FOR LEASE:

MEDICAL OFFICE/RETAIL STOREFRONT

102 N Washington Street
Green Bay, WI



Exceptional opportunity to lease 4,080 SF of highly visible, street-level medical office or retail space in the heart of Downtown Green Bay. Situated at the base of the Cherry Street Parking Ramp, the property offers excellent street frontage, prominent building signage and convenient accessibility.

Featuring expansive storefront windows, modern interior finishes and an existing medical office buildout, the space is well suited for healthcare, professional service or retail users. Adjacent ramp parking, on-street parking and proximity to the Fox River Trail, local shops and restaurants further enhance the property's appeal.

Strategically located at the intersection of Washington and Walnut Streets, the property benefits from Downtown Green Bay's ongoing revitalization and dynamic mix of residential, commercial and recreational development.

Building Size	40,000 SF
Available Space	4,080 SF
Lease Rate	$25.00 PSF, NNN
Signage	On building
Availability	Immediate
Parking	Adjacent parking ramp and on street
Zoning	D2-Downtown Two
Traffic Count	Washington St: 3,000 VPD Walnut St: 10,400 VPD

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RE Commercial LLC
677 Baeten Rd, Green Bay, WI
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Population

2 Mile Radius	42,754
5 Mile Radius	147,010
10 Mile Radius	246,781

Employee Population

2 Mile Radius	37,641
5 Mile Radius	107,779
10 Mile Radius	152,565

Household Income

2 Mile Radius	$71,506
5 Mile Radius	$82,357
10 Mile Radius	$97,465



Downtown Green Bay is the historic riverfront and cultural hub of Green Bay, Wisconsin, spanning both sides of the Fox River and stretching roughly from Main to Mason along the Fox and East Rivers.

Upscale residential communities, Schreiber Foods' corporate headquarters, the historic Hotel Northland and the popular CityDeck waterfront destination contribute to a vibrant urban environment. A diverse mix of restaurants, specialty retailers, businesses and public gathering spaces creates an attractive destination for residents, professionals and visitors alike.

LINK TO *DOWNTOWN GREEN BAY, INC*

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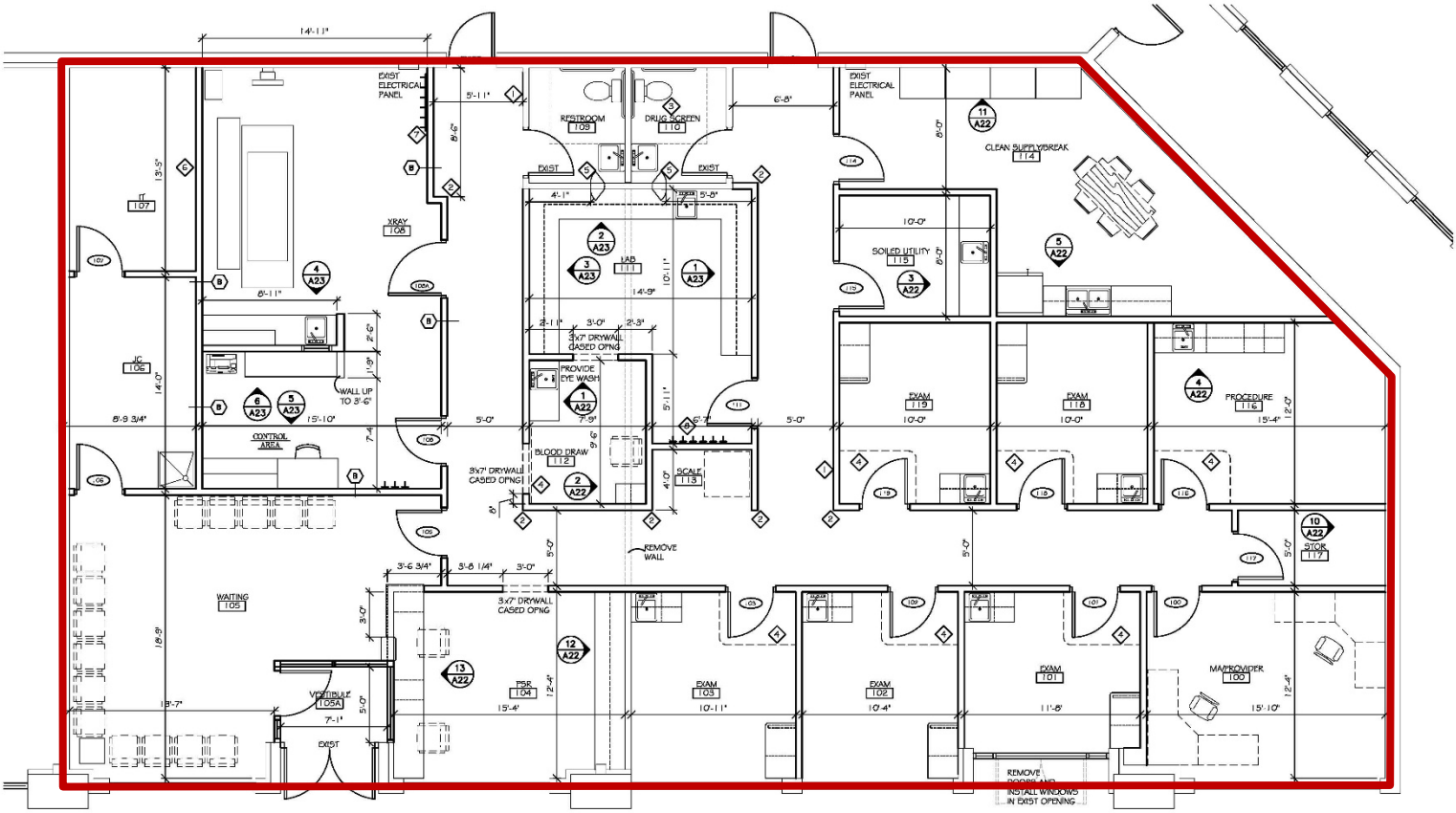
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102 N Washington Street
Green Bay, WI

4,080 SF
Available



All of the information furnished herein is believed to be accurate in all rational respects and was obtained from source(s) reasonably believed to be reliable. However, RE Commercial LLC has not verified the accuracy of such information and makes no guarantees, warranties or representations about the accuracy and validity of such information or its source(s). The information provided herein is subject to the possibility of errors, omissions and/or changes relating to the price, condition and/or any other circumstance without notice. RE Commercial LLC shall not be liable for any losses or damages, including, without limitation, any indirect or consequential losses or damages, whatsoever, arising from or out of the reliance on the accuracy and validity of the information provided for herein.

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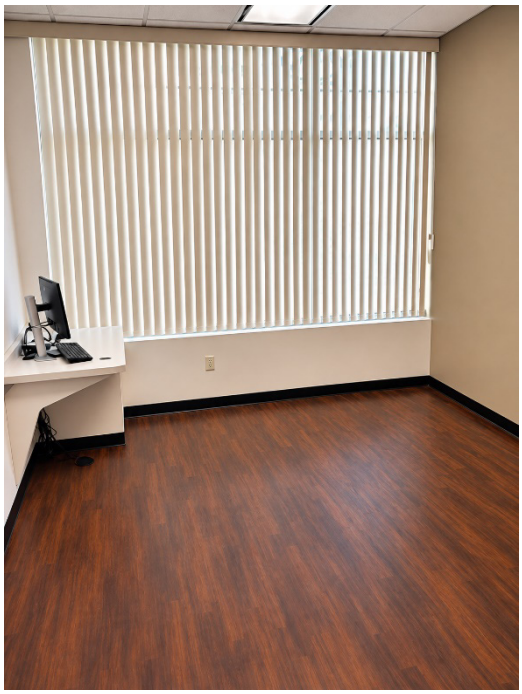
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DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement:

DISCLOSURE TO CUSTOMERS You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

(a) The duty to provide brokerage services to you fairly and honestly.
(b) The duty to exercise reasonable skill and care in providing brokerage services to you.
(c) The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
(d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law (see lines 42-51).
(e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties (see lines 23-41).
(f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
(g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).
2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

CONFIDENTIAL INFORMATION: _____

_____

_____

NON-CONFIDENTIAL INFORMATION (the following information may be disclosed by the Firm and its Agents): _____

_____

_____

_____ *(Insert information you authorize to be disclosed, such as financial qualification information.)*

DEFINITION OF MATERIAL ADVERSE FACTS

A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement.

An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

NOTICE ABOUT SEX OFFENDER REGISTRY You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at http://www.doc.wi.gov or by telephone at 608-240-5830.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.
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Drafted by Attorney Debra Peterson Conrad