



**BUILDING SPECIFICATIONS**  
**SUITE F**  
**Yearly and multi-year lease**

**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 is 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 | Trash removal  | Common area maintenance       |
| Heat     | Water          | Snow removal and landscaping  |
| Internet | Property taxes | 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 F – 5-OFFICE SUITE - \$1100 Per month**

Spacious 1150 SF lower-level office suite has 5 private offices, a large reception area and private conference room

<b>Reception area:</b>	21'1" x 11'7"
<b>Conference Room</b>	14'3" x 14'7"
<b>Office #1</b>	13' 3 3/8" x 9'11"
<b>Office #2</b>	11' 6 1/4" x 10'4"
<b>Office #3</b>	11'11 1/4" x 10' 4 5/8"
<b>Office #4</b>	11'7 1/4" x 10' 3 1/4"
<b>Office #5</b>	11' 10 1/4" x 10' 3 1/4"

**TRAINING ROOM –**

**50% discount to monthly tenants – limited availability**

**Rate:** \$30/hr. (min. 2 hrs.), \$75/½ 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

**FOR LOWER LEVEL TENENTS ONLY**

*To accommodate your elderly or special needs clients, tenants with long-term leases may reserve SUITE D at no cost. Availability is based on a first come first served basis.*

This flex-space is furnished with a desk, office chair and two guest chairs. The size of the office is 11'4" x 11'4".

**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 the space to promote your brand
- Coffee and water service
- Printers/scanners access for a fee
- Cleaning services

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