



Space Available

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

Galleria II
505 24TH AVE., WAUSAU, WI 54401



FEATURES

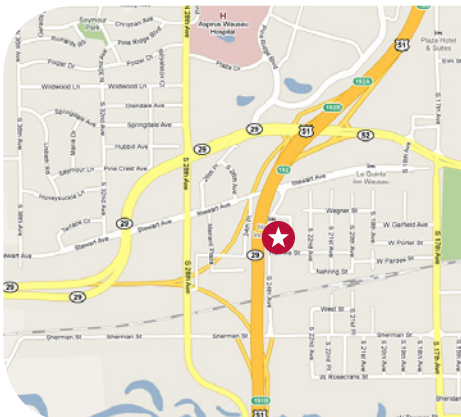
- Part of the Galleria campus, comprising 90,000 sq ft of mixed use space
- Immediate occupancy or build-to-suite availability
- Immediate access and visibility from Hwy 29 & US 51/I-39
- Office, retail and restaurant traffic from Stewart Avenue and 24th Avenue

1,675 to 1,786 rentable sq ft.

DEMOGRAPHICS

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

AREA MAP



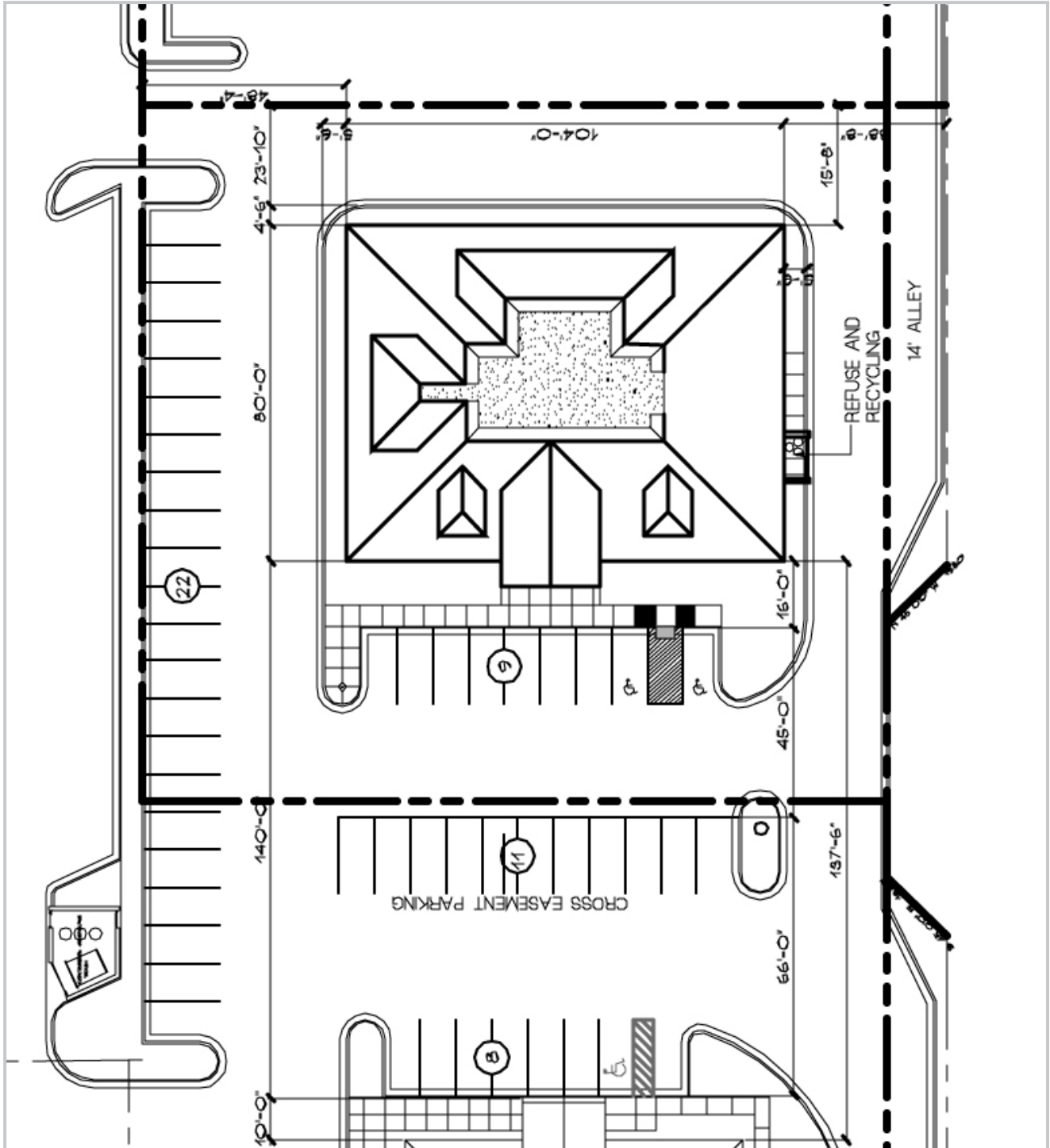
ANCHOR TENANTS

Wells Fargo, Westphal Staffing, Hupy and Abraham, S.C.

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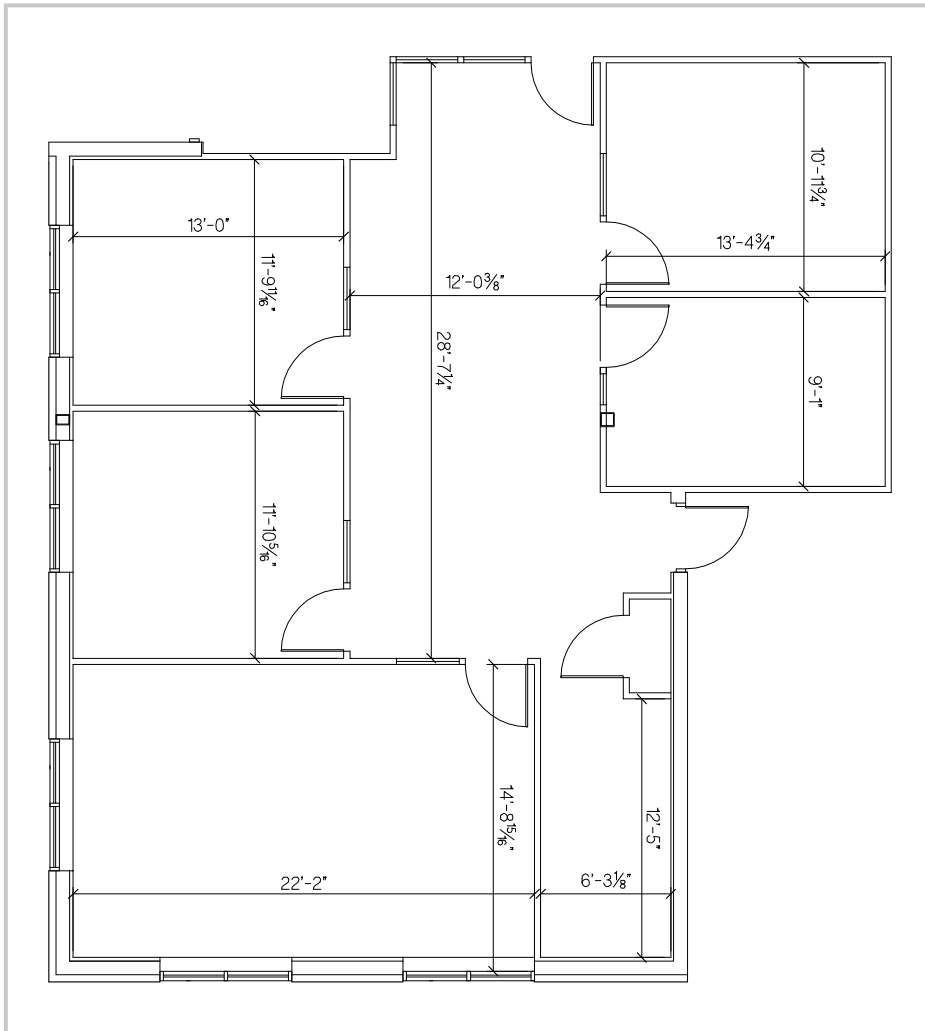




Space Layouts

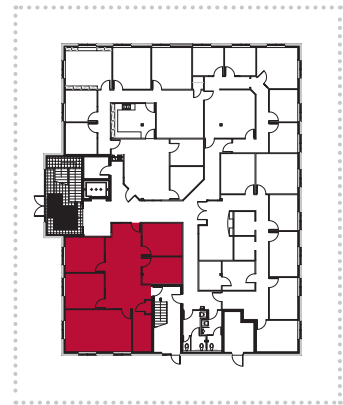
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Suite 102

1,675 rentable
sq ft.



SUITE LOCATION



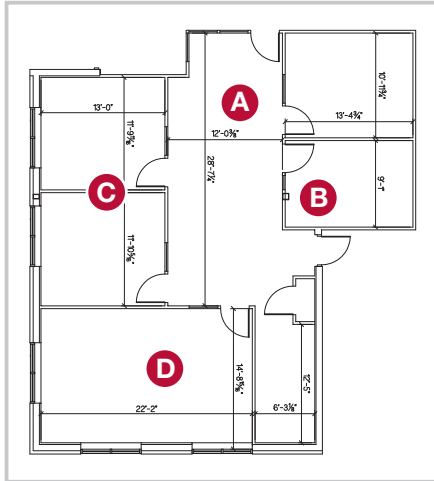
Space Photos

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Suite 102



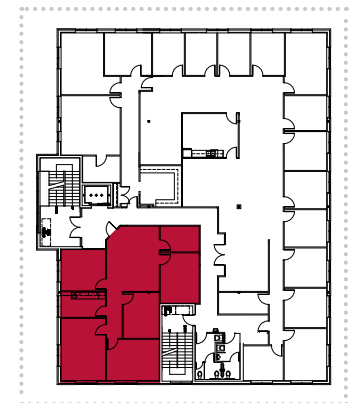
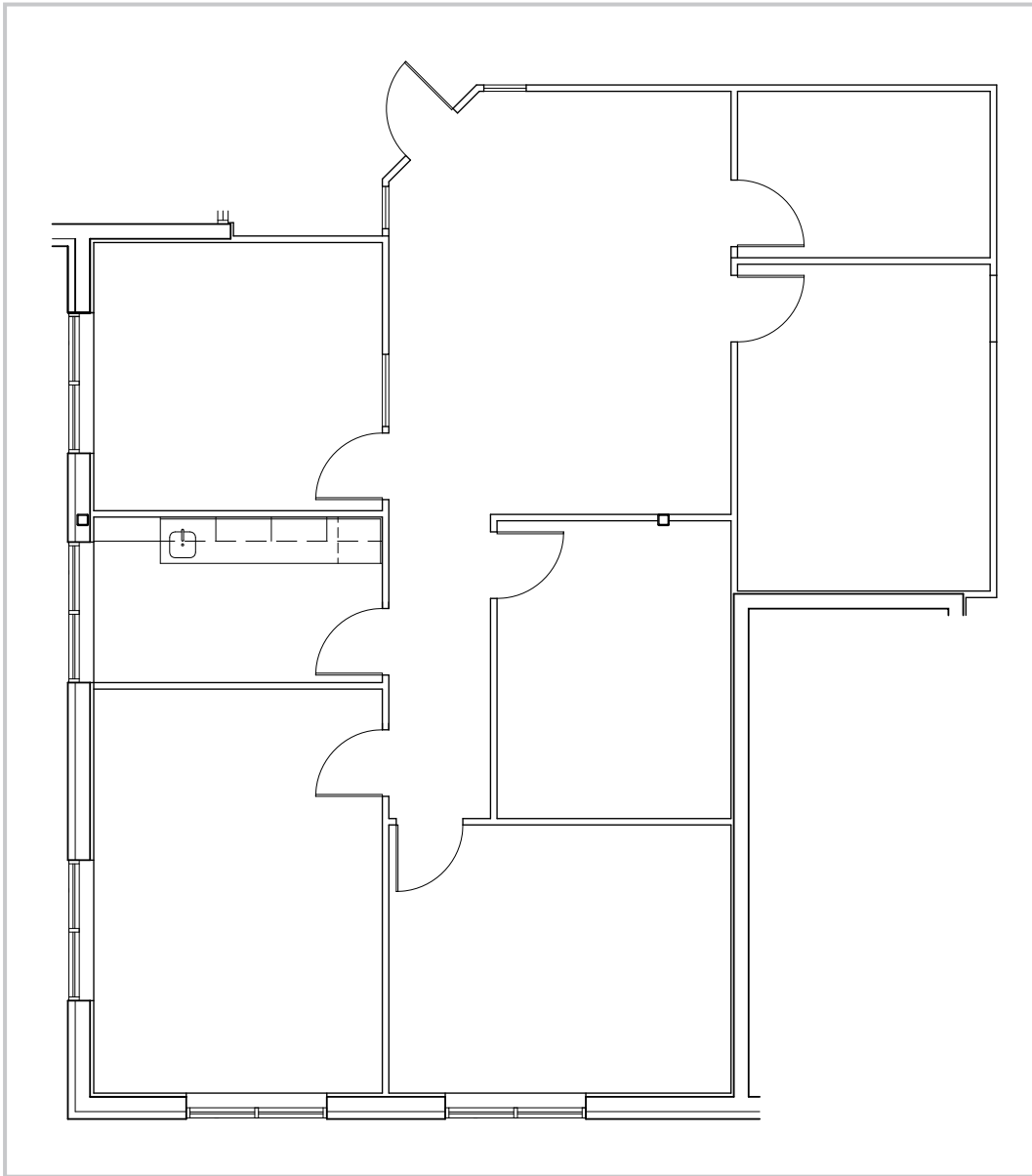


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Suite 200
1,786 rentable sq ft.



SUITE LOCATION



Space Layouts

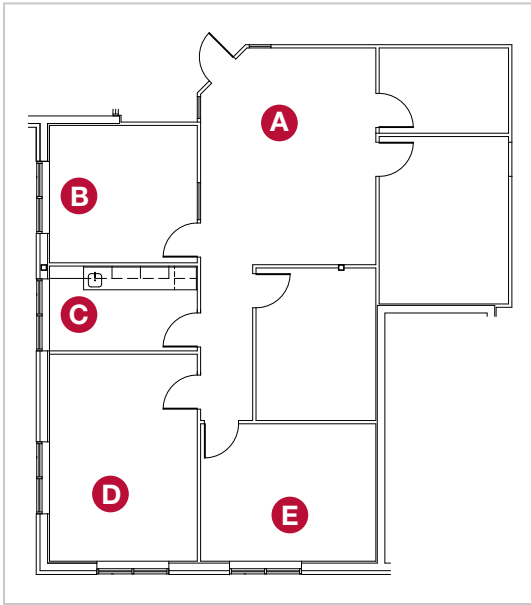
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Suite 200



PHOTOS