



YOUR
NAME
HERE

YOUR
NAME
HERE

OFFICE SPACE FOR LEASE

5 INNOVATION COURT

APPLETON, WI



CUSHMAN &
WAKEFIELD

BOERKE



PROPERTY OVERVIEW

The Property is a 73,362 square foot, one-story, office building featuring a brick facade with an abundance of natural light and a central courtyard. A high-quality, professional office environment.

Located in the center of a population of over 230,000 people within a 20-minute drive time, this Property is positioned for tenants seeking to be part of this fast-growing community. In addition to being a great location, the unique architectural design makes this Property stand out as one of the best office properties in the marketplace.

The Property's prime location, just a half a mile east of Interstate 41 at the intersection of Wisconsin Avenue and Bluemound Drive, allows employees the convenience, as well as a vibrant and growing community.

The Wisconsin Avenue (31,200 VPD) & Interstate 41 corridor (over 35,000 VPD) marks the centralized location in a prime growth area across all sectors, and some of the best school systems in Wisconsin.

The Property is surrounded with a multitude of amenities.

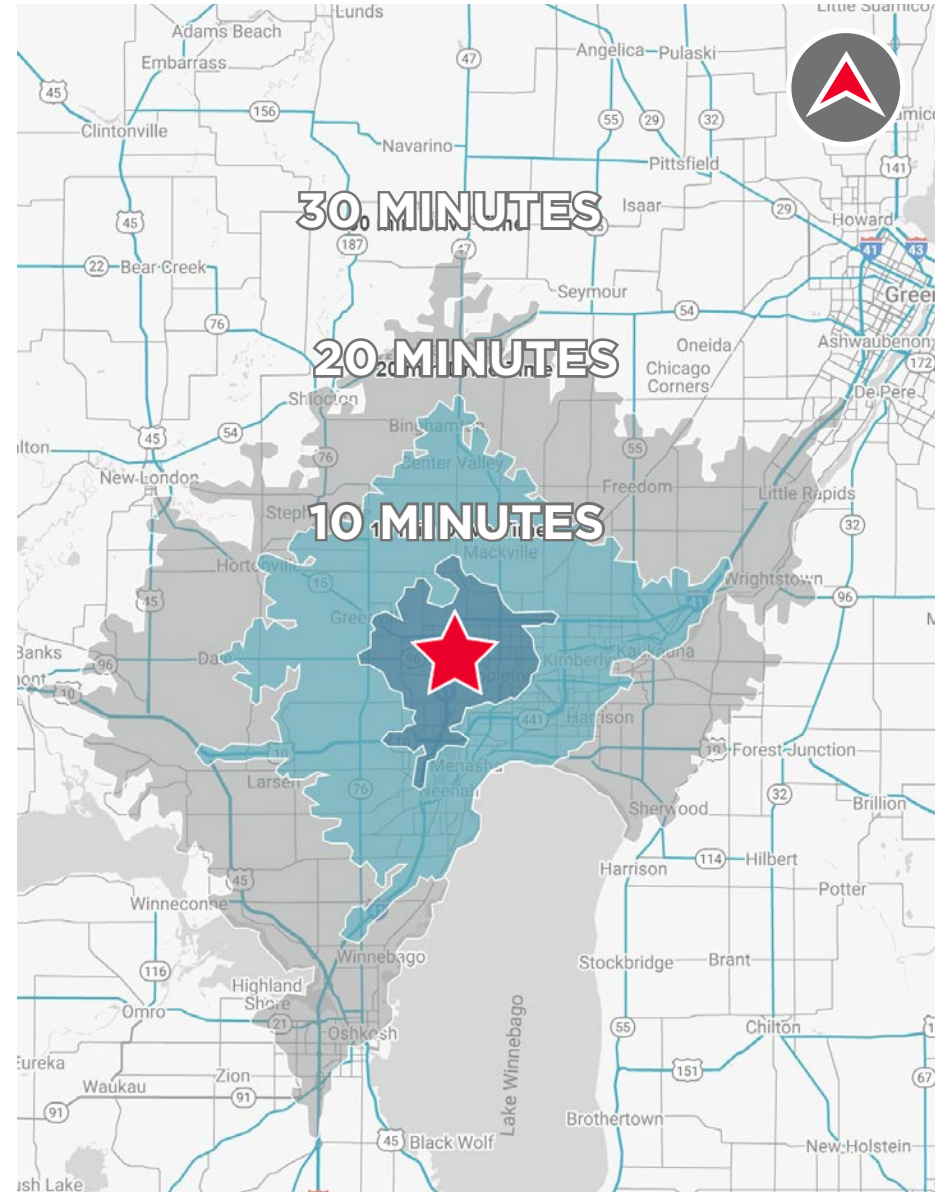


PROPERTY ADVANTAGES

- Existing Office Space
- Double-digit price spikes driving up rebuilding costs
- Transportation and supply chain issues delaying construction
- Already zoned, minimum government interference
- Available and ready to go!

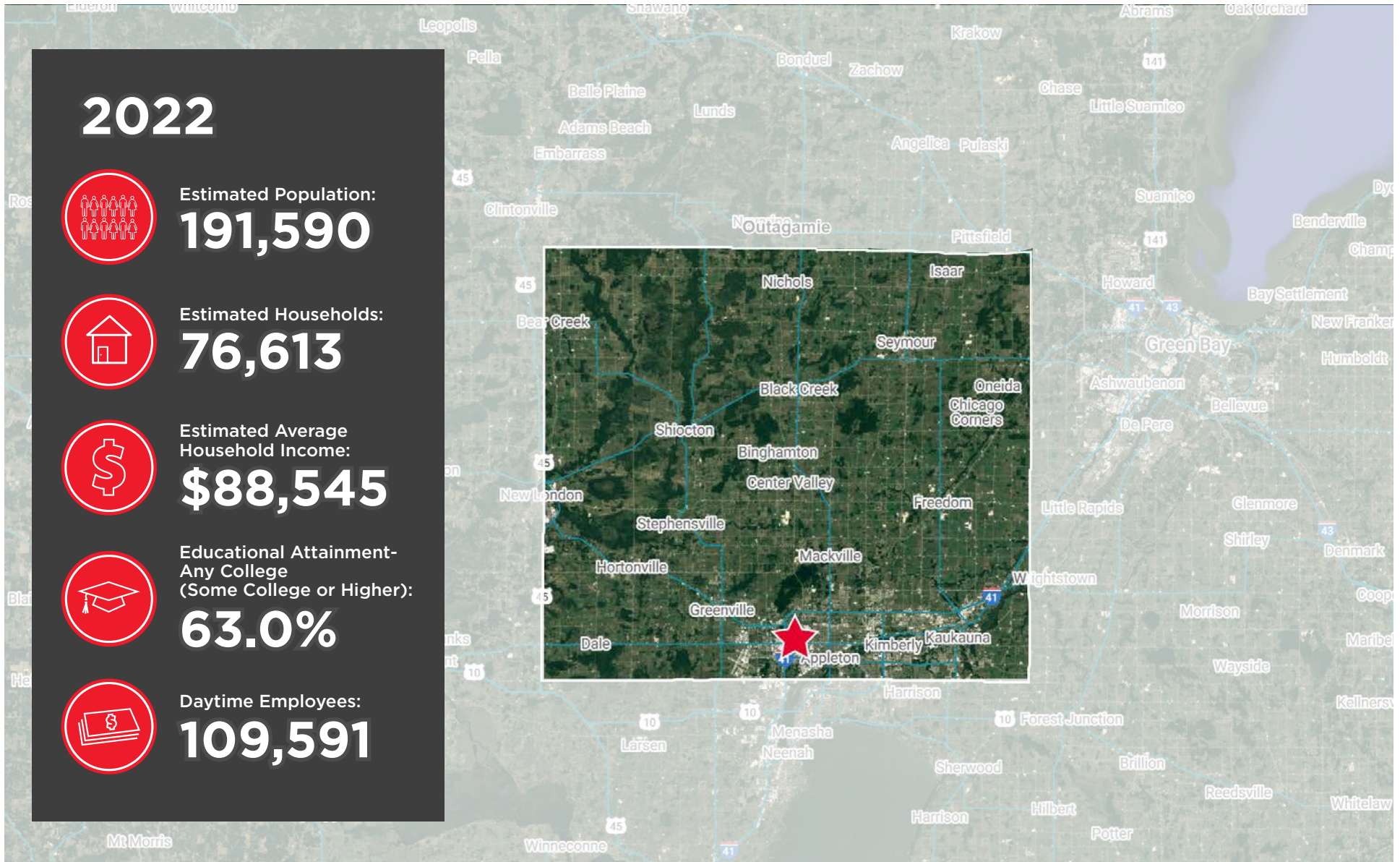
DEMOGRAPHICS

POPULATION	10 MIN DRIVETIME	20 MINUTE DRIVETIME	30 MIN DRIVETIME
Estimated Population (2022)	78,009	233,568	348,482
Median Age (2022)	37.7	38.3	38.3
HOUSEHOLDS	10 MIN DRIVETIME	20 MINUTE DRIVETIME	30 MIN DRIVETIME
Estimated Households (2022)	32,807	96,000	140,548
Estimated Average Household Income (2022)	\$84,947	\$89,734	\$88,436
TOTAL ANNUAL CONSUMER EXPENDITURE	10 MIN DRIVETIME	20 MINUTE DRIVETIME	30 MIN DRIVETIME
Total Retail Expenditure	\$971.48 M	\$2.96 B	\$4.29 B
Apparel Expenditure	\$71.72 M	\$218.84 M	\$317.05
Entertainment Expenditure	\$115.38 M	\$352.9 M	\$511.84 M
Food & Beverage Expenditure	\$303.52 M	\$921.37 M	\$1.34 B

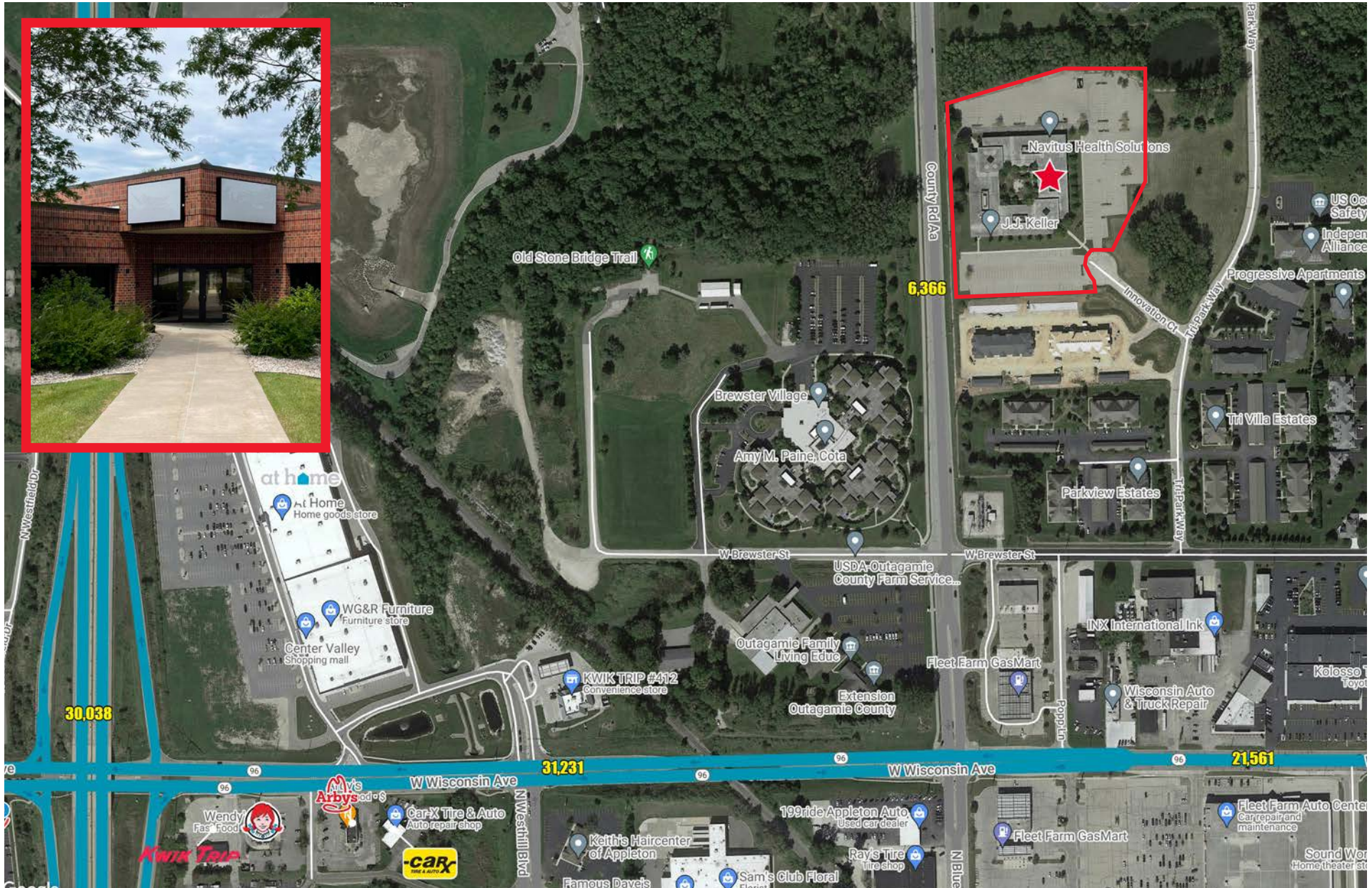


BULLSEYE
FOR THE LABOR MARKET

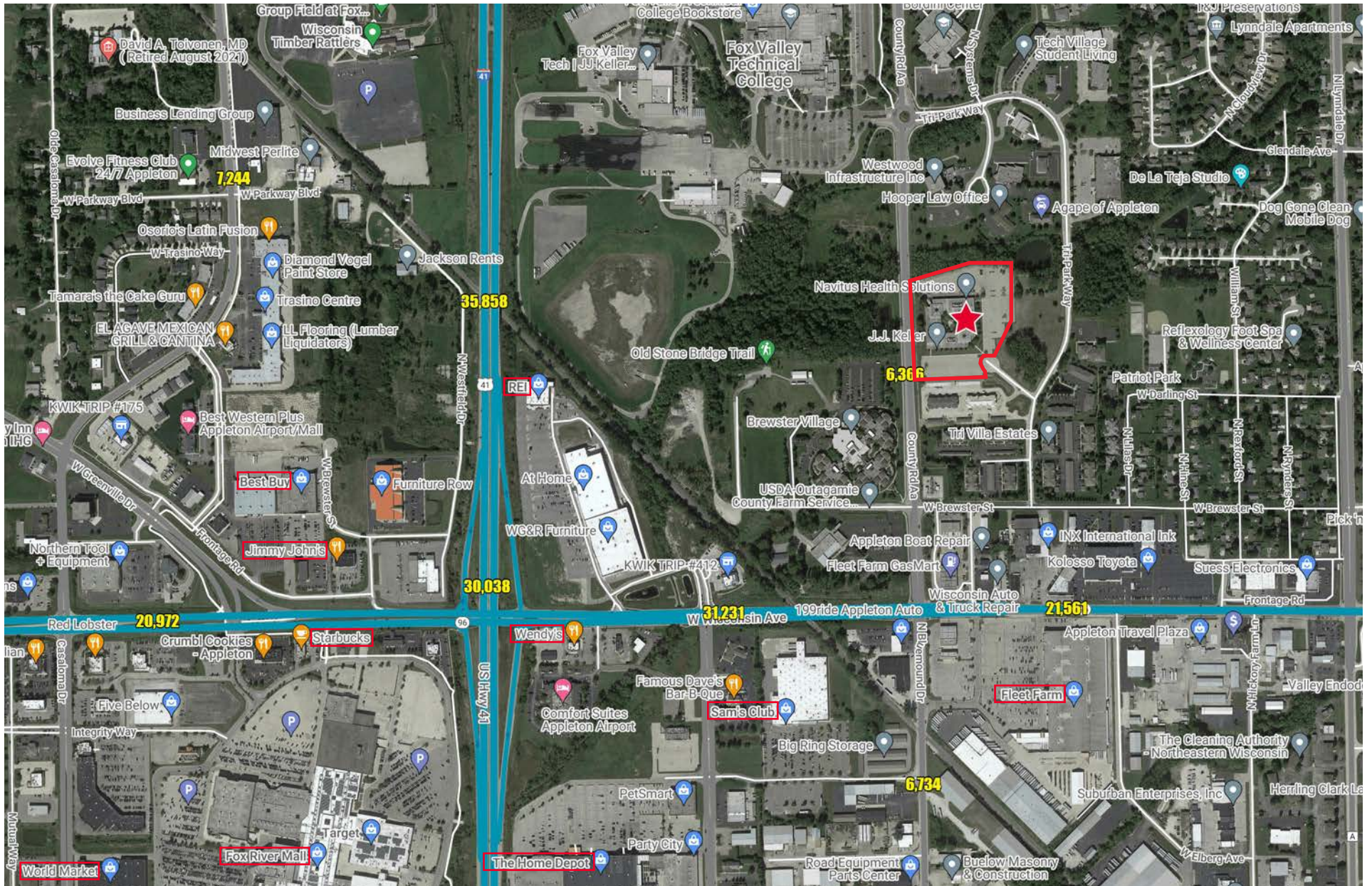
REGIONAL DEMOGRAPHICS



AREA RETAIL MAP



AREA RETAIL MAP



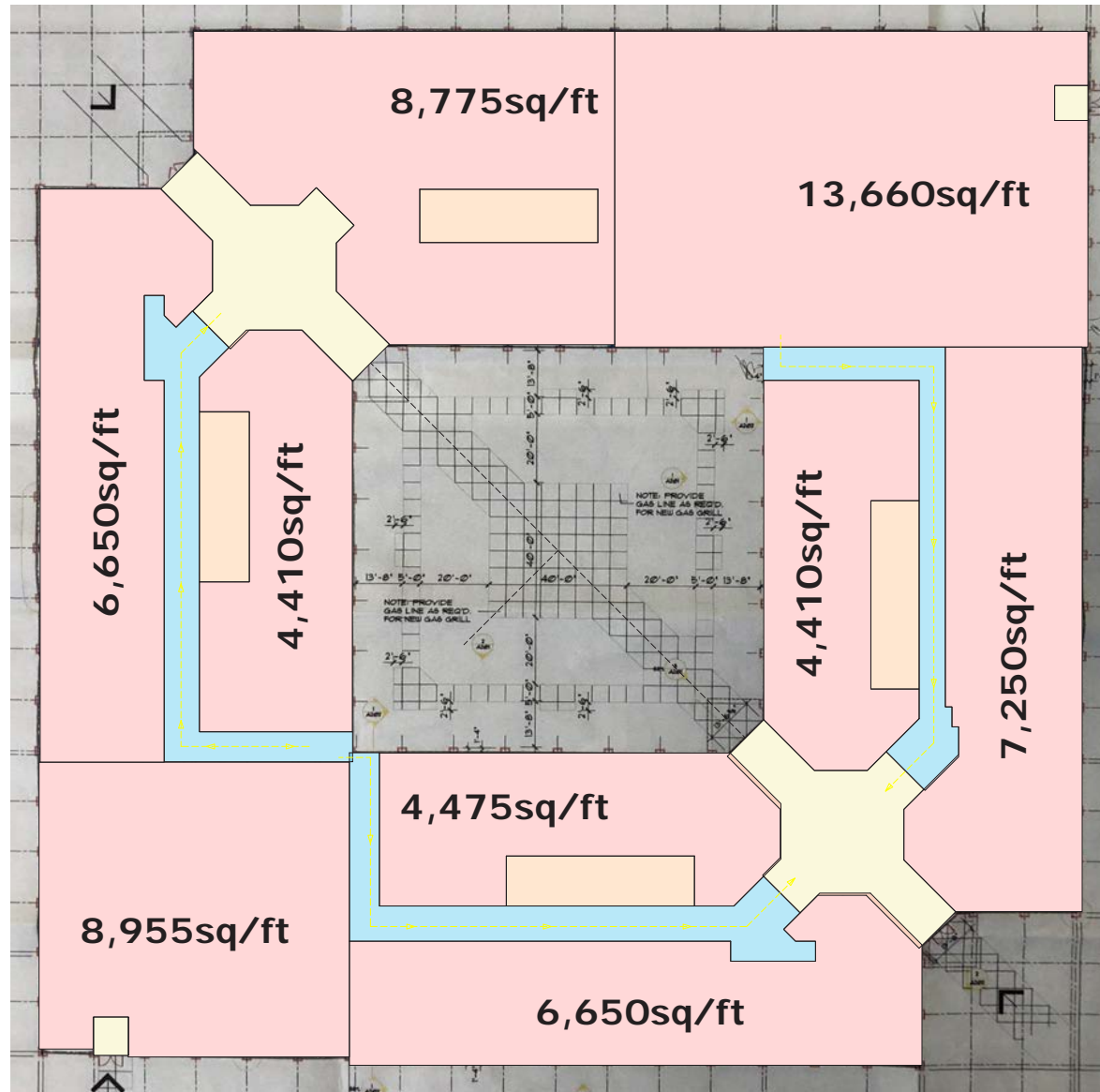
AERIAL



PHOTOS



FLOOR PLAN OPTIONS



**Multiple areas available with various demising plans*



PROPERTY SPECIFICS

ADDRESS:

5 Innovation Ct
Appleton, WI

TAX KEY:

102-3196-00

2021 TAXES:

\$93,256.66
(\$1.27 PSF)

LEASE RATE:
\$17.00/SF GROSS

YEAR BUILT:

1994

LAND AREA:

8.498 Acres

SIGNAGE:

Monument signage along Bluemound Dr and at the entrance of the business park

ZONING:

Commercial

ITEMS TO REMAIN AT THE PROPERTY:

APPLIANCES:

Dishwashers
Refrigerators

AV EQUIPMENT:

TVs and AV Equipment in
3 conference rooms

ASSESSMENT:

LAND: \$621,900
IMPROVEMENTS: \$4,183,000
TOTAL: \$4,804,900

INFRASTRUCTURE:

Fully sprinklered
Security System
Fiber Optics

IT NETWORK EQUIPMENT:

Patch panels
Data/IT racks
Wireless access points

OTHER:

Majority of Office Furniture
Included

SQUARE FOOTAGE:

+/- 73,362 Square Feet
4,410 SF - 52,995 USF Available

PARKING:

+/- 476 parking stalls
(6.70 per 1,000 SF)

SECURITY EQUIPMENT:

Security cameras
Panels
Card Readers

APPLETON MARKET OVERVIEW

THE FOX CITIES

The Fox Cities is named for the area around the Fox River and west of Lake Winnebago. It stretches from Oshkosh north to Appleton and includes multiple cities in between. This region falls closely behind Madison and Milwaukee as Wisconsin's third-largest economic center. Known as one of the fastest growing urban centers of Wisconsin, with a population of 402,553. The area is known for having a low crime rate, dozens of educational opportunities, a stable economy, affordable costs of living, and access to top-rated health care.

TOP INDUSTRIES

The Fox Cities Region boasts a strong workforce famous for productivity and work ethic. Home to some of the largest employers in Wisconsin for more than 100 years. Top industry clusters are Manufacturing, Energy, Power & Controls, Food and Beverage, Bio-Health, Forest Products, Transportation & Logistics, as well as Paper. Employers take advantage of this positive and dynamic environment, along with the area's low cost of operations, quality infrastructure, and highly skilled workforce.

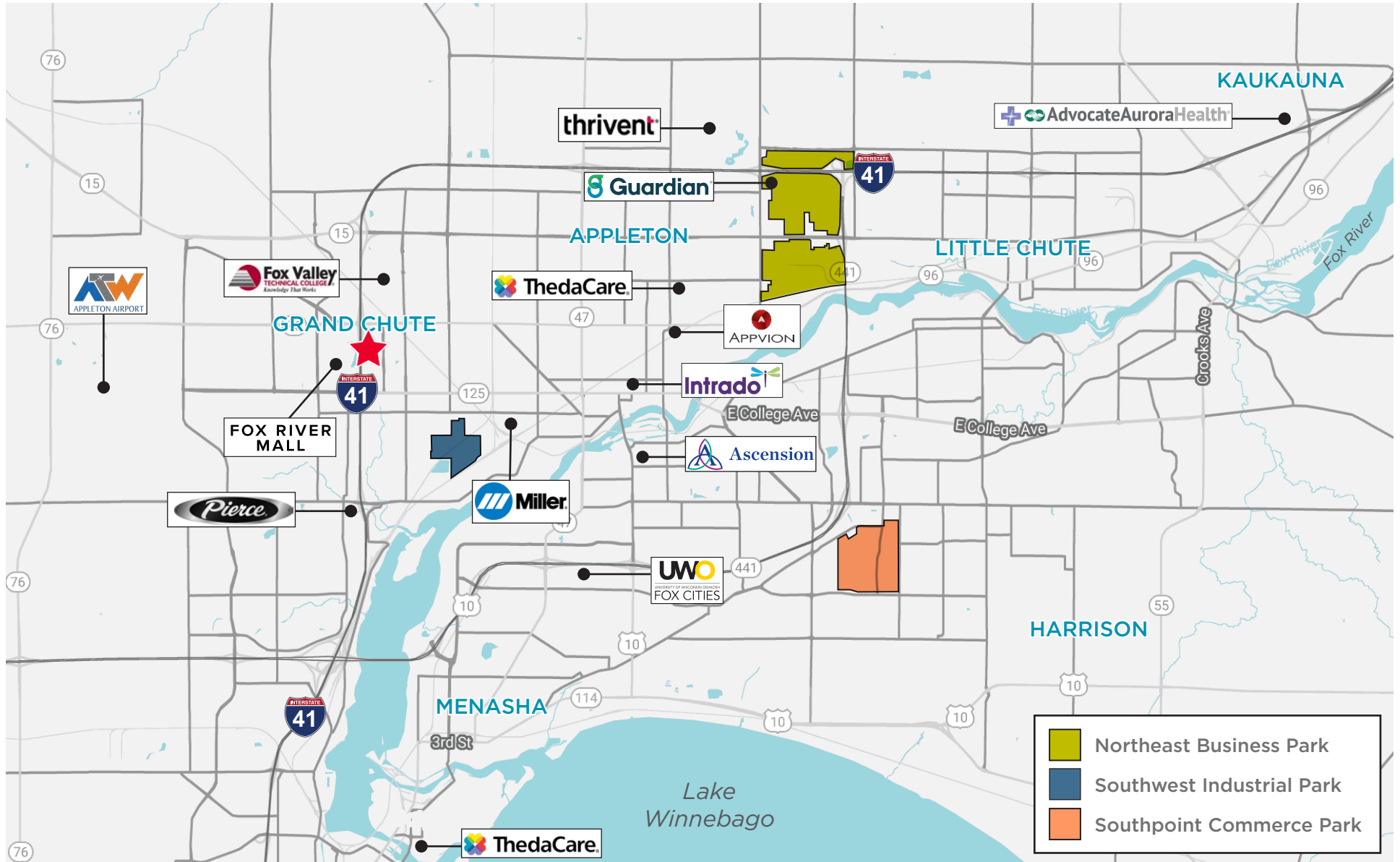
- Manufacturing Industry is responsible for 139,000+ jobs and contributes \$17.9B to the New North's Economy
- Energy, Power & Controls Industry has seen an 8.4% increase in jobs from 2015 to 2020 and contributes \$3.6B to the New North's Economy
- Bio-Health industry provides residents abundant choices for top quality health care and accounts for 70,000 direct patient care and bio-health careers

TRANSPORTATION

- Interstate 41 and State Trunk Highway 441
- Major passenger and freight corridor responsible for linking Green Bay, Appleton, and Oshkosh to the surrounding counties and locations further south, including Chicago
- The Port of Green Bay is one of the 5 commercial/cargo ports in the area, and provides a link to both national and global markets, and is a cost efficient method for the transportation of raw goods and materials
- Appleton International Airport



APPLETON MARKET OVERVIEW





CONTACT



JOHN STEINER
Real Estate Advisor
414.379.9644
jsteiner@boerke.com



DAVE FERRON
Real Estate Broker
414.203.3015
dferron@boerke.com

STATE OF WISCONSIN

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 Definition of Material Adverse Facts below).
- (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.
- (f) The duty to safeguard trust funds and proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals. 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 "Definition of Material Adverse Facts" below).
 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. 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.