

**CHRIS GHIDORZI**

m: 715.302.8185 | chrisg@ghidorzi.com
2100 Stewart Ave., Suite 300
Wausau, WI 54401
www.ghidorzi.com

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

1,170 - 2,319 rentable sq ft.

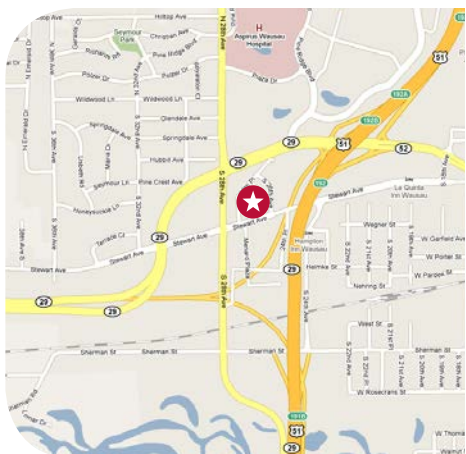
LEASE DATA

- \$14.50 per sq. ft., lower level
- \$16.50 per sq. ft., main, second and third level
- CAM: \$2.98 per sq. ft.
- Tax: \$2.54 per sq. ft.

DEMOGRAPHICS

ROAD	AVERAGE ANNUAL DAILY TRAFFIC 2014 (vehicles)
Stewart Ave.	8,400
28th Ave.	9,600
US 51/I-39	50,000
CITY	2010 CENSUS POPULATION
Wausau	39,106
Wausau Metro	134,063

AREA MAP



ANCHOR TENANTS

- US Bank, Wells Fargo Advisors, Metlife

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Space Layouts

2620 Stewart Center

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