



CHRIS GHIDORZI

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2100 Stewart Ave., Suite 300

Wausau, WI 54401

www.ghidorzi.com

Space Available

2606 Stewart Center

2606 STEWART AVE. | WAUSAU, WI 54401



FEATURES

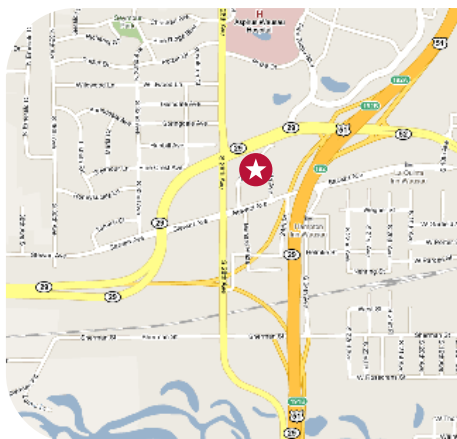
- Attractive second generation, Class A office space
- Immediate access and visibility from US 51/I-39 and Highway 29
- Immediate occupancy or build to suit options
- Wausau medical campus within one mile

5,996 rentable sq ft.

DEMOGRAPHICS

ROAD	AVERAGE ANNUAL DAILY TRAFFIC 2022 (vehicles)
Stewart Ave.	7,400
28th Ave.	9,700
US 51/I-39	52,300
CITY	2020 CENSUS POPULATION
Wausau	39,994
Wausau Metro	163,172

AREA MAP



ANCHOR TENANTS

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

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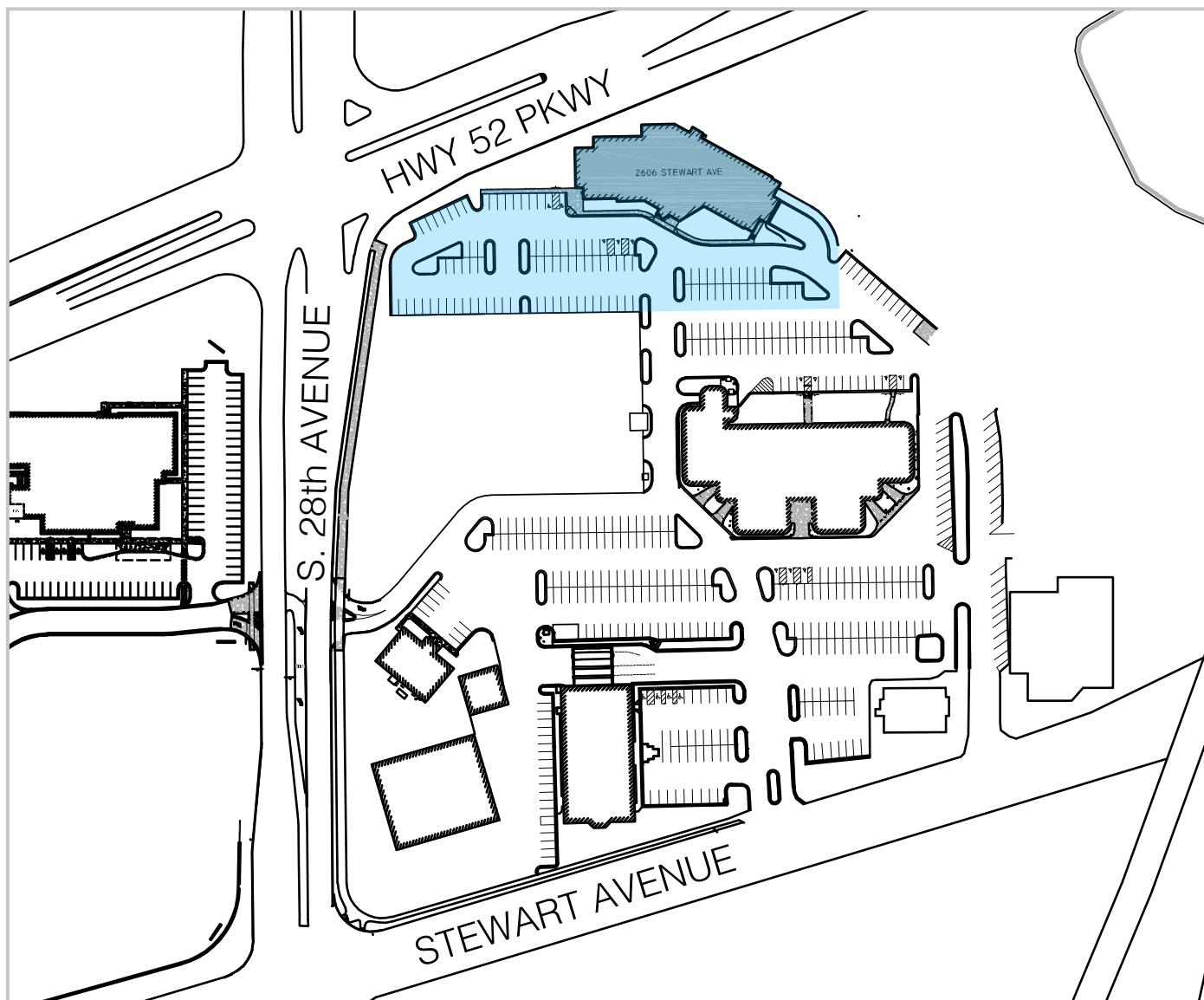
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Space Layouts

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SITE PLAN



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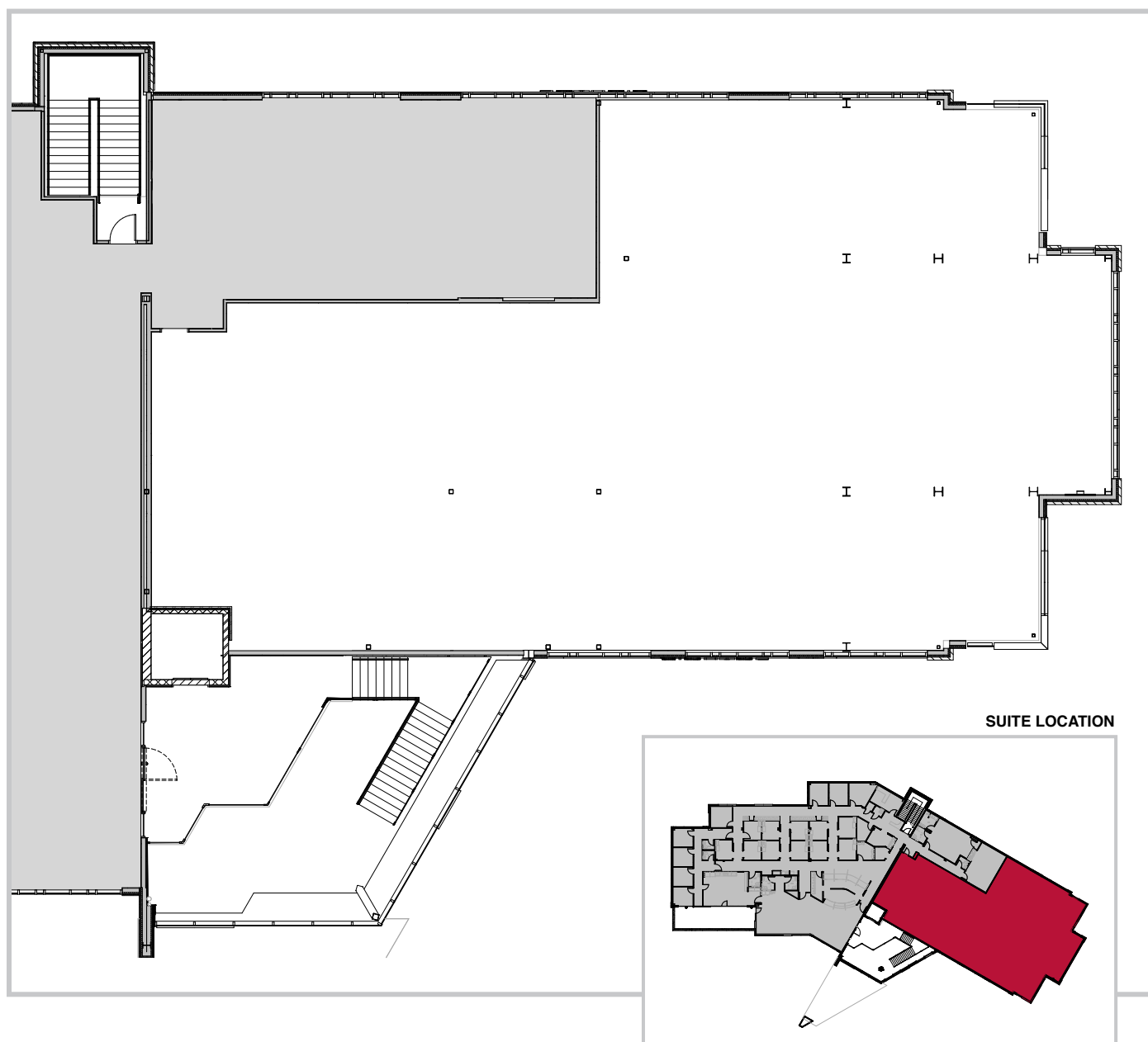
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Suite 202

5,996 rentable sq ft.



SUITE LAYOUT