



Space Available

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

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



FEATURES

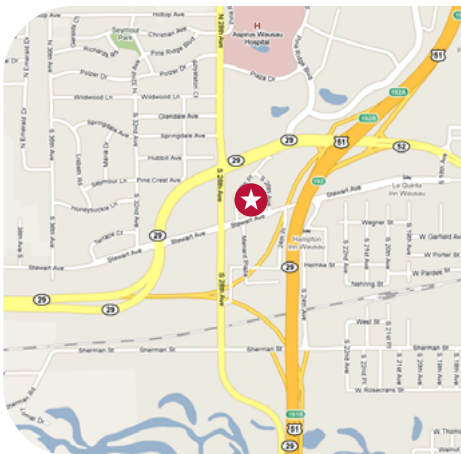
- Class A office space
- Immediate access from US 51/I-39 and Hwy 29
- Surrounded by Stewart Avenue office, retail and restaurant traffic
- Immediate occupancy or build to suit options
- Wausau medical campus within one mile

1,639 - 2,204 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

- US Bank, Wells Fargo Advisors

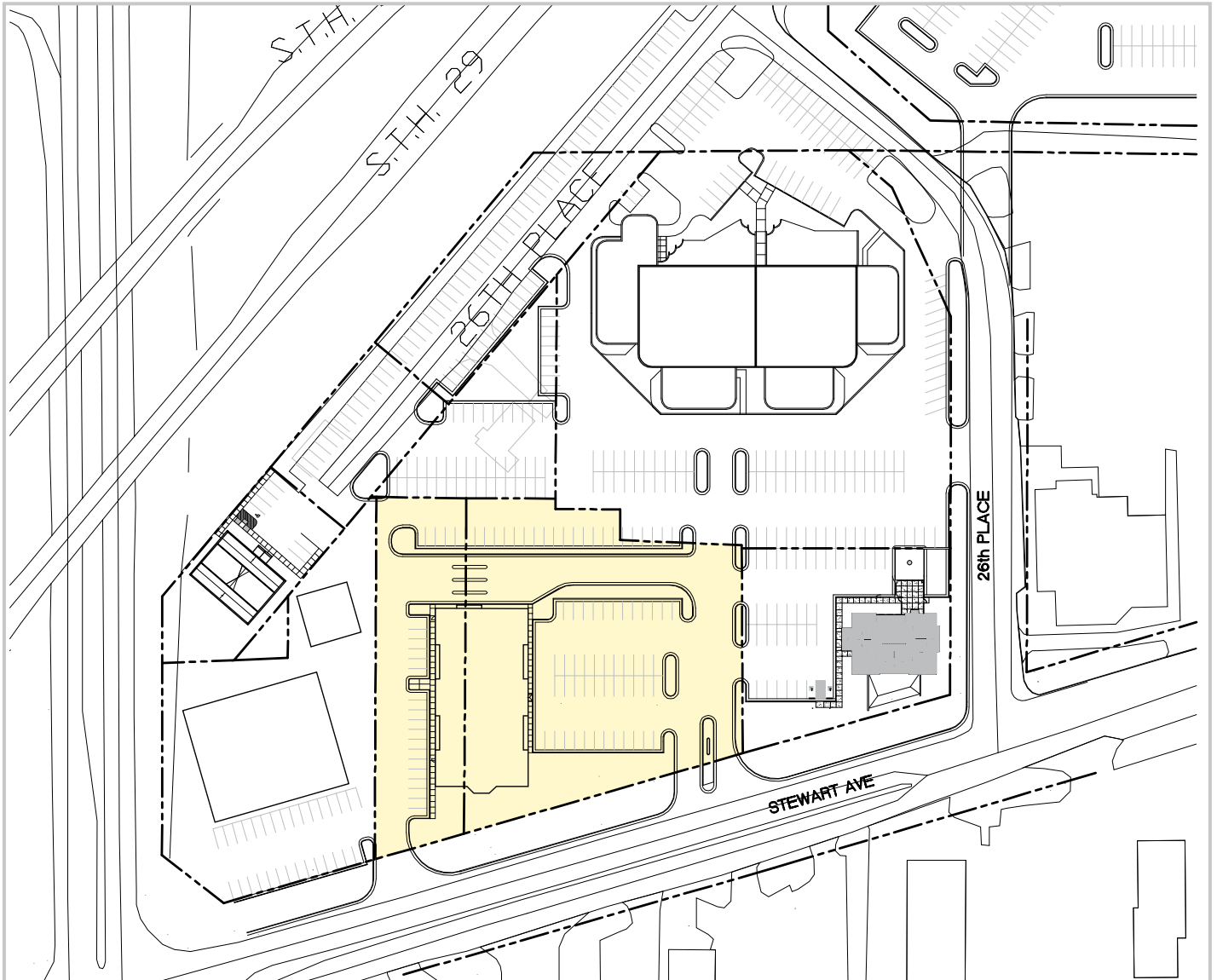
THIS DOCUMENT HAS BEEN PREPARED SOLELY FOR INFORMATION PURPOSES. WHILE THE INFORMATION CONTAINED HEREIN IS FROM SOURCES DEEMED RELIABLE, IT HAS NOT BEEN INDEPENDENTLY VERIFIED. THIS DOCUMENT IS PROVIDED SUBJECT TO ERRORS, OMISSIONS AND CHANGES IN INFORMATION.



Space Layouts

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

2620 Stewart Center
2620 STEWART AVE. | WAUSAU, WI 54401

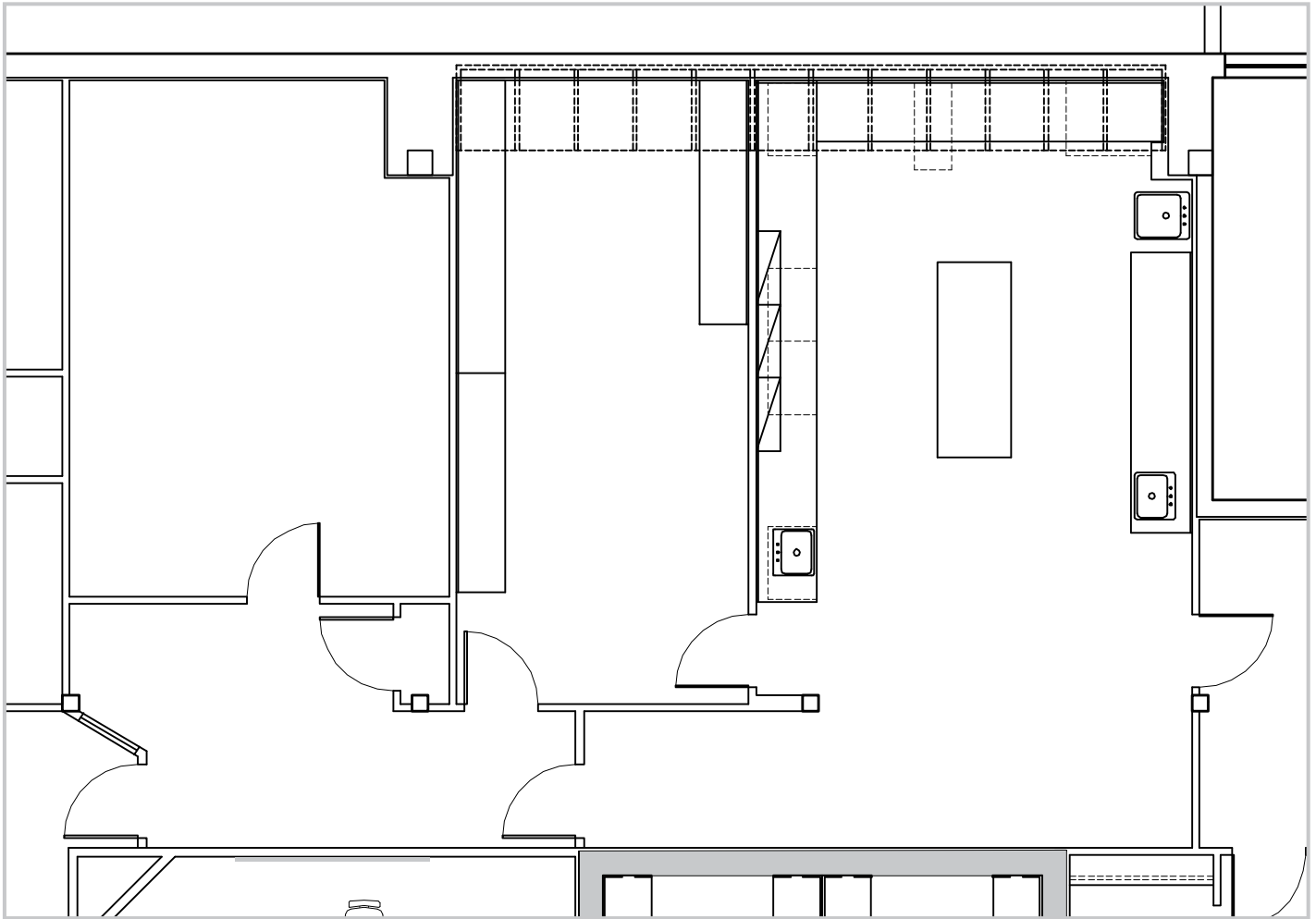




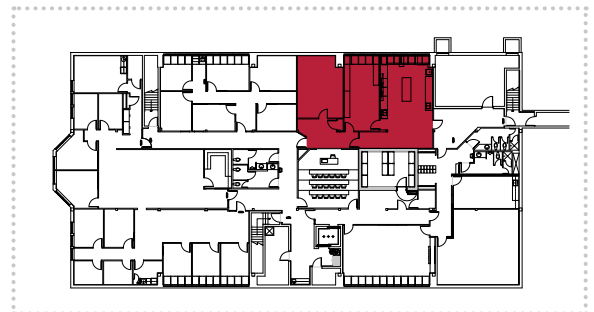
Space Layouts

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

2620 Stewart Center
2620 STEWART AVE. | WAUSAU, WI 54401



Suite 8
1,639 rentable sq ft.



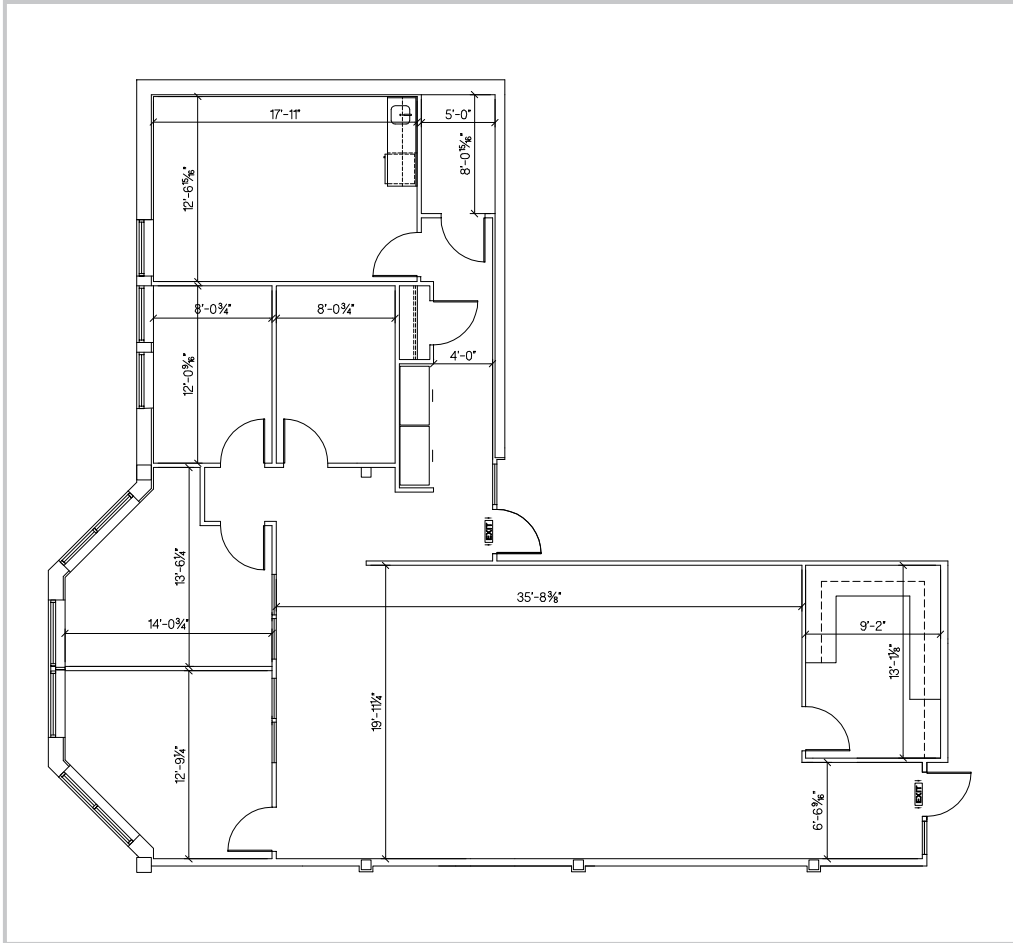
SUITE LOCATION



Space Layouts

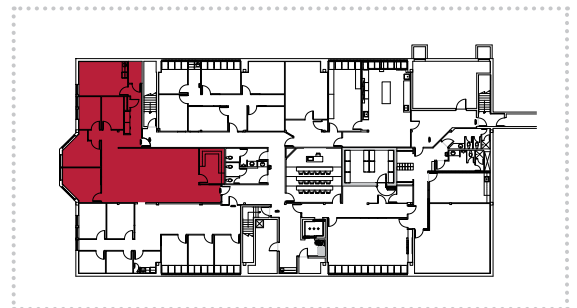
CHRIS GHIDORZI
m: 715.302.8185 | chriscg@ghidorzi.com
2100 Stewart Ave., Suite 300
Wausau, WI 54401
www.ghidorzi.com

2620 Stewart Center
2620 STEWART AVE. | WAUSAU, WI 54401



Suite 16
2,146 rentable
sq ft.

SUITE LOCATION

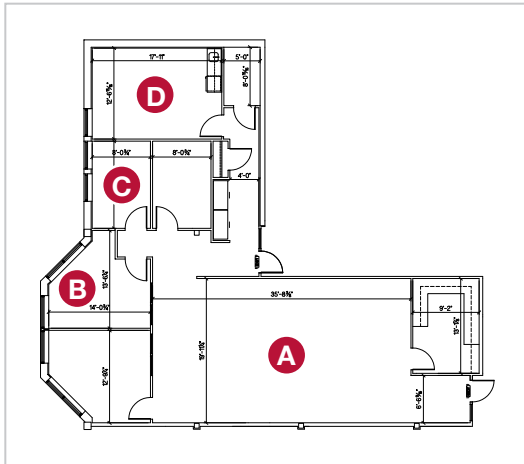




Space Photos

CHRIS GHIDORZI
m: 715.302.8185 | chrisinghidorzi.com
2100 Stewart Ave., Suite 300
Wausau, WI 54401
www.ghidorzi.com

2620 Stewart Center
2620 STEWART AVE. | WAUSAU, WI 54401



Suite 16

2,146 rentable sq ft.





Space Layouts

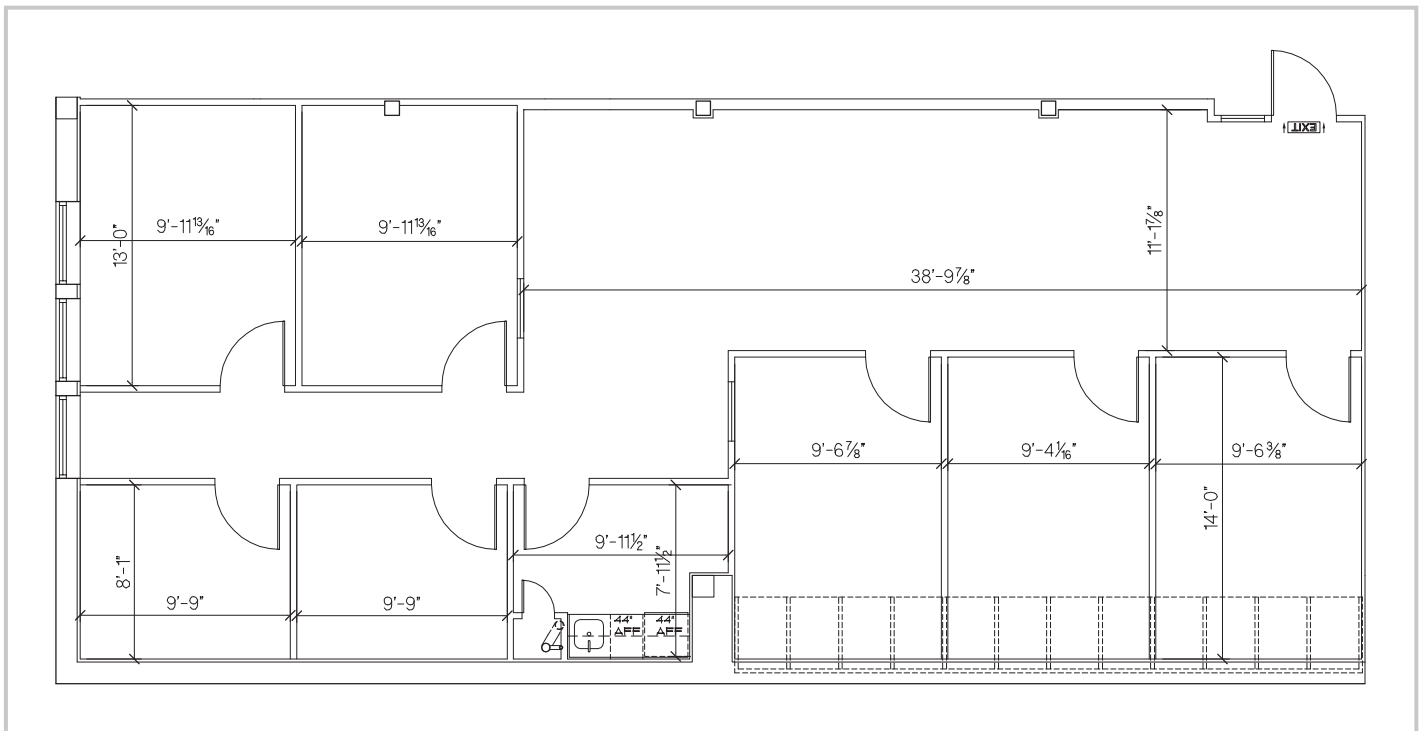
CHRIS GHIDORZI

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

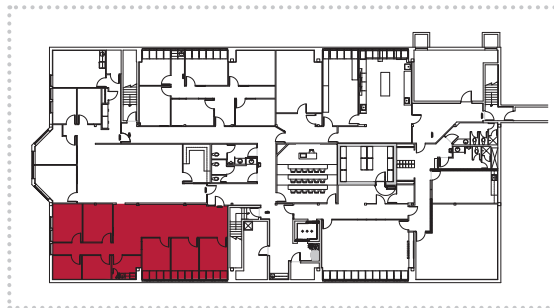
2620 Stewart Center
2620 STEWART AVE. | WAUSAU, WI 54401

Suite 18

1,701 rentable sq ft.



SUITE LOCATION



SUITE LAYOUT

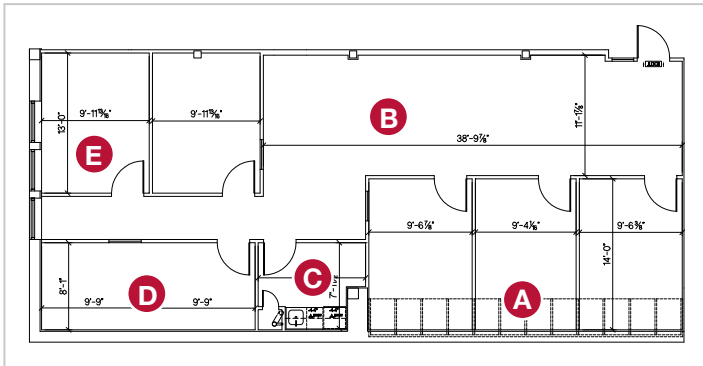


Space Photos

CHRIS GHIDORZI
m: 715.302.8185 | chrissg@ghidorzi.com
2100 Stewart Ave., Suite 300
Wausau, WI 54401
www.ghidorzi.com

2620 Stewart Center
2620 STEWART AVE. | WAUSAU, WI 54401

Suite 18 1,701 rentable sq ft.





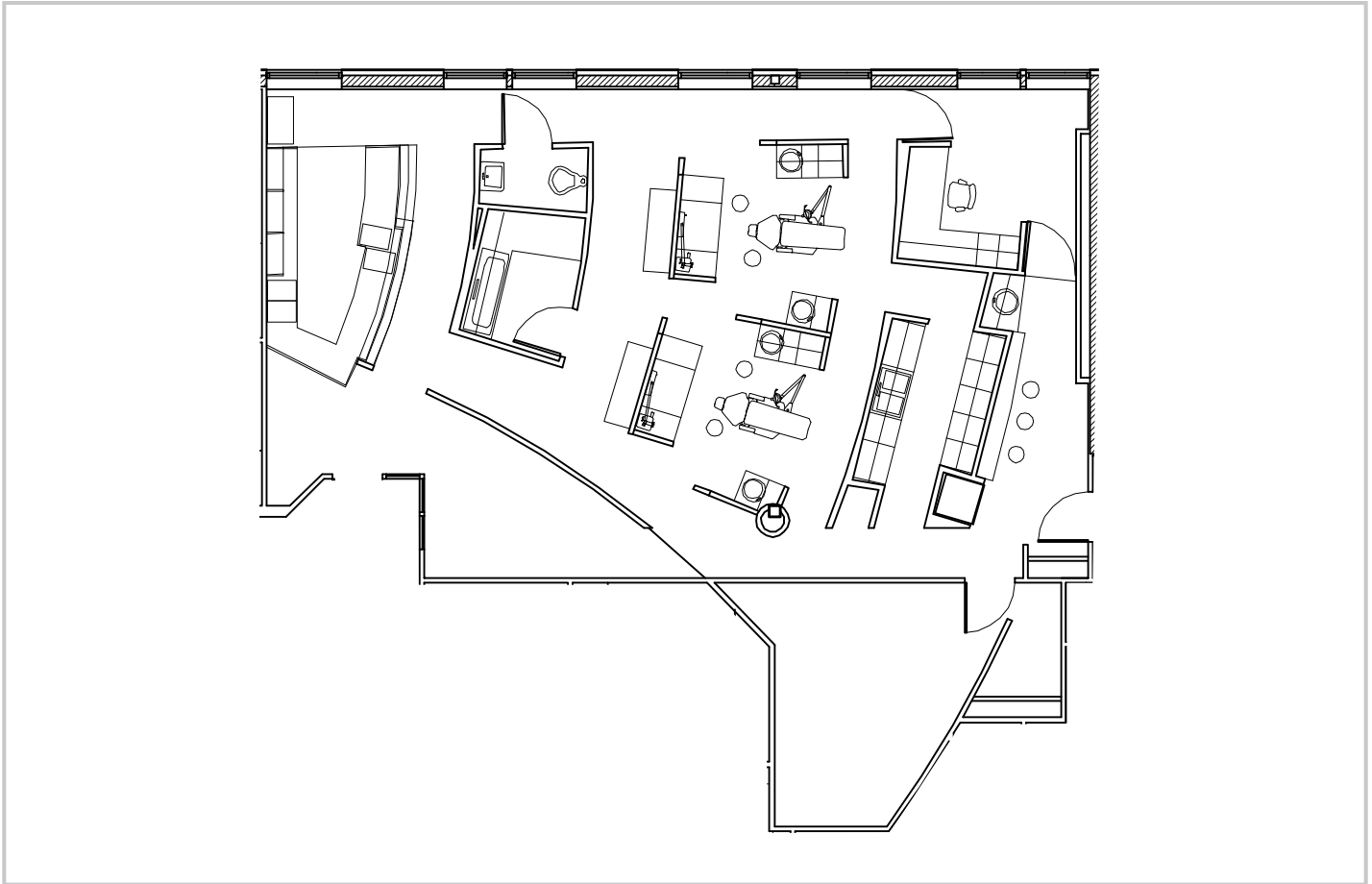
CHRIS GHIDORZI
m: 715.302.8185 | chriscg@ghidorzi.com
2100 Stewart Ave., Suite 300
Wausau, WI 54401
www.ghidorzi.com

Space Layouts

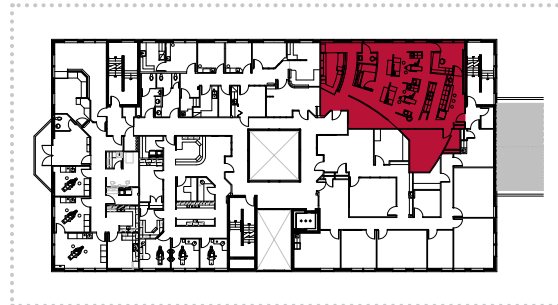
2620 Stewart Center
2620 STEWART AVE. | WAUSAU, WI 54401

Suite 212

1,935 rentable sq ft.



SUITE LOCATION



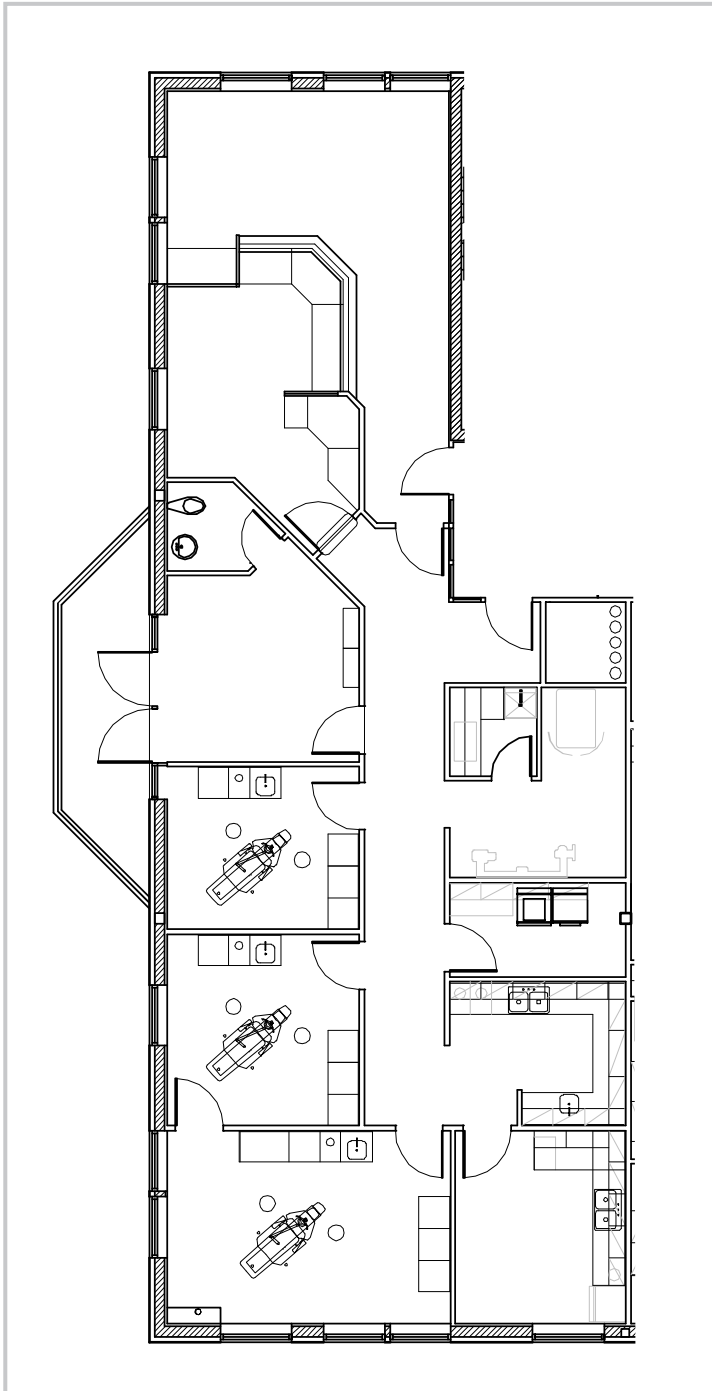
SUITE LAYOUT



Space Layouts

CHRIS GHIDORZI
m: 715.302.8185 | chriscg@ghidorzi.com
2100 Stewart Ave., Suite 300
Wausau, WI 54401
www.ghidorzi.com

2620 Stewart Center
2620 STEWART AVE. | WAUSAU, WI 54401



Suite 218
2,204 rentable sq ft.

SUITE LOCATION

