

**CHRIS GHIDORZI**

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Space Available

2600 Stewart Center
2600 STEWART AVE. | WAUSAU, WI 54401



FEATURES

- Class A office space
- Immediate access and visibility from US 51/I-39 and Highway 29
- Immediate occupancy or build to suit options
- Wausau medical campus within one mile

1,068 - 7,076 rentable sq ft.

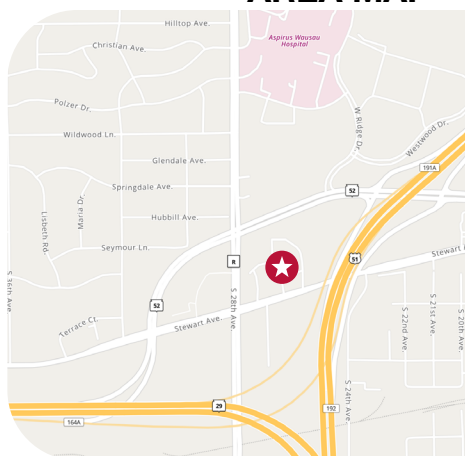
LEASE DATA

- \$15.00 per sq. ft.
- CAM: \$2.57 per sq. ft.
- Tax: \$2.20 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

AREA MAP



ANCHOR TENANTS

- DaVita Dialysis and Aging & Disability Resource Center, AeroTek Systems

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Space Layouts

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