



**CHRIS GHIDORZI**  
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# Space Available

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



## FEATURES

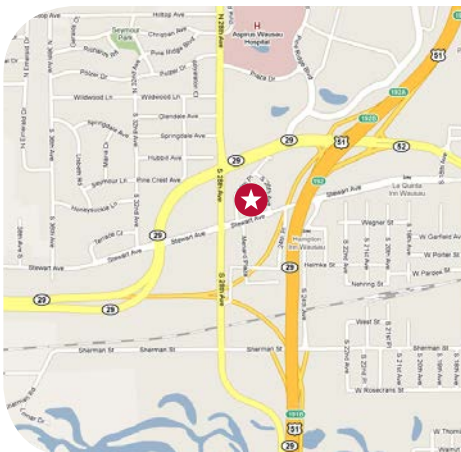
- Attractive second generation, Class A office space
- Immediate access and visibility from US 51/I-39 and Highway 29
- Immediate occupancy or build to suit options
- Wausau medical campus within one mile

2,611 - 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

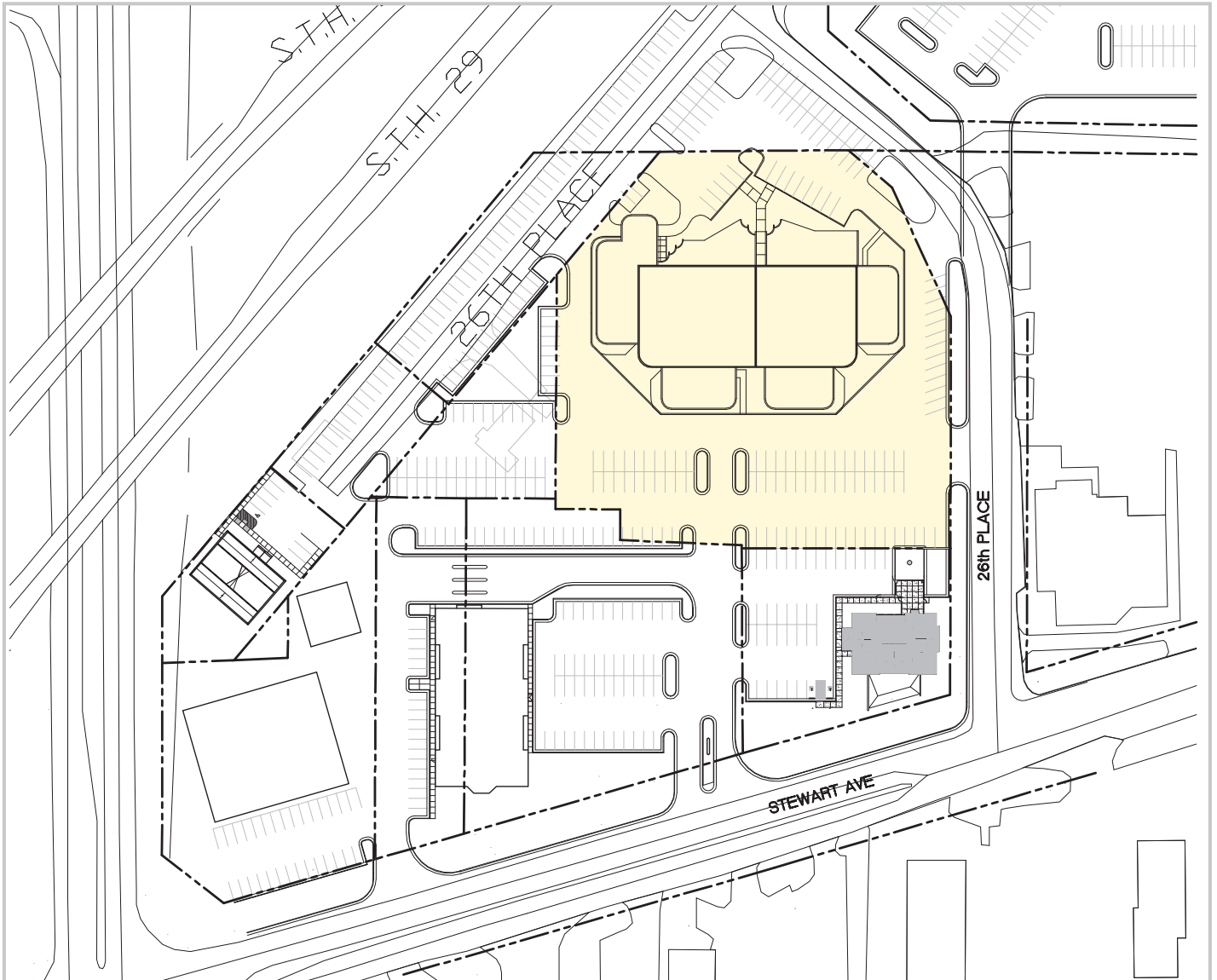
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# Space Layouts

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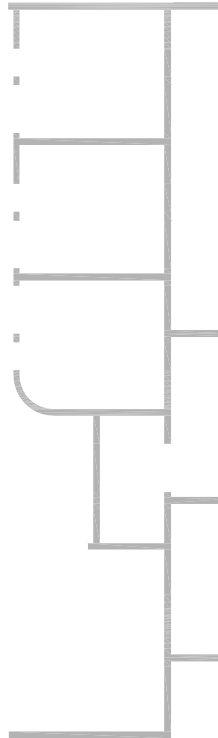




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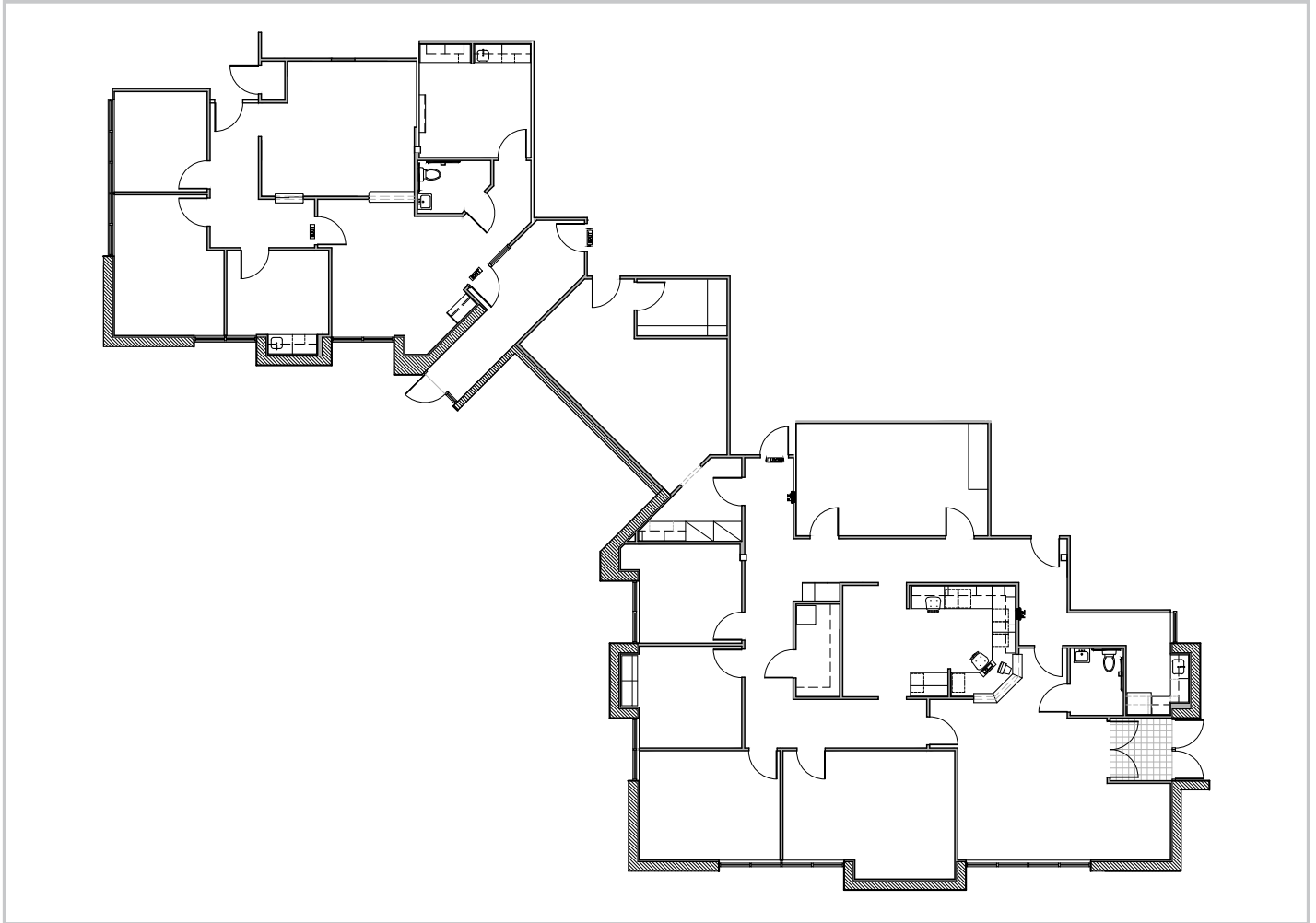




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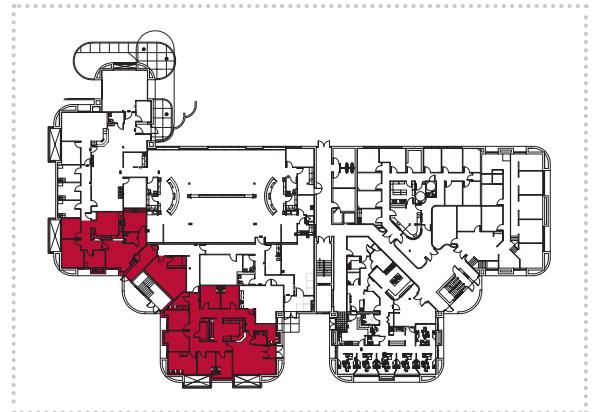
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## Suite 148

3,972 rentable sq ft.



SUITE LOCATION

**SUITE LAYOUT**



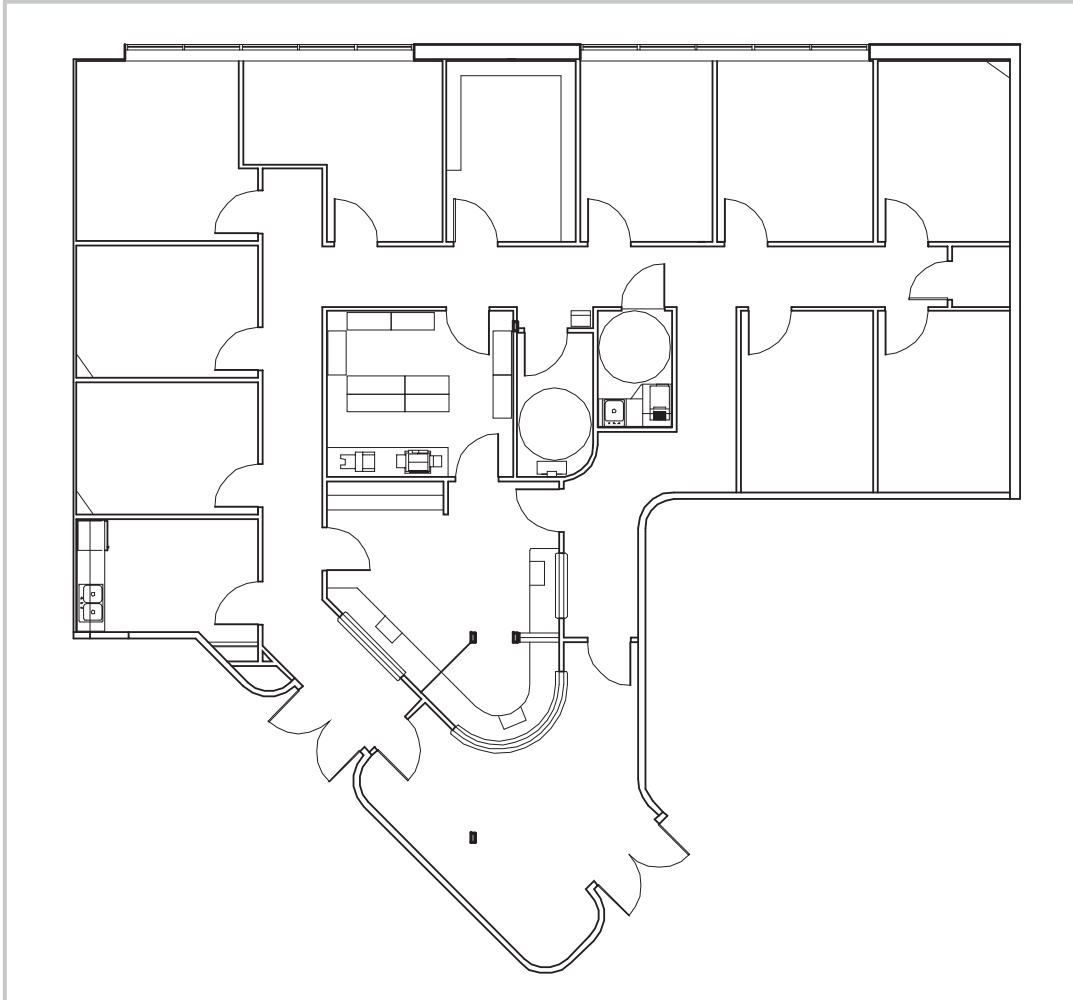
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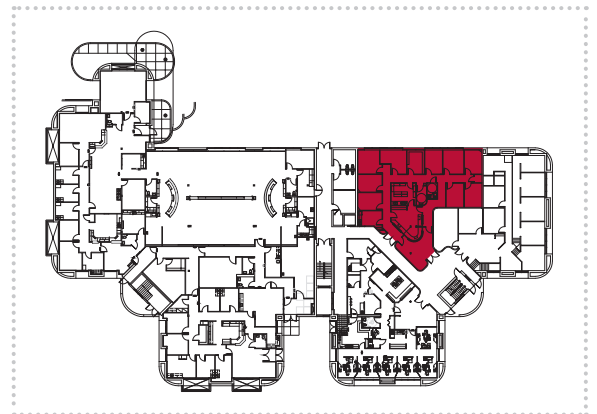
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## Suite 154

2,786 rentable sq ft.



SUITE LOCATION

**SUITE LAYOUT**



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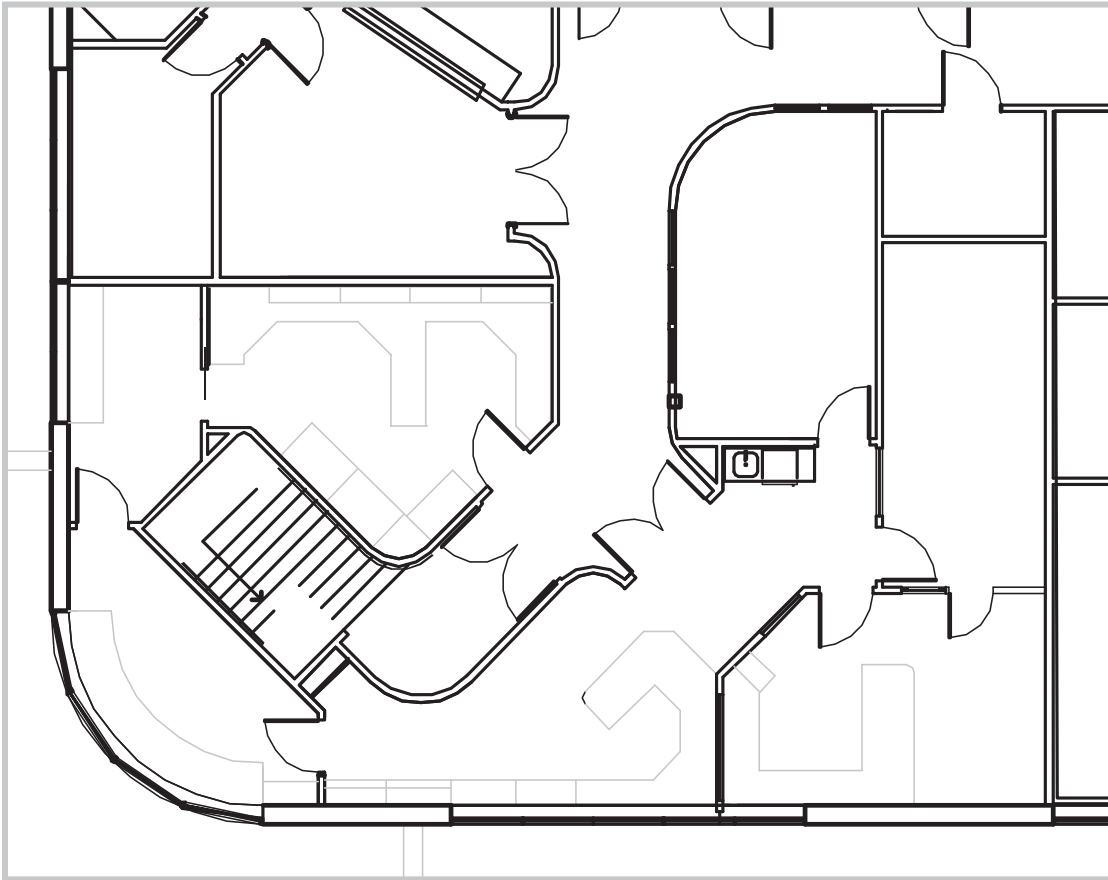
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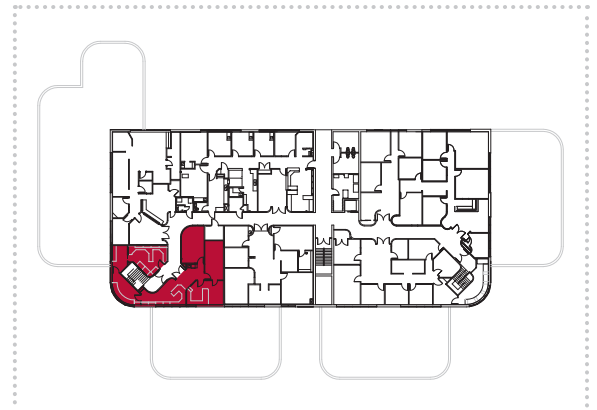
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## Suite 262

2,611 rentable sq ft.



SUITE LOCATION



**SUITE LAYOUT**