



CHRIS GHIDORZI
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 2100 Stewart Ave., Suite 300
 Wausau, WI 54401
 www.ghidorzi.com

Space Available

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



FEATURES

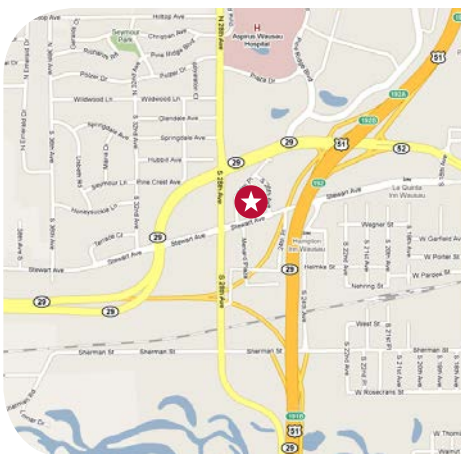
- Attractive second generation, Class A office space
- Immediate access and visibility from US 51/I-39 and Highway 29
- Immediate occupancy or build to suit options
- Wausau medical campus within one mile

2,388 - 3,972 rentable sq ft.

DEMOGRAPHICS

ROAD	AVERAGE ANNUAL DAILY TRAFFIC 2016 (vehicles)
Stewart Ave.	7,700
28th Ave.	9,300
US 51/I-39	49,400
CITY	2010 CENSUS POPULATION
Wausau	39,106
Wausau Metro	134,063

AREA MAP



ANCHOR TENANTS

- Marshfield Clinic, Ministry Health Care, DaVita Dialysis and Aging & Disability Resource Center

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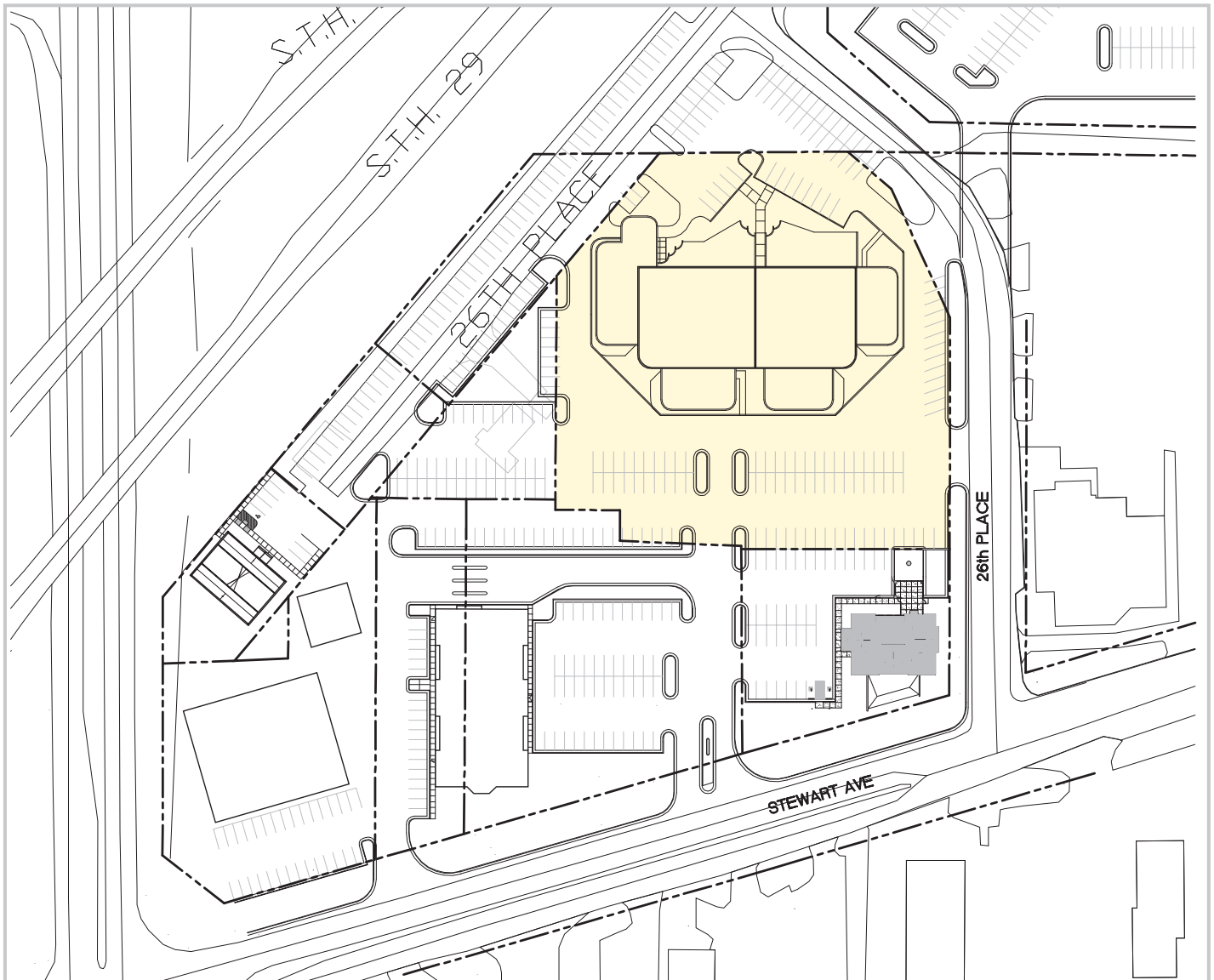
Space Layouts

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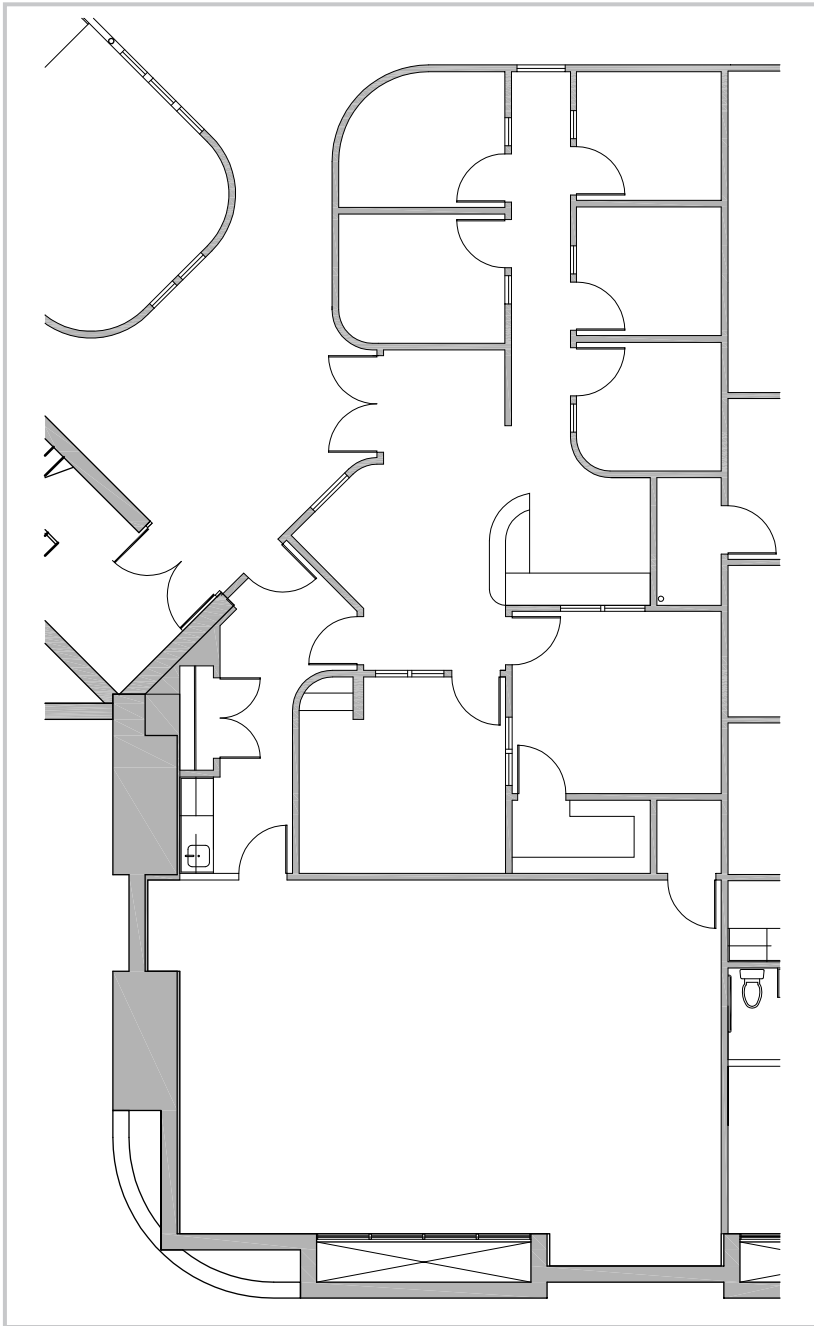




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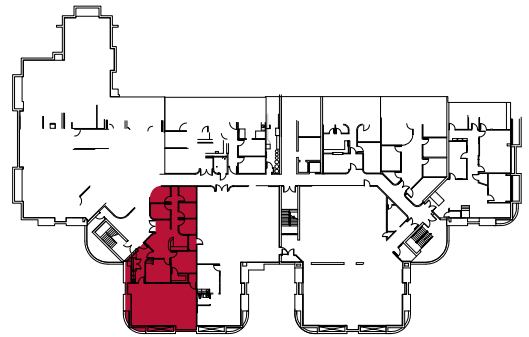
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Suite 22

2,388 rentable sq ft.

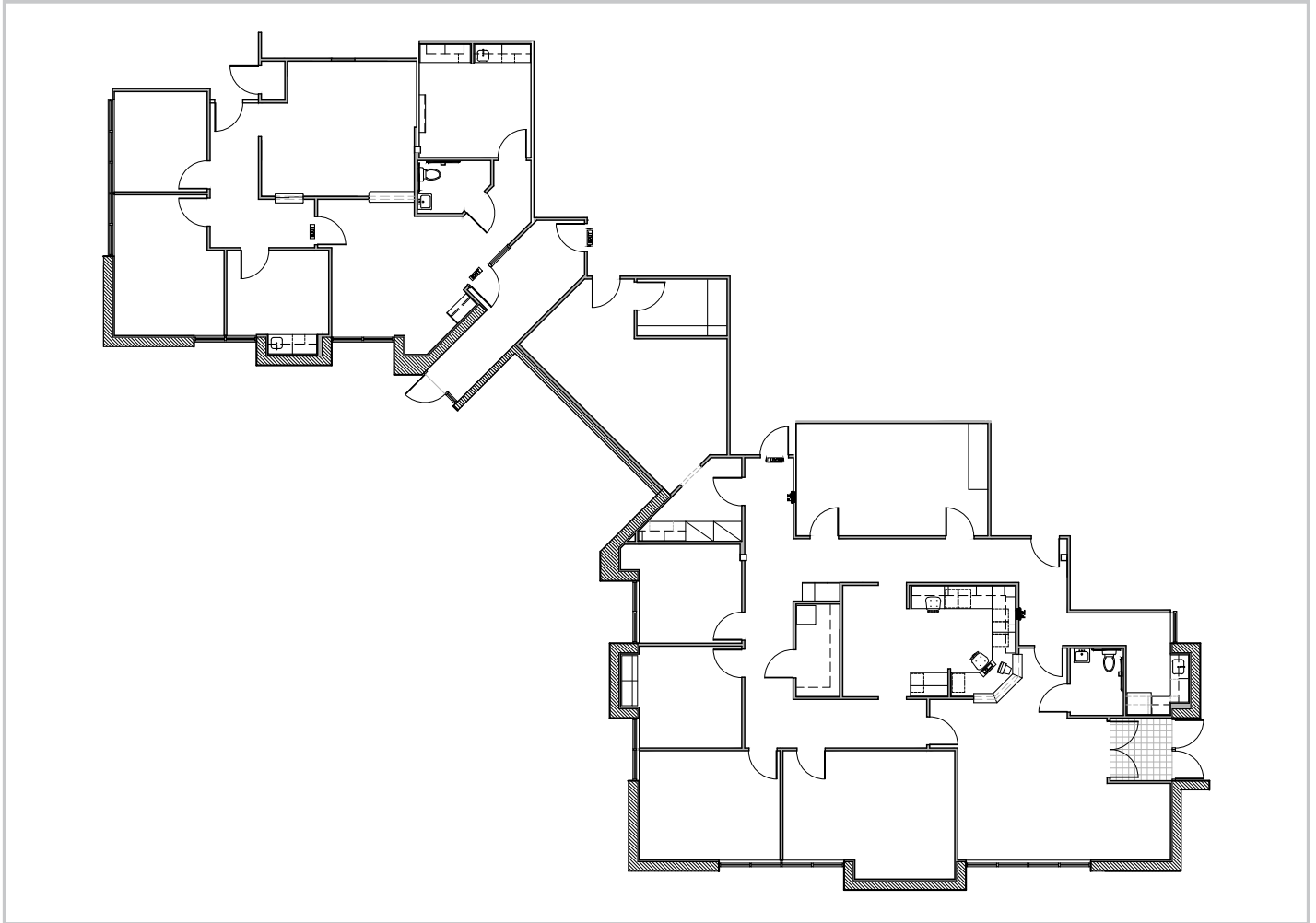




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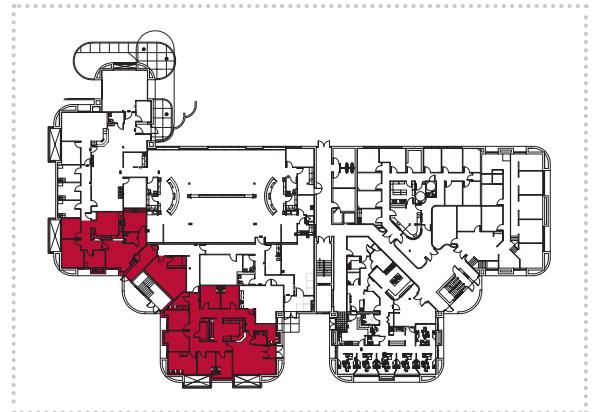
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Suite 148

3,972 rentable sq ft.



SUITE LOCATION

SUITE LAYOUT



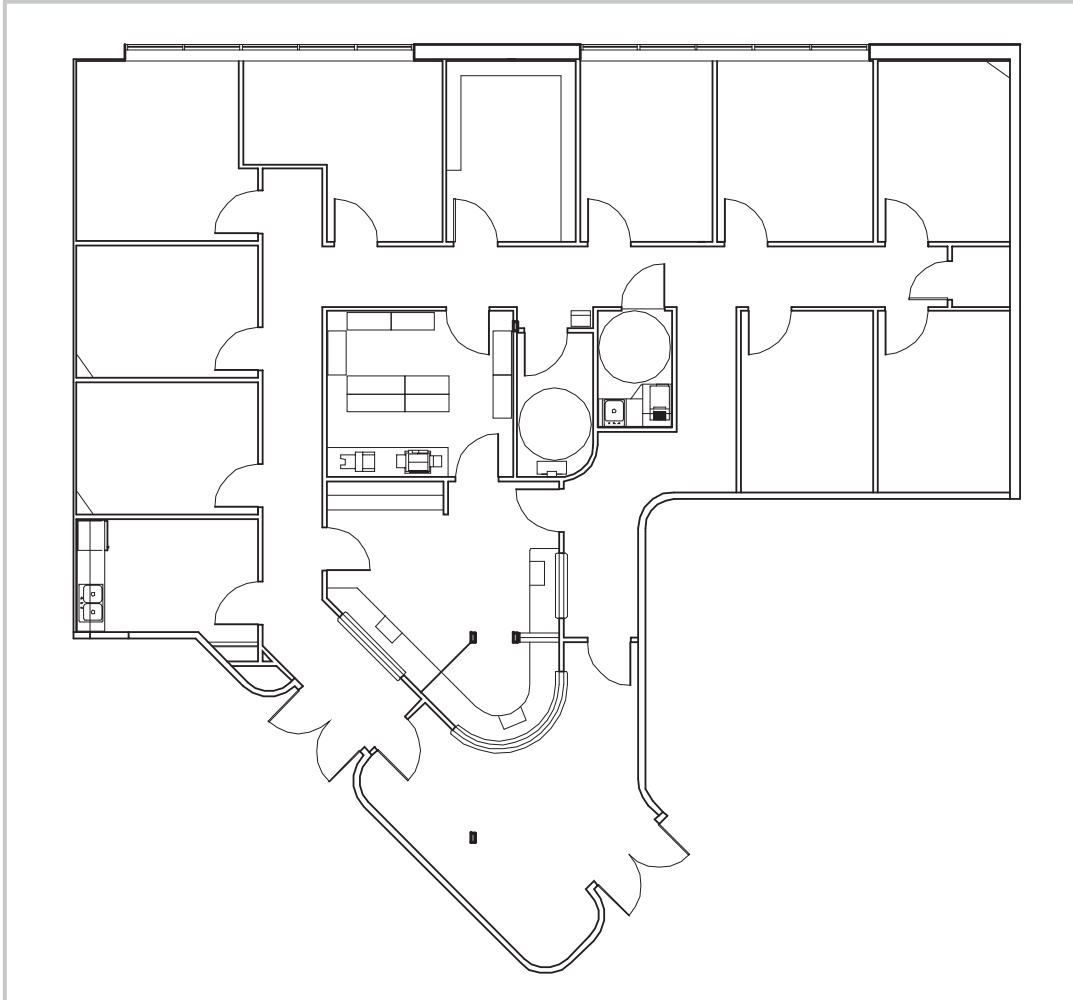
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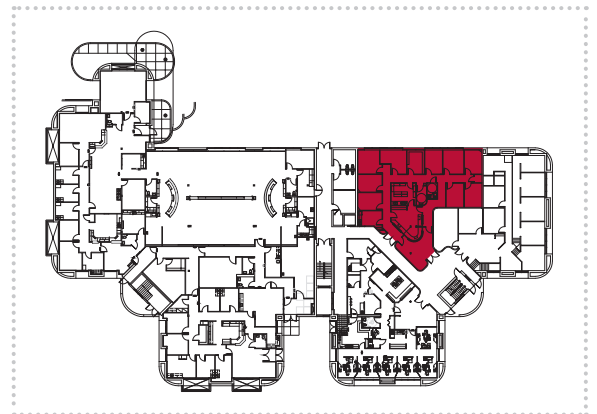
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Suite 154

2,786 rentable sq ft.



SUITE LOCATION

SUITE LAYOUT