



CHRIS GHIDORZI

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

Space Available

2620 Professional Building
2620 STEWART AVE. | WAUSAU, WI 54401



FEATURES

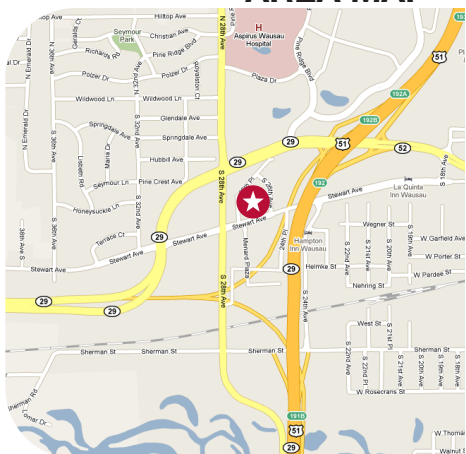
- Class A office space
- Immediate access from US 51/I-39 and Hwy 29
- Surrounded by Stewart Avenue office, retail and restaurant traffic
- Immediate occupancy or build to suit options
- Wausau medical campus within one mile

500 - 3,047 rentable sq ft.

DEMOGRAPHICS

ROAD	AVERAGE ANNUAL DAILY TRAFFIC 2017 (vehicles)
Stewart Ave.	7,500
28th Ave.	9,100
US 51/I-39	34,200
CITY	2010 CENSUS POPULATION
Wausau	39,106
Wausau Metro	134,063

AREA MAP



ANCHOR TENANTS

- US Bank, Wells Fargo Advisors

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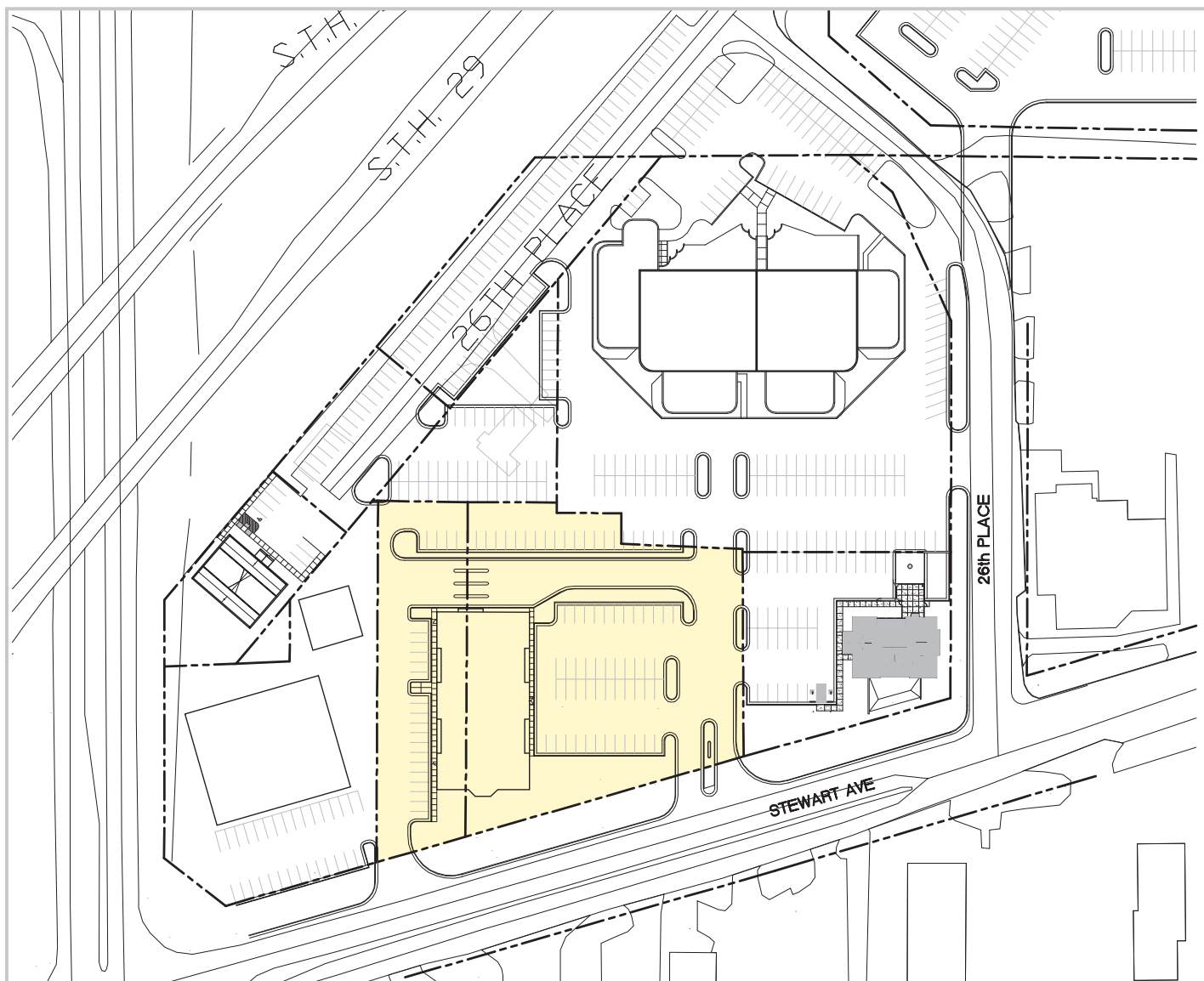
Space Layouts

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2620 Stewart Center

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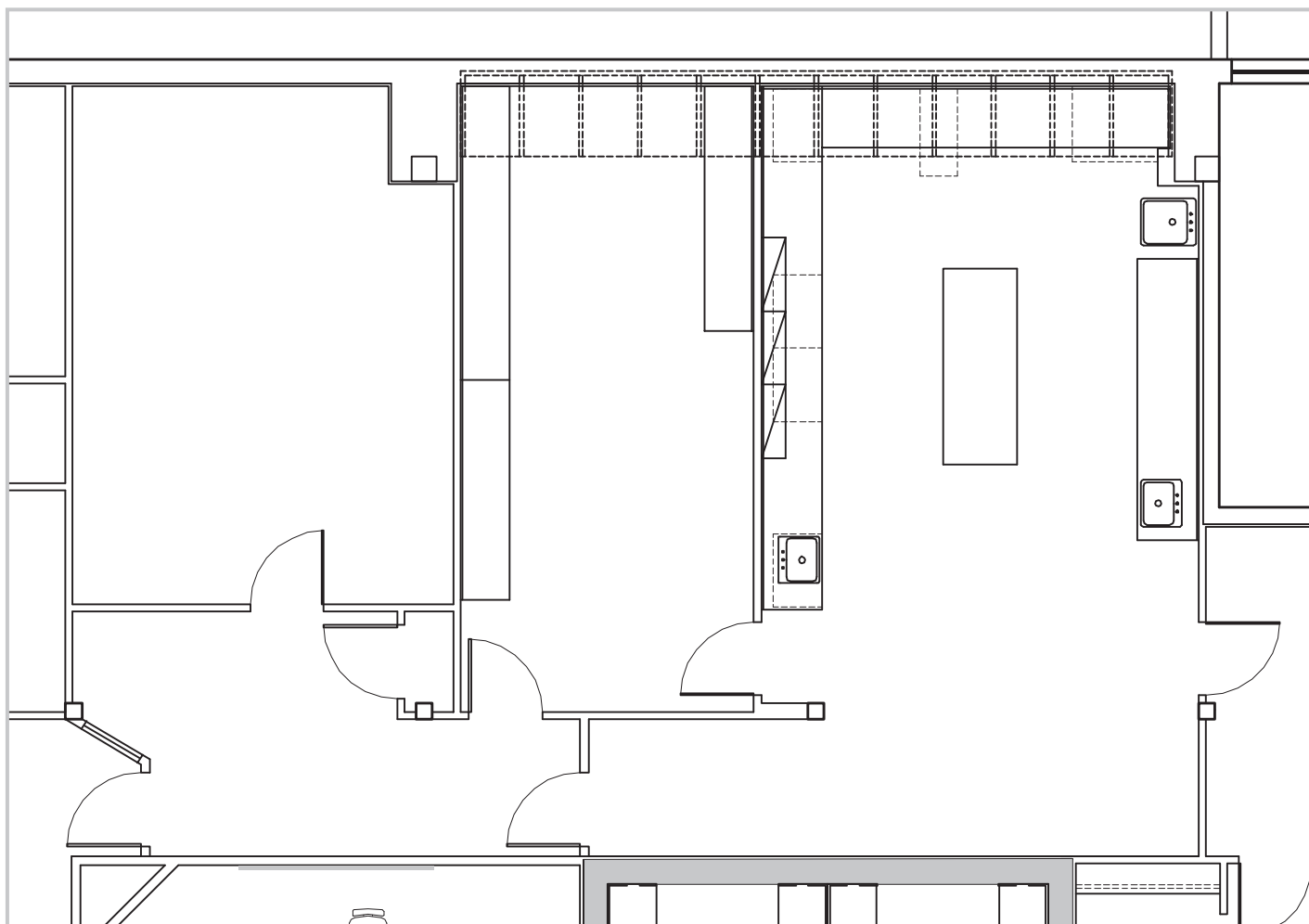


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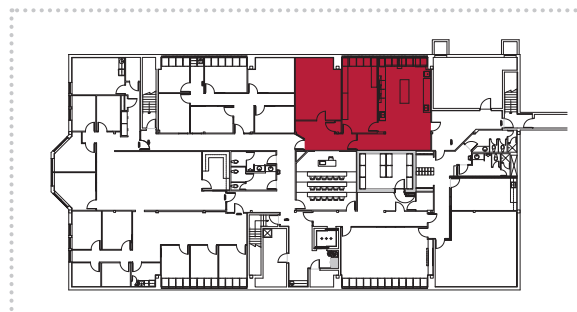
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Suite 8

1,639 rentable sq ft.



SUITE LOCATION

SUITE LAYOUT

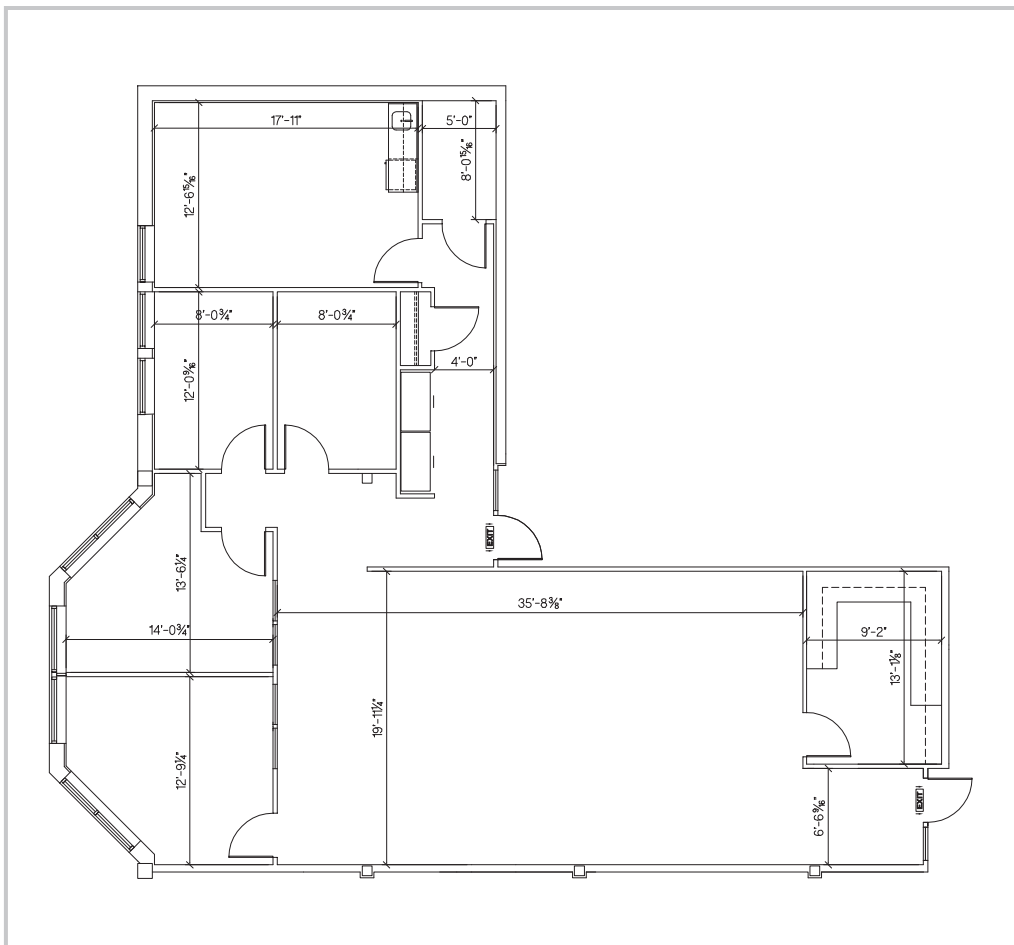


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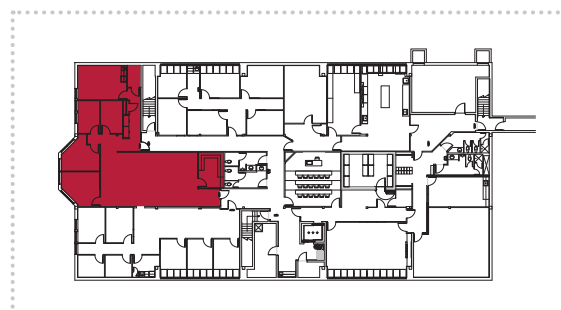
2620 Stewart Center
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Suite 16

2,146 rentable
sq ft.

SUITE LOCATION





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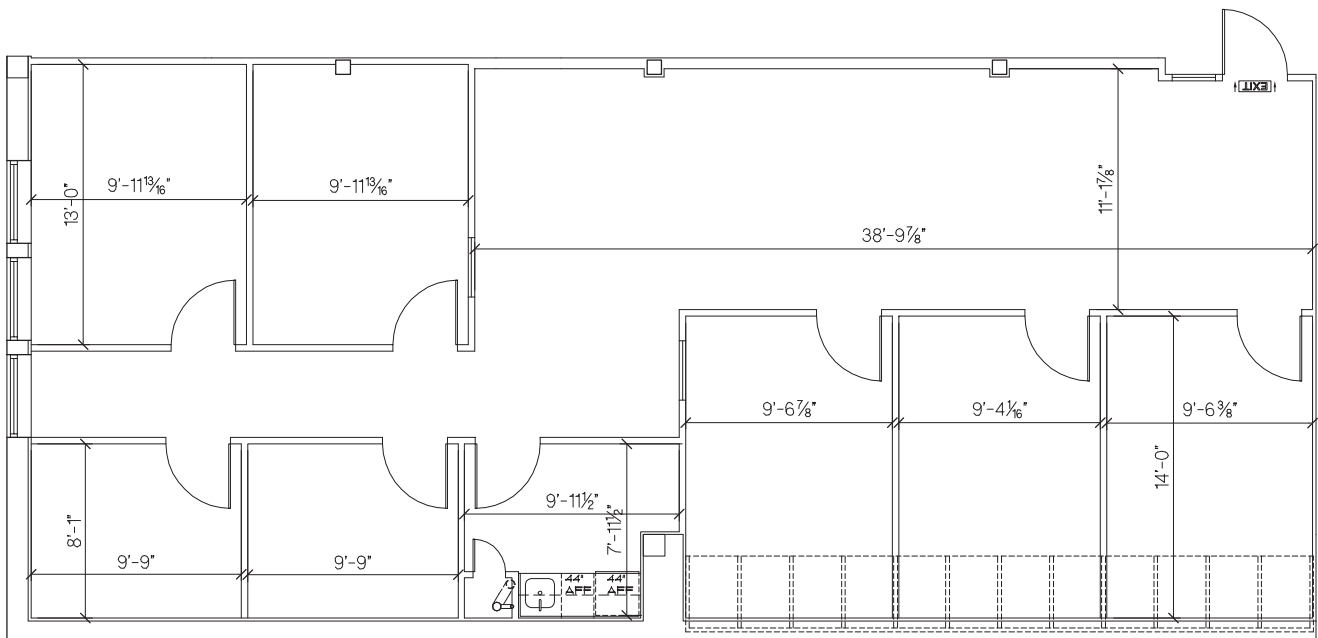
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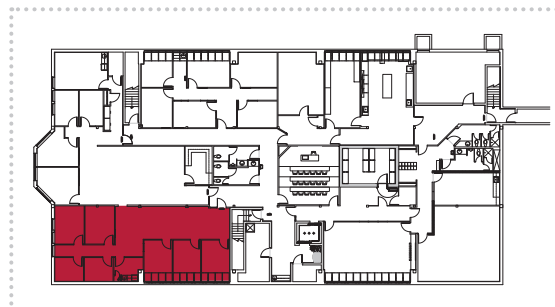
2620 Stewart Center
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Suite 18

1,701 rentable sq ft.



SUITE LOCATION



SUITE LAYOUT



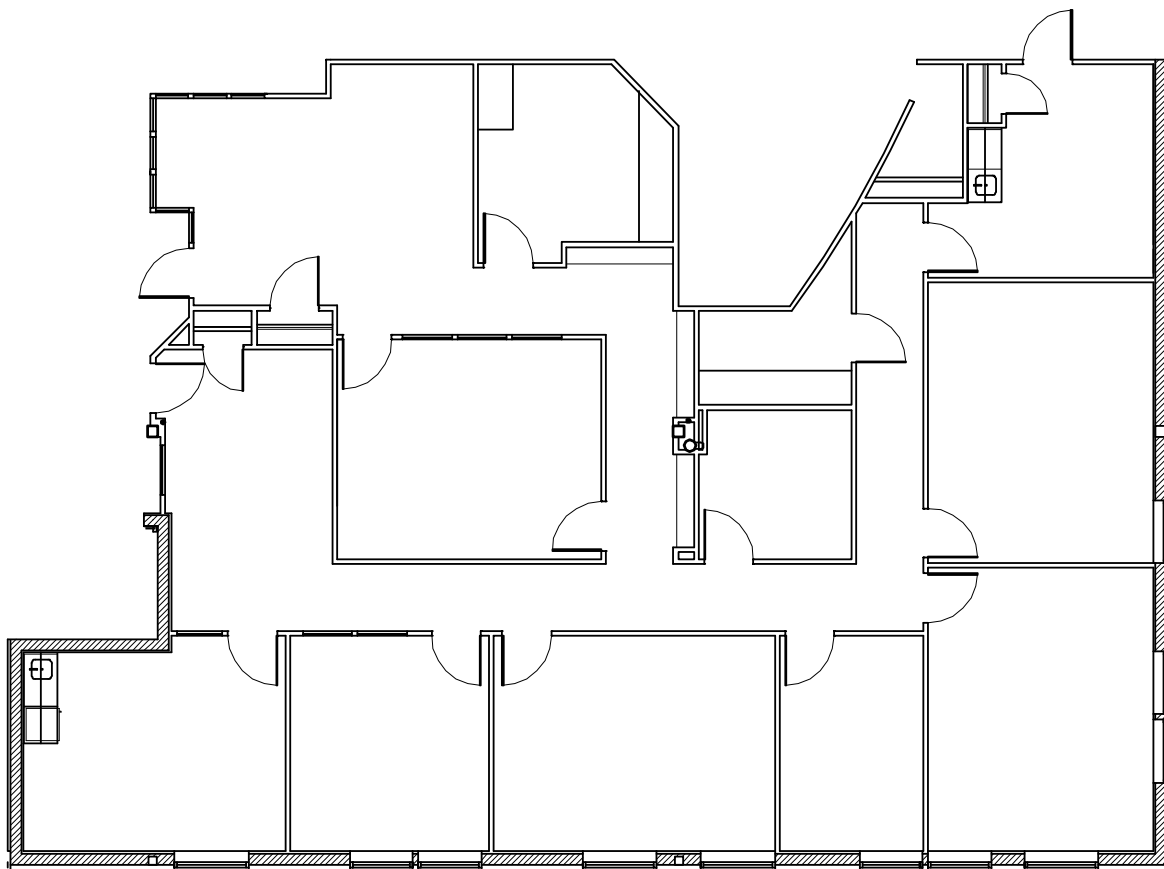
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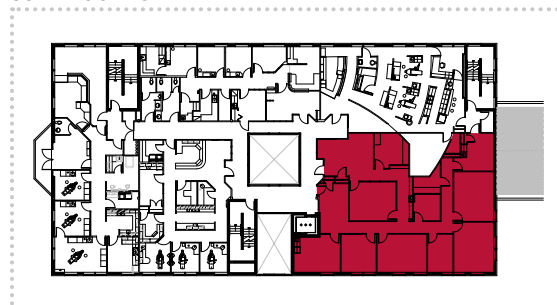
2620 Stewart Center
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Suite 210

3,047 rentable sq ft.



SUITE LOCATION



SUITE LAYOUT

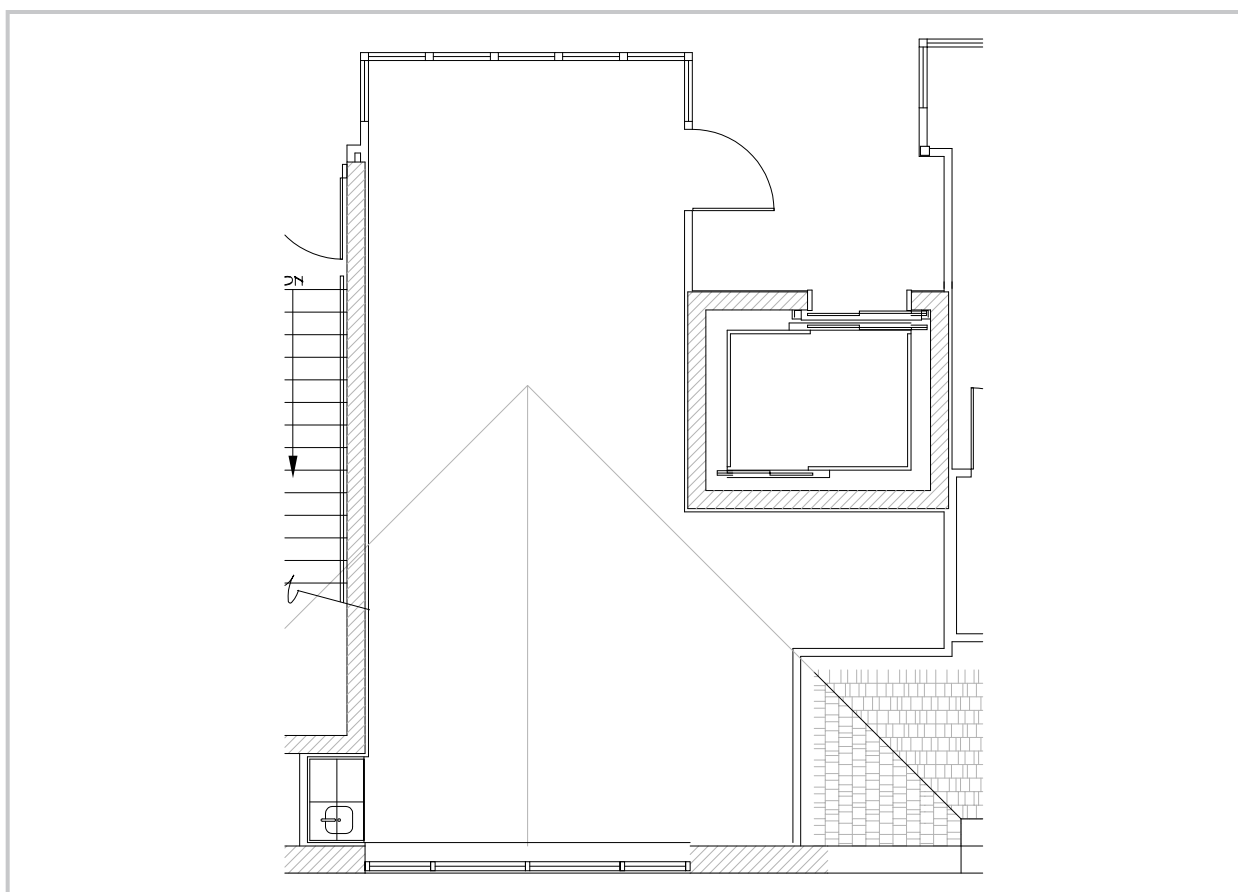


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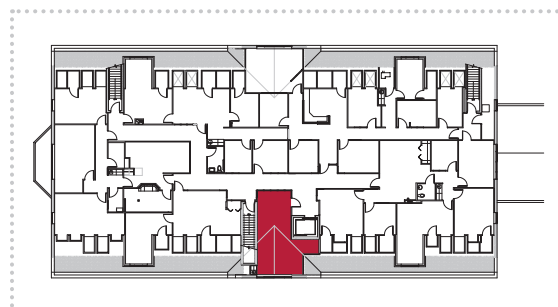
Space Layouts

2620 Stewart Center
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Suite 316 500 rentable sq ft.



SUITE LOCATION



SUITE LAYOUT



Space Layouts

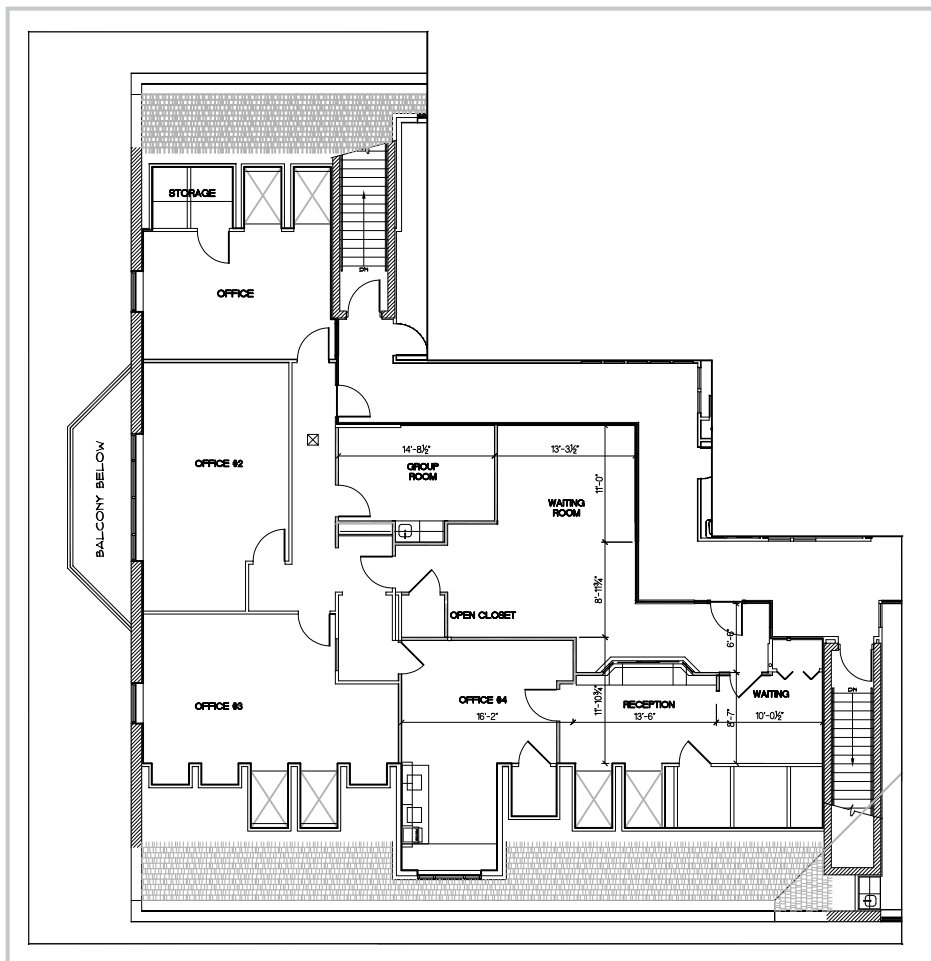
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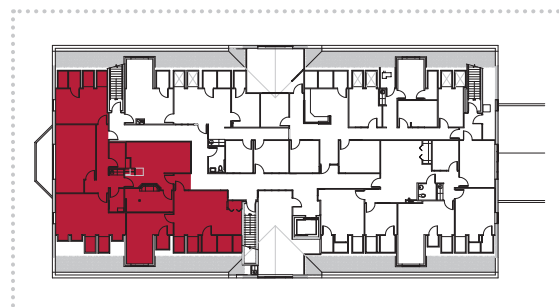
2620 Stewart Center
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Suite 318

2,319 rentable sq ft.



SUITE LOCATION



SUITE LAYOUT