

RETAIL AND OFFICE SPACE AVAILABLE IN GREEN BAY'S MOST ENERGETIC DISTRICT

Lombardi

TIMES SQUARE

Commercial space at LAMBEAU'S DOORSTEP

Position your brand in Wisconsin's best-in class retail and commercial district, directly across from Lambeau Field and iconic Tiletown. With both retail and office spaces available in a brand new mixed-use development, this location offers exceptional year-round visibility along Brown County's busiest street. The district serves as a daily destination for the community, with Tiletown's attractions, dining, retail, and entertainment drawing consistent foot traffic 365 days a year. Office tenants will have an unmatched opportunity to create tremendous brand awareness, attract top talent, surrounded by walkable amenities and Green Bay's most recognized landmark. Retail tenants capture both the area's strong local customer base and visitors drawn to this vibrant, amenity-rich destination. Whether you're seeking prominent retail frontage or office space that enhances your brand and employee experience, this location delivers unmatched positioning for sustained business success like the Packers Pro Shop.

SITUATED ON THE BUSIEST STREET IN BROWN COUNTY

(22,600 vpd on Lombardi Ave)
for unparalleled daily traffic

LAMBEAU FIELD

TITLETOWN DISTRICT

29,610 RSF GROUND FLOOR RETAIL

Prime street-level exposure with direct access to pedestrian traffic

UP TO 31,274 RSF SECOND & THIRD FLOOR RETAIL/OFFICE

Flexible space with high visibility and modern finishes

THIRD FLOOR FEATURES OPERABLE WINDOWS

opening to the game day atmosphere

DIRECTLY ACROSS FROM THE \$300M TITLETOWN DISTRICT

a 40+ acre entertainment hub anchored by the Green Bay Packers

OVER 1 MILLION VISITORS ANNUALLY

during sold-out Lambeau Field regular season games

THE PROPERTY

128,160 SF / 2.942 AC parcel

Lombardi Times Square doesn't just sit at the edge of a stadium, it sits inside a district built for year-round activity. Between Lambeau Field, the Titletown District, and the Resch Center, this corner of Green Bay hosts hundreds of events and hundreds of thousands of visitors every year, long before and long after the final whistle of a Packers season.

THIS ISN'T A TEN-GAME ADDRESS. IT'S A 365-DAY ONE.



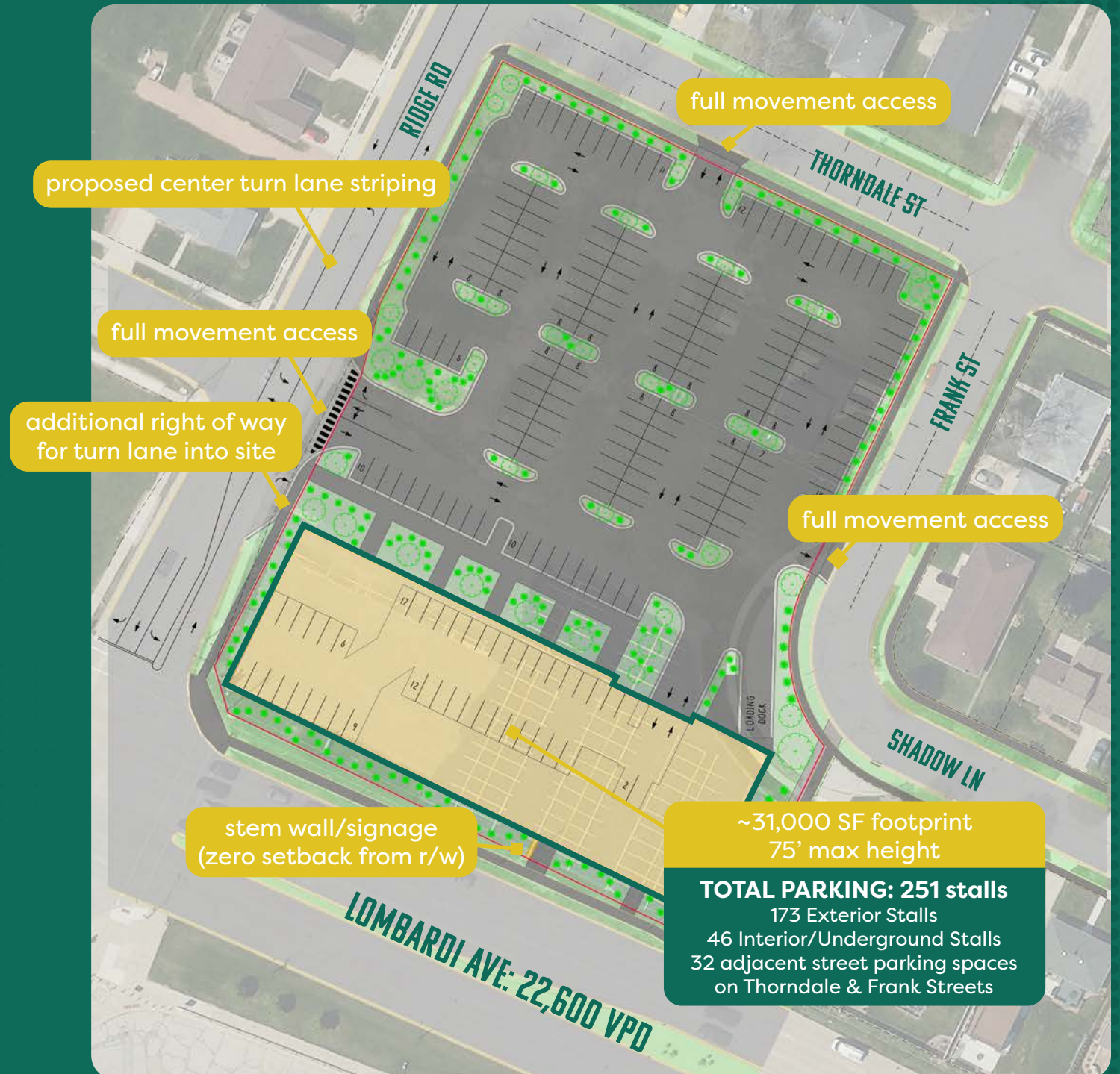
Draws daily community crowds with year-round programming including Ariens Hill tubing, the Titletown Gameday ice rink, summer concerts, outdoor movies, farmer's markets, special events, and large-scale fitness classes.



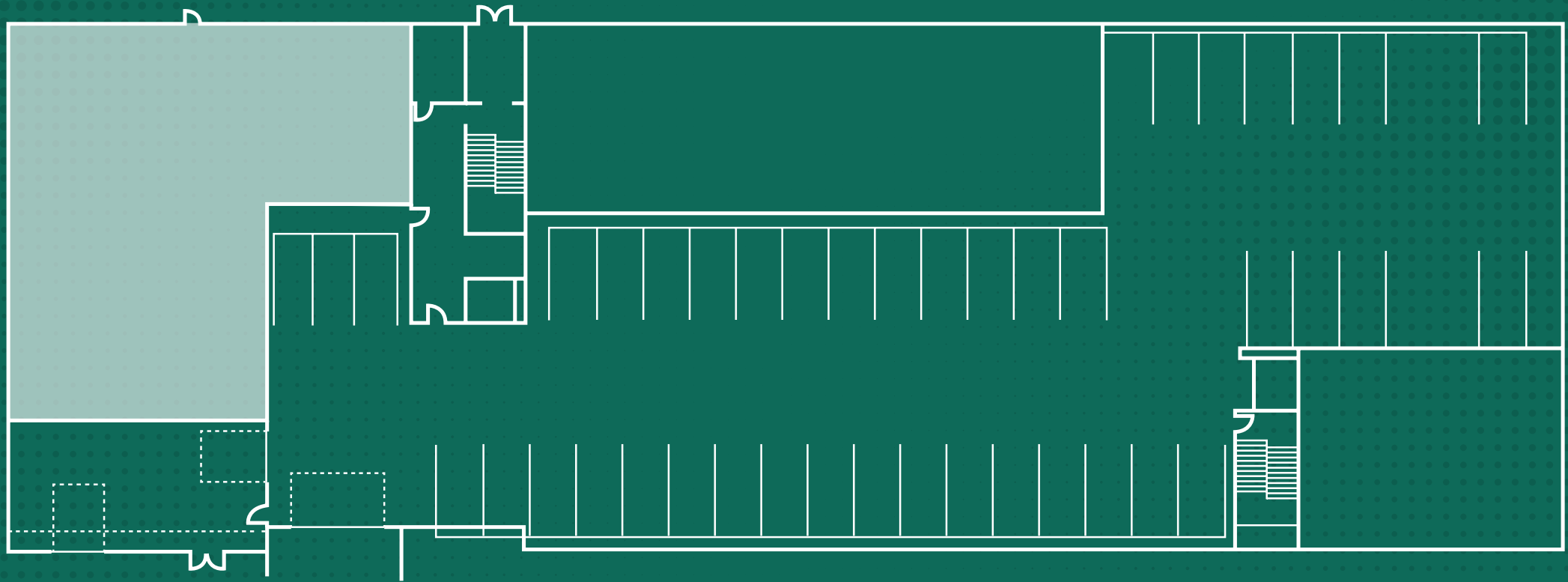
Annually hosts over 1 million visitors for major national concerts, family shows like Disney On Ice, WIAA state tournaments, and large-scale consumer expos.



Outside of game days, Lambeau Field is a year-round tourist destination attracting 60,000+ for events like Packers Family Night and hosting thousands of daily visitors for major concerts, sporting events and visitors to the Hall of Fame.



Lower Level | Up to 5,115 RSF



AVAILABILITIES

91,220 Total RSF available

Lease Rate: Contact Broker

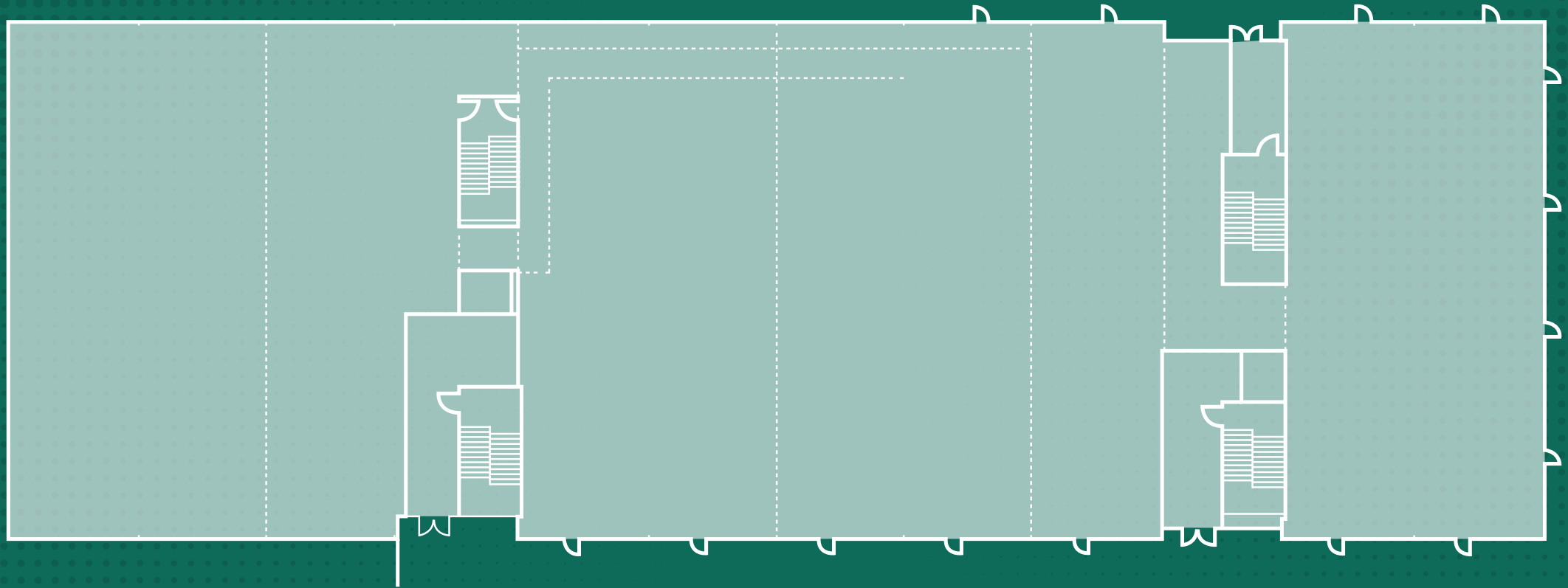
Delivery: Spring 2029

Parking Spots: 251

Parking Ratio: 2.75:1,000



1st Level | 5,502-29,610 RSF



AVAILABILITIES

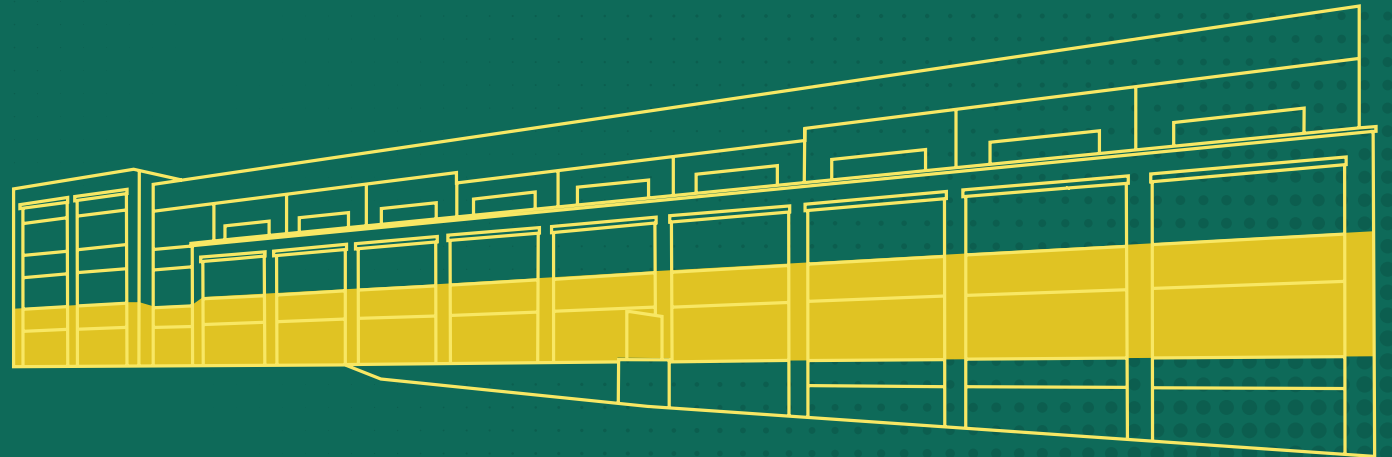
91,220 Total RSF available

Lease Rate: Contact Broker

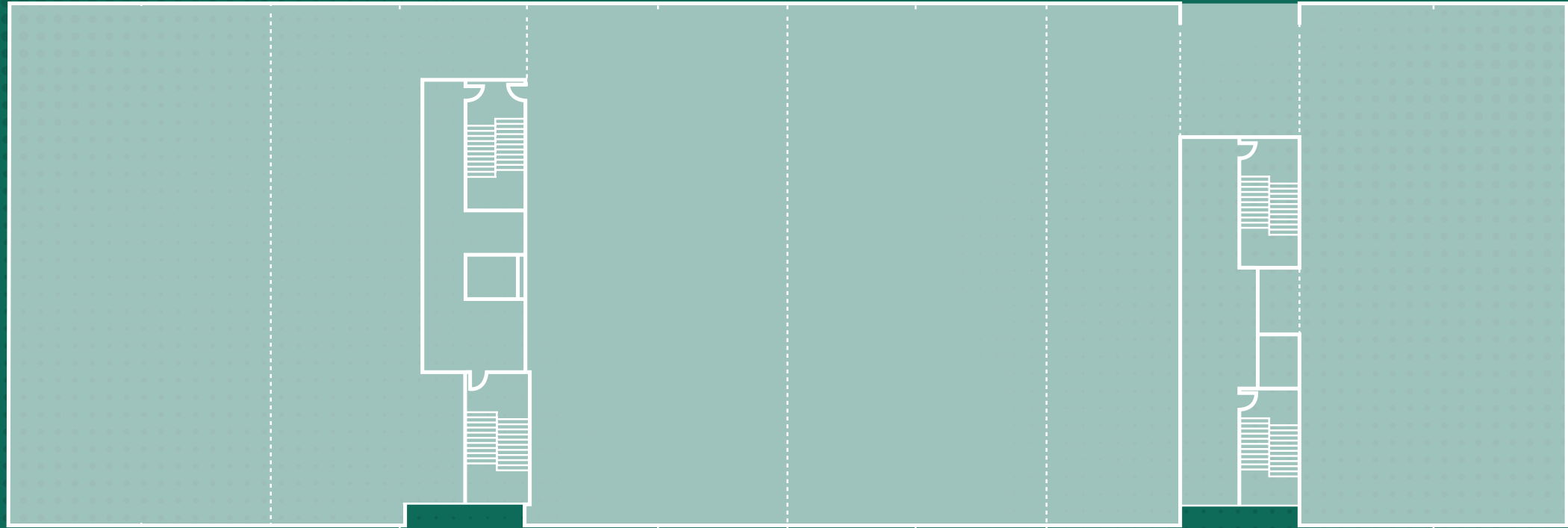
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Parking Spots: 251

Parking Ratio: 2.75:1,000



2nd Level | 5,746-31,274 RSF



AVAILABILITIES

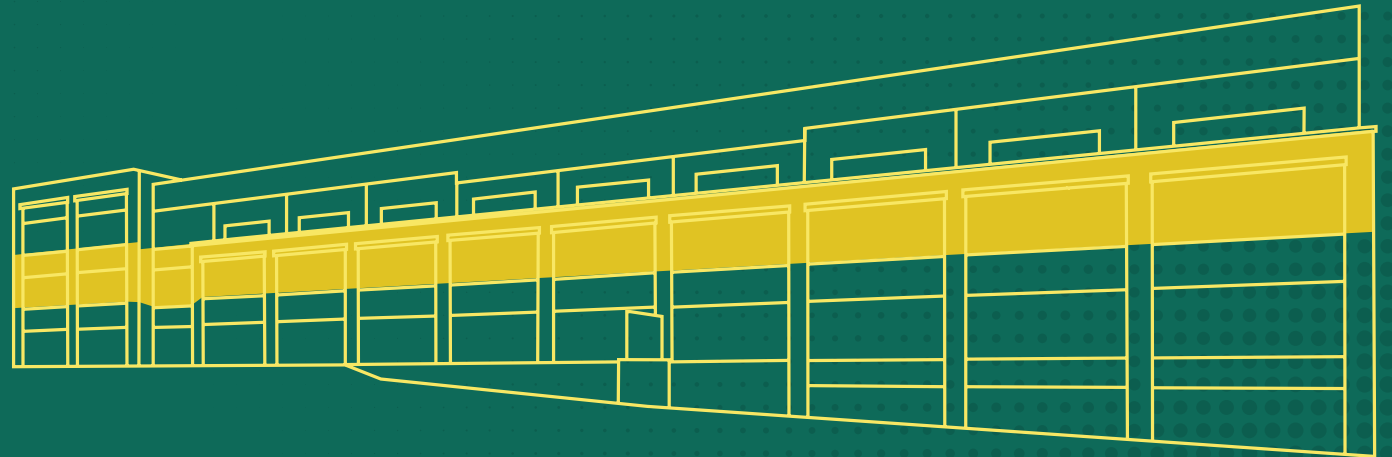
91,220 Total RSF available

Lease Rate: Contact Broker

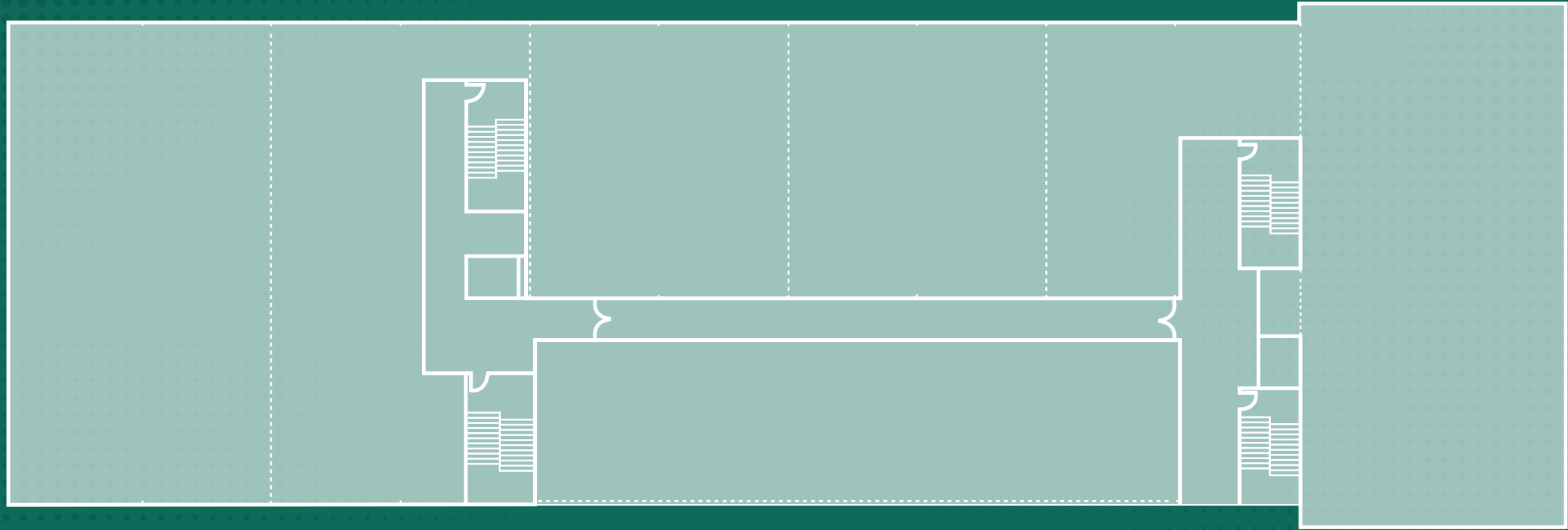
Delivery: Spring 2029

Parking Spots: 251

Parking Ratio: 2.75:1,000



3rd Level | 2,669-24,967 RSF



AVAILABILITIES

91,220 Total RSF available

Lease Rate: Contact Broker

Delivery: Spring 2029

Parking Spots: 251

Parking Ratio: 2.75:1,000



Consistent Traffic.

UNMATCHED VISIBILITY.

5 Mile Demographics

Population 155,360

Daytime Population 189,493

Average Household Income \$94,451

Households 66,932

Adjacent to
 TITLE TOWN

\$300M development

52,000 SF healthcare facility

144 luxury hotel rooms

150,000 SF class A office

70-90 townhomes

150 apartments



THE CENTER OF EVERYTHING

Additional nearby demand drivers

Oneida Casino
3.7 MILES

Austin Straubel Airport
3.8 MILES

Green Bay Plaza
1.6 MILES

Bay Park Square
2.5 MILES





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