



CHRIS GHIDORZI
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 2100 Stewart Ave., Suite 300
 Wausau, WI 54401
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Space Available

1101 Westwood Drive
WAUSAU, WI 54401



FEATURES

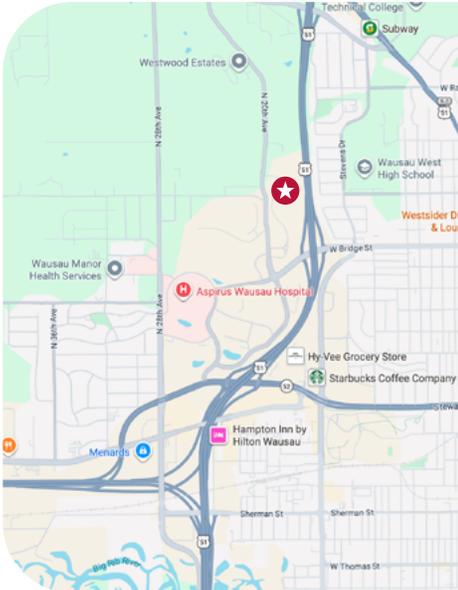
- High visibility from US 51/I-39
- Located less than a mile from Wausau's Medical campus
- 200+ car parks

25,536 rentable sq ft.

DEMOGRAPHICS

ROAD	AVERAGE ANNUAL DAILY TRAFFIC 2022 (vehicles)
US 51/I-39	52,300
CITY	Est. 2024 POPULATION
Wausau	40,262
Wausau Metro	163,174

AREA MAP



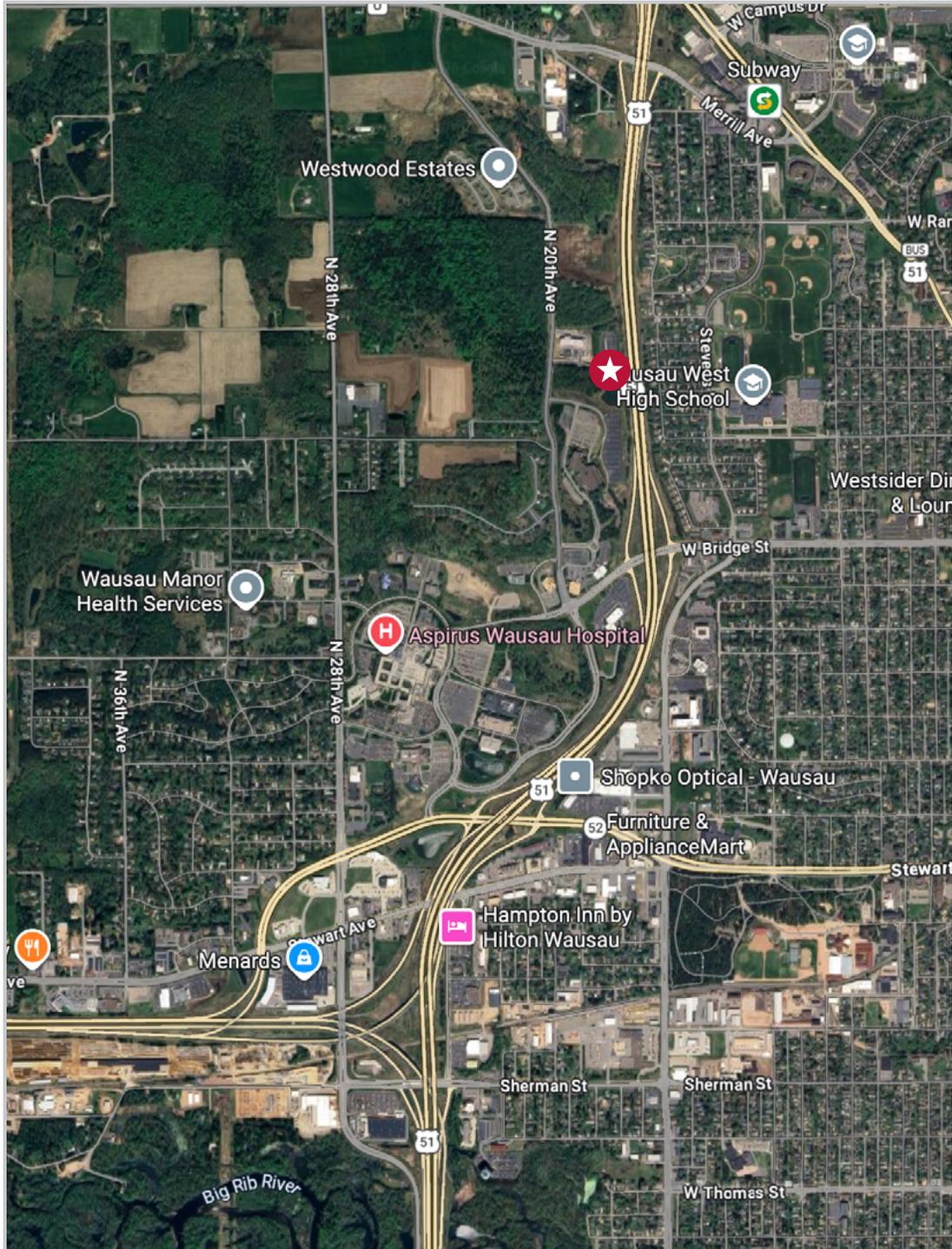
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Space Layouts

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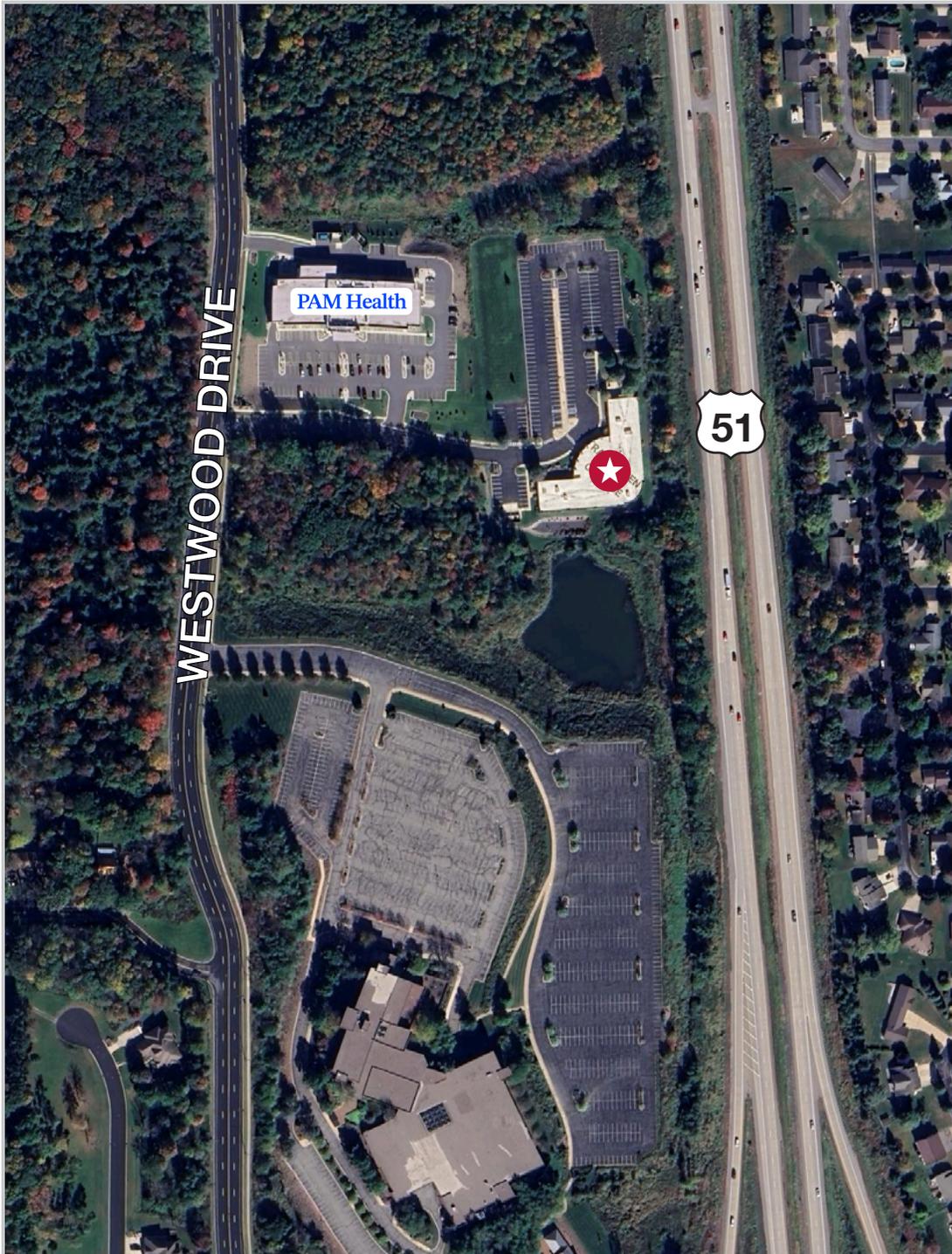




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SITE PLAN

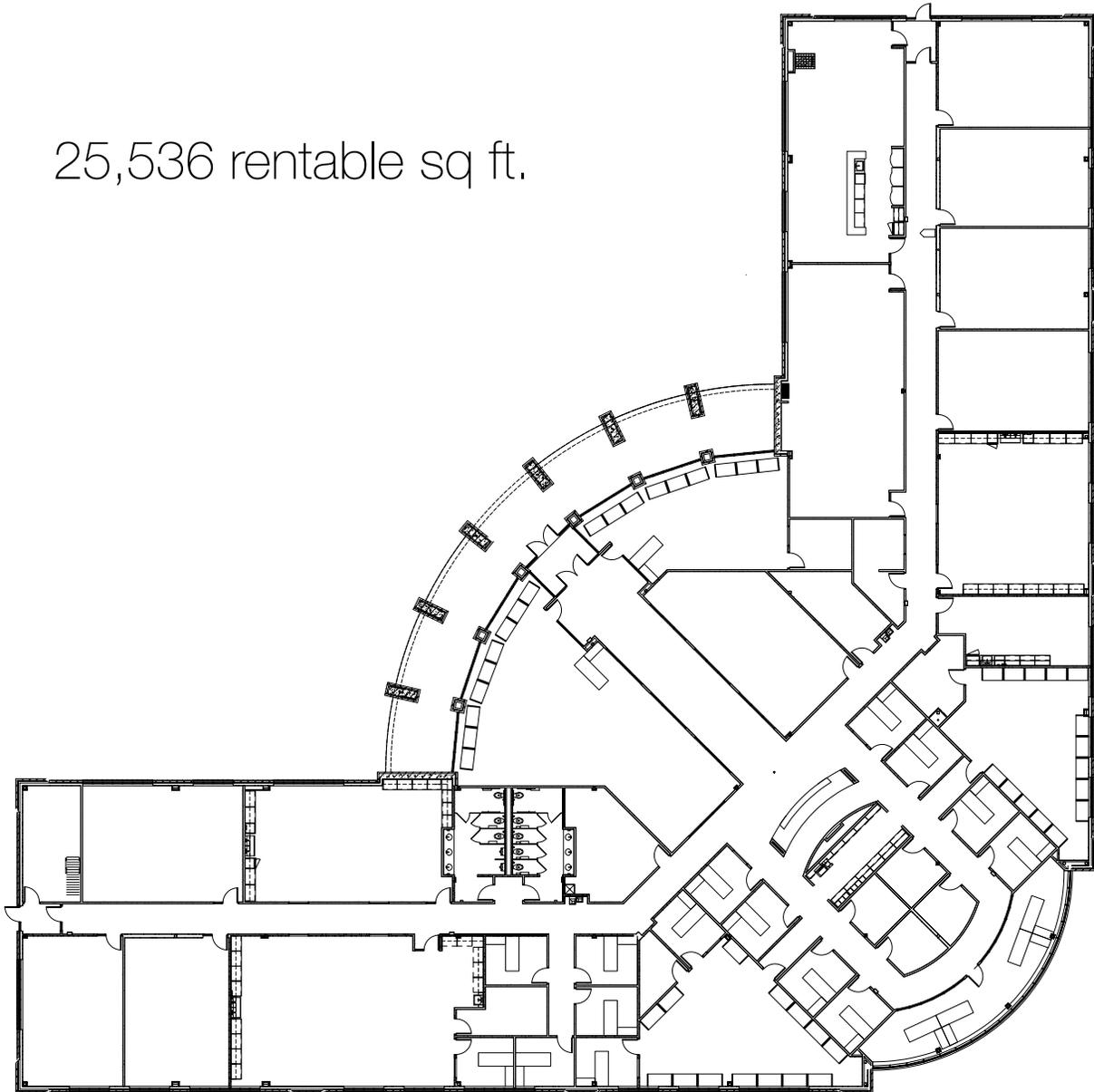


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INTERIOR LAYOUT