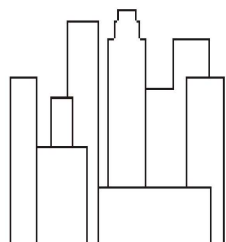


# 425 SOUTH ADAMS STREET - Downtown Green Bay



VANDER ZANDEN  
REAL ESTATE COMPANY, LLC



**F  
O  
R  
  
L  
E  
A  
S  
E**

---

## INFORMATION

---

Occupied by:	Vacant	Age:	Newly Remodeled
Condition:	Excellent	Zoning:	Business

---

## DESCRIPTION

---

Professional Office Space features reception area, 2 conference rooms, 12 offices. Additionally, there is a common break room and alarm system included with the space. There are eight parking spaces included in rent with additional on-street parking available. Smaller space includes reception, office and conference room with two (2) parking spaces with free ample on-street parking in front.

Size: 3,077 s.f. on upper level with eight (8) spaces included in rent. (Available Now)  
1,200 s.f. on upper level.

Floor type:	Carpet	Heat:	GFA - Paid by Landlord
A/C:	Central - Paid by Landlord	Electric:	Paid by Landlord
Water:	Paid by Landlord	Lawn/Snow:	Paid by Landlord
Security:	Optional - Paid by Tenant	Street Parking:	Ample

---

## TERMS

---

Rent: 3,077 s.f. asking (\$9.00/s.f./annually/gross) Will consider dividing.  
1,200 s.f. asking (\$9.00/s.f./annually/gross)

Terms: Asking five years, negotiable.

---

## CONTACT

---

Class "A" office space located in a downtown Green Bay multi-tenant professional building. Located just blocks from the Brown County Courthouse and the future Federal Courthouse, this location is ideal for law office, CPA, title company, insurance and financial use. Purchase possible.

---

## CONTACT

---

**VANDER ZANDEN REAL ESTATE COMPANY, LLC**

107 S. MADISON STREET

GREEN BAY, WISCONSIN 54301

**920-437-9797**

[www.vanderzanden.net](http://www.vanderzanden.net)

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.