

1111 EAST SOUTH RIVER

1101-1111 E. SOUTH RIVER ST., APPLETON, WI

APPLETON'S BEST SPACE VALUE

FROM \$4/SF NNN



CONTACT

LAUREN LEROY
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1,000 - 57,000 SF BLOCKS OF SPACE FOR LEASE
Move-In Ready Space In Appleton, WI

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YOUR NEXT SPACE.
AT A FRACTION OF THE COST.

HIGHLIGHTS

- **Lease Rate:** \$4/SF — Lowest in Appleton
- **Condition:** Turnkey spaces customizable to your needs
- **Amenities:** Fitness center, beautiful courtyards, high ceilings, ample parking
- **Location:** Next to Lawrence University & City Park Historic District
- **Savings:** 1/3 the price of comparable space on the market

This is one of the best value opportunities in the Fox Cities—offering turnkey, custom-built space, well below market rates. Businesses benefit from flexible growth options, the ability to right-size as needed, and a stunning architectural setting in a historic building once home to the Institute of Paper Chemistry at Lawrence University.

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BUILDING FEATURES



EMPLOYEE-FOCUSED AMENITIES

- State-of-the-art **fitness center**
- Multiple landscaped **outdoor** event and break **spaces**
- Dedicated lot with **ample parking**



CONNECTED LOCATION

- Adjacent to **Lawrence University's Whiting Baseball Field**
- Steps from **Appleton's City Park Historic District**, dining, shopping, and entertainment
- Just 17 minutes from **Appleton International Airport**

1,000 - 57,700 SF BLOCKS OF SPACE



LANDSCAPED COURTYARD



AMPLE PARKING



FITNESS CENTER



LOCATION

AVAILABLE

1111 E. SOUTH RIVER

Ground Floor	377 - 18,955 SF	Base Rent: \$4.00/SF/YR
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1st Floor & Mezzanine	963 - 18,955 SF	Base Rent: \$4.25/SF/YR
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2nd Floor	533 - 19,787 SF	Base Rent: \$4.25/SF/YR
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1101 E. SOUTH RIVER

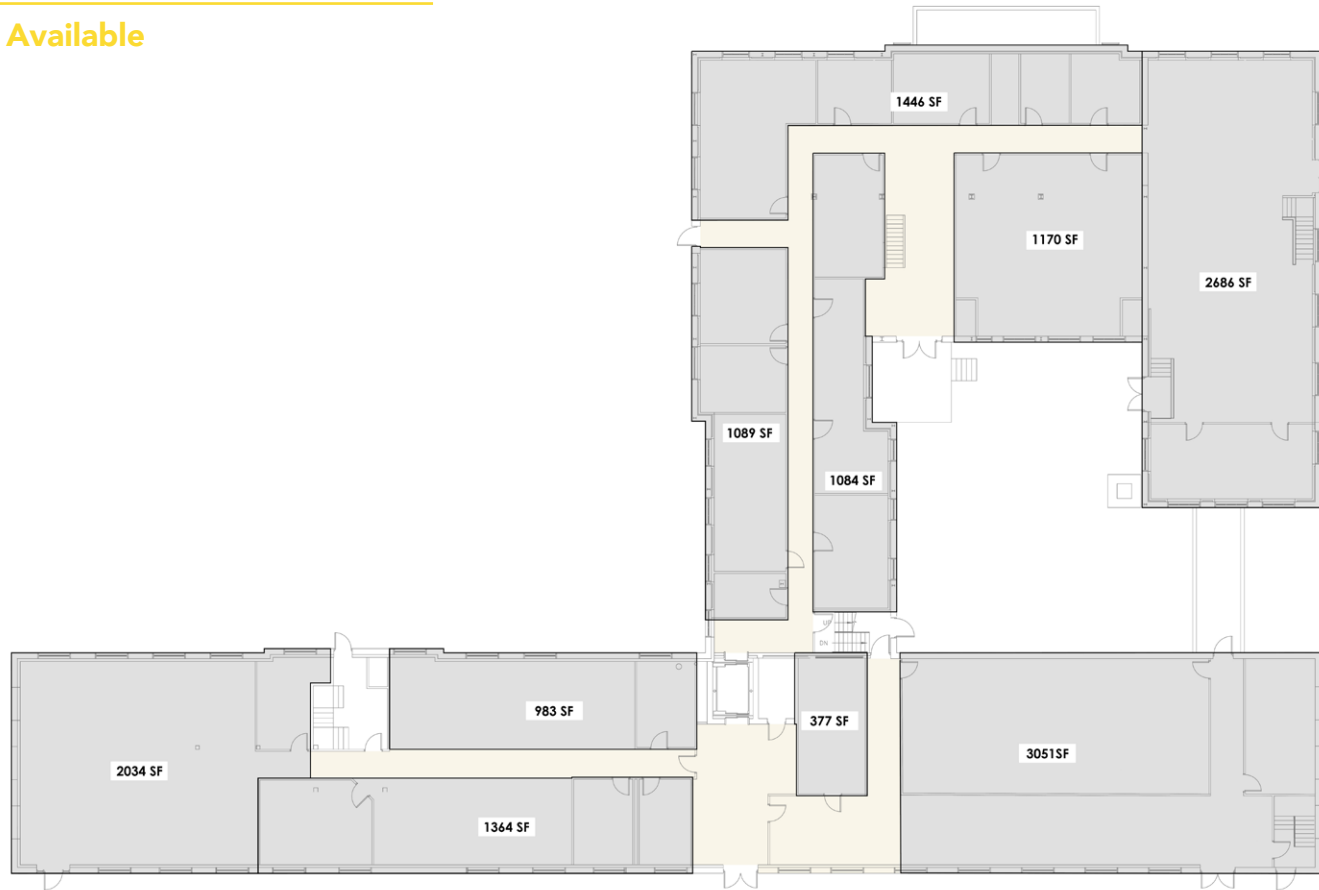
1st Floor	1,000 - 7,723 SF	Base Rent: \$9.50/SF/YR
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1111 E. SOUTH RIVER, GROUND FLOOR

377 - 18,955 SF Available



LOWER FLOOR TENANT PLAN

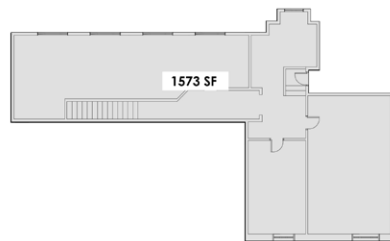


1111 EAST SOUTH RIVER

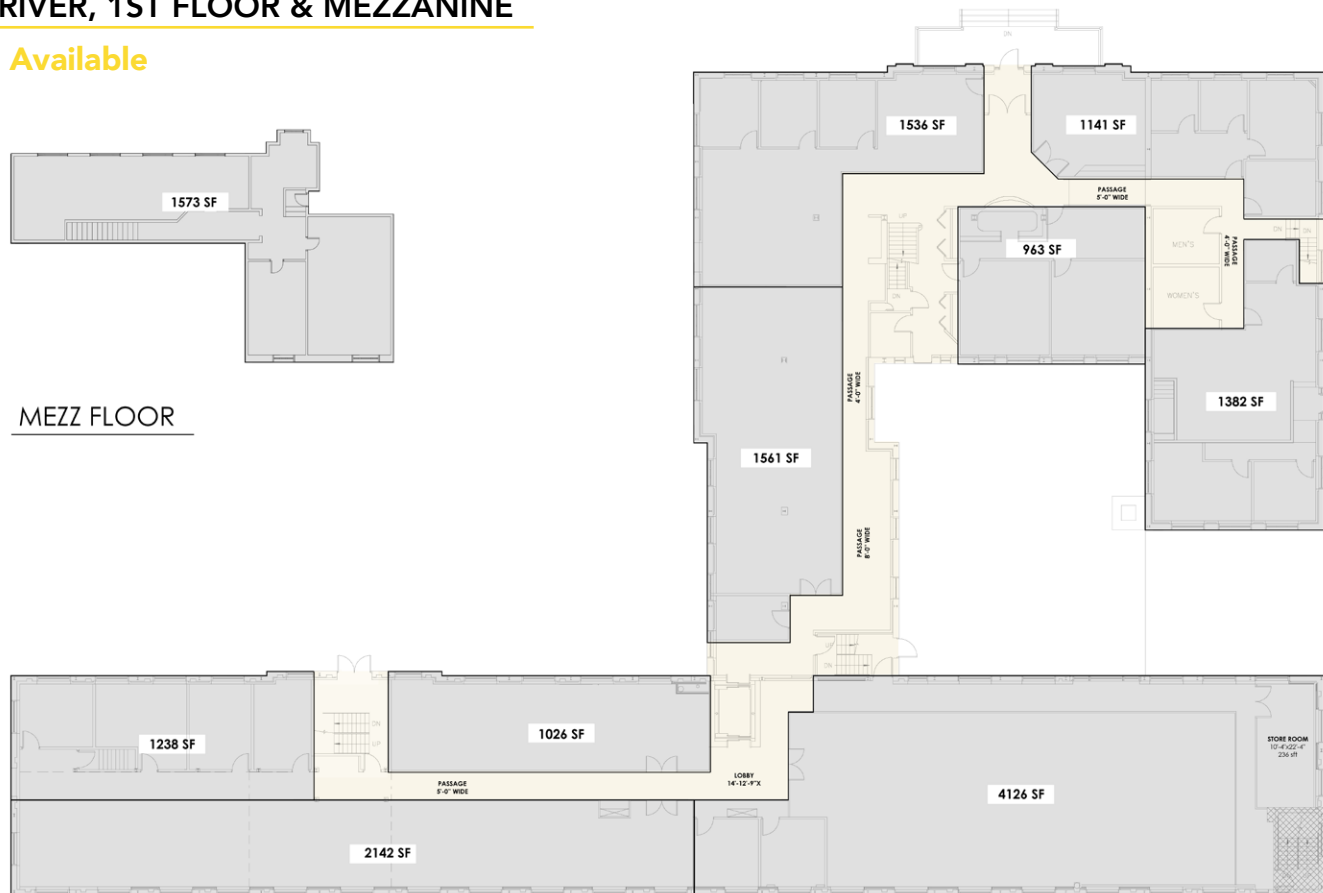
1101-1111 E. SOUTH RIVER ST., APPLETON, WI

1111 E. SOUTH RIVER, 1ST FLOOR & MEZZANINE

963 - 18,955 SF Available



MEZZ FLOOR



FIRST FLOOR TENANT PLAN



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1101-1111 E. SOUTH RIVER ST., APPLETON, WI

1111 E. SOUTH RIVER, 2ND FLOOR

533 - 19,787 SF Available



SECOND FLOOR TENANT PLAN



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1101-1111 E. SOUTH RIVER ST., APPLETON, WI

1101 E. SOUTH RIVER, 1ST FLOOR

7,723 SF Available



FIRST FLOOR TENANT PLAN



DEALS LIKE THIS DON'T LAST

REACH OUT TODAY TO SECURE YOUR NEW PLACE OF BUSINESS & SAVINGS!



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