



Space Available

CHRIS GHIDORZI
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2100 Stewart Ave., Suite 300
Wausau, WI 54401
www.ghidorzi.com

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



FEATURES

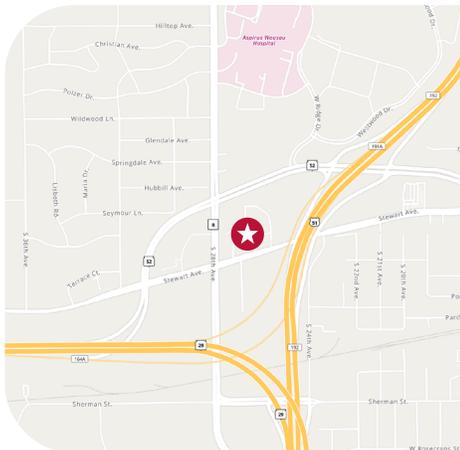
- Class A office space
- Immediate access from US 51/I-39 and Hwy 29
- Surrounded by Stewart Avenue office, retail and restaurant traffic
- Immediate occupancy or build to suit options
- Wausau medical campus within one mile

1,639 - 3,047 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

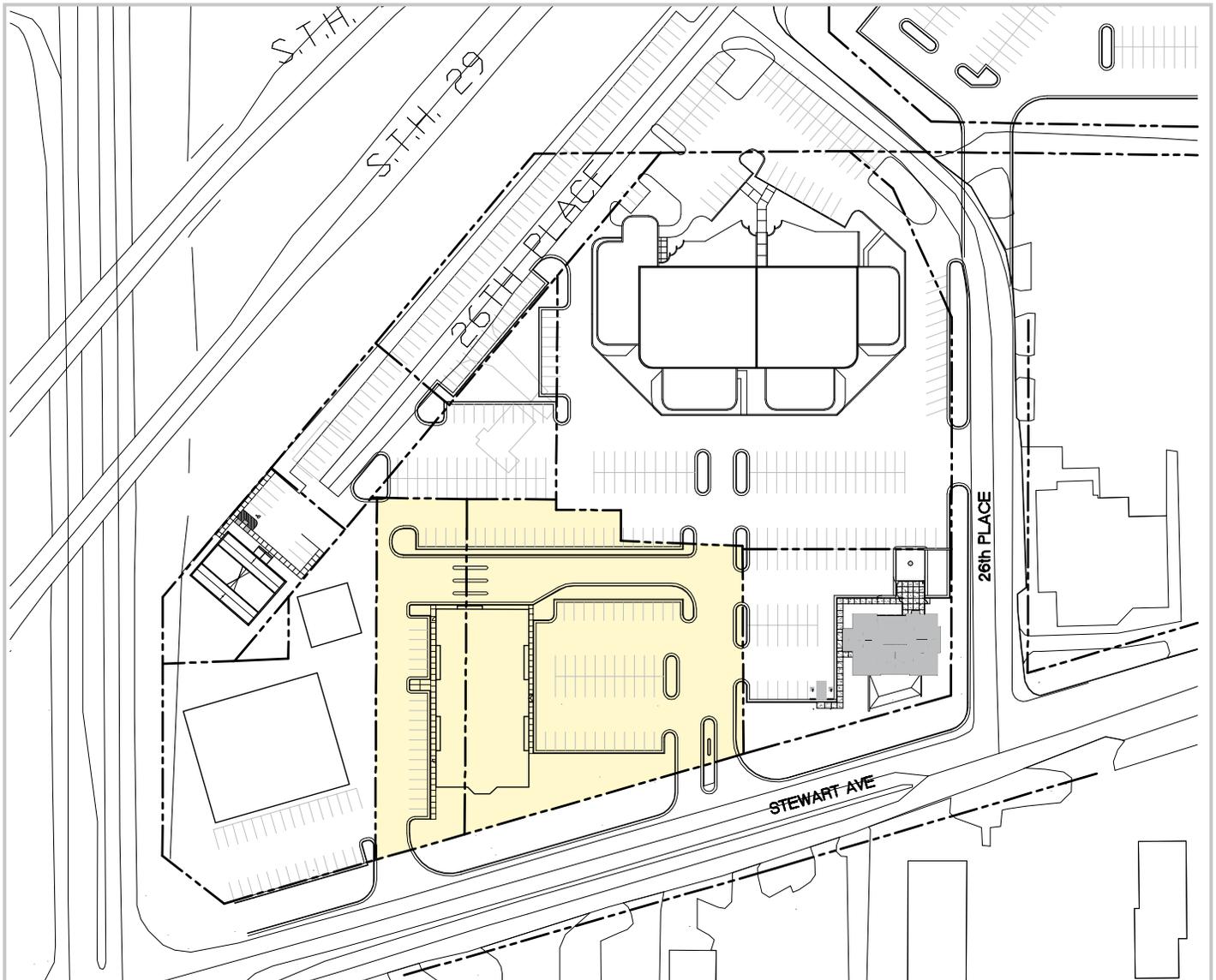
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Space Layouts

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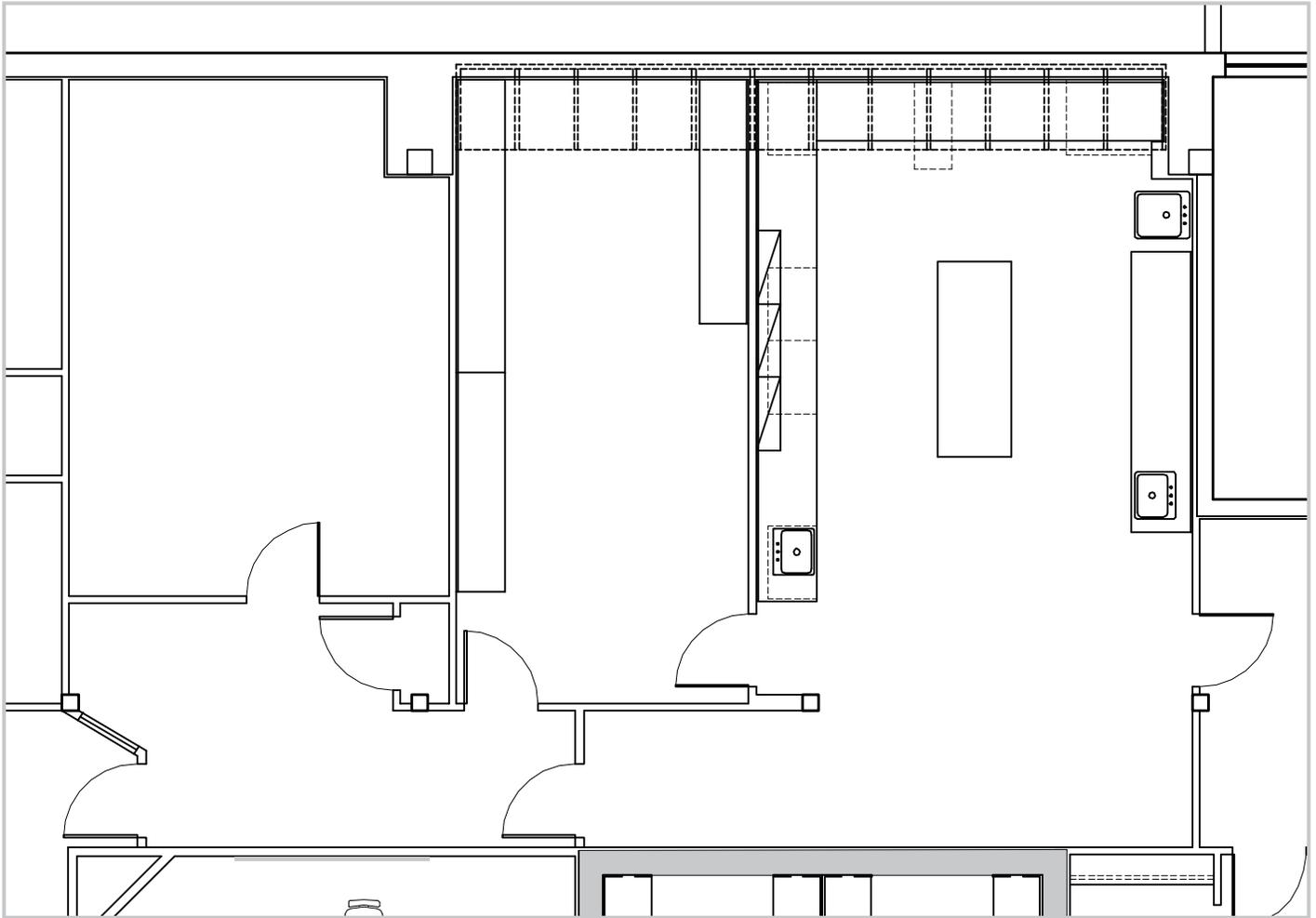




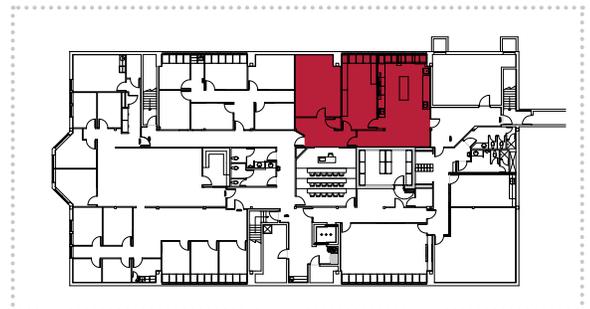
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Suite 8
1,639 rentable sq ft.



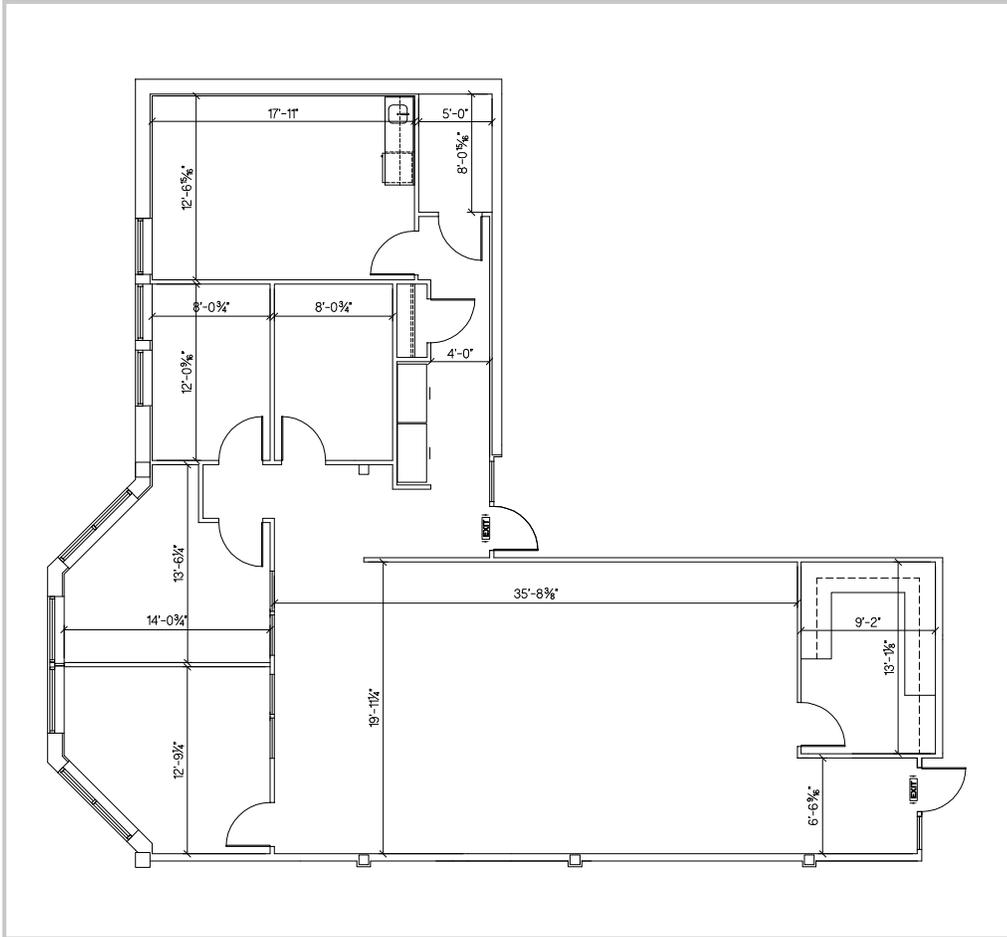
SUITE LOCATION



Space Layouts

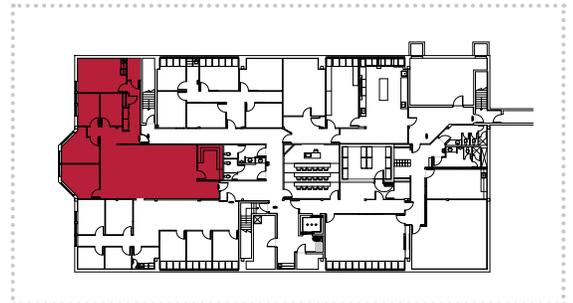
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Suite 16
2,146 rentable
sq ft.

SUITE LOCATION

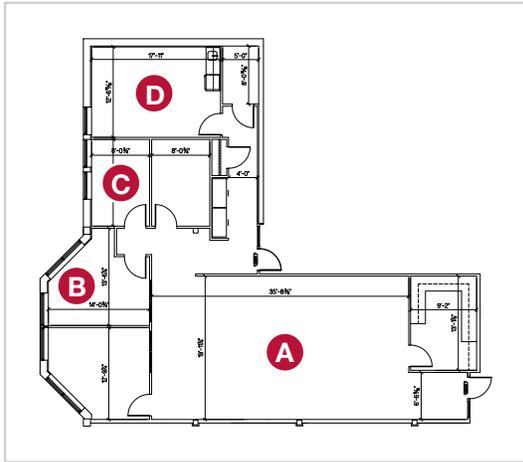




Space Photos

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Suite 16

2,146 rentable sq ft.





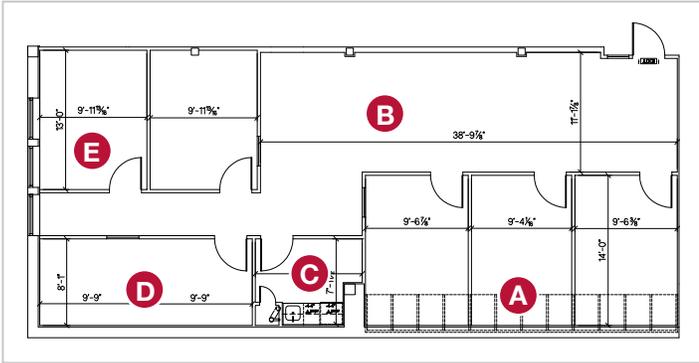
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Suite 18

1,701 rentable sq ft.



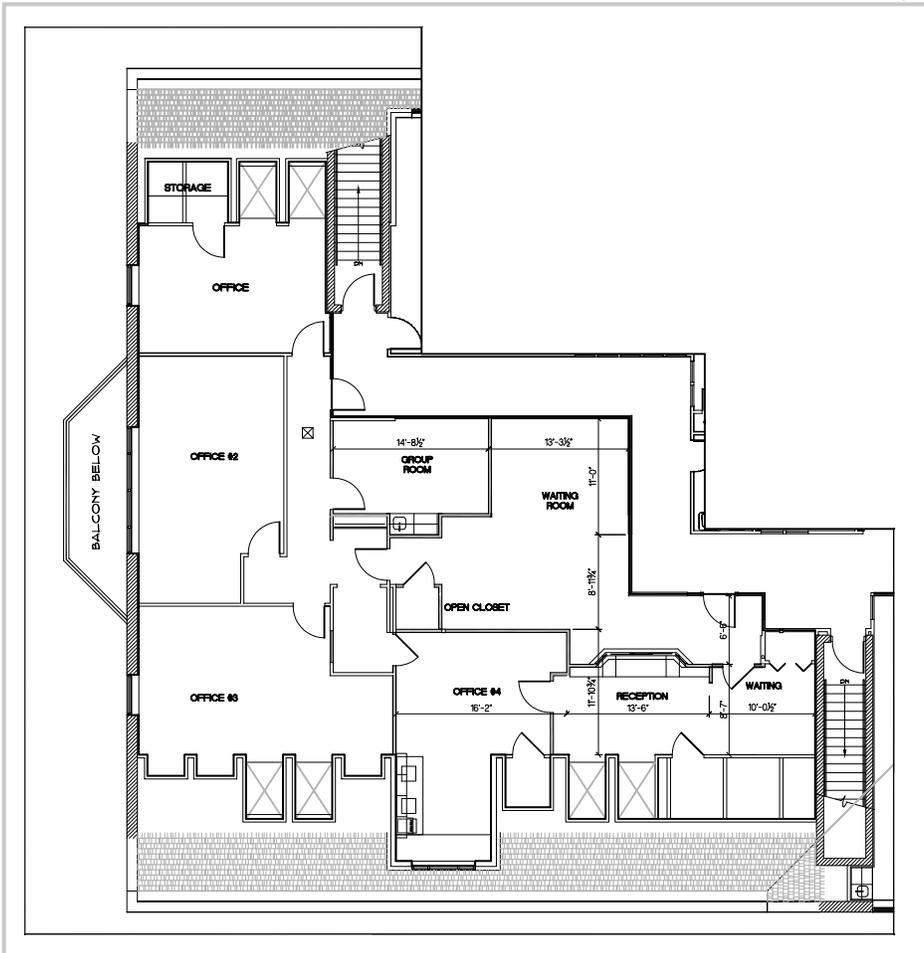


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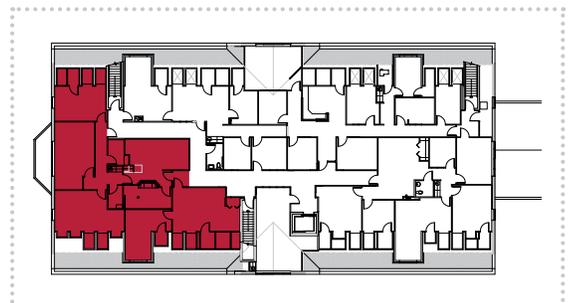
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Suite 318
1,699 rentable sq ft.



SUITE LOCATION



SUITE LAYOUT