500 W FRANKLIN STREET – BUILDING SPECIFICATIONS

Yearly or multi-year lease available

About 500 W. Franklin Street

This multi-tenant, 6,992 square foot Class-B office building is located near downtown Appleton in the Central Business District. Its attractive brick exterior is well-maintained and situated on in a high-traffic area, surrounded by residential properties to the west and north, and by commercial properties to the east and south.

Constructed in 1975, the property includes on-site parking and has three restrooms (two on the main street level and one on the lower level). A shared kitchen on the lower level is available to all tenants and is equipped with most everyday supplies and equipment. During 2020 and 2021, improvements have been made throughout the building. (One office suite available in July will be updated and adapted to suit the new tenant's needs.) Updates to the building include new boiler, efficient lighting and electrical upgrades, wood flooring, soundproofing, landscaping, and a fresh coat of paint.

The Local Area

The building is located in the heart of Appleton with a population of approximately 74,000 residents as of 2019. The surrounding, Fox Cities area has a population of just over 300,000 residents and is known for its school system, natural resources, and affordable cost of living. About 36% of the residents have an associate or bachelor's degree. The major employers include manufacturing, printing, insurance, health care, and telemarketing. The area even hosts a local international airport. The building is conveniently located next to the post office, only two blocks from the Fox Cities Performing Arts Center and walking distance to many of the city's downtown amenities including Lawrence University, museums, restaurants, shopping, and both city and county government services.

Building Owner Provides the Following:

- Electric
- Heat
- Trash removal
- Water
- Property taxes
- Property insurance on the building (tenants are required to hold insurance on the property within their units)
- Common-area maintenance
- Snow removal and landscaping
- Shared kitchen/breakroom area
- Promotion of tenants and their events on our website

For more information and to secure your space, call Crystal at (920) 944-6004 or email office@franklinproperties.biz.

Short-term rental/leases

Hourly, daily, weekly, or monthly basis

TRAINING ROOM
Capacity: 25-30 people, Dimension: 25' x 14'
Amenities:

Furnished with four 6' tables and chairs, Large screen, Easel and refrigerator, Business-grade internet, Coffee and water service for current tenants, Access to printers and scanners for an extra charge per page and Cleaning services.

RATE: $20/hour, $50-75/day*
(*Current tenants get 50% off the base rental rate)

SUITE D
Dimensions: 11'4"x11'4"

Amenities:

- Furnished with desk and chairs, Business-grade internet plus the other services the building provides above and cleaning services.
- Tenants can personalize the space to promote their brand (Approval required yet encouraged.) Coffee and water service,
- Access to printers and scanners for an extra charge per page.

RATES: Hourly: $15/hour (min 2 hours), Daily: $35, Weekly: $75, Monthly: $225

Long-term leases

SUITE C

Dimensions: Approximately 11' x 15' (165SF) Annual or Multi-year lease available
Private Office on street level, we also Newly remodeled this office with wood flooring and trim. This Suite awaits tenant's personalized touches and the owner is willing to repaint for a multi-year lease.

RATE: $250 per month (negotiable)

Suite G
Available Oct 1st
Yearly lease or multi-year lease available
Located in the basement level of the building with two entries to the office
This is a nice 4 office suite with many options to personalize this space, it also has a reception office space located inside the suite itself.
RATE: $1100 per month (negotiable)

SUITE H
Lots of potential and flexibility with this 900 square foot suite. Rent the whole 4-office suite, or owner will consider dividing into separate offices. Ideal collaborative environment.

Dimensions:

Reception area:	12'2" x10'6" – 128 SF
Office 1:	9'10"x 8'4" plus nook – 82 SF
Office 2:	12'4' X 14'6' – 179 SF
Office 3:	9'5" x 9'11" – 93 SF
Conference/Storage Area:	11'5" x11' 7 ½" – 133 SF
Office 4:	13'3" x 9'11" – 131 SF

SUITE RATE: $1000 per month
SINGLE OFFICE RATE: $150-$250 per month

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