

**CHRIS GHIDORZI**

m: 715.302.8185 | chrisg@ghidorzi.com
2100 Stewart Ave., Suite 300
Wausau, WI 54401
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

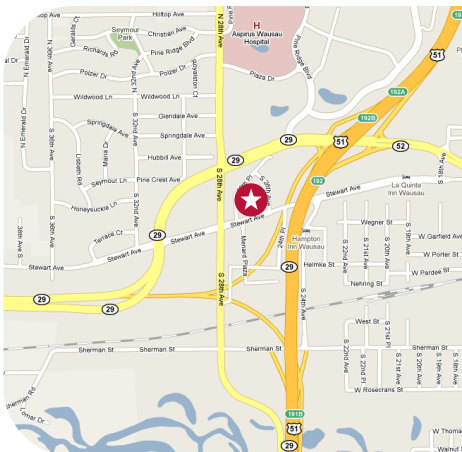
1,068 - 2,835 rentable sq ft.

DEMOGRAPHICS

ROAD	AVERAGE ANNUAL DAILY TRAFFIC 2022 (vehicles)
Stewart Ave.	7,400
28th Ave.	9,700
US 51/I-39	47,800

CITY	2020 CENSUS POPULATION
Wausau	39,994
Wausau Metro	163,172

AREA MAP



ANCHOR TENANTS

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

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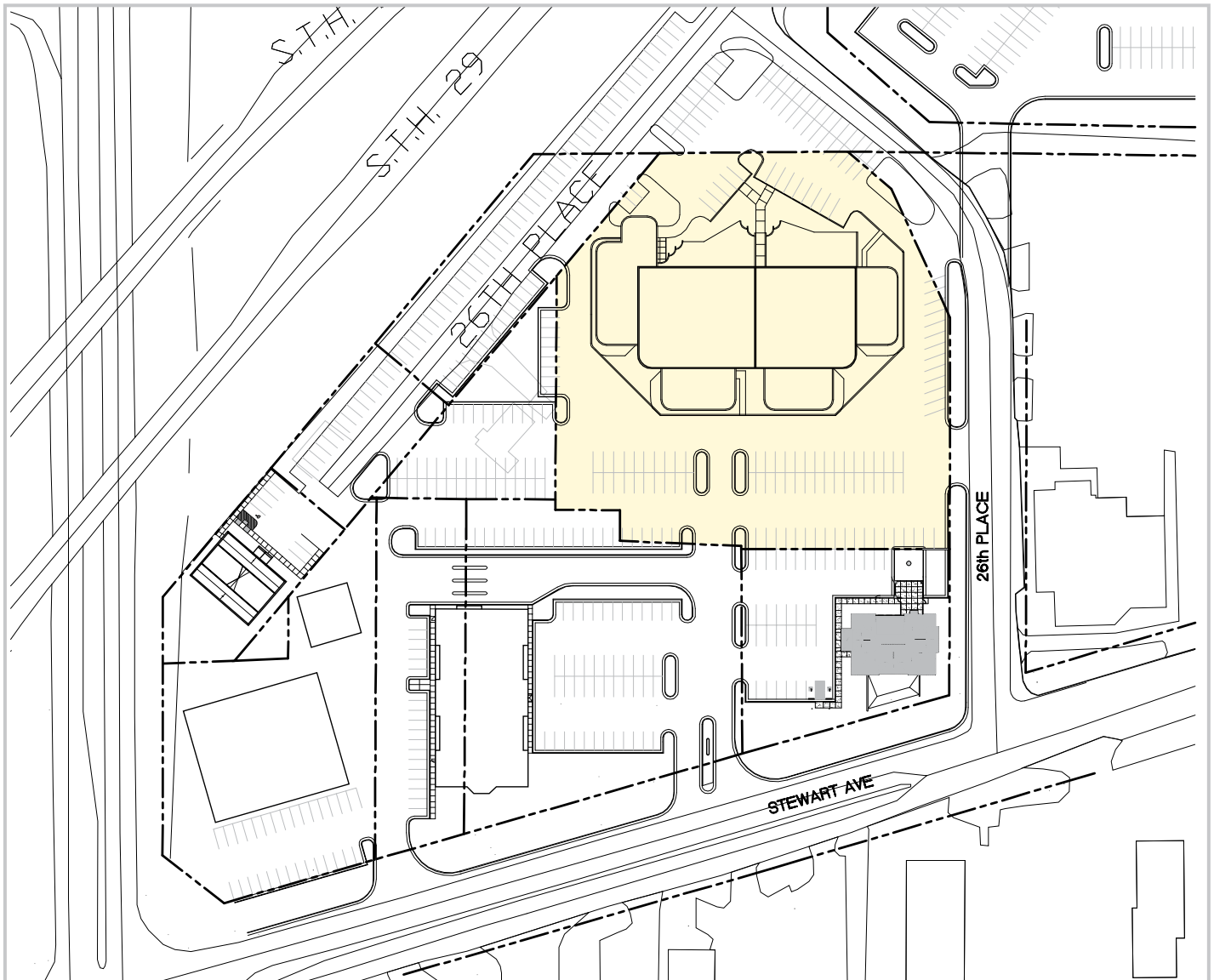
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Space Layouts

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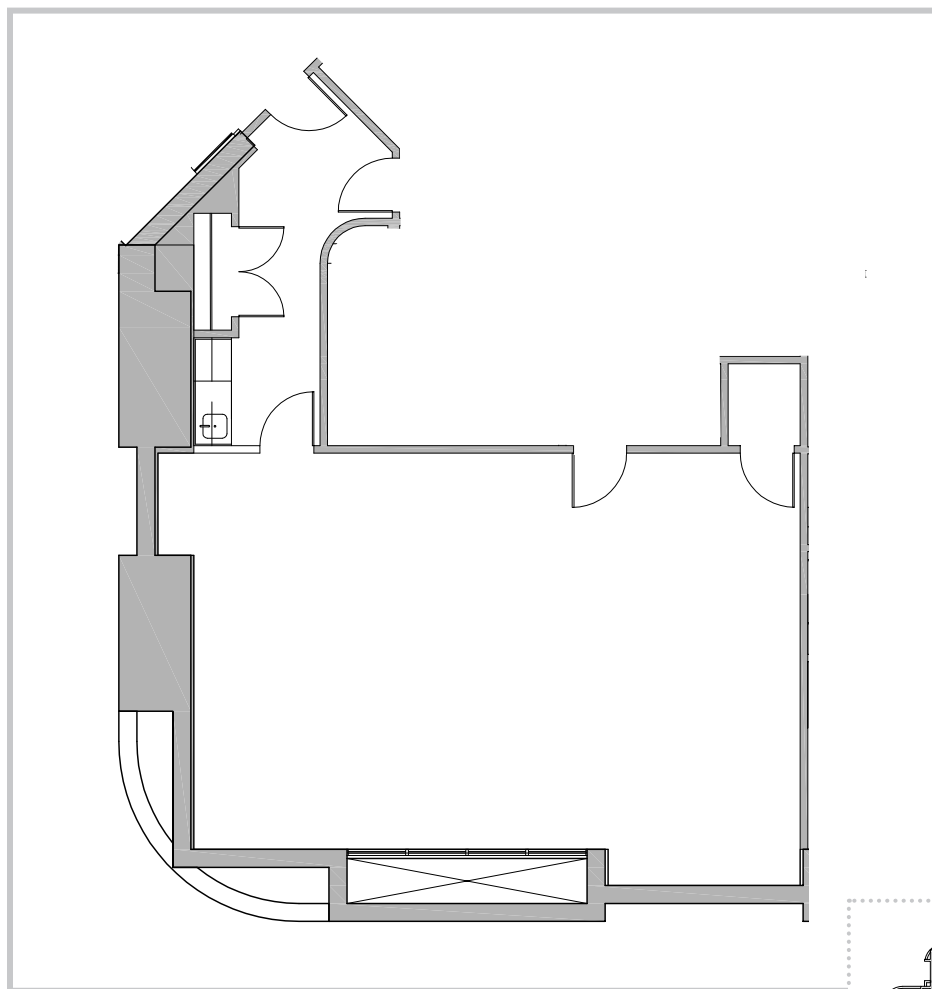
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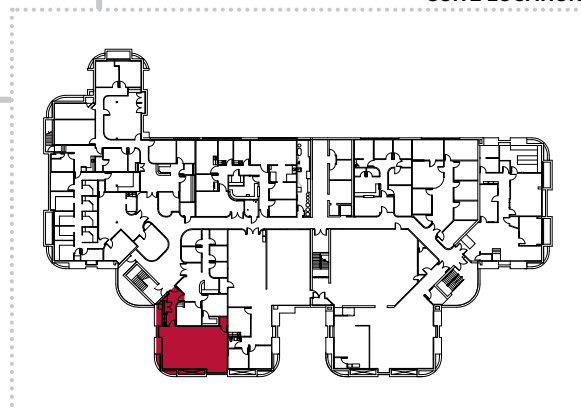
2600 Stewart Center
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Suite 20

1,068 rentable sq ft.



SUITE LOCATION



SUITE LAYOUT

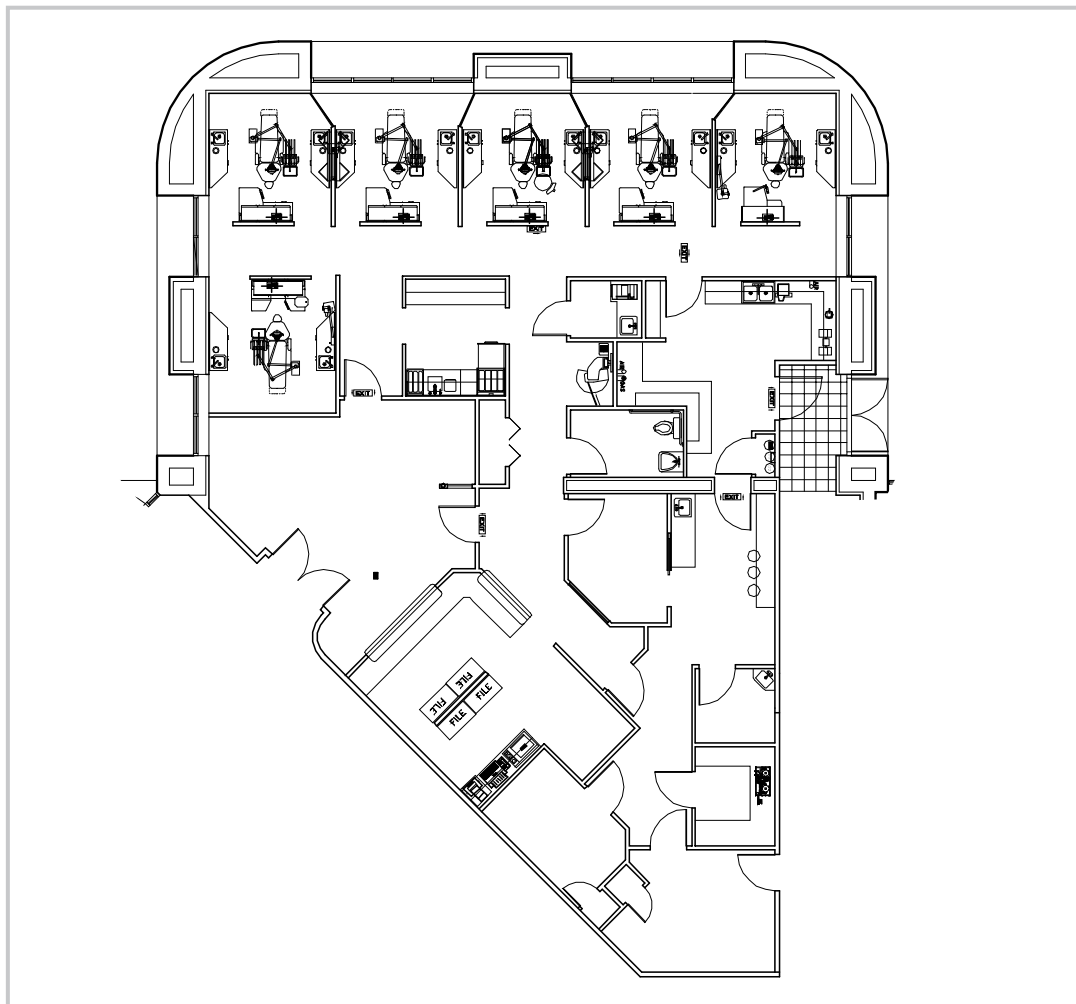


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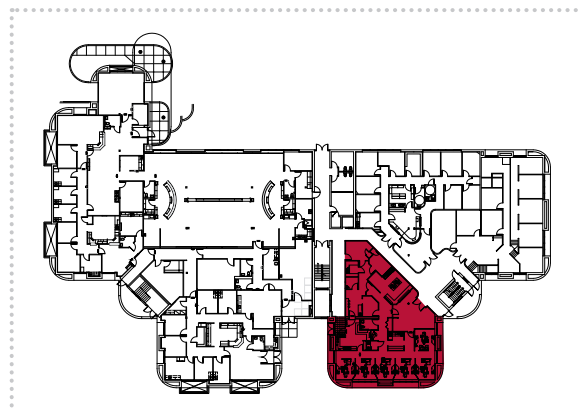
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Suite 158

2,835 rentable sq ft.



SUITE LOCATION

SUITE LAYOUT



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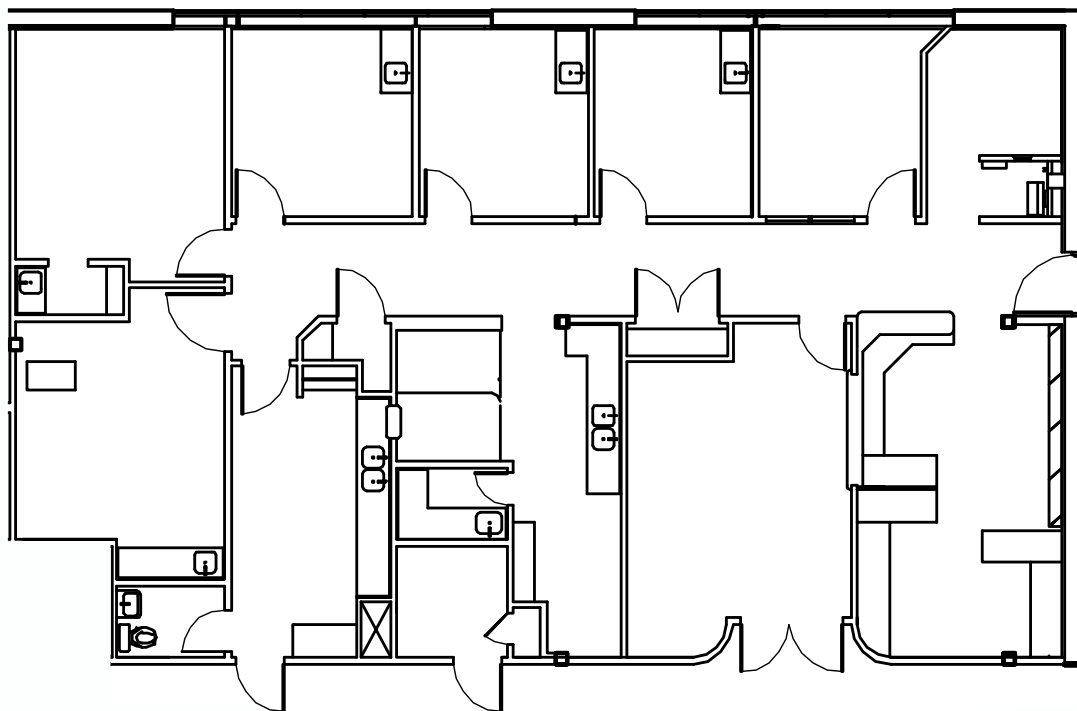
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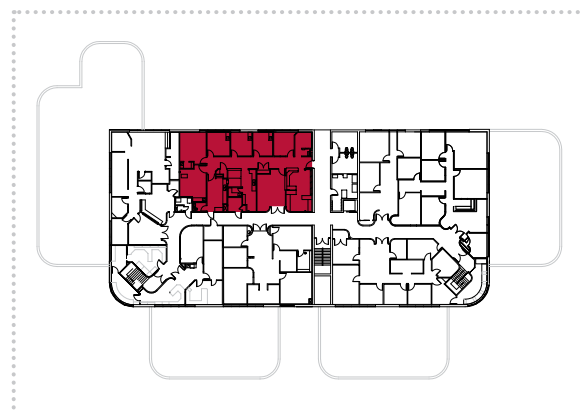
2600 Stewart Center

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Suite 266

2,611 rentable sq ft.



SUITE LOCATION

SUITE LAYOUT



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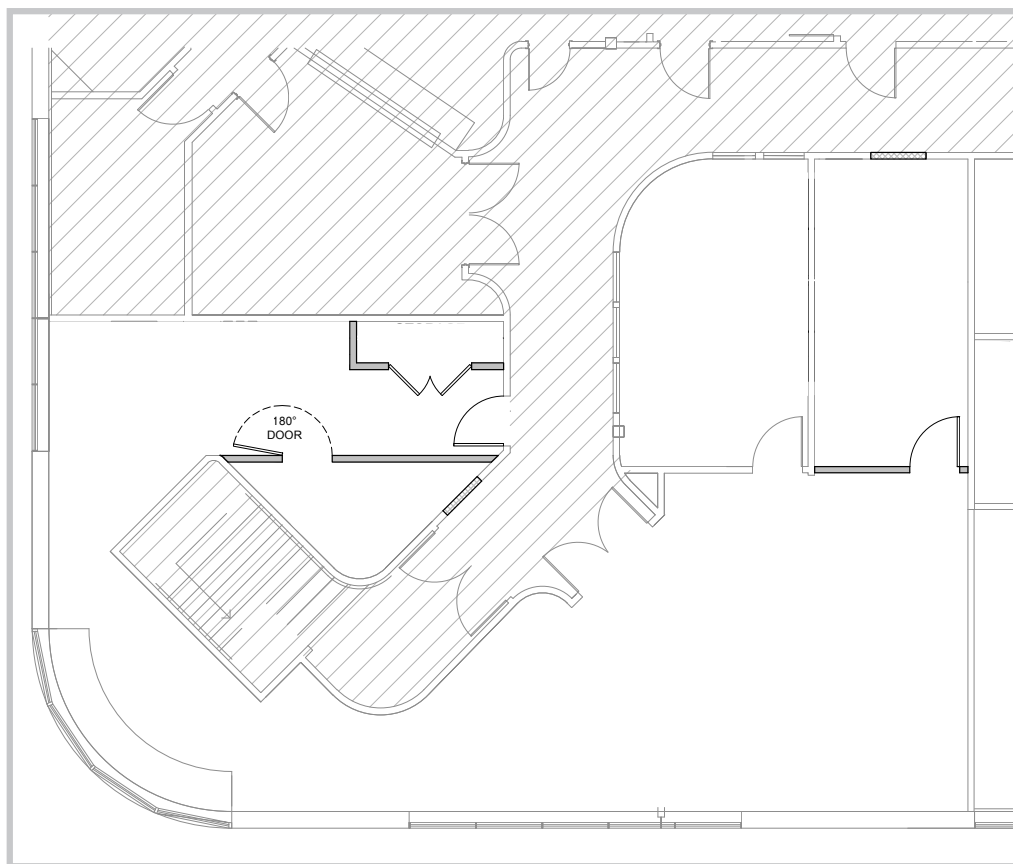
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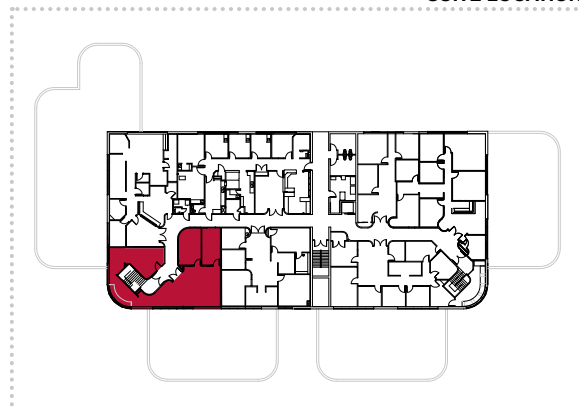
2600 Stewart Center
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Suite 262

1,829 rentable sq ft.



SUITE LOCATION



SUITE LAYOUT