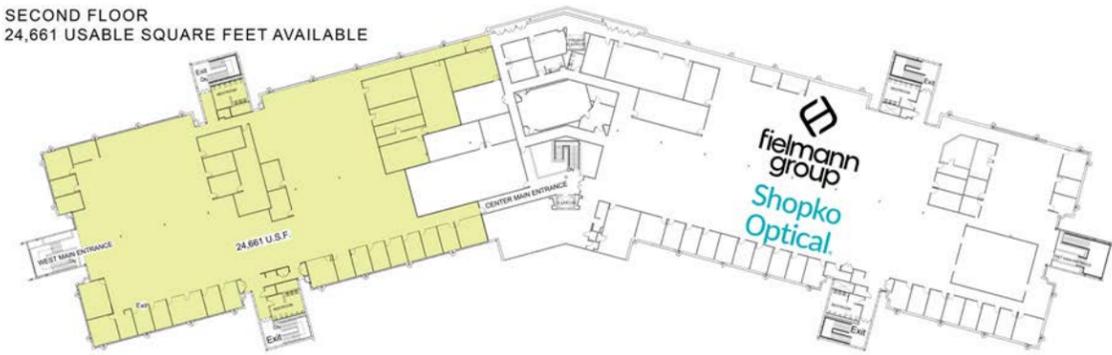
Aerial Map



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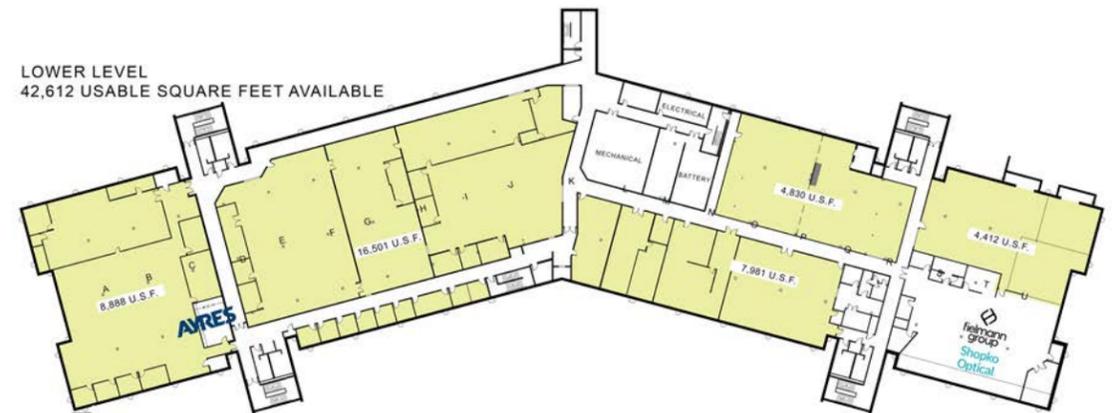
SECOND FLOOR  
24,661 USABLE SQUARE FEET AVAILABLE



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

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

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

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

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

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

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

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

**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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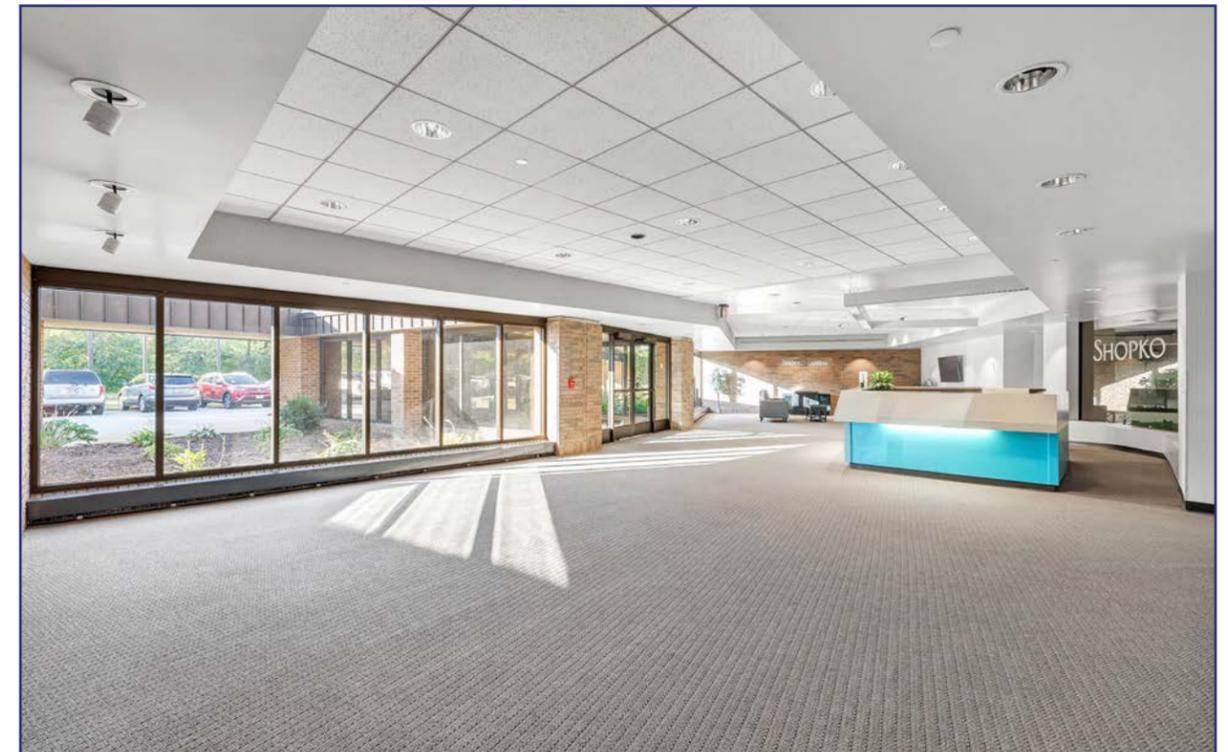
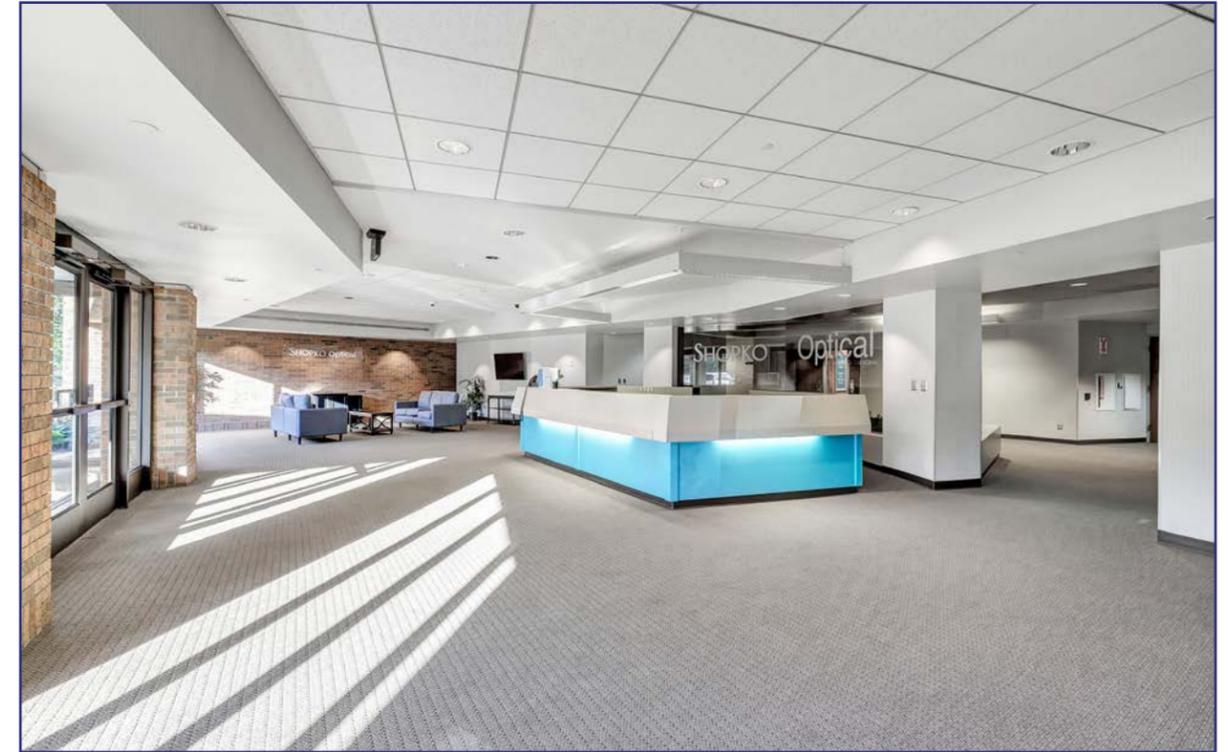




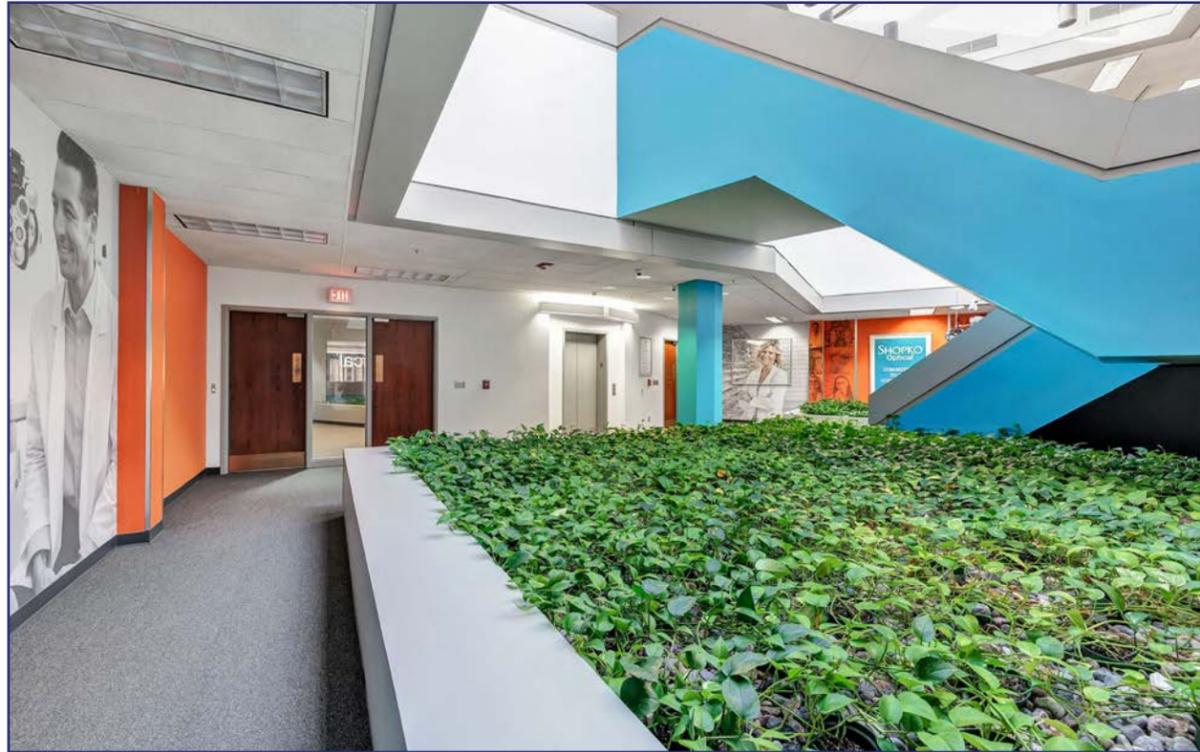
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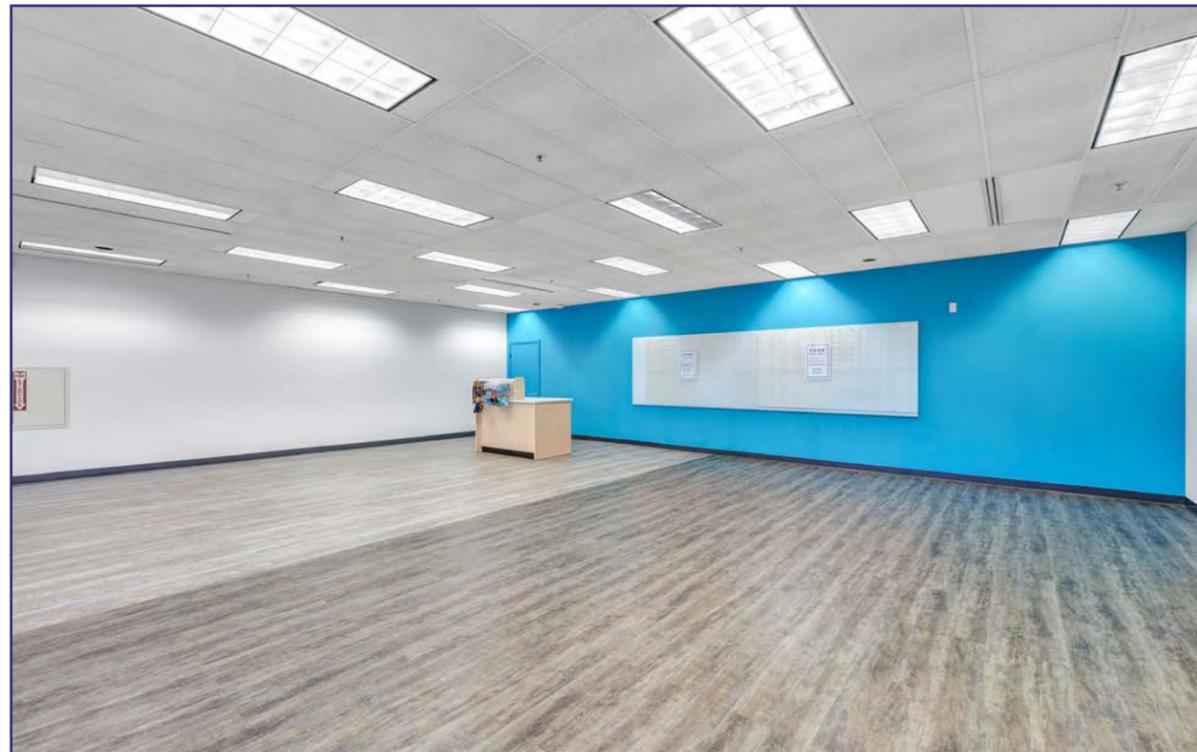


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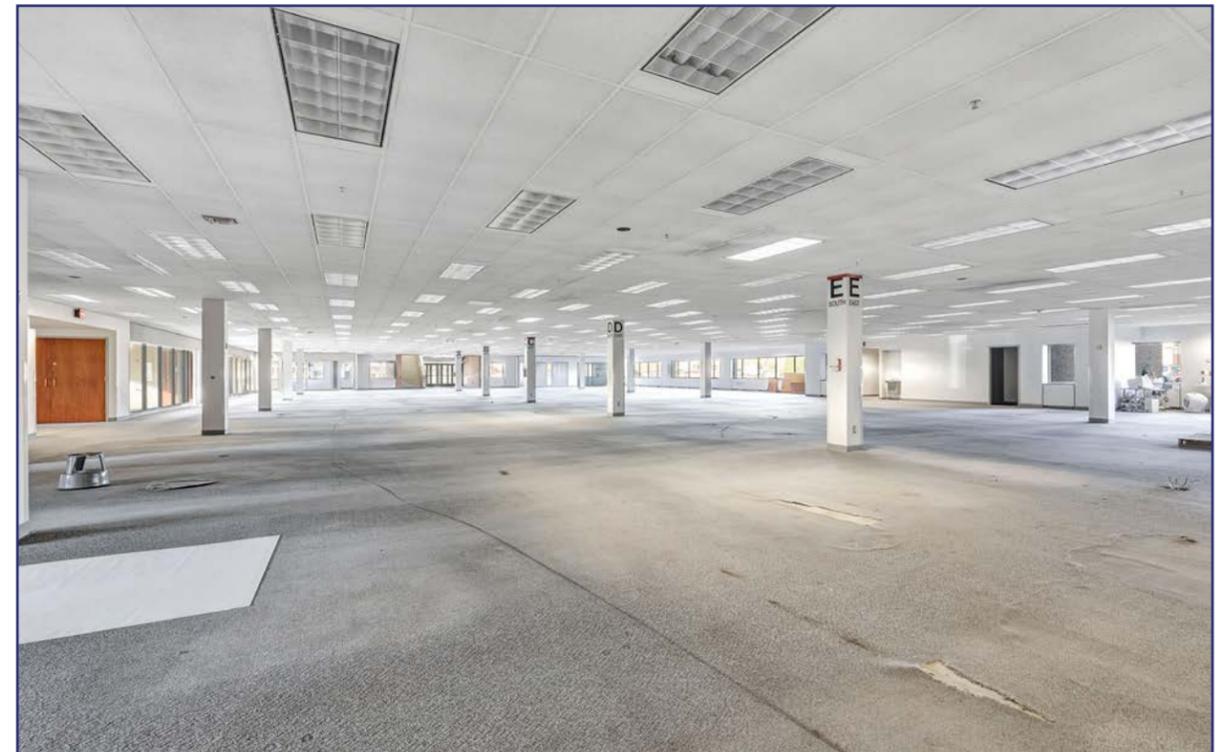
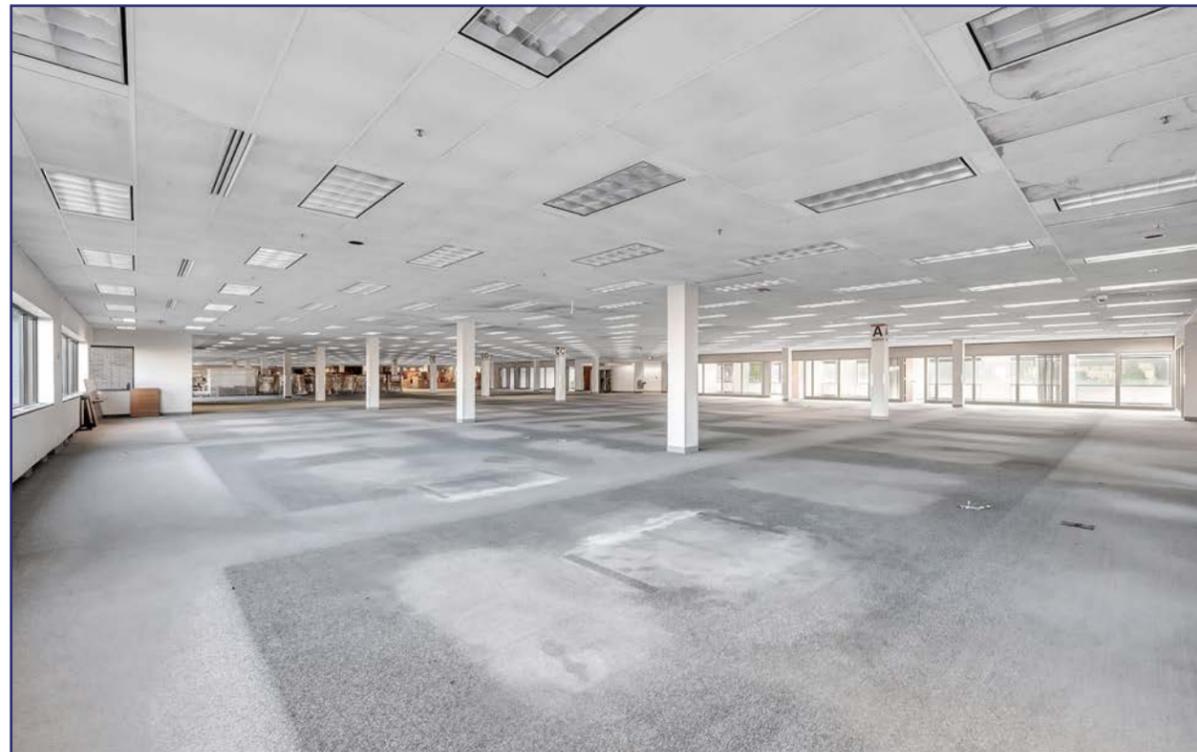
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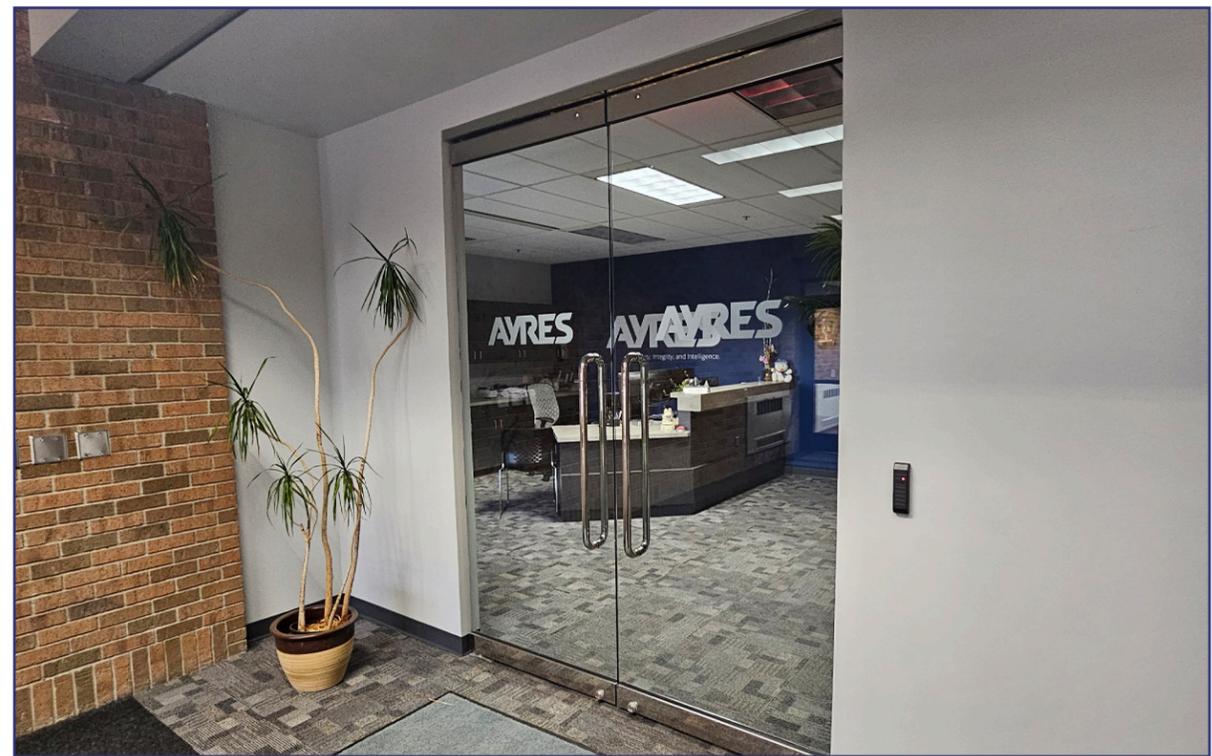
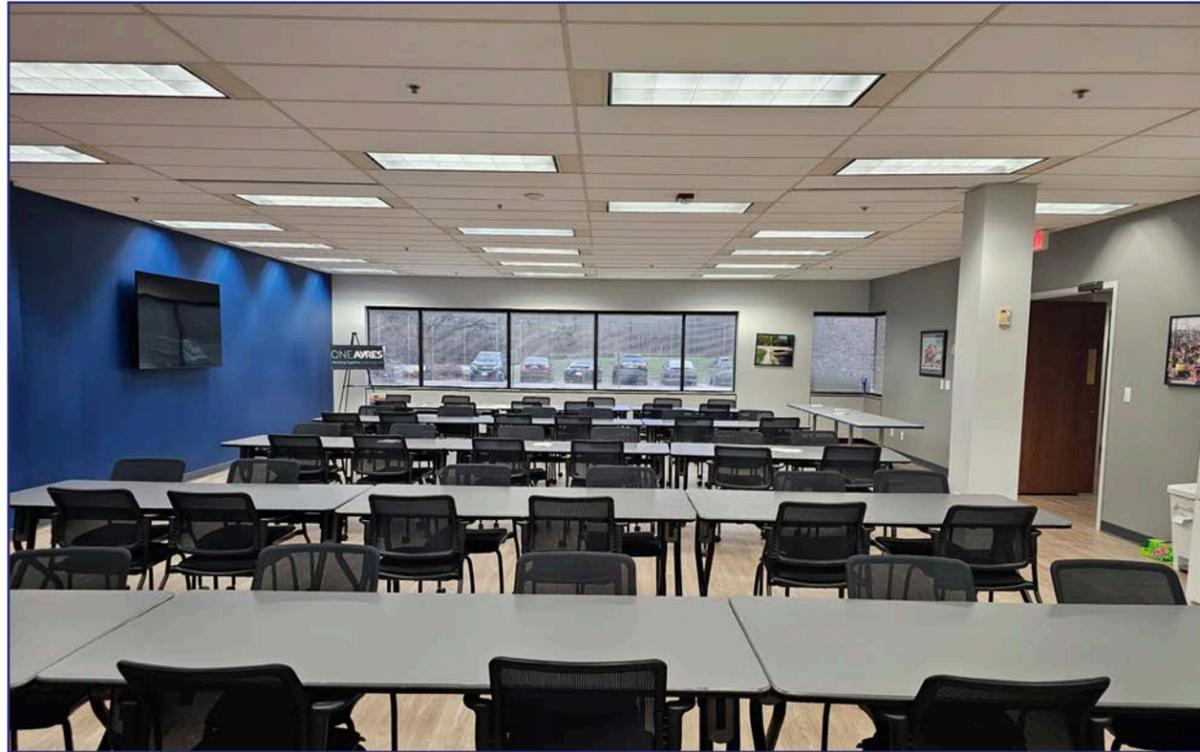








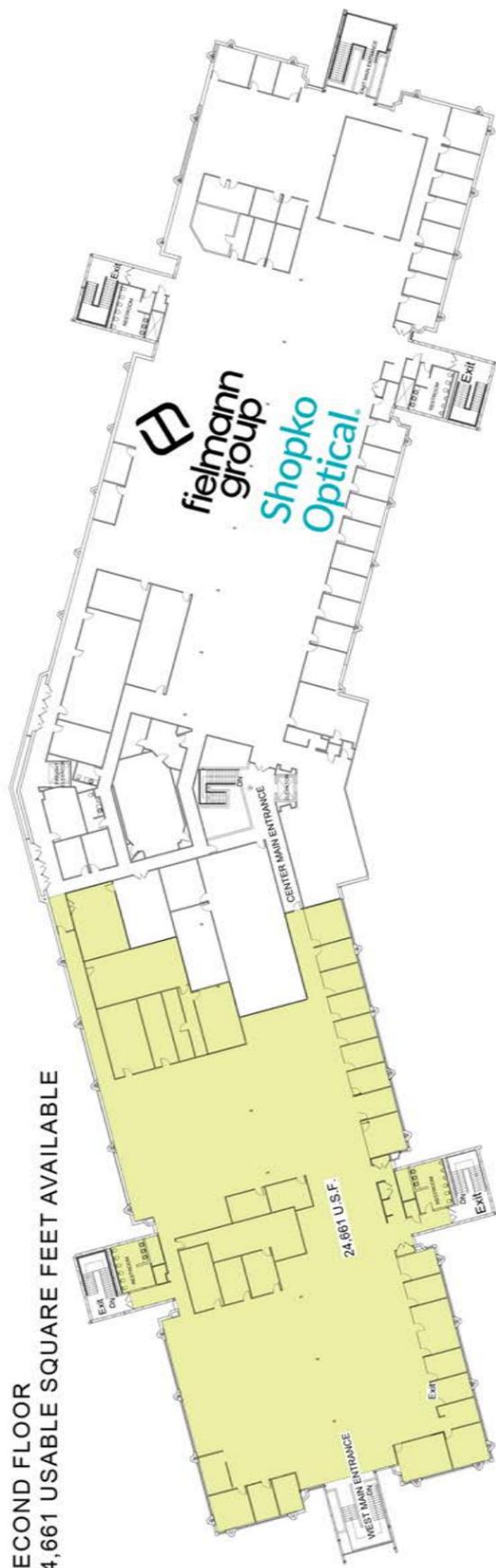
Photos



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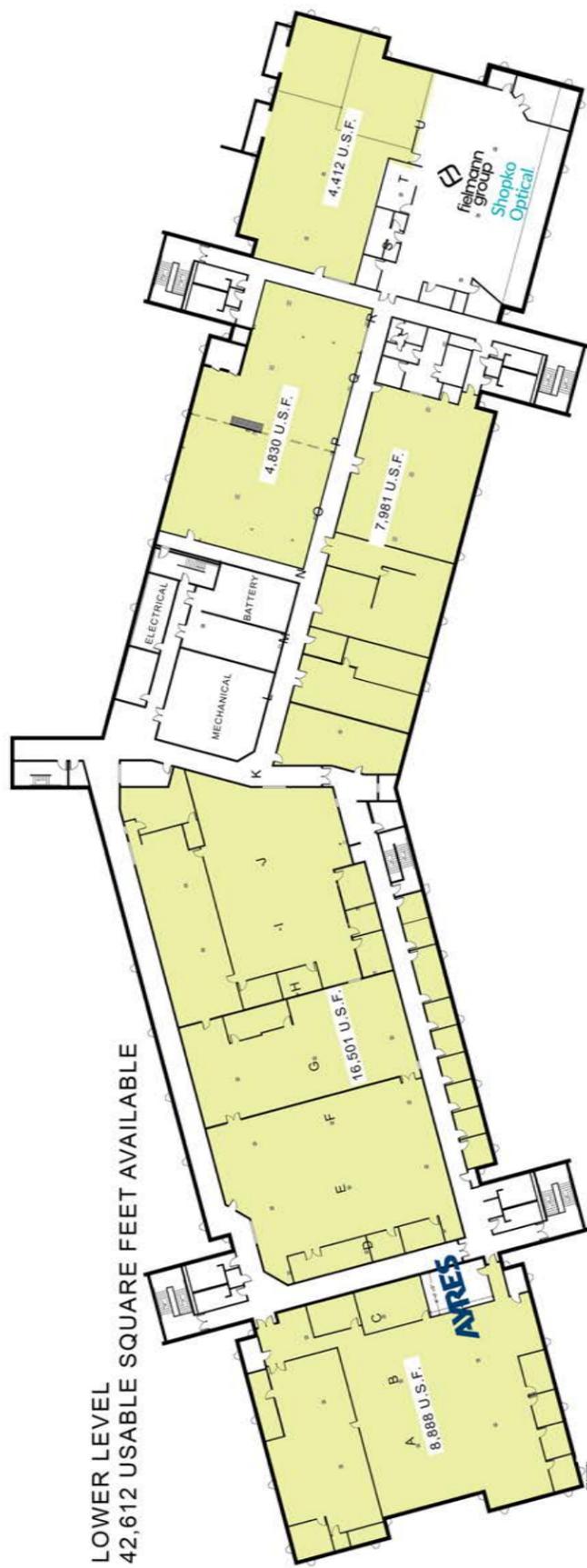
SECOND FLOOR  
24,661 USABLE SQUARE FEET AVAILABLE



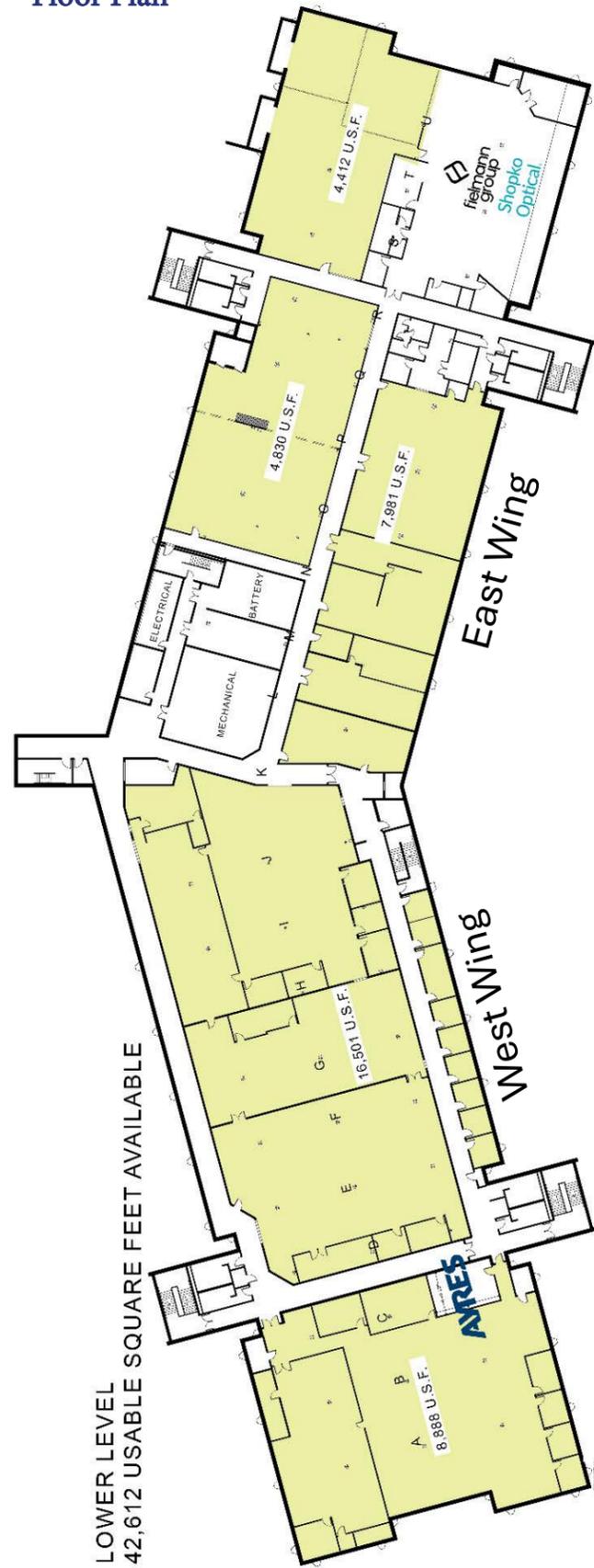
FIRST FLOOR  
44,344 USABLE SQUARE FEET AVAILABLE



LOWER LEVEL  
42,612 USABLE SQUARE FEET AVAILABLE



Floor Plan



**LOWER LEVEL:**  
**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
<b>Total</b>	<b>218,323 Square Feet</b>

- Lower Level Features:**
- Large Conference Rooms
  - Large Training Rooms
  - Elevator Access
  - Restrooms at each wing
  - Private Offices
  - Open Offices

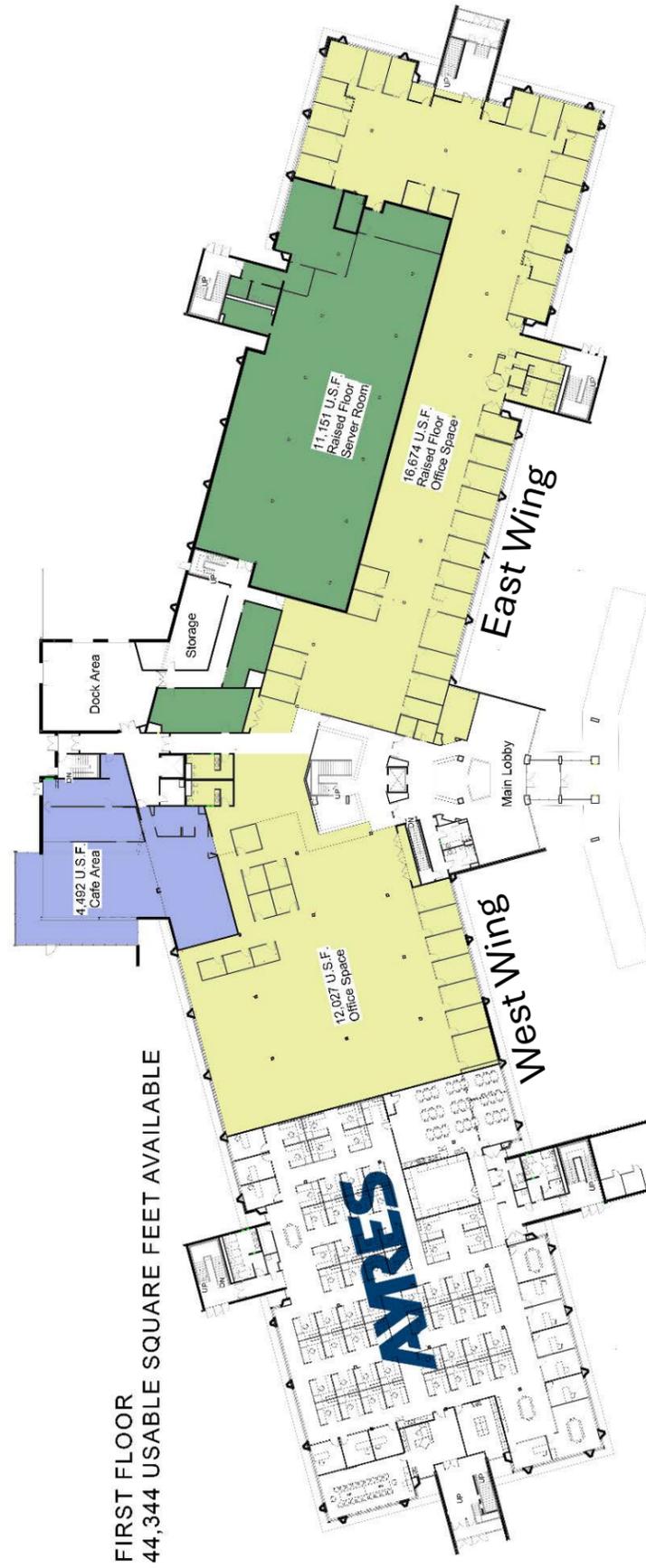


**FIRST LEVEL:**  
**East Wing – Available**  
**27,825 Usable Square Feet**

**West Wing - Available**  
**16,519 Usable Square Feet**

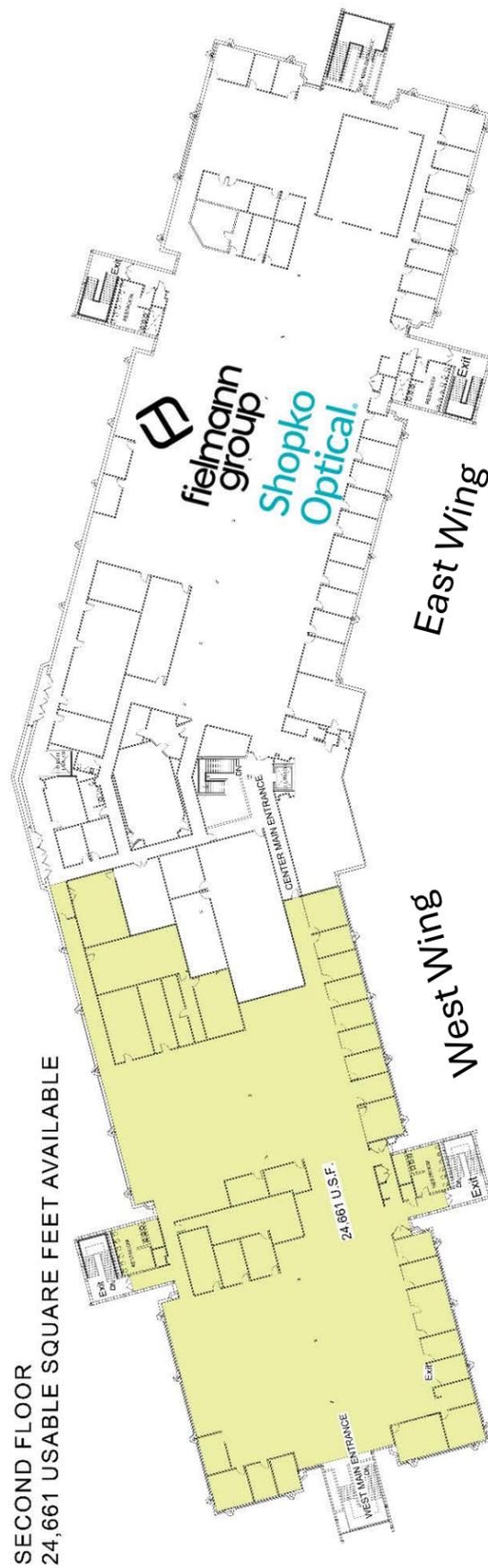
Lower Level	66,847 Square Feet
First Level	78,702 Square Feet
Second Level	72,774 Square Feet
<b>Total</b>	<b>218,323 Square Feet</b>

- 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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Floor Plan



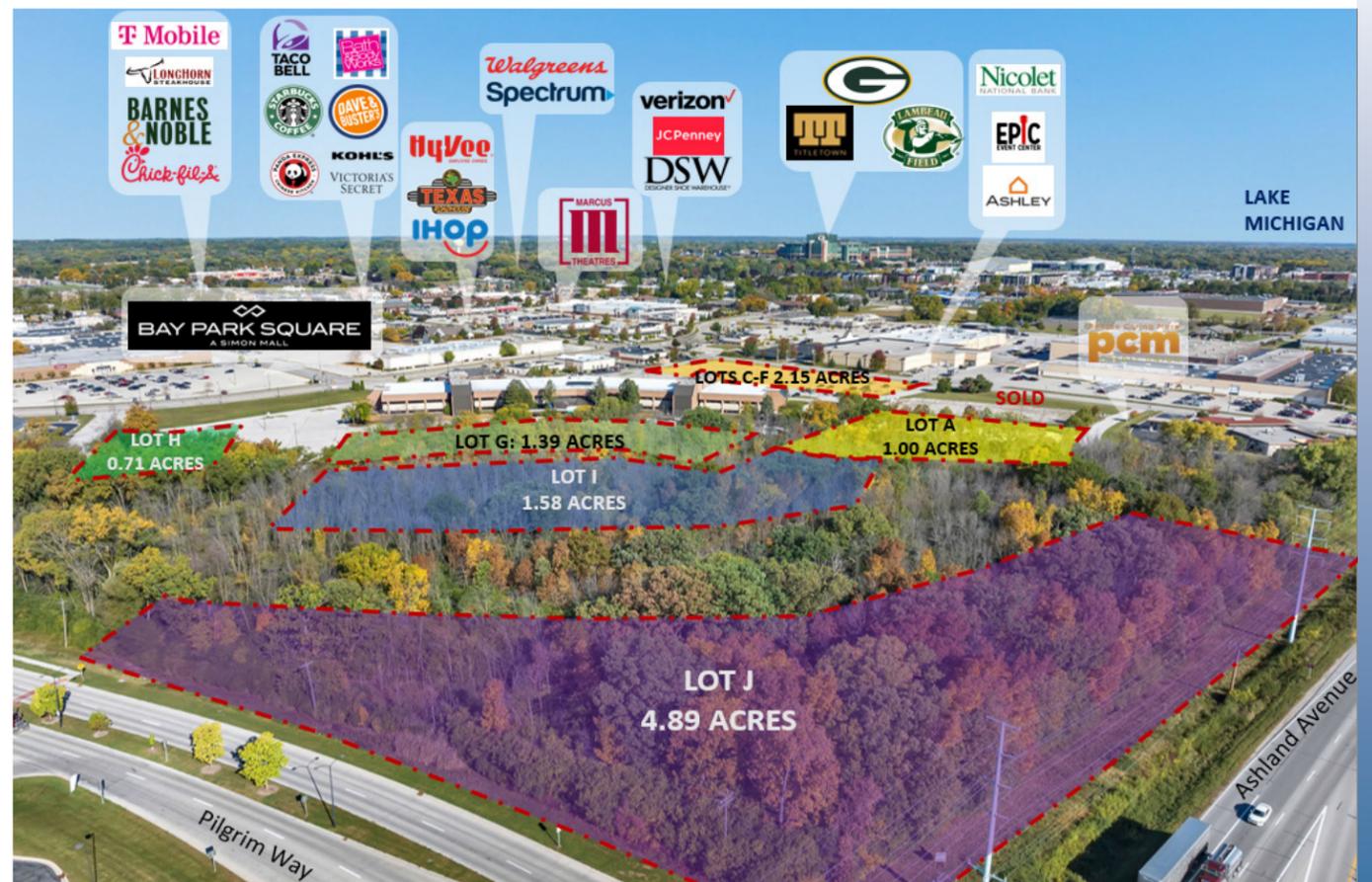
**SECOND LEVEL:  
West Wing - Available  
24,661 Usable Square Feet**

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

**Total 218,323 Square Feet**

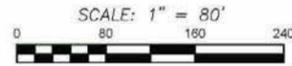
**Second Level Features:**

- 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
<b>TOTAL</b>	<b>3.15</b>

**PAD SITES ALONG HOLMGREN WAY**

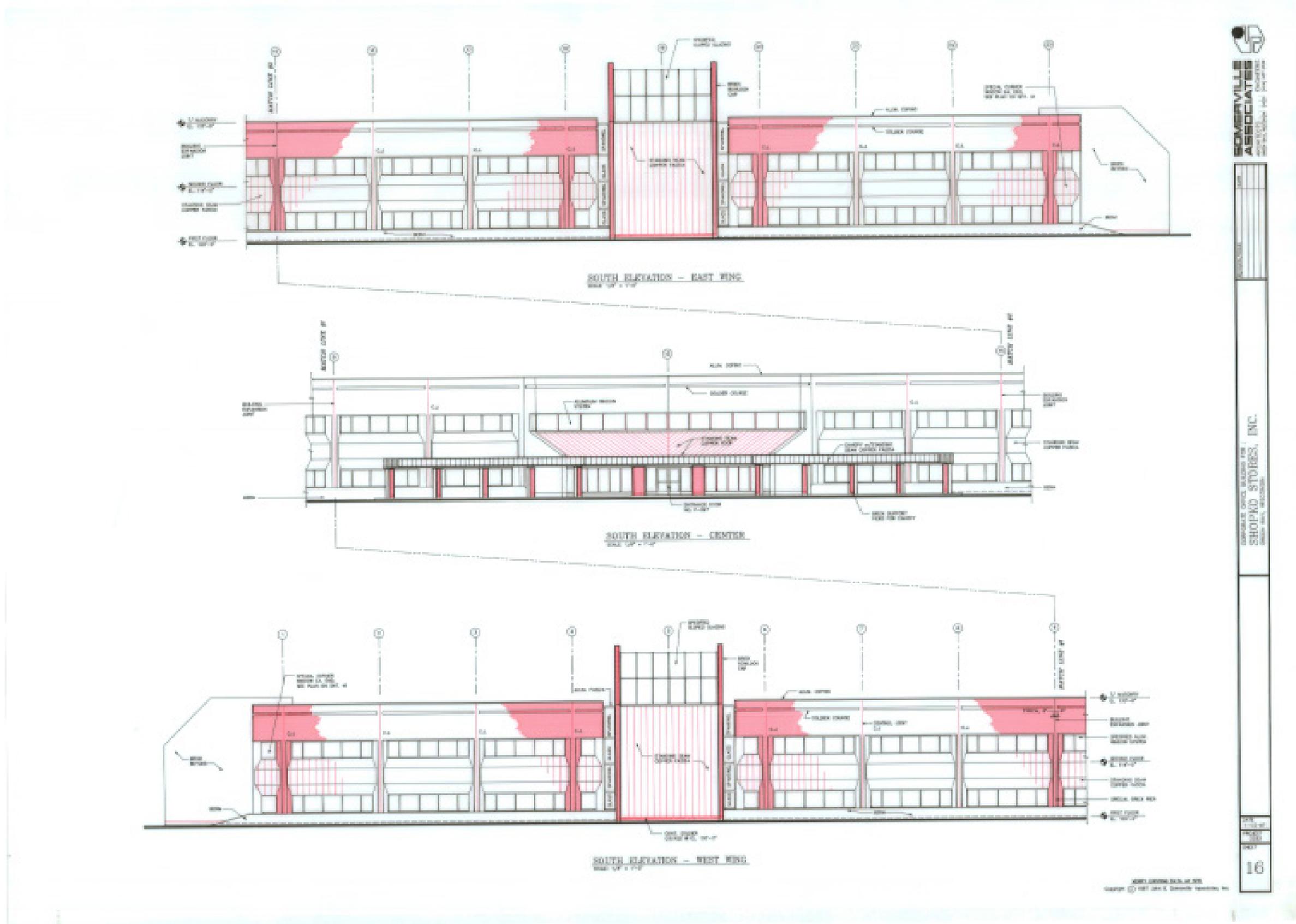
Lot	Acres (+/-)
G.	1.39
H.	0.71
I.	1.58
<b>TOTAL</b>	<b>3.68</b>

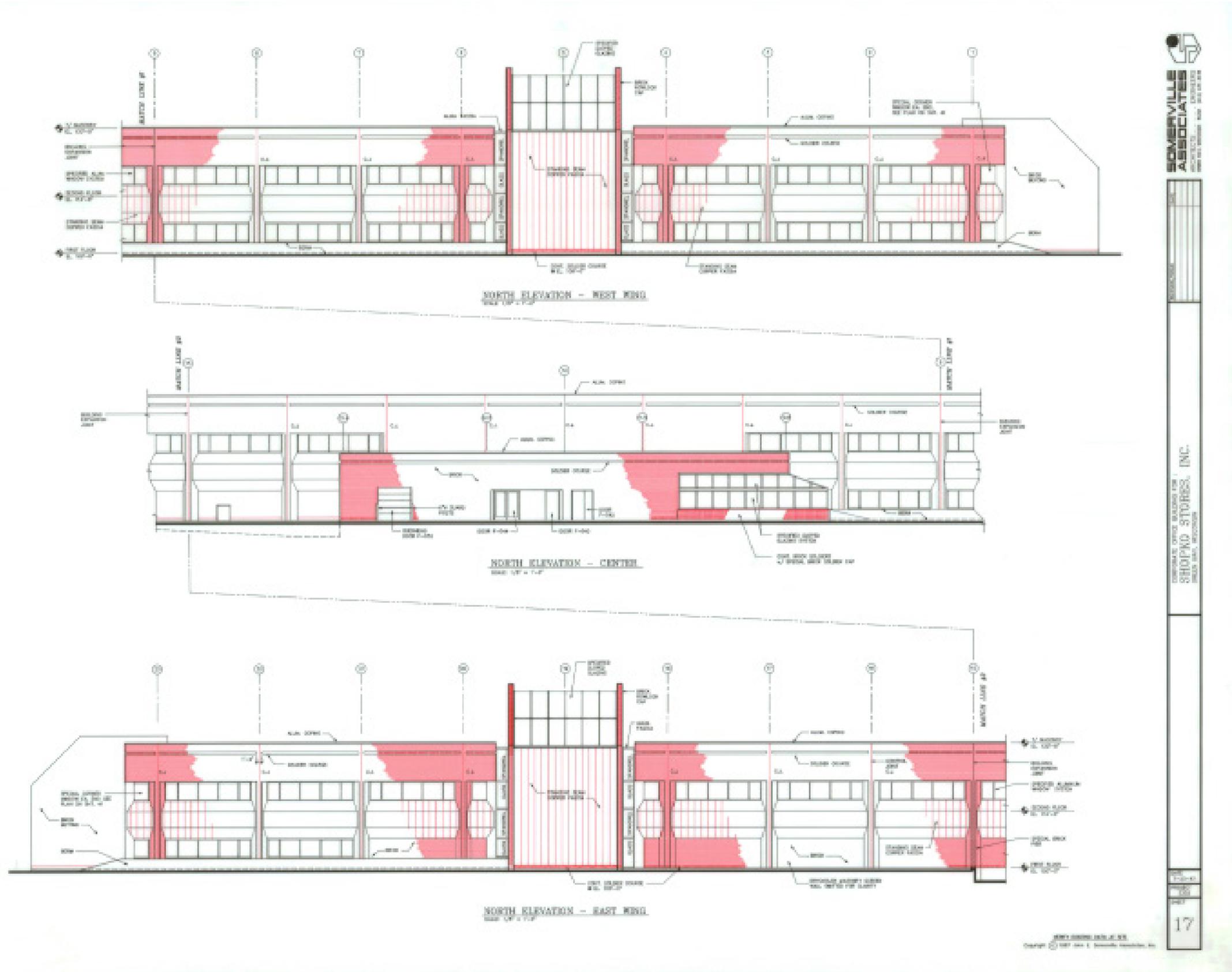
**PAD SITES ALONG S ASHLAND & PILGRIM WAY**

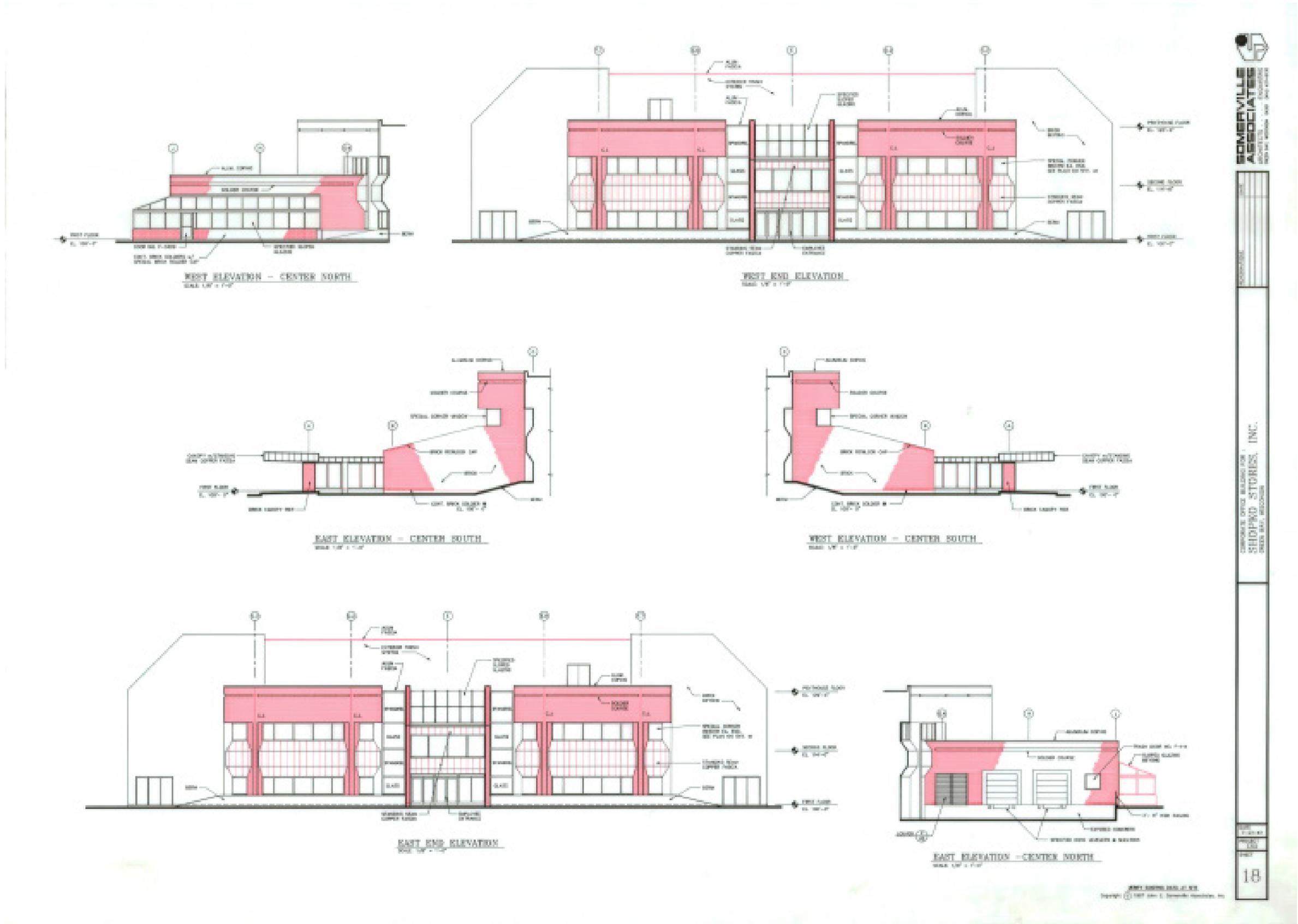
Lot	Acres (+/-)
J.	4.89
<b>TOTAL</b>	<b>4.89</b>



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## 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.