

**CHRIS GHIDORZI**

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

Space Available

Union Station

2100 STEWART AVE. | WAUSAU, WI 54401



FEATURES

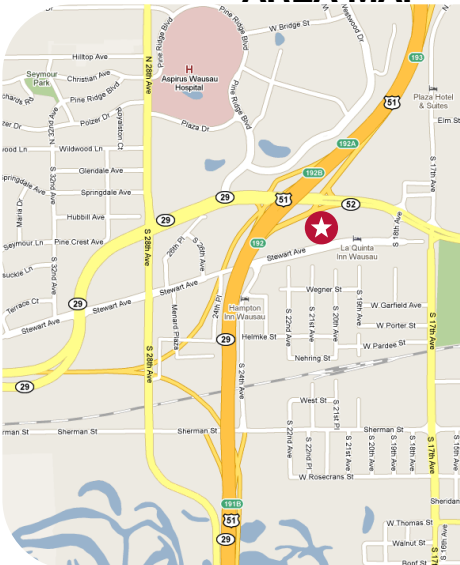
- Daytime population within a mile is 14,000
- Easy access from US 51/I-39
- Surrounded by Stewart Avenue office, retail and restaurant traffic

3,663 - 5,643 rentable sq ft.

DEMOGRAPHICS

ROAD	AVERAGE ANNUAL DAILY TRAFFIC 2022 (vehicles)
Stewart Avenue	8,900
US 51/I-39	52,300
CITY	2020 CENSUS POPULATION
Wausau	39,994
Wausau Metro	163,172

AREA MAP



ANCHOR TENANTS

Ghidorzi Companies, Bremer & Trollop Law Office, Northwestern Mutual, First Weber, Partners in Planning

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.



CHRIS GHIDORZI

m: 715.302.8185 | chrisg@ghidorzi.com

2100 Stewart Ave., Suite 300

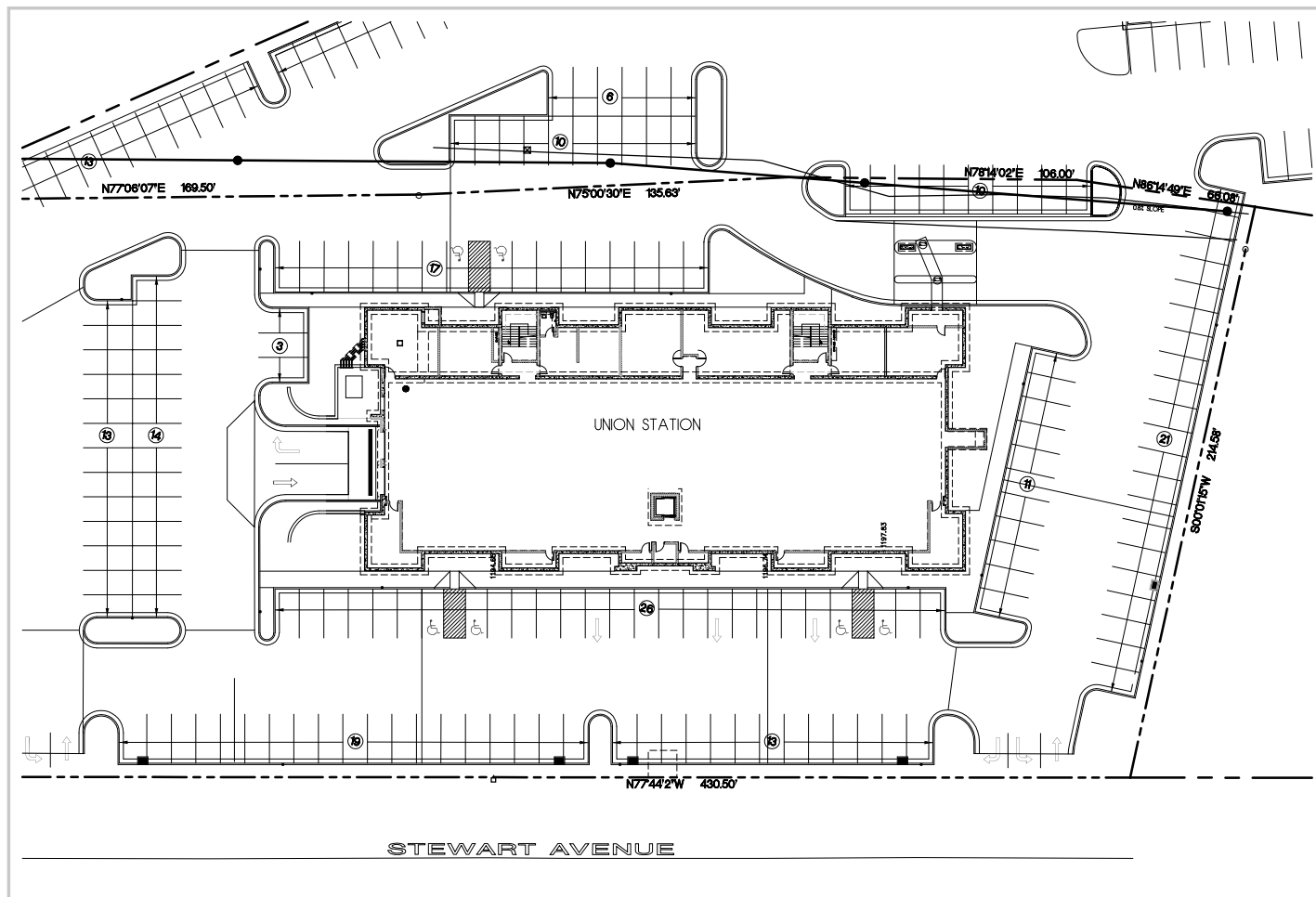
Wausau, WI 54401

www.ghidorzi.com

Space Layouts

Union Station

2100 STEWART AVE. | WAUSAU, WI 54401





CHRIS GHIDORZI

m: 715.302.8185 | chrisg@ghidorzi.com

2100 Stewart Ave., Suite 300

Wausau, WI 54401

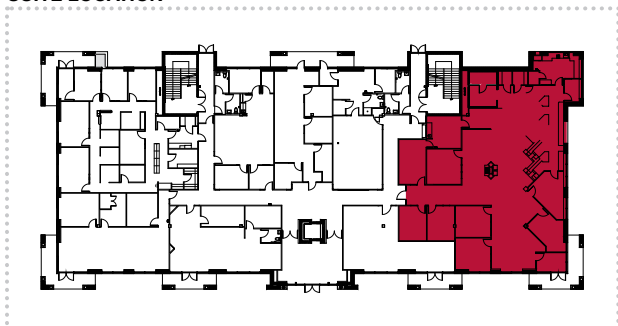
www.ghidorzi.com

Space Layouts

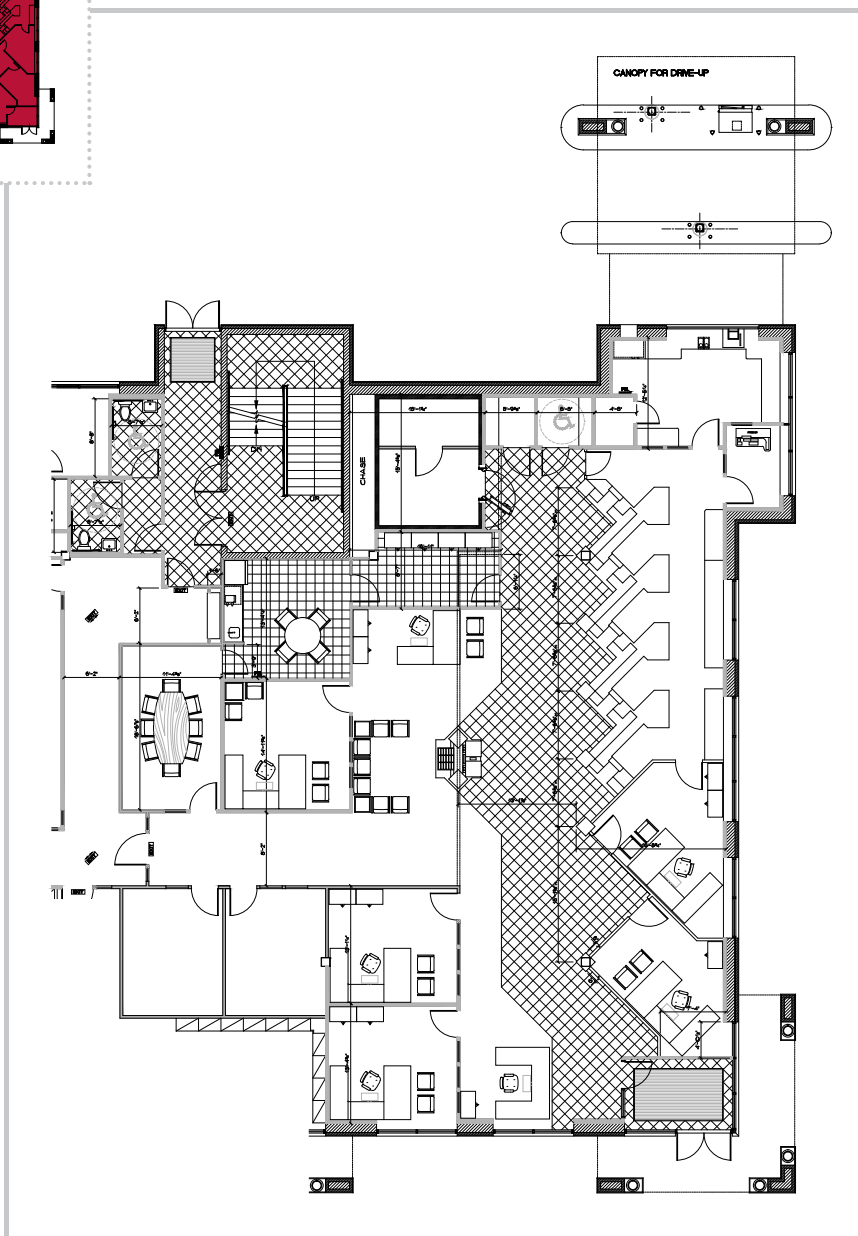
Union Station

2100 STEWART AVE. | WAUSAU, WI 54401

SUITE LOCATION



Suite 100
5,643 rentable sq ft.



SUITE LAYOUT



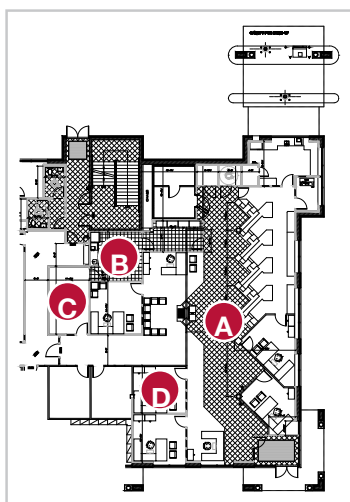
CHRIS GHIDORZI
m: 715.302.8185 | chrisg@ghidorzi.com
2100 Stewart Ave., Suite 300
Wausau, WI 54401
www.ghidorzi.com

Space Photos

Union Station

2100 STEWART AVE. | WAUSAU, WI 54401

Suite 100





CHRIS GHIDORZI

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

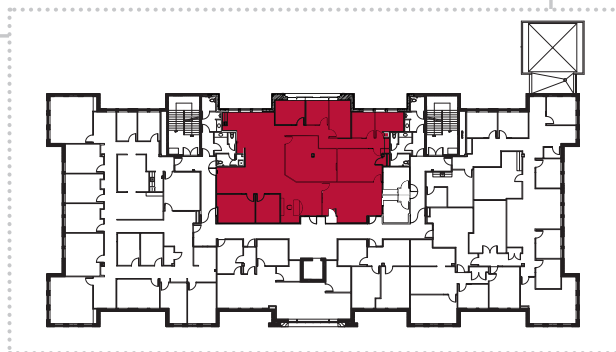
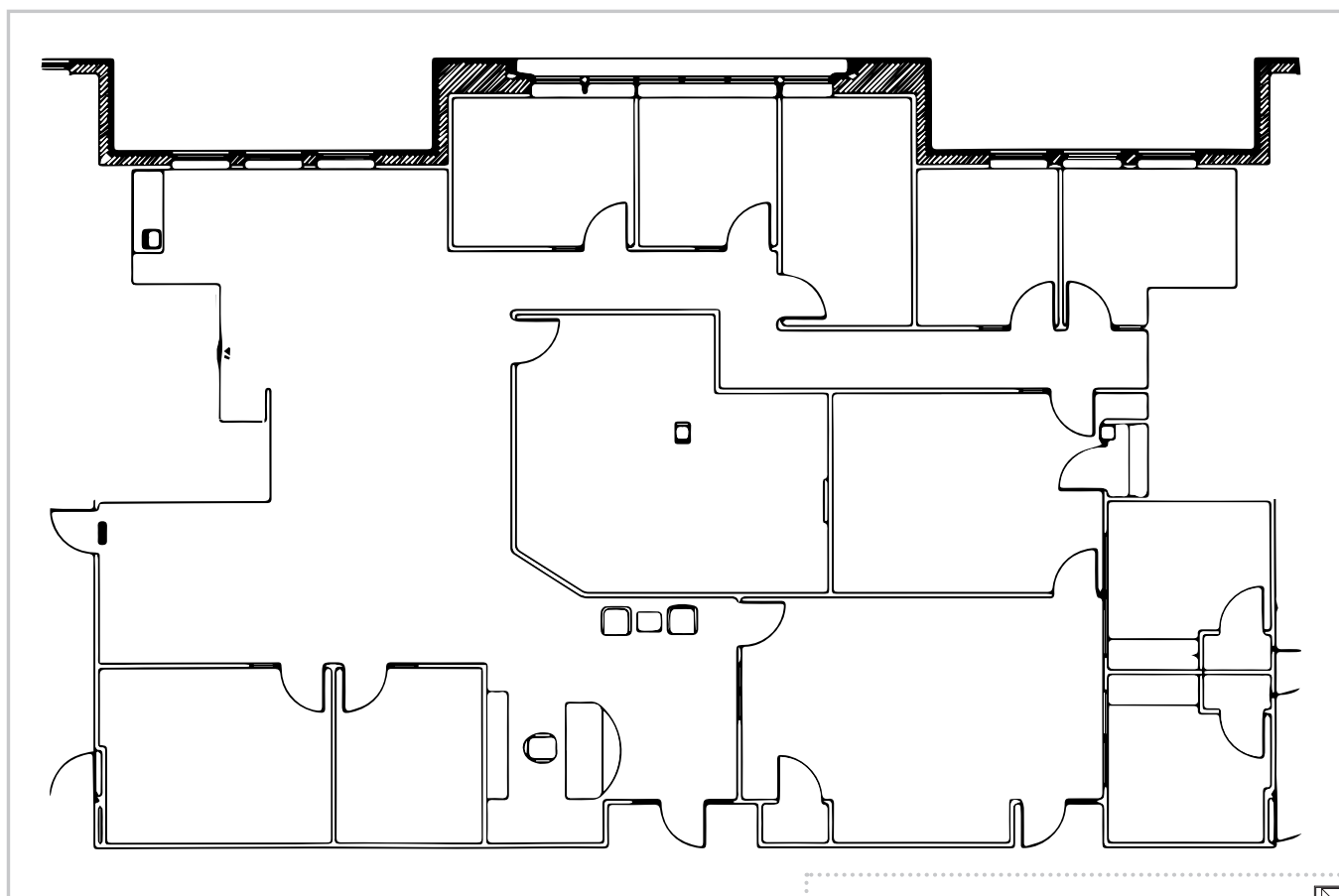
Space Layouts

Union Station

2100 STEWART AVE. | WAUSAU, WI 54401

Suite 240

3,663 rentable sq ft.



SUITE LOCATION

SUITE LAYOUT