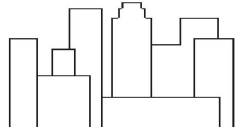


428 SOUTH ADAMS STREET



VANDER ZANDEN
REAL ESTATE COMPANY, LLC
Commercial Real Estate Specialists



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INFORMATION

Occupied by:	Vacant	Age:	Remodeled in 1997
Condition:	Excellent, new paint.	Zoning:	Business
Tax Parcel:	#13-15	Parcel Size:	4,605 S.F.
2009 Taxes:	\$3,516.10		

DESCRIPTION

This property features eight (8) individual offices, kitchenette, break area and nice reception area. See attached floor plan. There is a Martin Security system which Tenant has the option to utilize, at Tenant's expense. The building is wired for telephones, Road Runner High Speed Online service and computer networking. The kitchenette has space for a refrigerator and microwave oven.

Size:	1,840 square feet	Floor type:	Carpet
Heat:	GFA - Paid by Tenant	A/C:	Central - Paid by Tenant
Electric:	Paid by Tenant	Water:	Paid by Tenant
Lawn/Snow:	Paid by Tenant	Security:	Optional - Paid by Tenant
Parking:	Seven (7) spaces in lot ample, free on-street in front.		

TERMS

Rent: Asking \$9.00/s.f. annually	Terms: Asking three to five years
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COMMENTS

Class "A" office space located downtown Green Bay. Located just blocks from the Brown County Courthouse and the future Federal Courthouse, this location is ideal for law offices, CPA, title company, insurance, financial and medical use. This property is also offered for sale.

ASKING \$199,000

CONTACT

VANDER ZANDEN REAL ESTATE COMPANY, LLC
107 S. MADISON STREET
GREEN BAY, WISCONSIN 54301

920-437-9797

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, square footage, income, and expenses are approximate. Buyers should conduct their own independent investigations and rely only on those results.