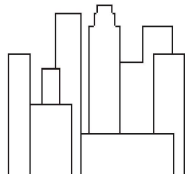


# 118 SOUTH ADAMS STREET



VANDER ZANDEN  
REAL ESTATE COMPANY, LLC  
Commercial Real Estate Specialists



FOR  
LEASE

## SITE

Class "A" office space located in the heart of downtown Green Bay, one block from Brown County Courthouse and City Hall.

## IMPROVEMENTS

<b>Size:</b>	8,144 s.f. - will divide	<b>Floor:</b>	Second or third
<b>Occupied by:</b>	Vacant	<b>Zoning:</b>	Commercial/Office 1 <sup>st</sup> Business
<b>Floor:</b>	Carpet	<b>Construction:</b>	Brick, concrete, glass
<b>Stories:</b>	Three (3)	<b>Parking:</b>	Ample on-site

## LEASE INFORMATION

Lease rate: \$8.00 per square foot per year, NNN or \$16.00 gross. Asking three to five year term.  
2006 Real Estate Taxes \$43,720.30

## COMMENTS

This property is also offered for sale. Asking \$3,195,000.

## CONTACT

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