

# 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. It is the perfect environment for entrepreneur and start-up! Its attractive brick exterior is well-maintained and situated 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, and Promotion of tenants and their events on our website.

## 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: \$30/hour, \$75/4-hr, \$100/day\***

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

## Long-term leases

**SUITE B - Monthly: \$1250/no**

AVAILABLE Now

530 SF

Dimensions: 10'6" X 15'9"  
10'3" X 14'  
11' X 7'6"  
13'10" X 10'

This office suite is located on our main level. It has two private offices, a reception area and open area to be used as you see fit.

## LOWER LEVEL OFFICES

These offices include internet.

**Suite G** - \$250/mo

Lots of potential and flexibility in this comfortable and contemporary office space. Make it your new office home to grow your business and/or work with clients. (131 SF)

**Suite H** -- \$265/mo

This cozy office is perfect for getting your work done in a quiet professional environment. Its dimensions are 12'4 x 14'6" (179SF)

**Suite G & H include shared areas:**

Reception area: 12'2" x 10'6" – 128 SF  
Conference Area/lounge 11'5" x 11' 7 1/2" – 133 SF

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