



SEE PAGES 9-13 FOR SENIOR LIVING STUDY

CLICK HERE FOR LINK TO DRONE VIDEO PART 1

CLICK HERE FOR LINK TO DRONE VIDEO PART 2

## 1800 Westwood Center Blvd. Wausau, WI 54401

### Property Features

- Located on a wooded bluff overlooking the scenic Wisconsin River Valley
- Ideal for: corporate headquarters, retreat center, office/institutional campus, venue for any large group gatherings, etc.
- High visibility and access from/to Highway 51
- Neighbors include Aspirus Wausau Hospital & Medical Campus, shopping, restaurants, major schools and professional services
- **End of August, 2024, entire building will have a new roof at an investment of over \$1Million**
- Fully sprinklered, loading dock and elevators
- **Two current tenants:**
  - Aspirus - 37,213 SF through 2/28/26 - no plans to renew
  - Liberty Mutual - 7,766 SF through 7/31/27

### Details

Located on 37.27 acres on Highway 51, Westwood Conference Center is the region's only full-service training and conference center. The buildings consist of approximately 242,701 SF of well-appointed and versatile area currently configured with an abundance of office areas, well-maintained dining facilities (indoor and outdoor), an auditorium, 17 state-of-the-art meeting and conference rooms with individual climate control, large windows, covered parking, a separate 10,000+ SF meeting/event facility built as an exact replica of Wausau's Grant Street Train Depot Building, and much more.

### PRICE

\$7,500,000 \$5,495,000 **\$3,900,000**

1800 Westwood Center Blvd.	
BUILDING SIZE	232,701 SF
ACRES	32.96
ZONING	COMMERCIAL
PARKING	800+
YEAR BUILT	1980
PARCEL NUMBER	291-2907-271-0946
Train Depot Building	
BUILDING SIZE	10,000 SF
ZONING	COMMERCIAL
PARKING	AMPLE
YEAR BUILT	1995
1900 Westwood Center Blvd.	
ACRES	4.31
ZONING	COMMERCIAL
PARCEL NUMBER	291-2907-271-0951

For more information:

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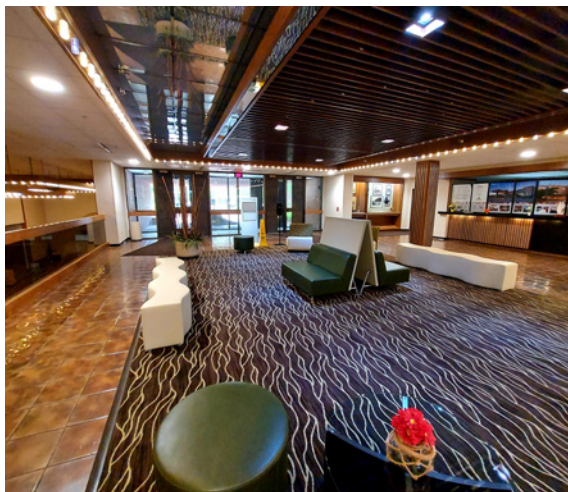
John Roberts, SIOR

920.216.2554 • [johnr@naipfefferle.com](mailto:johnr@naipfefferle.com)

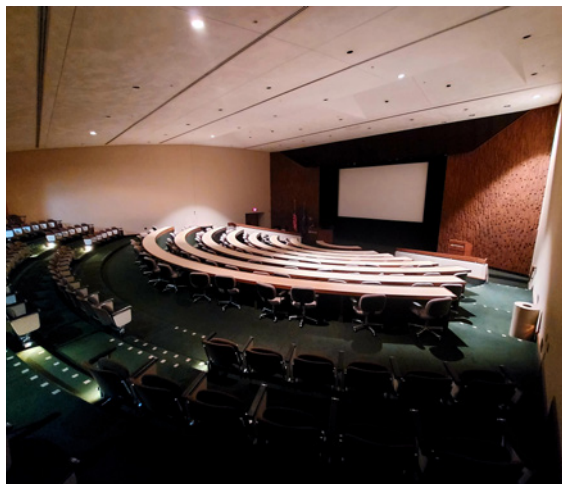
## AERIAL IMAGES



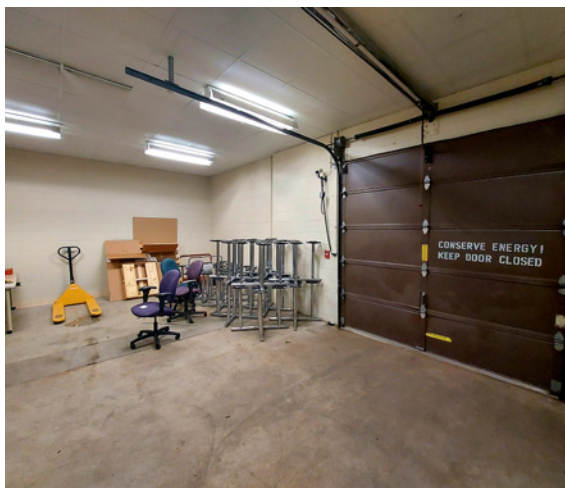
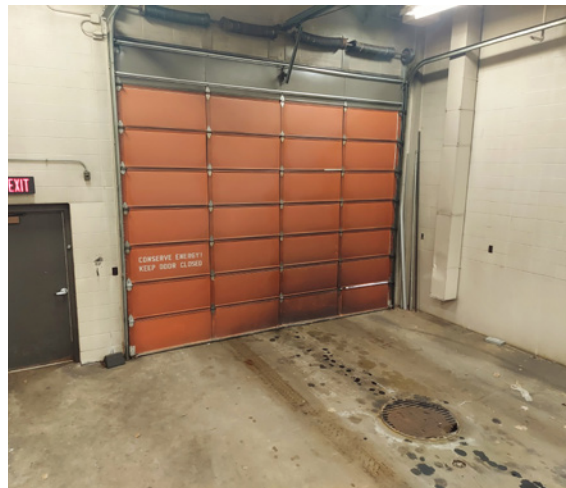
## WESTWOOD CONFERENCE CENTER



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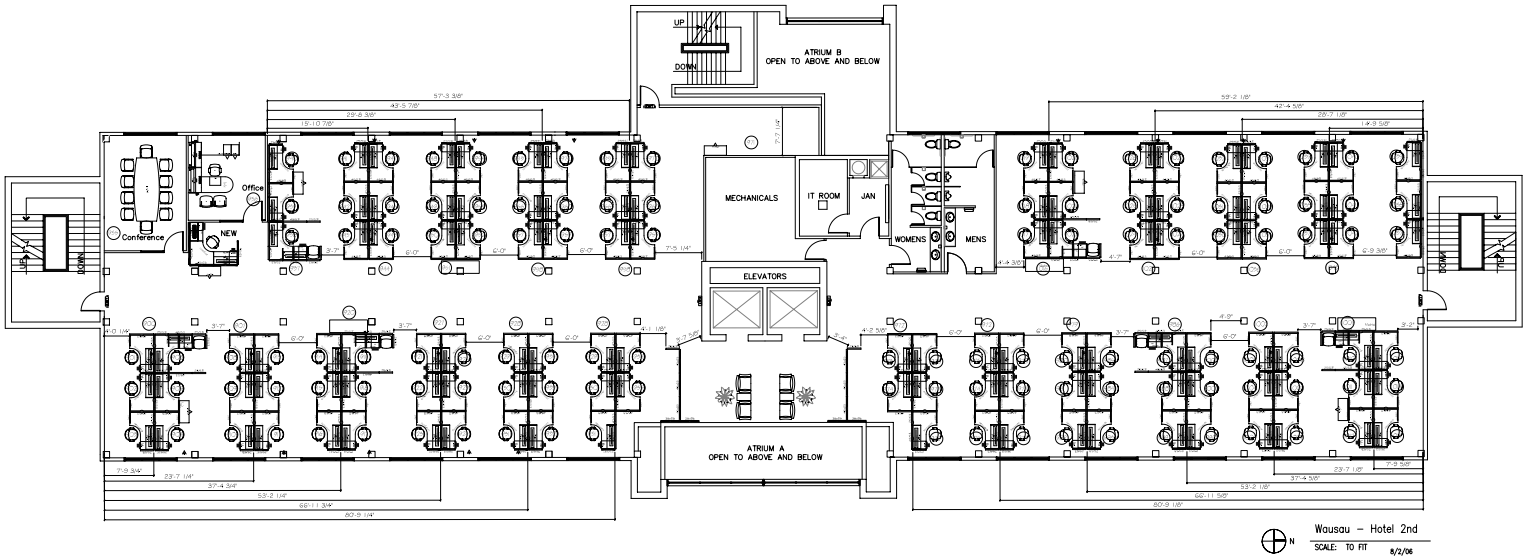


## TRAIN DEPOT BUILDING

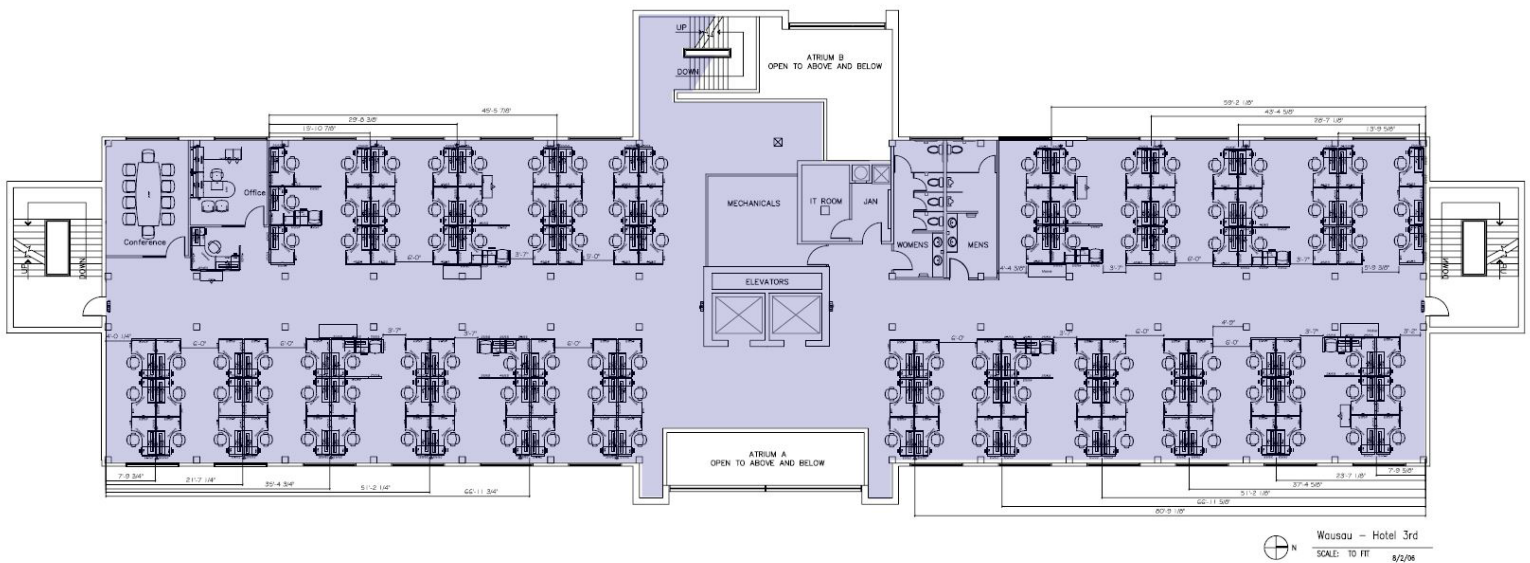




## EXISTING 2nd Floor



## EXISTING 3rd Floor





## Westwood Conference Center Senior Living Study



### Westwood Conference Center Wausau, Wisconsin Senior Living Study



08.2024



### Westwood Conference Center Existing Site Overview 1



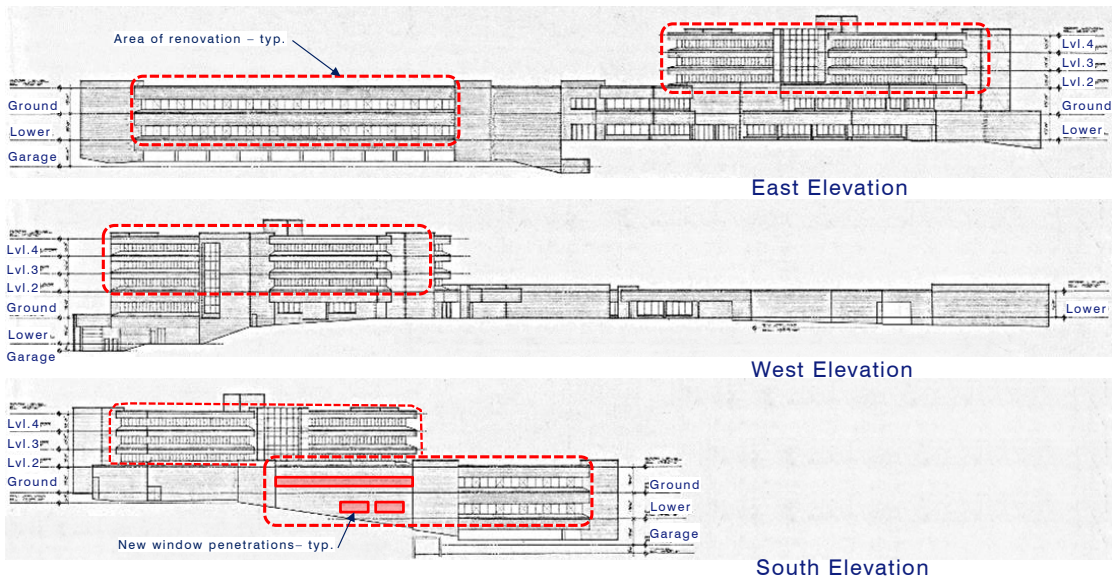
## Westwood Conference Center Senior Living Study



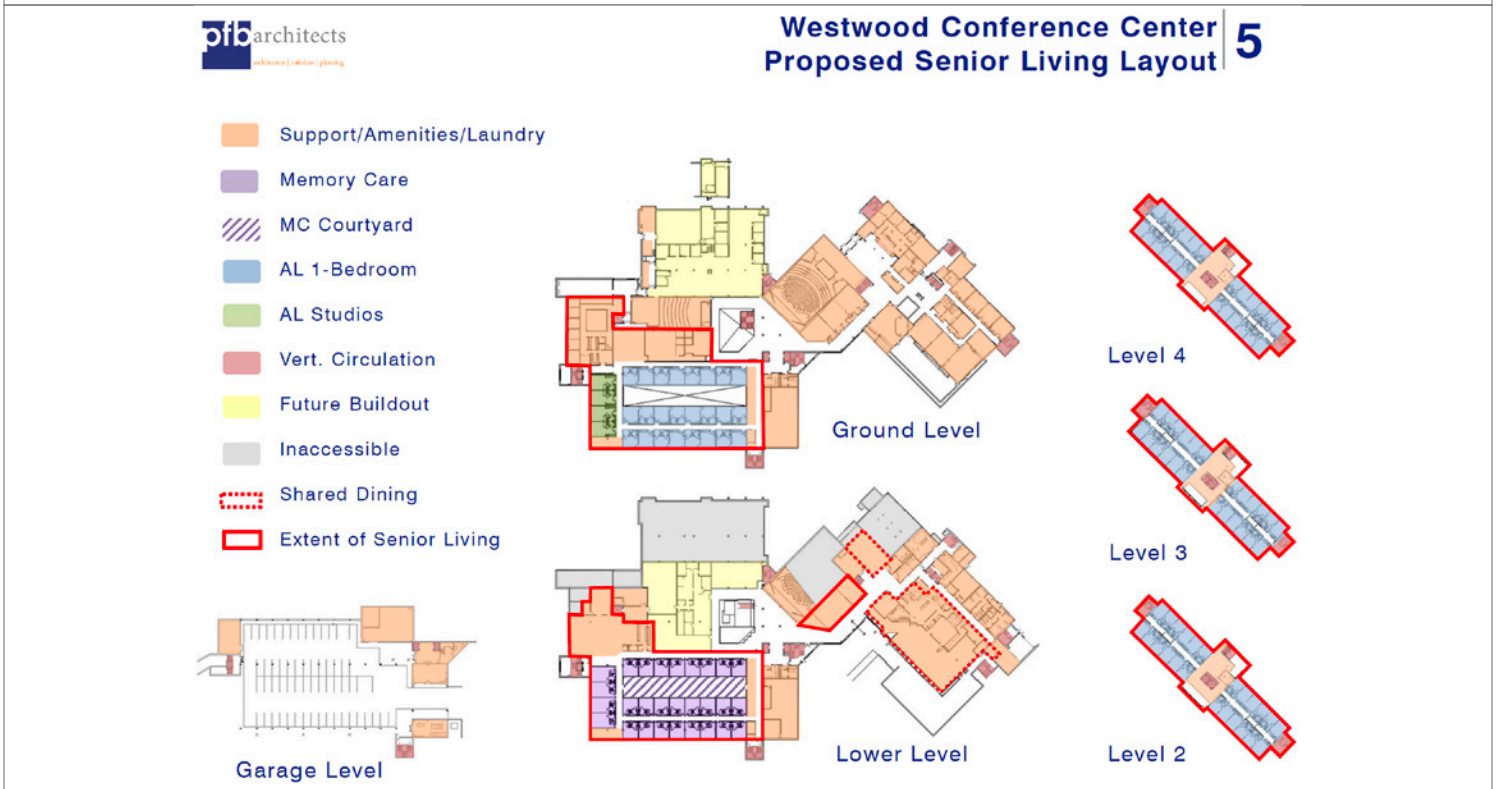
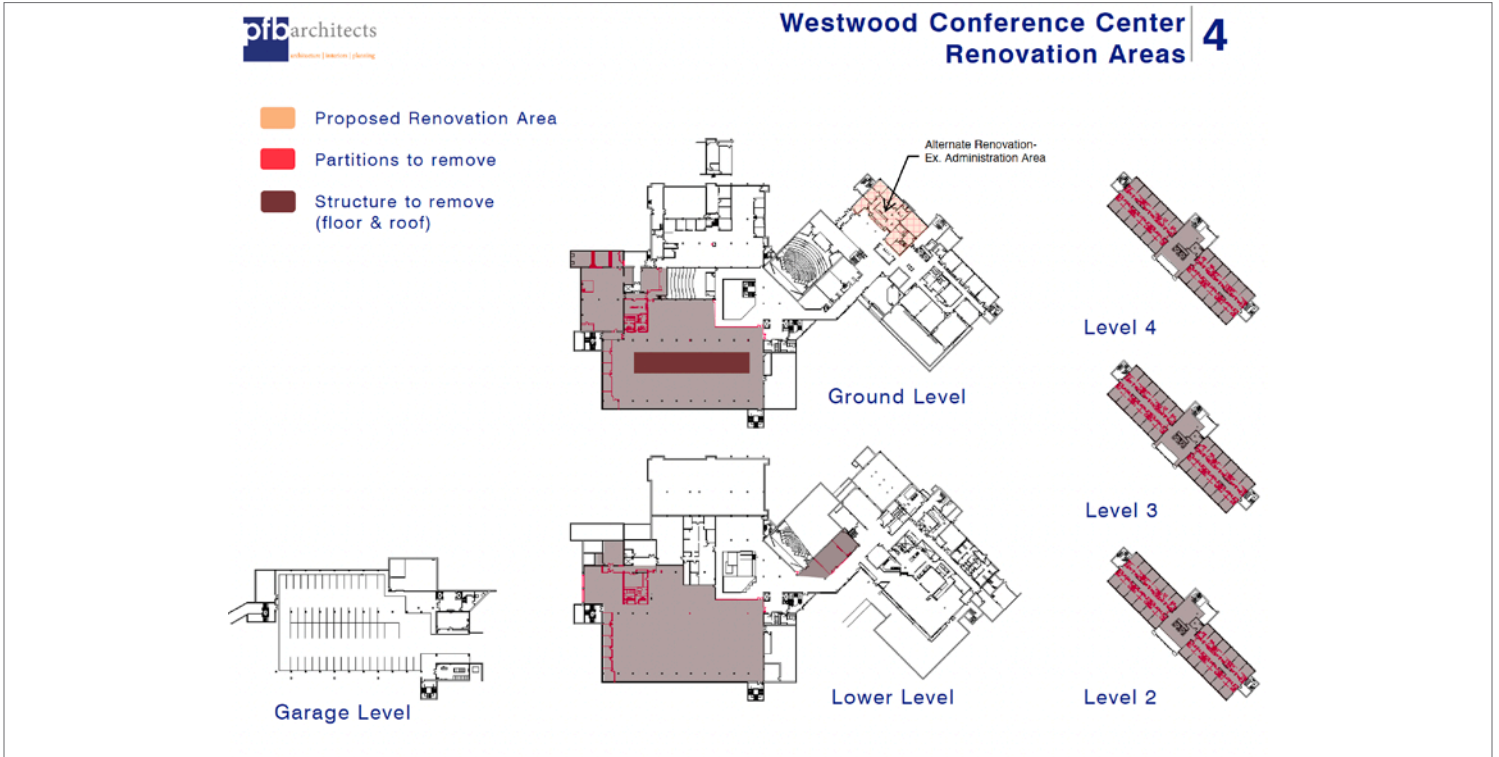
### Westwood Conference Center Existing Site Overview 2



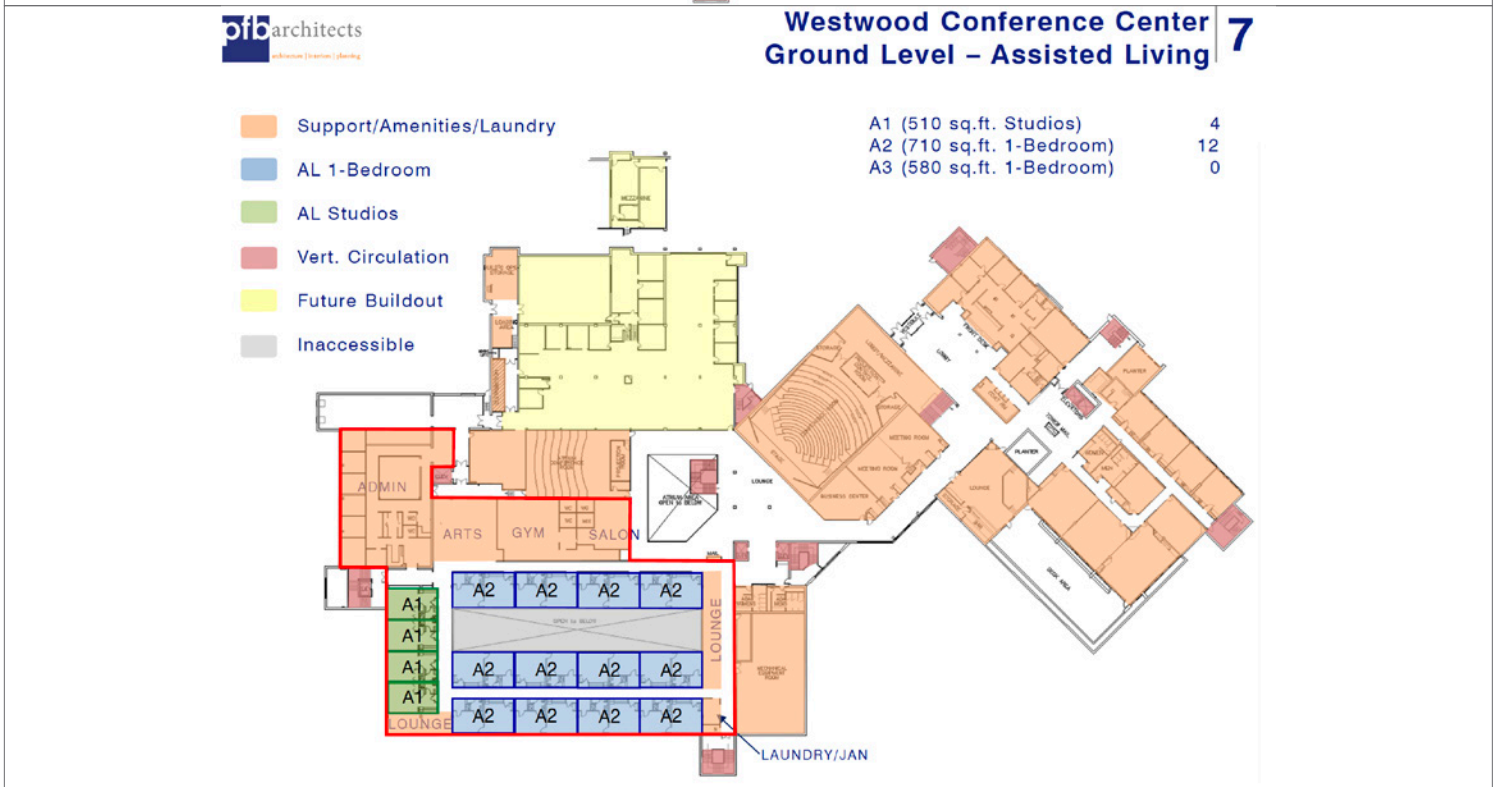
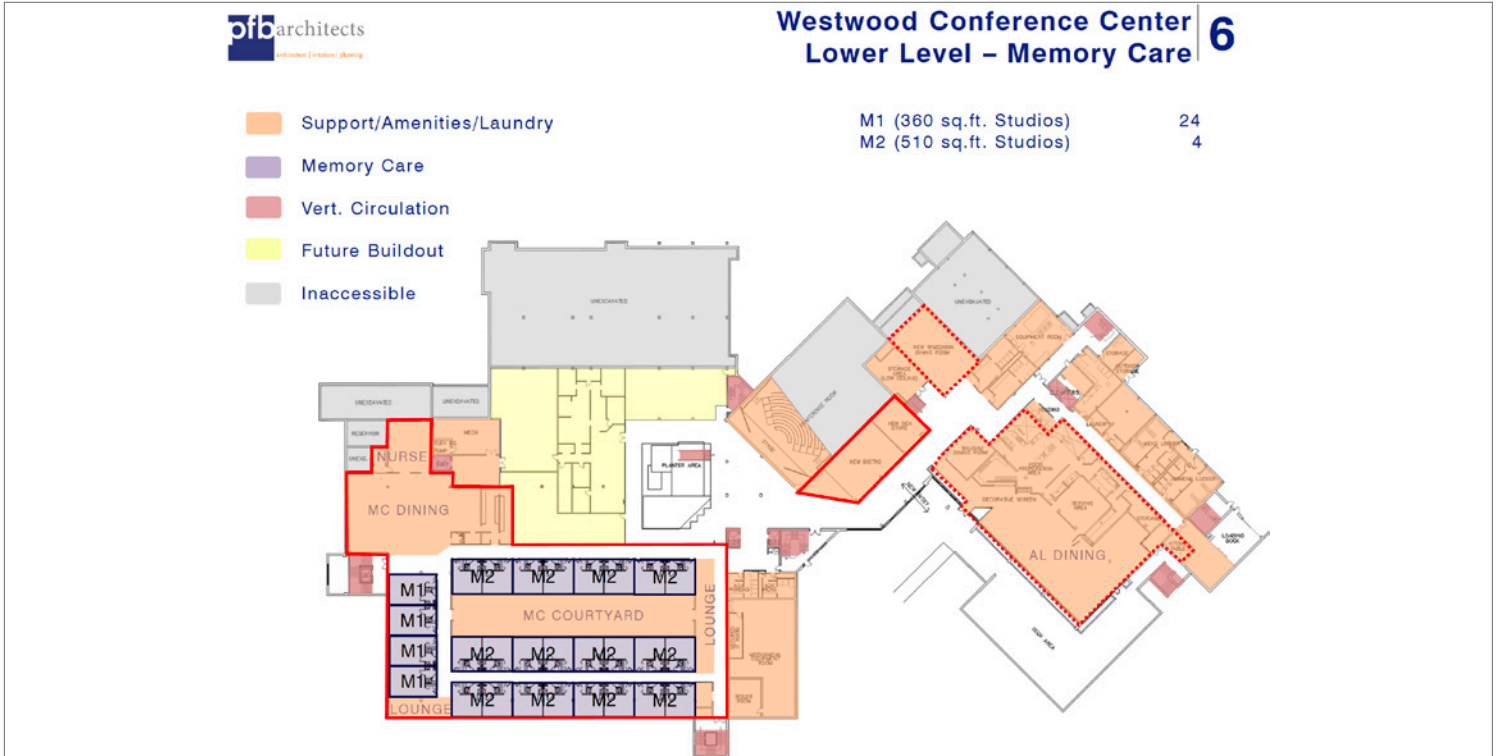
### Westwood Conference Center Existing Elevations 3



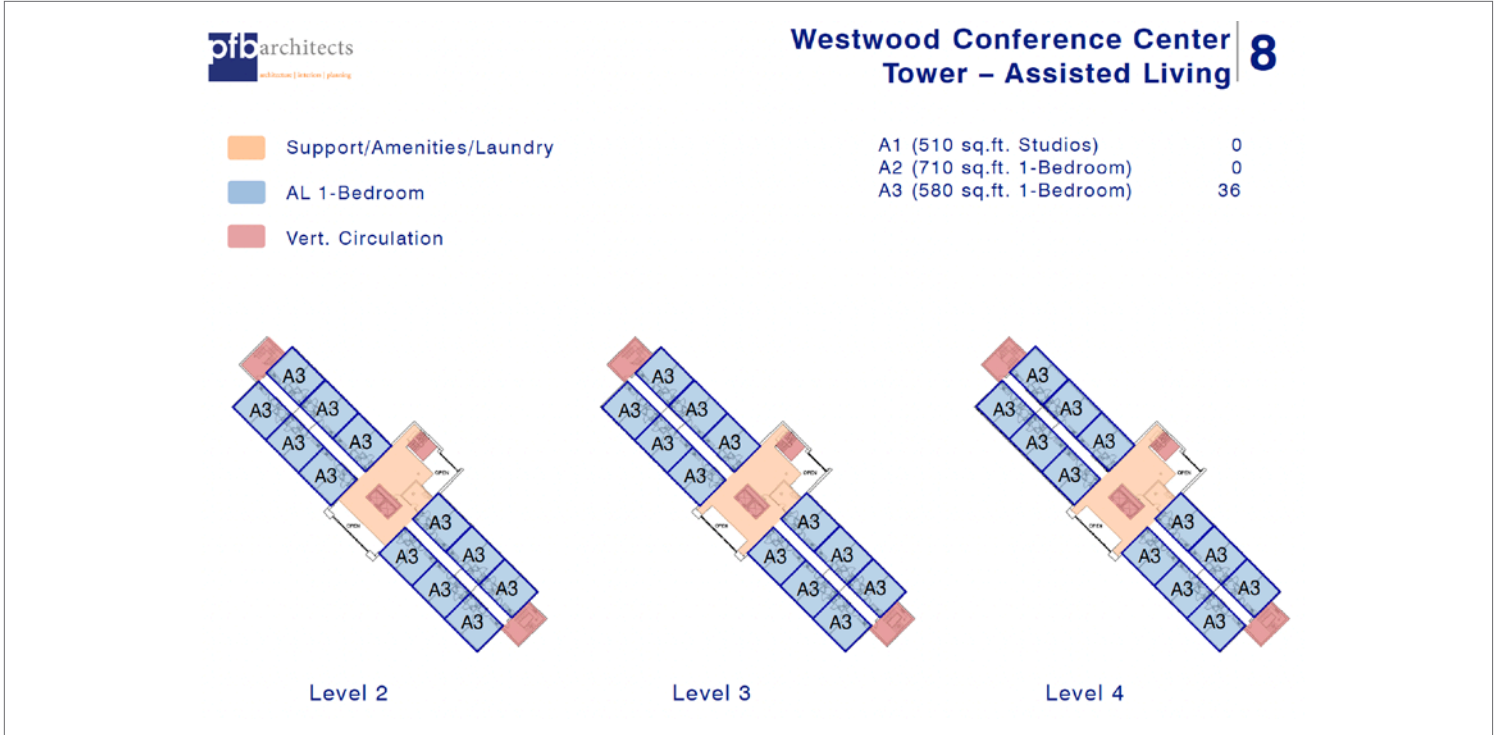
## Westwood Conference Center Senior Living Study



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## Westwood Conference Center Senior Living Study



**Westwood Conference Center Building Summary 9**

**Senior Living Renovation:**

M1 (360 sq.ft. Studios)	24
M2 (510 sq.ft. Studios)	4
A1 (510 sq.ft. Studios)	4
A2 (710 sq.ft. 1-Bedroom)	12
A3 (580 sq.ft. 1-Bedroom)	36
<b>TOTAL UNIT COUNT:</b>	<b>80</b>

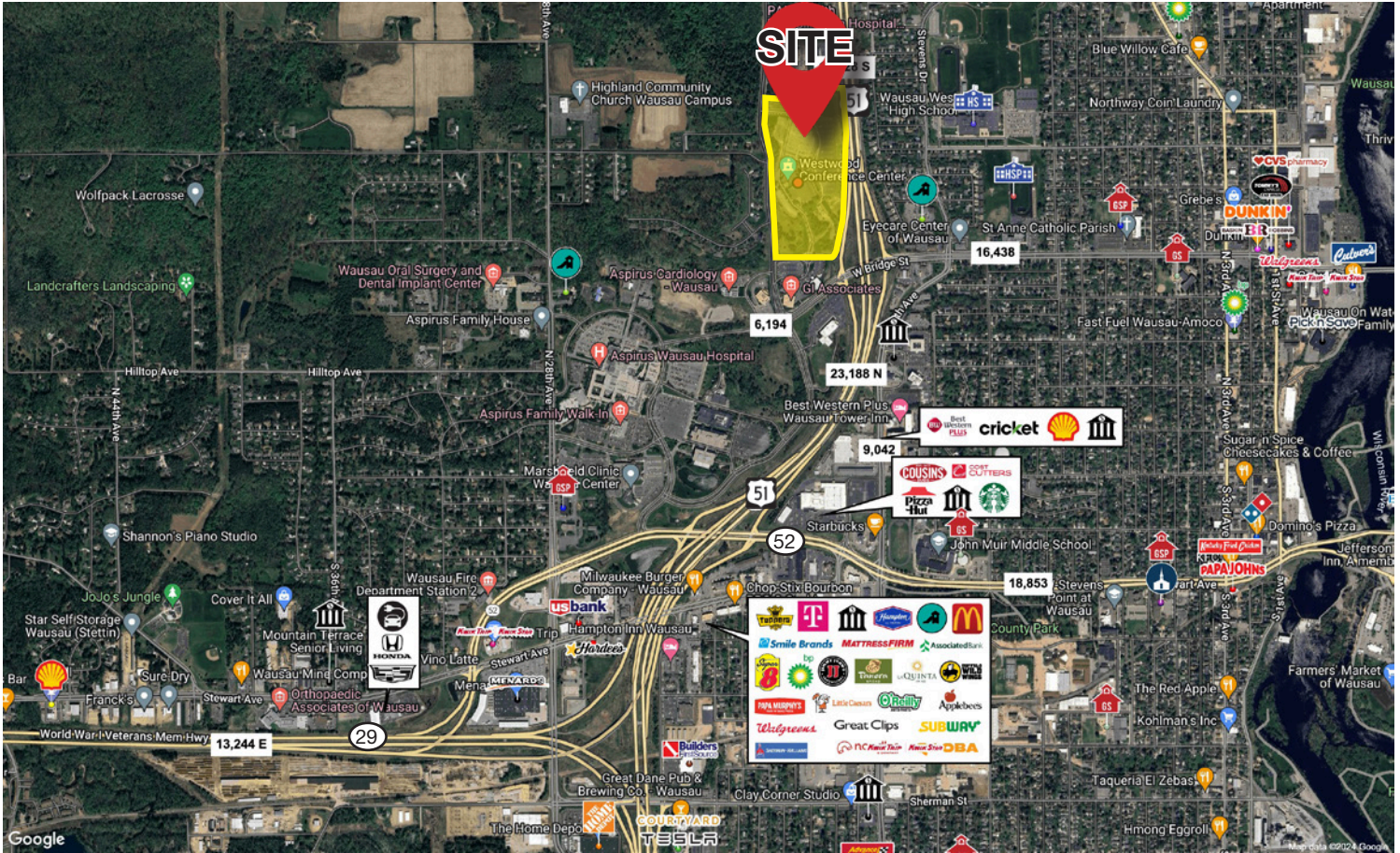
**Renovation as shown\*:**

Total Building	@217,000 sq.ft.	
<b>Proposed SL Renovation</b>	<b>80,800 sq.ft.**</b>	<b>37.2%</b>
Shared Kitchen/Dining/Lounge	12,700 sq.ft.	5.9%
Existing Conference Center	19,400 sq.ft.	8.9%
Future Buildout Available	22,700 sq.ft.	10.5%
Shared Circulation/Stor./WC/Mech.	81,400 sq.ft.	37.5%

**Alternate Option\*:** Delete the new administrative area; renovate & share the existing

Total Building	@217,000 sq.ft.	
Proposed SL Renovation	76,300 sq.ft.	35.2%
Renovate & Share Ex. Admin.	3,800 sq.ft.	1.8%
Shared Kitchen/Dining/Lounge	12,700 sq.ft.	5.9%
Existing Conference Center	15,600 sq.ft.	7.2%
Future Buildout Available	27,200 sq.ft.	12.5%
Shared Circulation/Stor./WC/Mech.	81,400 sq.ft.	37.5%

\* not including mechanical and boiler rooms  
\*\* approx. 52% of the total are resident units



### POPULATION



1 MILE:	5,626
3 MILES:	37,145
5 MILES:	51,262

### AVERAGE INCOME



1 MILE:	\$73,828
3 MILES:	\$83,674
5 MILES:	\$92,233

### AVERAGE HOUSEHOLDS



1 MILE:	2,621
3 MILES:	16,879
5 MILES:	22,654

### EMPLOYEES



1 MILE:	7,126
3 MILES:	26,263
5 MILES:	33,433

### BUSINESSES

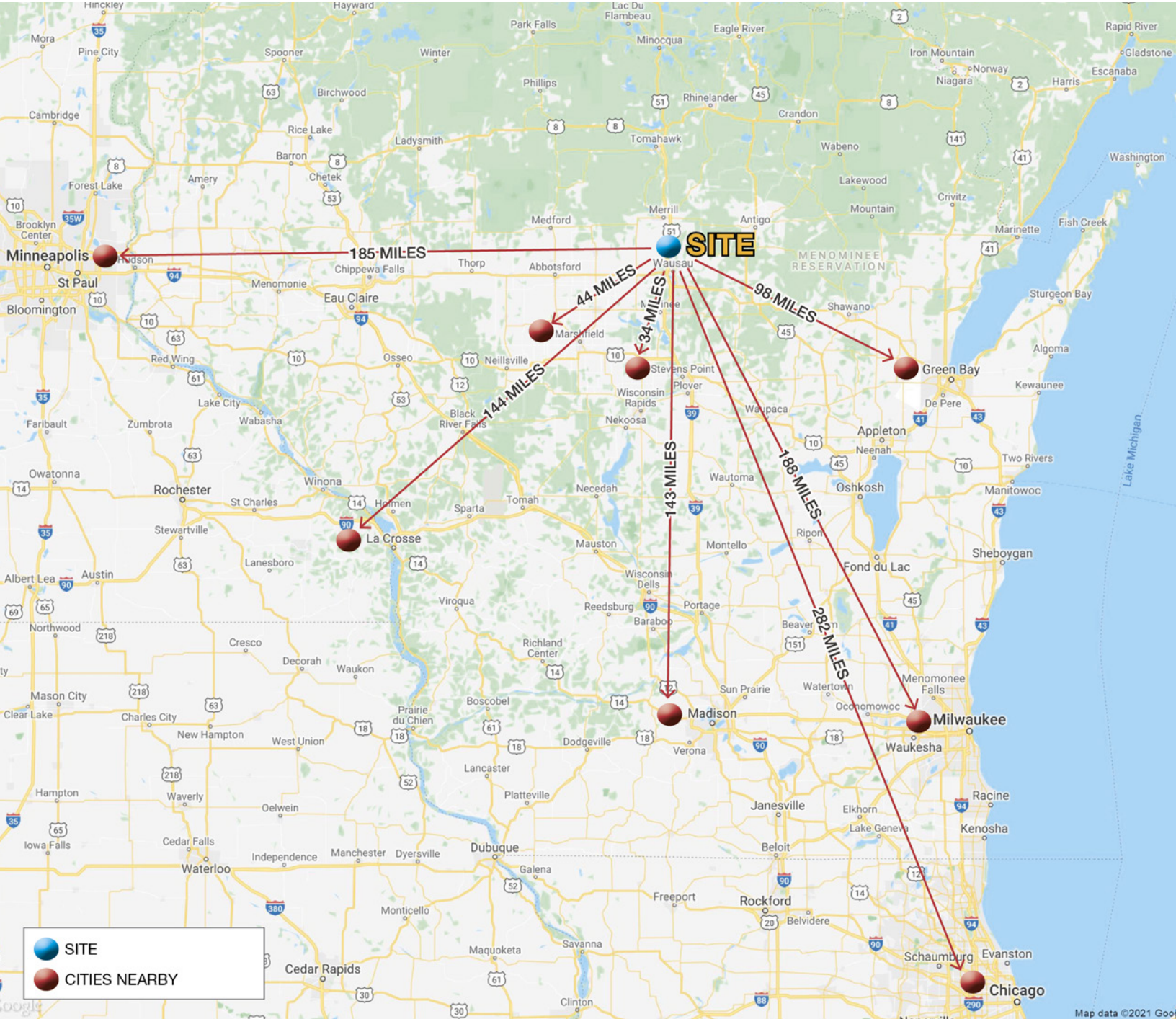


1 MILE:	357
3 MILES:	1,468
5 MILES:	2,046

### TRAFFIC COUNTS



W. BRIDGE STREET	16,438
HIGHWAY 51 TOTAL	42,016
STEWART AVENUE	18,853



# STATE OF WISCONSIN BROKER DISCLOSURE



Wisconsin law requires all real estate licensees to give the following information about brokerage services to prospective 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 NAI Pfefferle (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:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- 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.
- The duty to disclose to you in writing certain Material Adverse Facts about a Property, unless disclosure of the information is prohibited by law.
- 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.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 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 or 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.

*No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.*

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in section 452.01(5g) of the Wisconsin Statutes (see definition 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 or provide that information to the Firm or its Agents by other means. 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 to 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.