



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 were made throughout the building. Updates to the building include new boiler, efficient lighting and electrical upgrades, wood flooring, carpeting, 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, and promotion of tenants and their events on the Franklin Properties website

Available Space **NOW!**

Flex-Space Options

Hourly, daily, weekly or monthly basis

TRAINING ROOM \$30/hour, \$75/½ day, \$100/day

(*Current tenants get 50% off the base rental rate)

Capacity: 20-25 people, Dimension: 25' x 14'

Amenities:

Furnished with four 6' tables and chairs, large-screen monitor, easel and refrigerator, business-grade internet, coffee and water service for current tenants, Access to printers and scanners (extra charge per page), and cleaning services.

SUITE D

RATES: \$20/hour (min. 2 hours), \$50/day, \$120/wk. or \$300/mo.

Dimensions: 11'4" x 11'4"

Amenities:

Furnished with desk and chairs, Business-grade internet plus the other services the building provides above plus cleaning services.

Tenants can personalize the space to promote their brand (Approval required yet encouraged.) Coffee and water service, and internet included. Access to printers and scanners for an extra charge per page.

Long-term leases

SUITE A – 3-OFFICE SUITE \$1500 per month

First floor office suite has room for lots of possibilities. This 807 SF suite has large reception/storage area.

Dimensions:

| | | |
|-----------------------------|----------------|-----------|
| Reception area: | 36'4"x8'10 ½" | – 321 SF |
| Hall open to reception area | 26'10 ½"x3'11" | -- 105 SF |
| Office 1 | 10'5 ½"x14'11" | – 156 SF |
| Office 2 | 10'2"x13'11" | – 142 SF |
| Office 3 | 7'5½"x11' | – 83 SF |

SUITE F – 5-OFFICE SUITE - \$1100 Per month

Spacious 1150SF office suite with 5 private offices, large reception area and conference room

| | |
|------------------------|-----------------------|
| Conference Room | 14'3" x 14'7" |
| Office #1 | 13' 3 3/8" x 9'11" |
| Office #2 | 11' 6 ¼" x 10'4" |
| Office #3 | 11'11 ¼" x 10' 4 5/8" |
| Office #4 | 11'7 ¼" x 10' 3 ¼" |
| Office #5 | 11' 10 ¼" x 10' 3 ¼" |

OFFICE G: Quaint private office - \$250 per month

Just minutes away from downtown Appleton, this recently remodeled office is located on our lower level. The 131' SF (10' x13') office includes internet service, a shared reception area, and services listed above under what the building owner provides.

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