



ABOUT 500 W FRANKLIN STREET

500 W Franklin is a multi-tenant, Class-B office building located near downtown Appleton and to the west of the Appleton Post Office. It conforms to its zoning as a Central Business District property and is located within the downtown Business Improvement District (BID). The building has 6,992 square feet of office space equally divided between the 2 levels. Its attractive brick exterior is well maintained and situated on .31 acres in a high traffic area. It is surrounded by residential properties to its west and north and commercial properties to the east and south. It has two separate entrances. One on the south end of the building and the other on the eastside with a covered awning.

It was constructed in 1975, has on-site parking and three restrooms. The lower level houses a shared kitchen which is available to all the tenants. In 2020 and 2021 improvements were made throughout the building.

THE SURROUNDING 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. The area is known for its school system, natural resources, and affordable cost of living. About 36% of the residents have an Associate's or Bachelor's degree. The major employers included manufacturing, printing, insurance, health care, and telemarketing. Although the area is small it also hosts a local international airport, class-A baseball team, 30 minutes from The Packers and Lambeau Field, great restaurants and many other amenities.

BUILDING OWNER PROVIDES THE FOLLOWING:

- Electric
- Heat
- Internet
- Trash removal
- Water
- Property taxes
- Common area maintenance
- Snow removal and landscaping
- Shared kitchen/breakroom area

Property insurance on the building (tenants required to insure their business property)
Promotes tenants and their events on its website

OFFICE DIMENSION

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

Spacious 807SF lower-level office suite has 3 private offices, and a large reception/conference area.

Dimensions:

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

TRAINING ROOM –

50% discount to monthly tenants – limited availability

Rate: \$30/hr. (min. 2 hrs.), \$75/1/2 day, \$100/day

Capacity: 20-25 people

Dimension: 25' x 14'

Amenities:

- Four 6' tables and chairs
- Large screen TV, easel & refrigerator
- Business grade internet
- Coffee and Water Service
- Printers/scanners access for fee
- Cleaning service

SUITE D details

Flex-space: hourly, daily, weekly or monthly.

RATES: \$20/hour (min 2 hours), \$50/day
\$120/week, \$300/month

Dimensions : 11'4" x 11'4"

Amenities:

- Furnished with desk and chairs
- Business grade internet
- Personalize space to promote your brand
- Coffee and water service
- Printers/scanners access for a fee
- Cleaning services