



## CHRIS GHIDORZI

m: 715.302.8185 | [chrisg@ghidorzi.com](mailto:chrisg@ghidorzi.com)  
2100 Stewart Ave., Suite 300  
Wausau, WI 54401  
[www.ghidorzi.com](http://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

1,068 - 2,835 rentable sq ft.

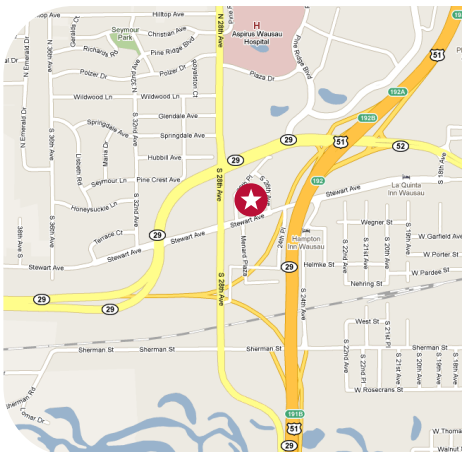
## DEMOGRAPHICS

| 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                                      |

## ANCHOR TENANTS

- Wausau Child Care, DaVita Dialysis and Aging & Disability Resource Center

## AREA MAP



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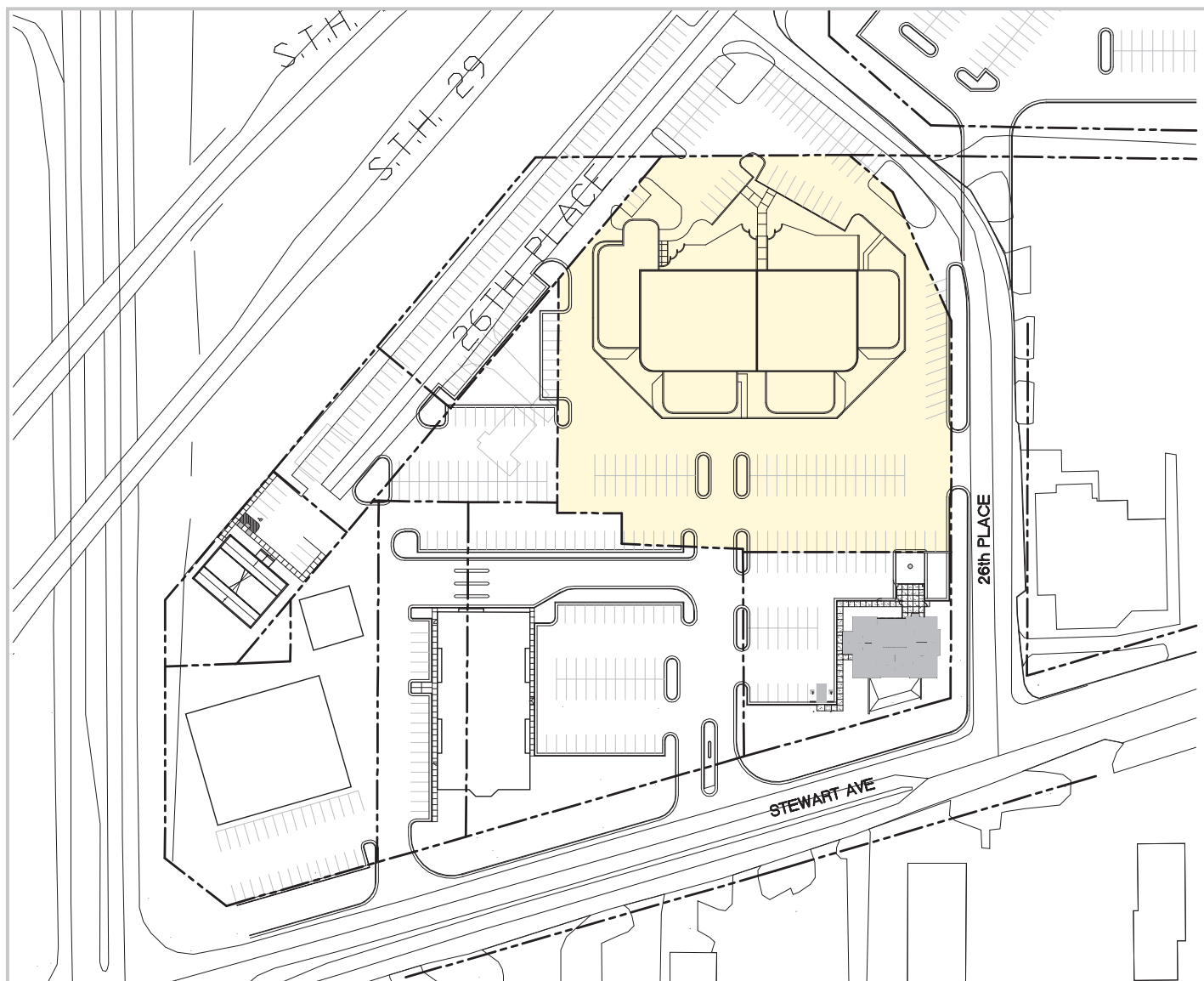
# Space Layouts

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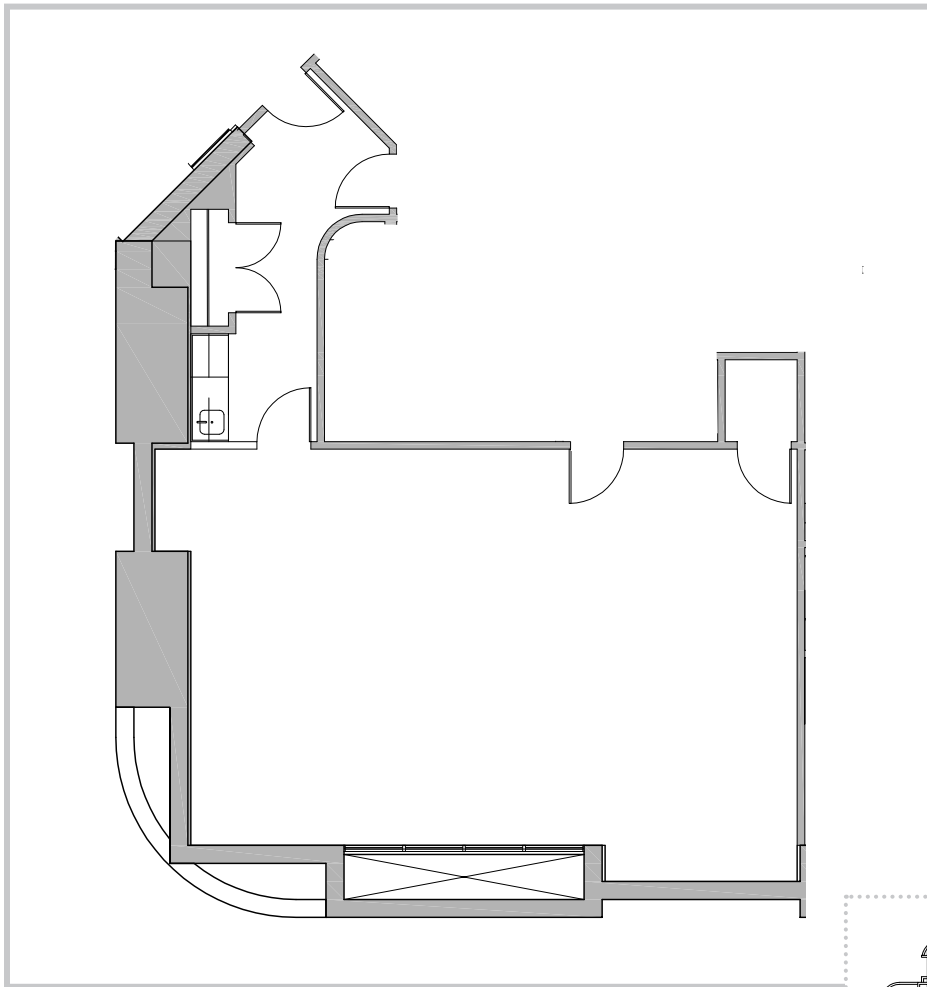
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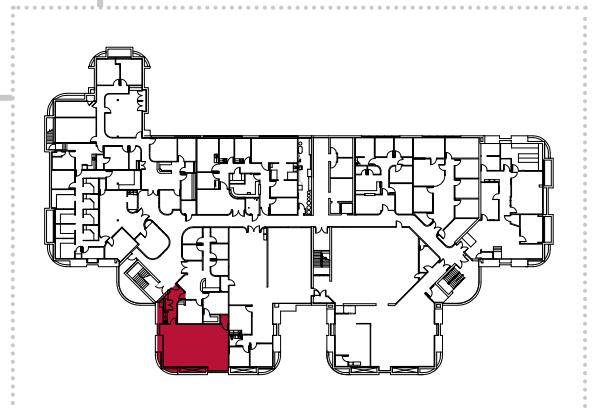
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## Suite 20

1,068 rentable sq ft.



SUITE LOCATION



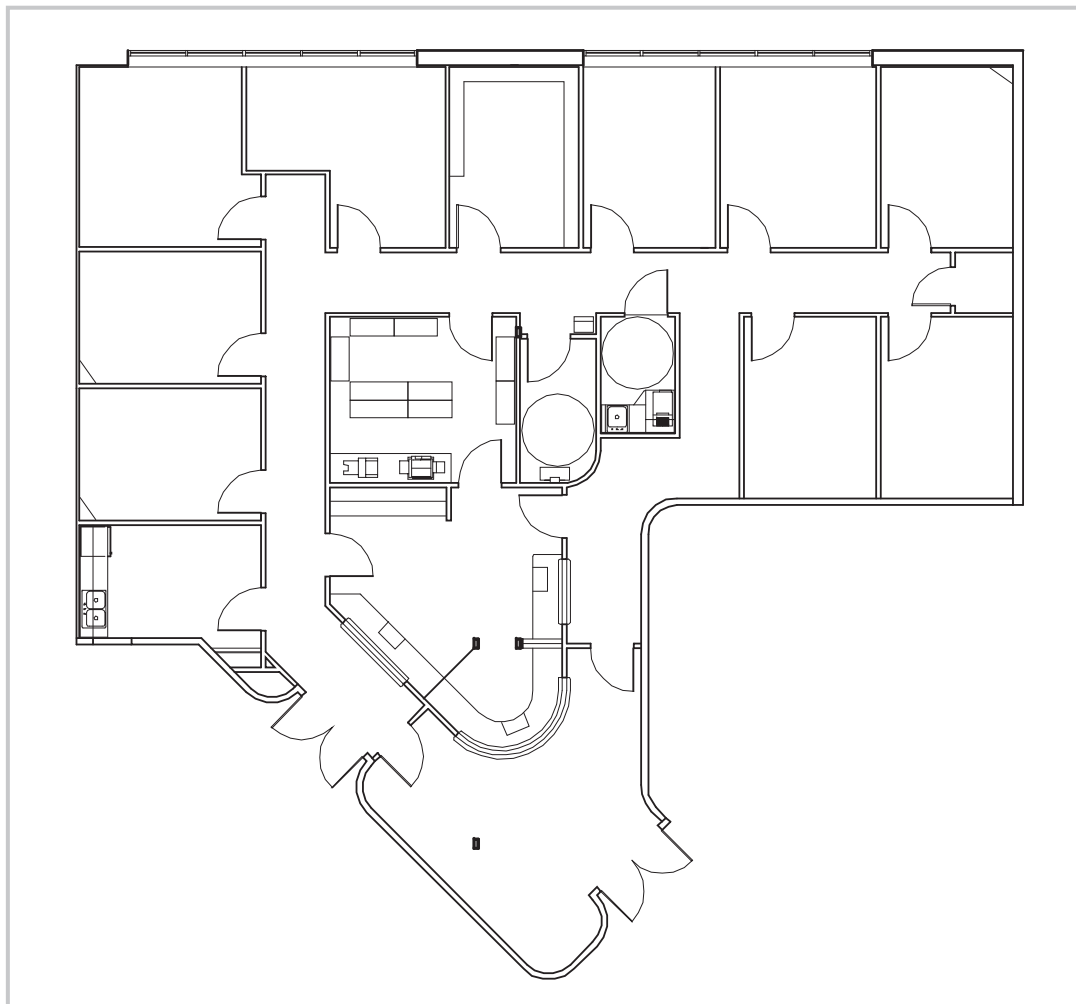


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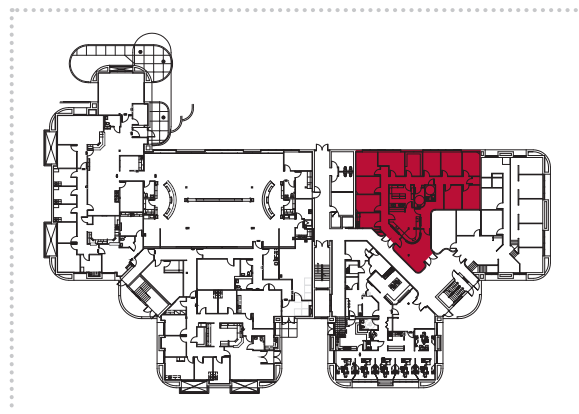
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## Suite 154

2,786 rentable sq ft.



SUITE LOCATION

**SUITE LAYOUT**

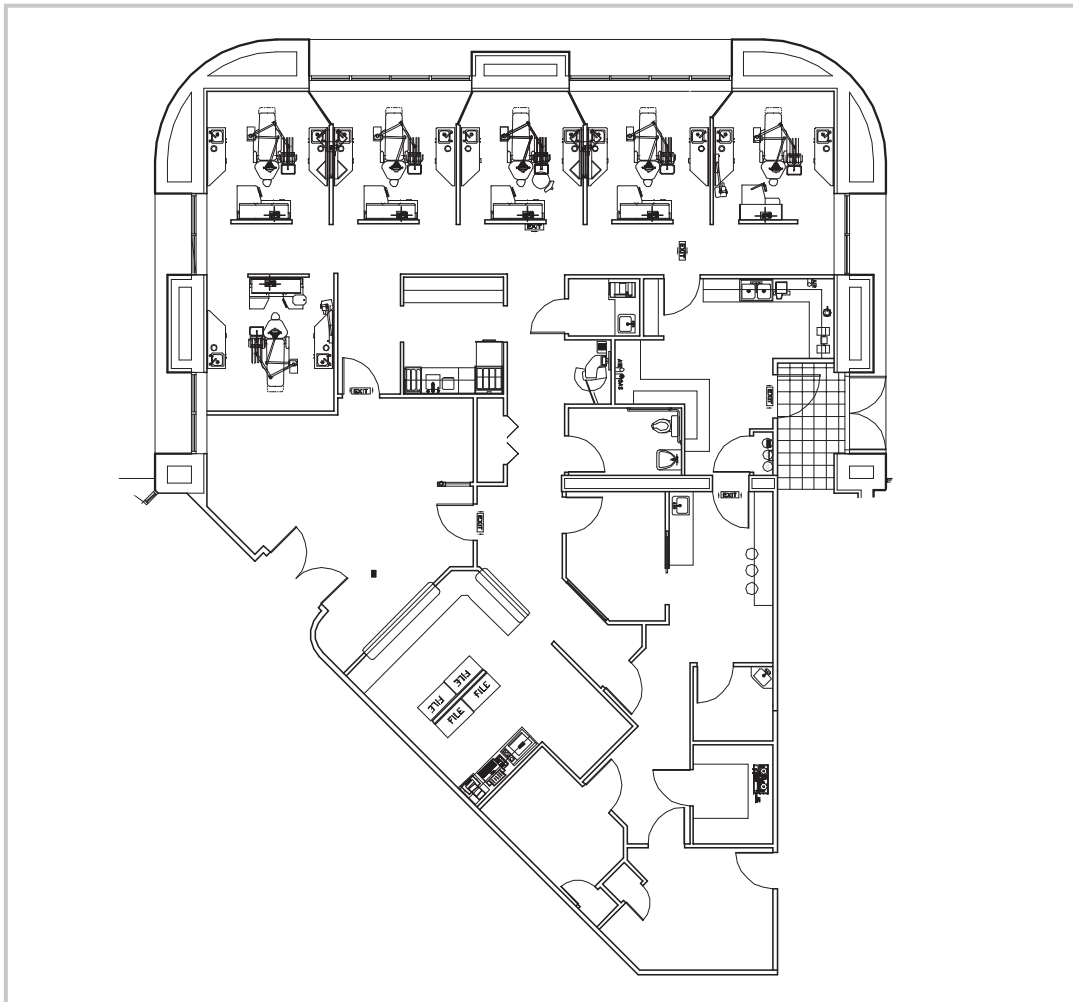


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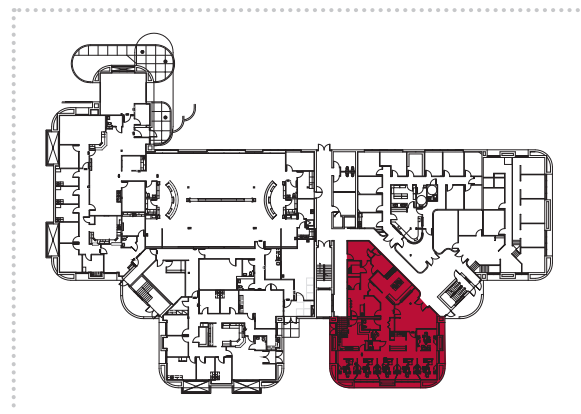
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## Suite 158

2,835 rentable sq ft.



SUITE LOCATION

**SUITE LAYOUT**



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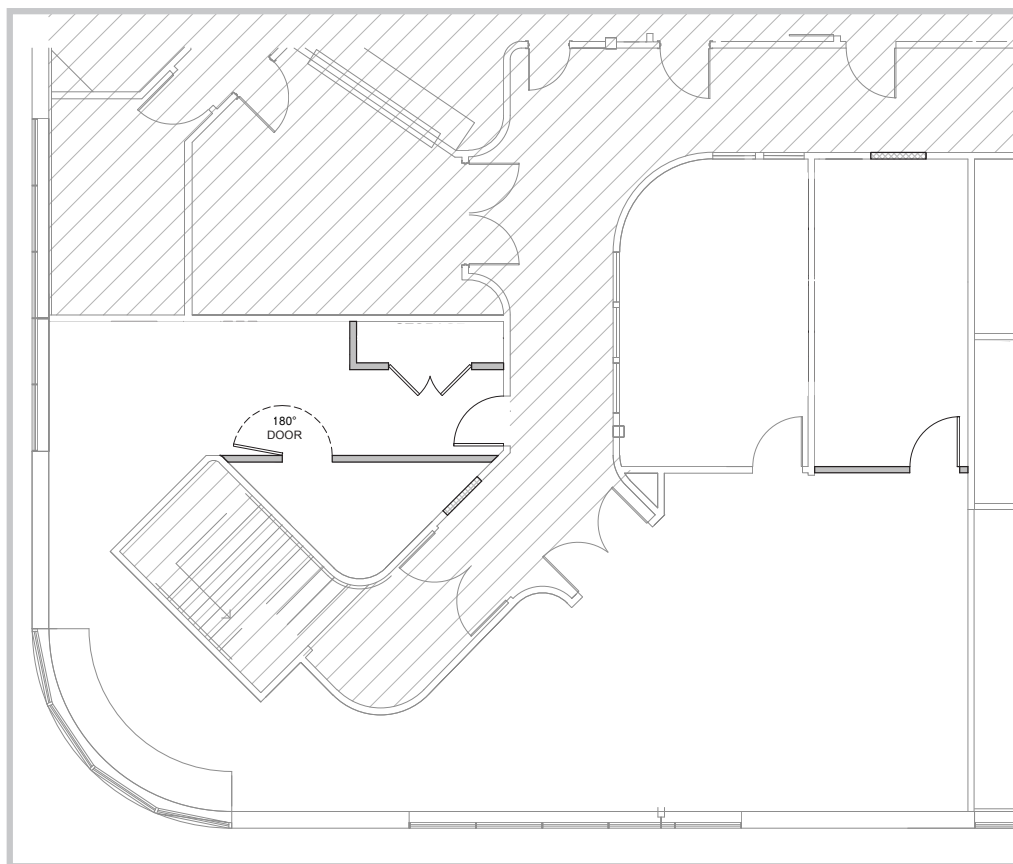
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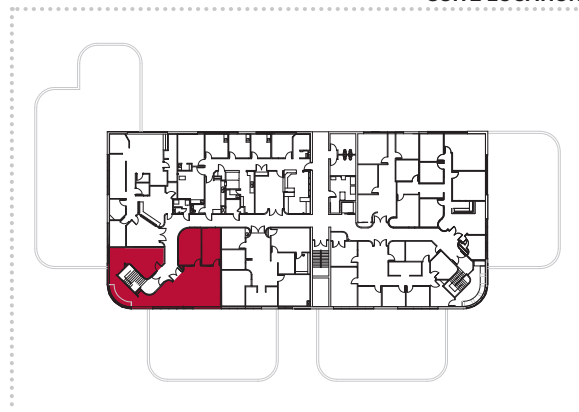
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## Suite 262

1,829 rentable sq ft.



**SUITE LOCATION**



**SUITE LAYOUT**

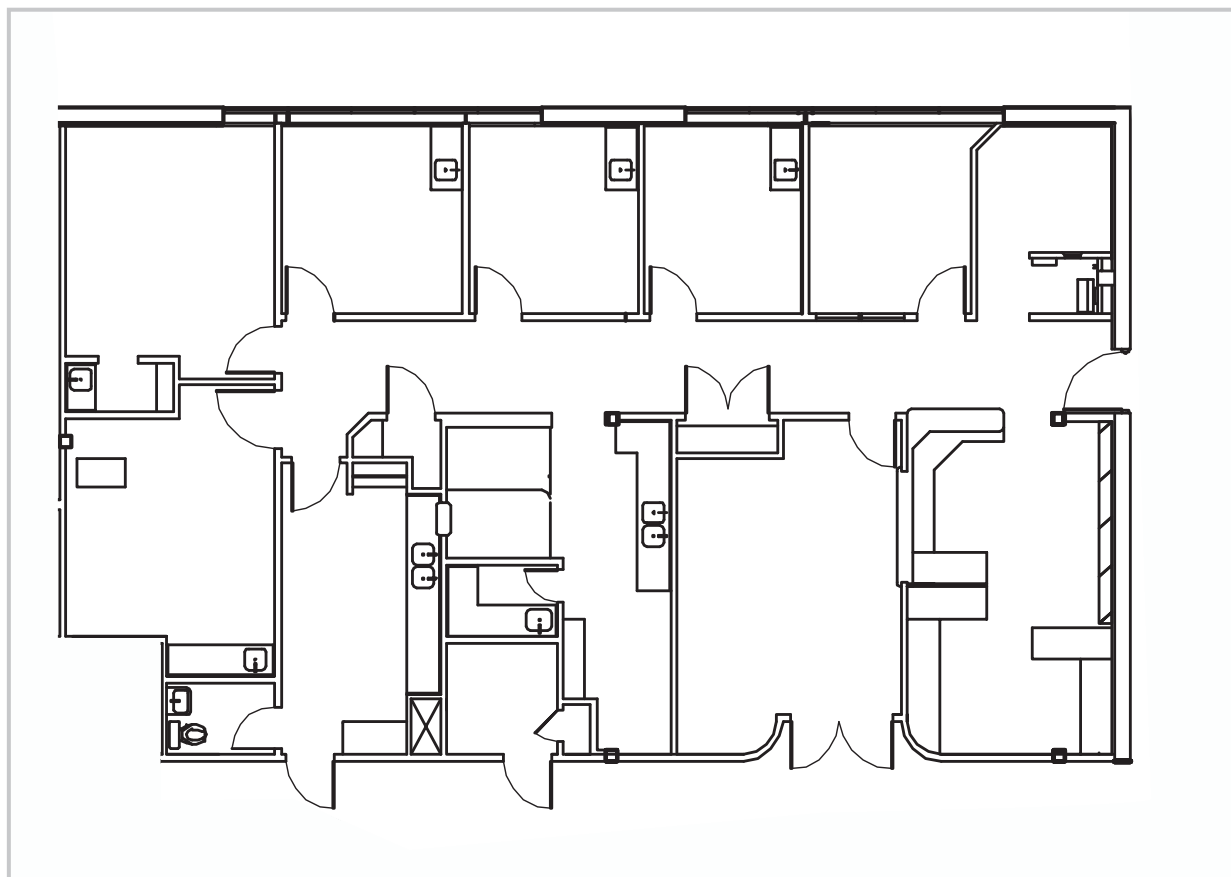


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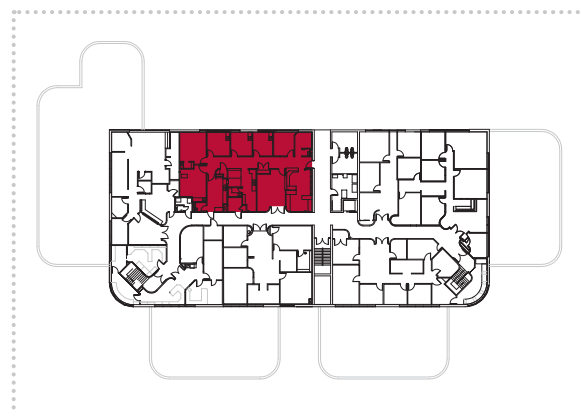
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## Suite 266

2,611 rentable sq ft.



SUITE LOCATION

**SUITE LAYOUT**