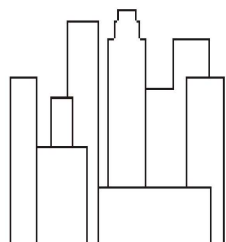


425 SOUTH ADAMS STREET - Downtown Green Bay



VANDER ZANDEN
REAL ESTATE COMPANY, LLC



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INFORMATION

Occupied by:	Vacant	Age:	Newly Remodeled
Condition:	Excellent	Zoning:	Business

DESCRIPTION

Professional Office Space features reception area, 2 conference rooms, 12 offices. Additionally, there is a common break room and alarm system included with the space. There are eight parking spaces included in rent with additional on-street parking available. Smaller space includes reception, office and conference room with two (2) parking spaces with free ample on-street parking in front.

Size: 3,077 s.f. on upper level with eight (8) spaces included in rent. (Available May 2009)
540 s.f. on upper level with two (2) spaces included in rent.
321 s.f. on upper level with (1) space.

Floor type:	Carpet	Heat:	GFA - Paid by Landlord
A/C:	Central - Paid by Landlord	Electric:	Paid by Landlord
Water:	Paid by Landlord	Lawn/Snow:	Paid by Landlord
Security:	Optional - Paid by Tenant	Street Parking:	Ample

TERMS

Rent:	321 s.f. - \$300.00/month	Terms: Asking five years, negotiable.
	540 s.f. - \$550.00/month	
	3,077 s.f. asking \$3,450.00/month	

CONTACT

Class "A" office space located in a downtown Green Bay multi-tenant professional building. Located just blocks from the Brown County Courthouse and the future Federal Courthouse, this location is ideal for law office, CPA, title company, insurance and financial use. Purchase possible.

CONTACT

VANDER ZANDEN REAL ESTATE COMPANY, LLC

107 S. MADISON STREET

GREEN BAY, WISCONSIN 54301

920-437-9797

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, square footage, income, and expenses are approximate. Buyers should conduct their own independent investigations and rely only on those results.