



CHRIS GHIDORZI

m: 715.302.8185 | chrisg@ghidorzi.com

2100 Stewart Ave., Suite 300

Wausau, WI 54401

www.ghidorzi.com

Space Available

2606 Stewart Center

2606 STEWART AVE. | WAUSAU, WI 54401



FEATURES

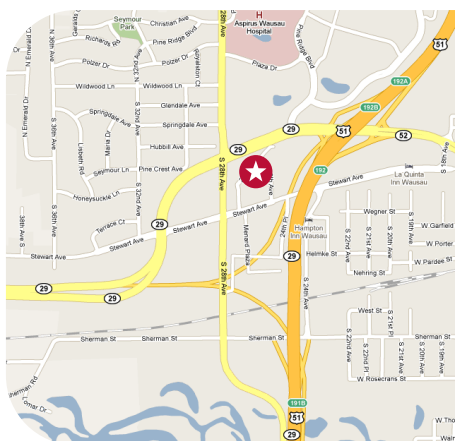
- Attractive second generation, Class A office space
- Immediate access and visibility from US 51/I-39 and Highway 29
- Immediate occupancy or build to suit options
- Wausau medical campus within one mile

5,996 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

- Plastic Surgery and Elevé Medspa divisions of Surgical Associates, S.C. and Inspired Dental Health Clinic

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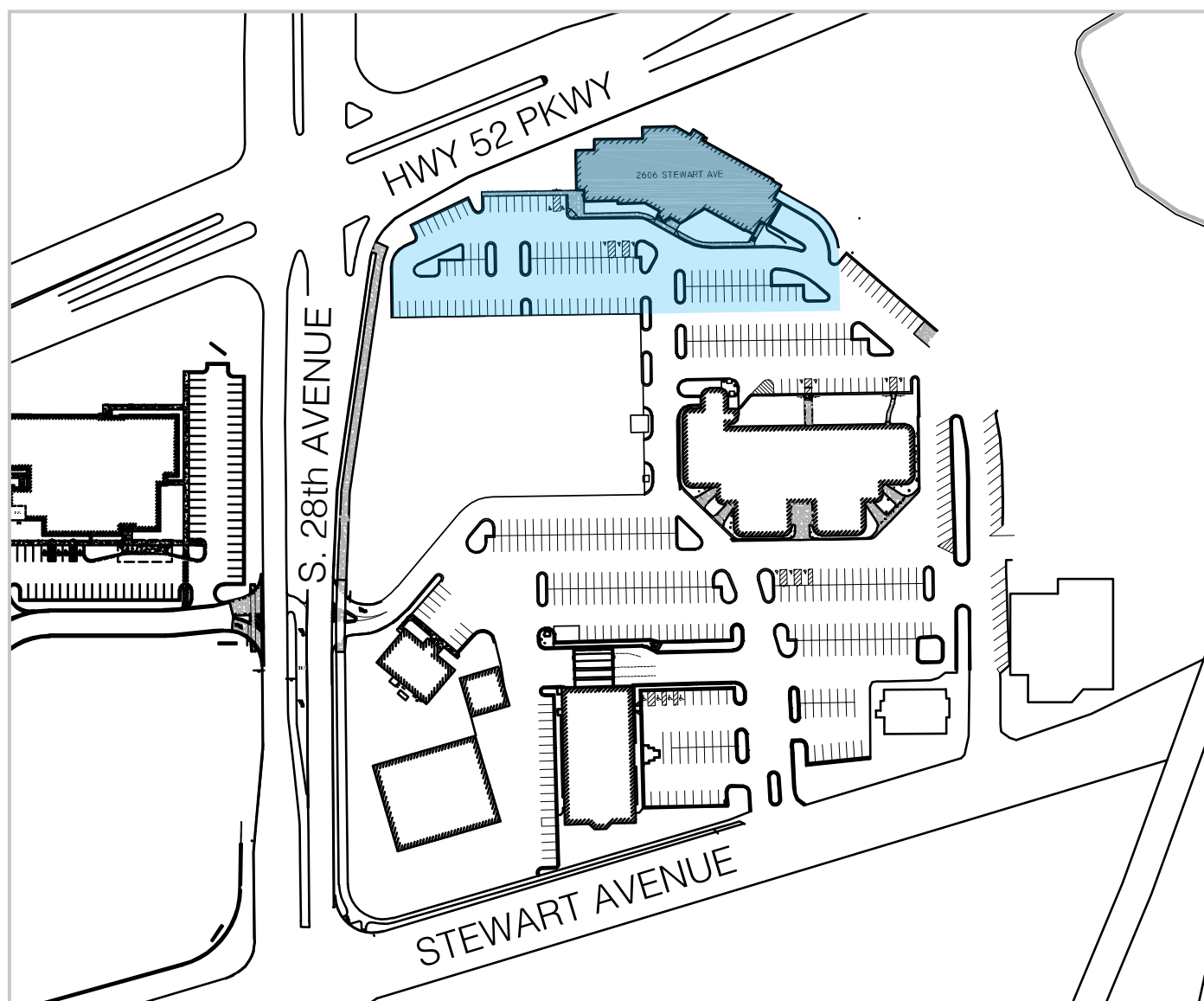
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Space Layouts

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SITE PLAN



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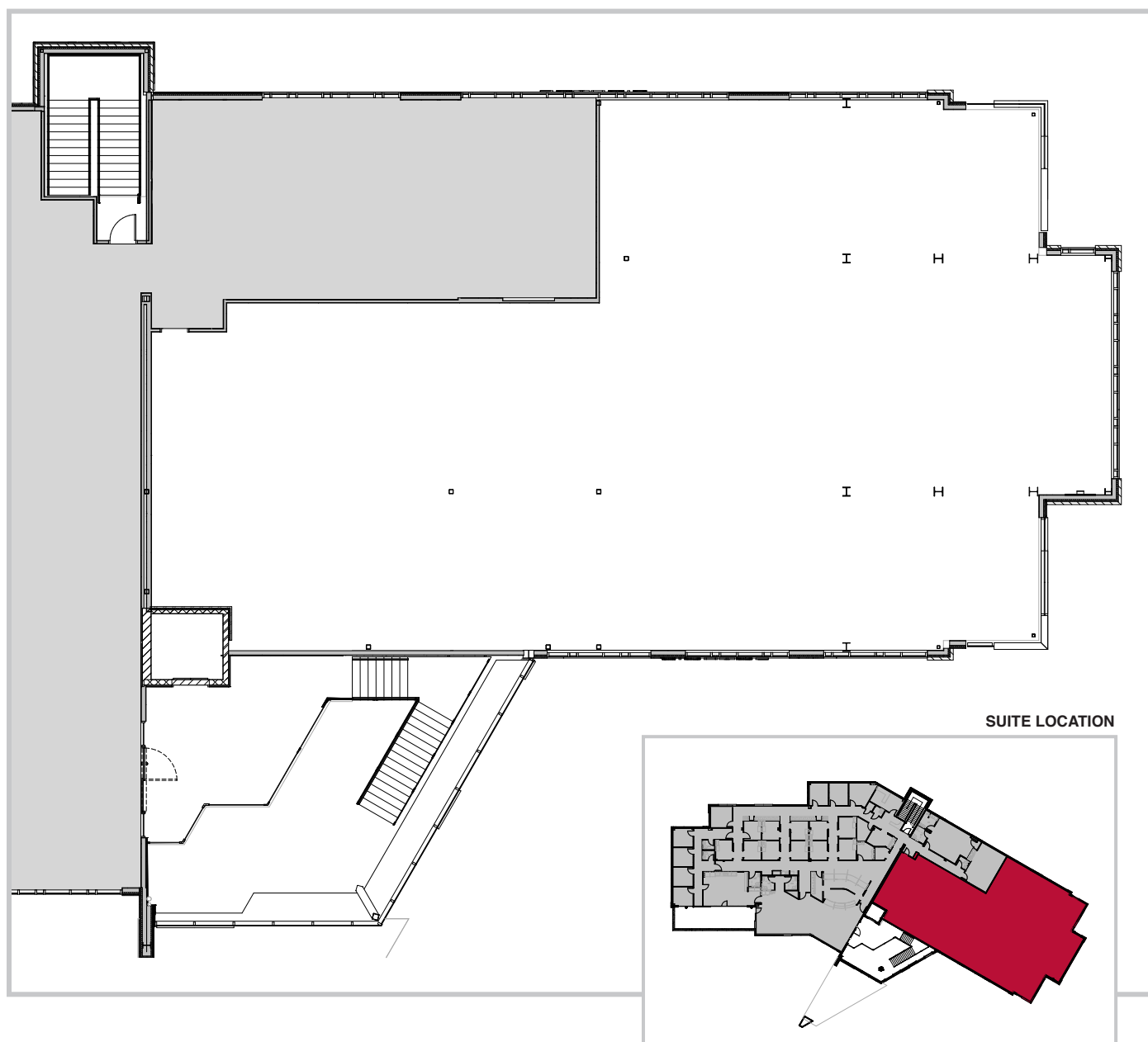
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Suite 202

5,996 rentable sq ft.



SUITE LAYOUT