



CHRIS GHIDORZI
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Space Available

2620 Professional Building
2620 STEWART AVE. | WAUSAU, WI 54401



FEATURES

- Class A office space
- Immediate access from US 51/I-39 and Hwy 29
- Surrounded by Stewart Avenue office, retail and restaurant traffic
- Immediate occupancy or build to suit options
- Wausau medical campus within one mile

500 - 2,146 rentable sq ft.

LEASE DATA

- \$14.50 per sq. ft., lower level
- \$16.50 per sq. ft., main, second and third level
- CAM: \$3.28 per sq. ft.
- Tax: \$2.76 per sq. ft.

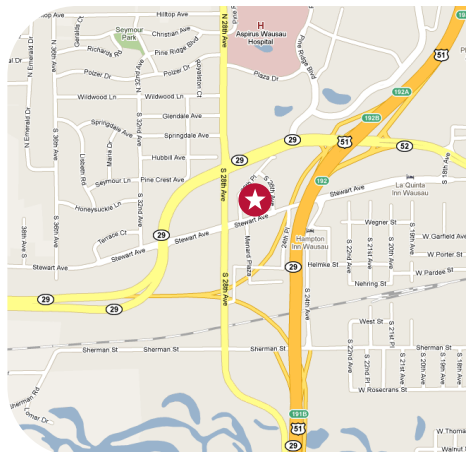
DEMOGRAPHICS

ROAD	AVERAGE ANNUAL DAILY TRAFFIC 2022 (vehicles)
Stewart Ave.	7,400
28th Ave.	9,700
US 51/I-39	47,800
CITY	2020 CENSUS POPULATION
Wausau	39,994
Wausau Metro	163,172

ANCHOR TENANTS

- US Bank, Wells Fargo Advisors

AREA MAP



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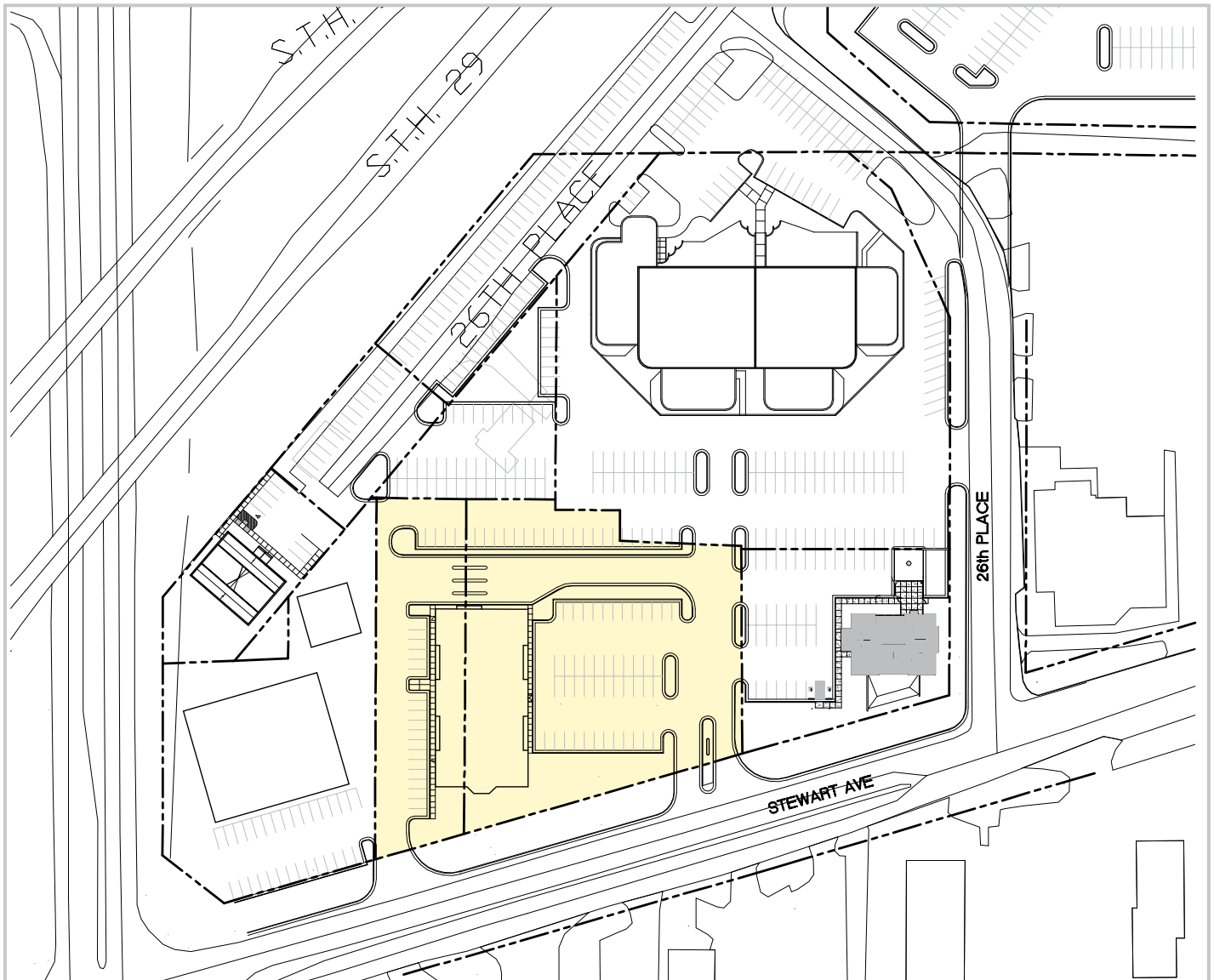
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Space Layouts

2620 Stewart Center

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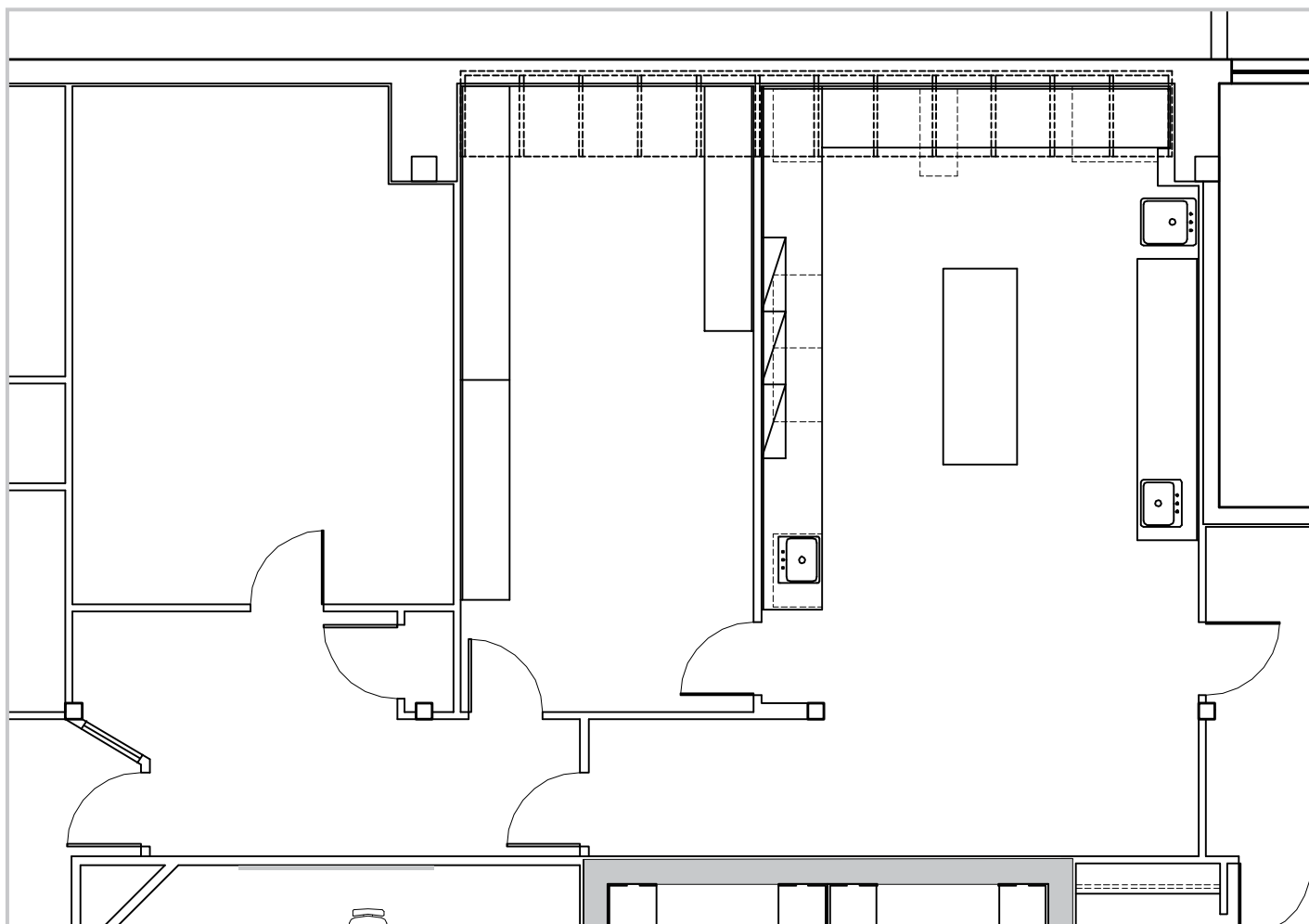
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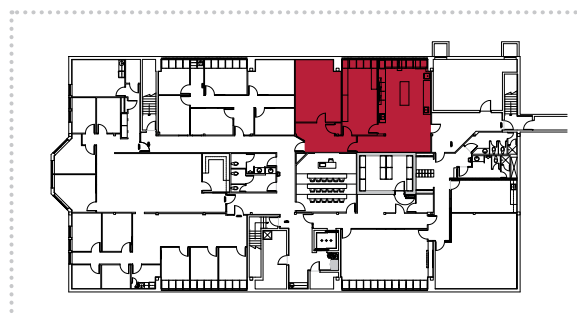
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Suite 8

1,639 rentable sq ft.



SUITE LOCATION

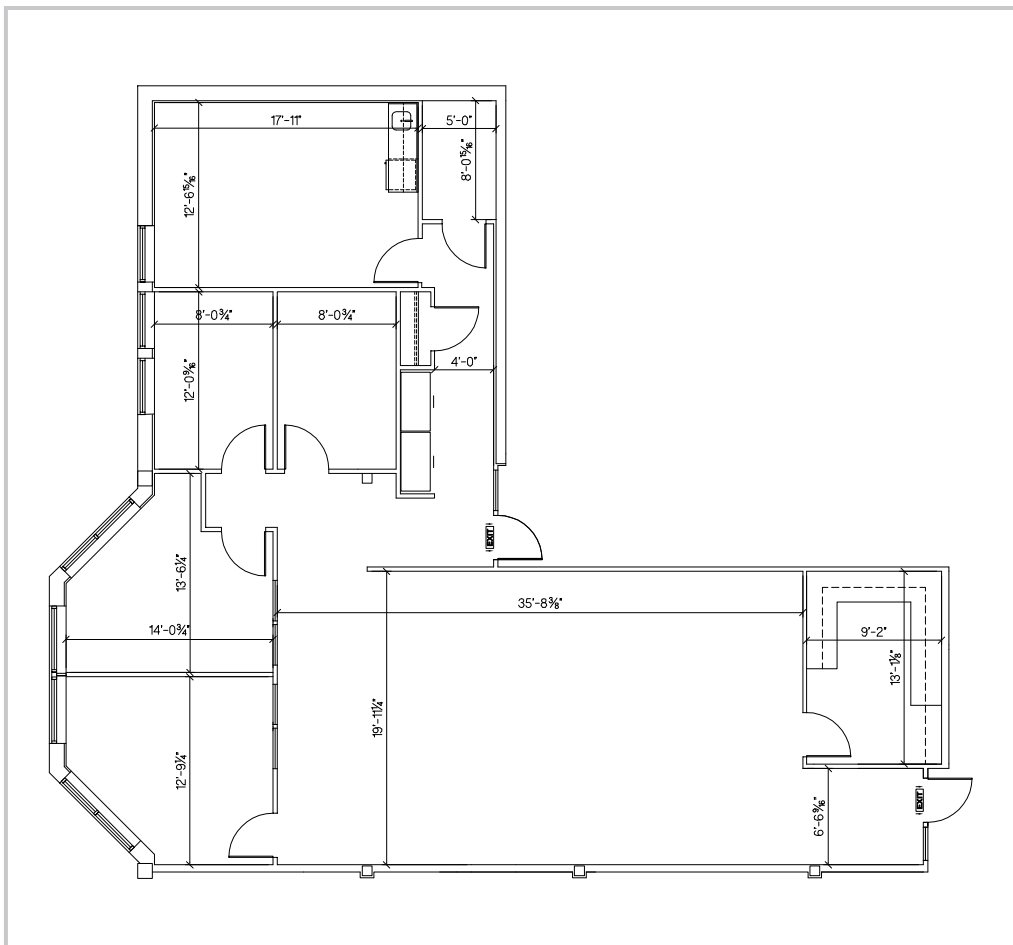
SUITE LAYOUT



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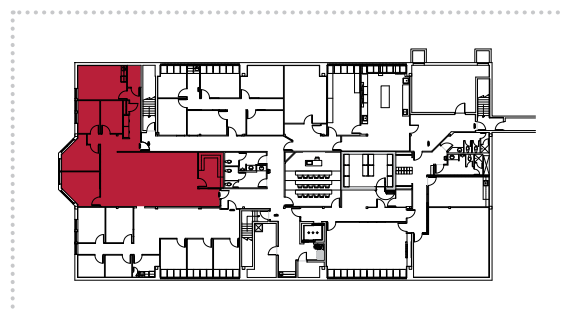
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Suite 16
2,146 rentable
sq ft.

SUITE LOCATION



SUITE LAYOUT

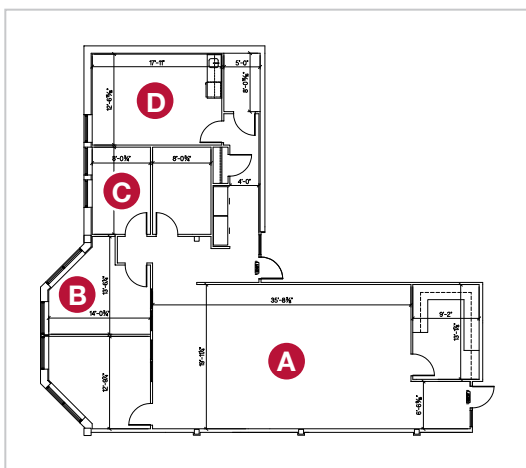


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Space Photos

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Suite 16

2,146 rentable sq ft.





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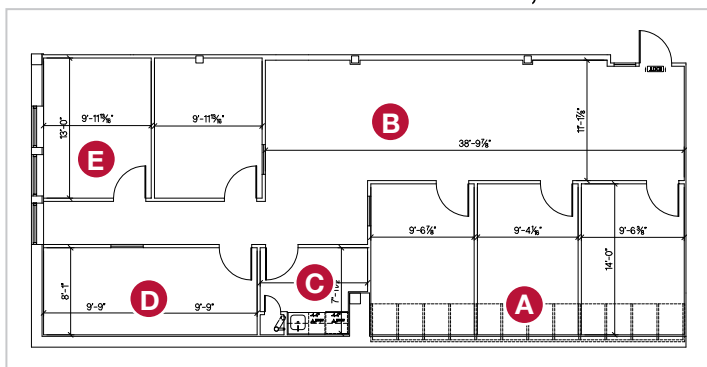
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Suite 18

1,701 rentable sq ft.



PHOTOS



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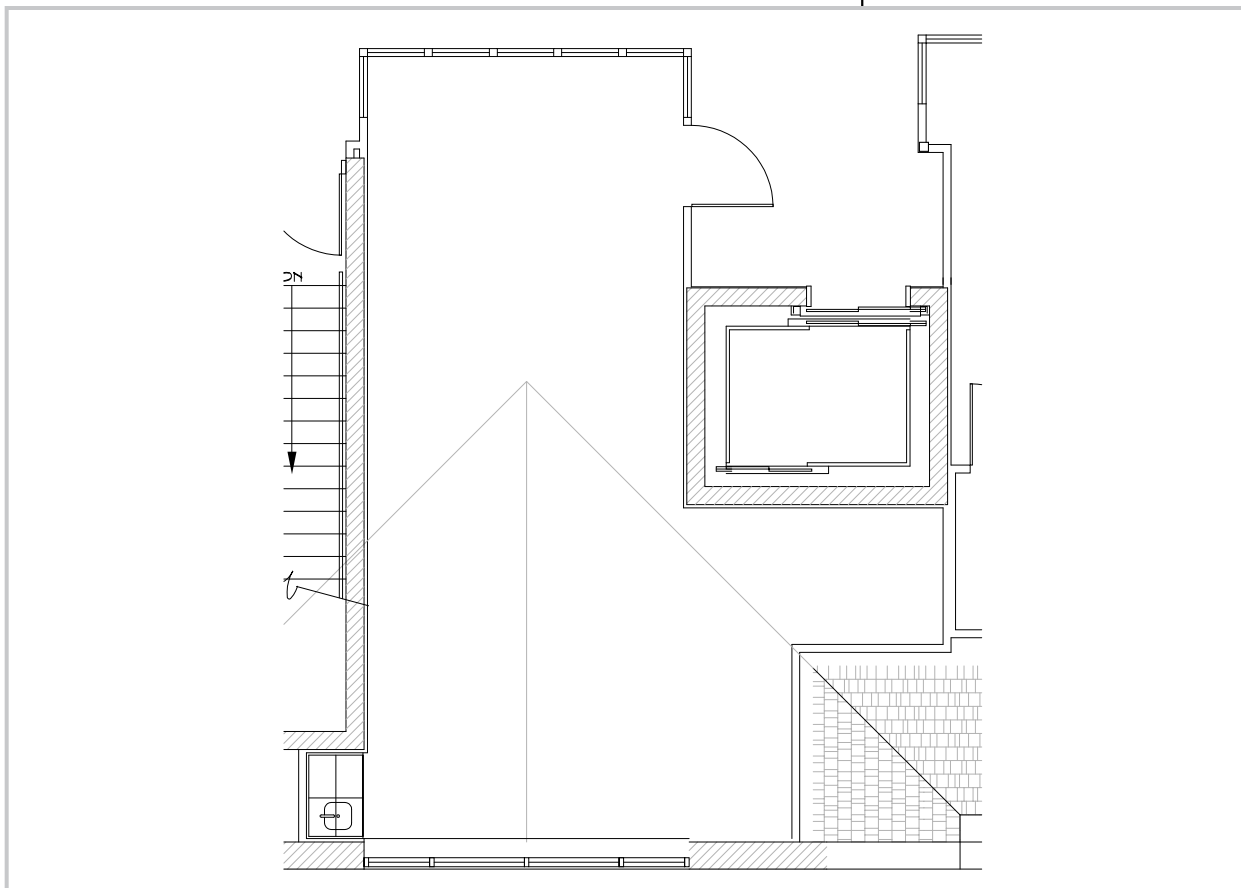
Space Layouts

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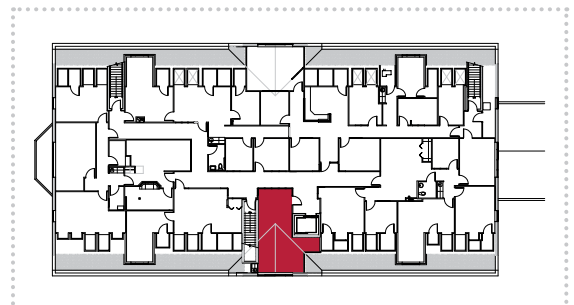
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Suite 316

500 rentable sq ft.



SUITE LOCATION



SUITE LAYOUT