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Space Available

Corporate Cove Tower
ONE CORPORATE DR. | WAUSAU, WI 54401



FEATURES

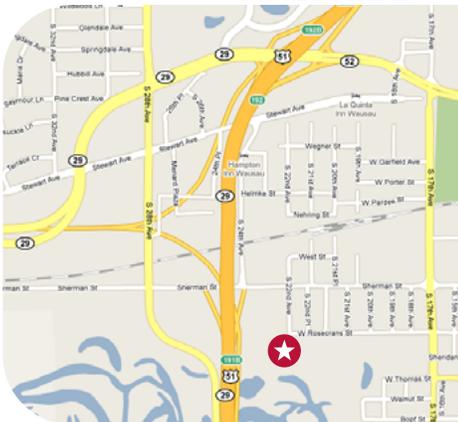
- Class A office space
- High visibility and easy access from US 51/I-39
- Building is a prominent part of the Wausau skyline
- Spectacular views of Lake Wausau, Rib Mountain and surrounding area

3,574 to 14,485 rentable sq ft.

DEMOGRAPHICS

ROAD	AVERAGE ANNUAL DAILY TRAFFIC 2022 (vehicles)
Stewart Avenue	8,900
US 51/I-39	34,100
CITY	2020 CENSUS POPULATION
Wausau	39,994
Wausau Metro	163,172

AREA MAP



ANCHOR TENANTS

Stifel Nicholas, Connexus Credit Union and M3 Insurance

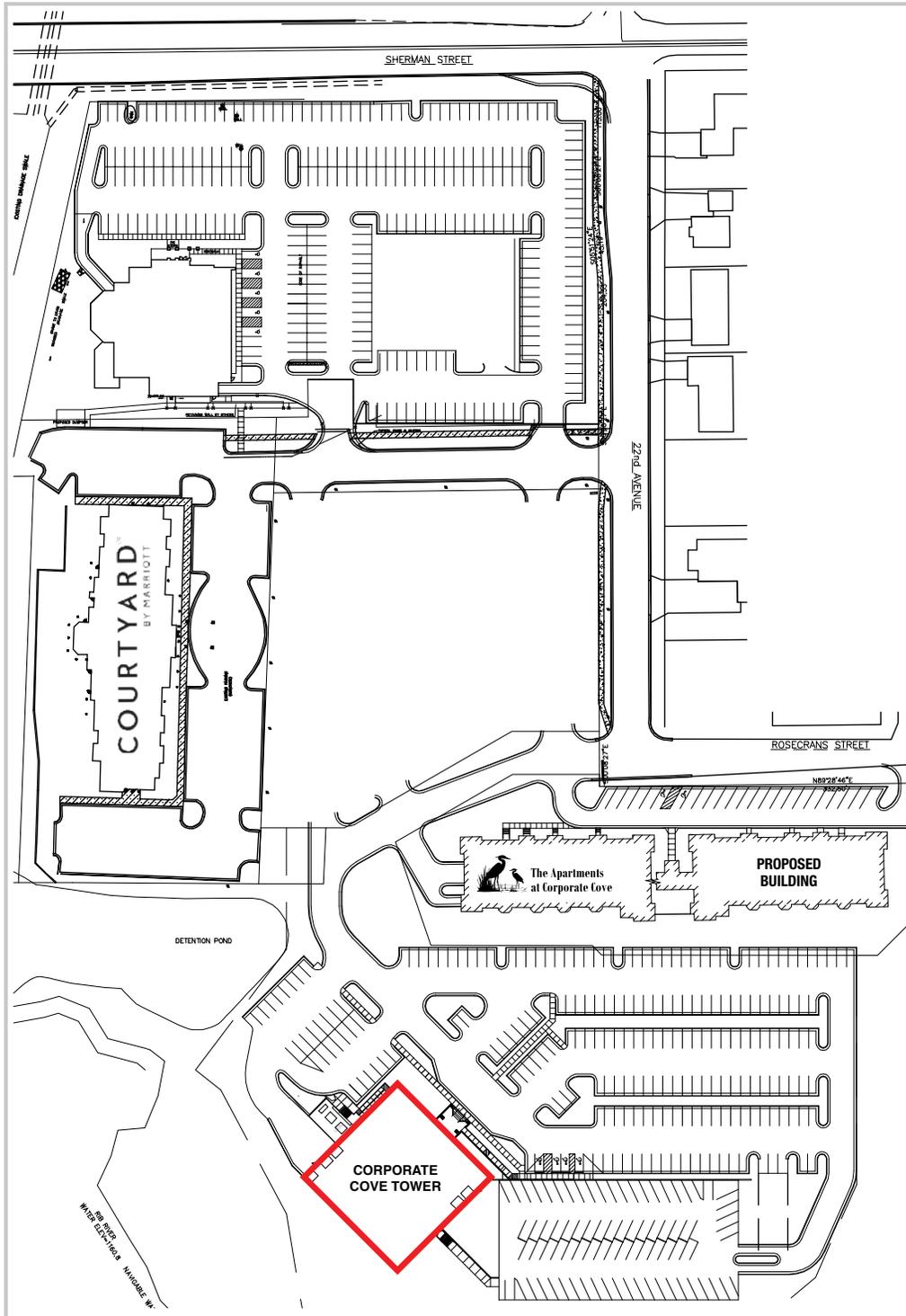
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Space Layouts

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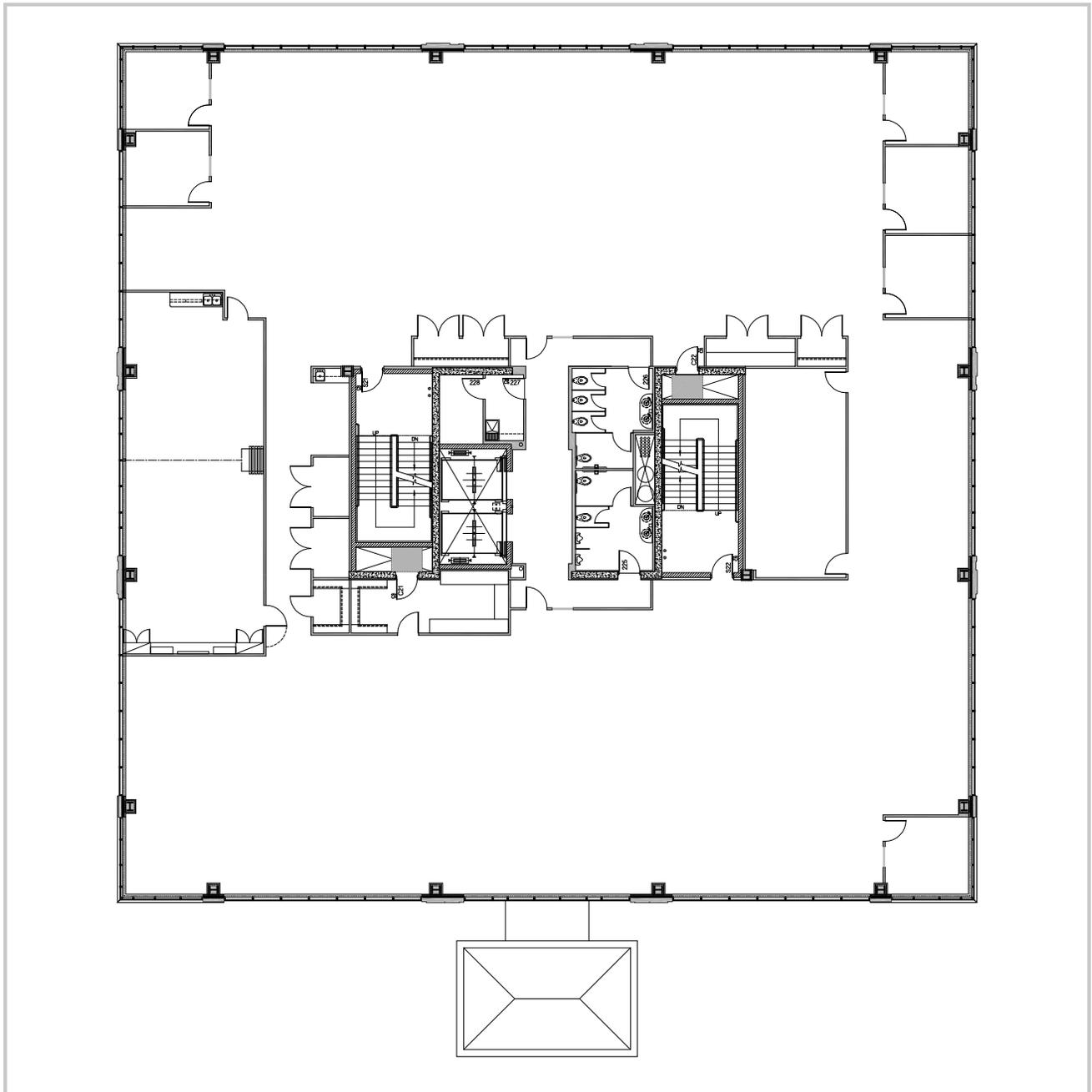
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Second Floor Layout

14,485 rentable sq ft.





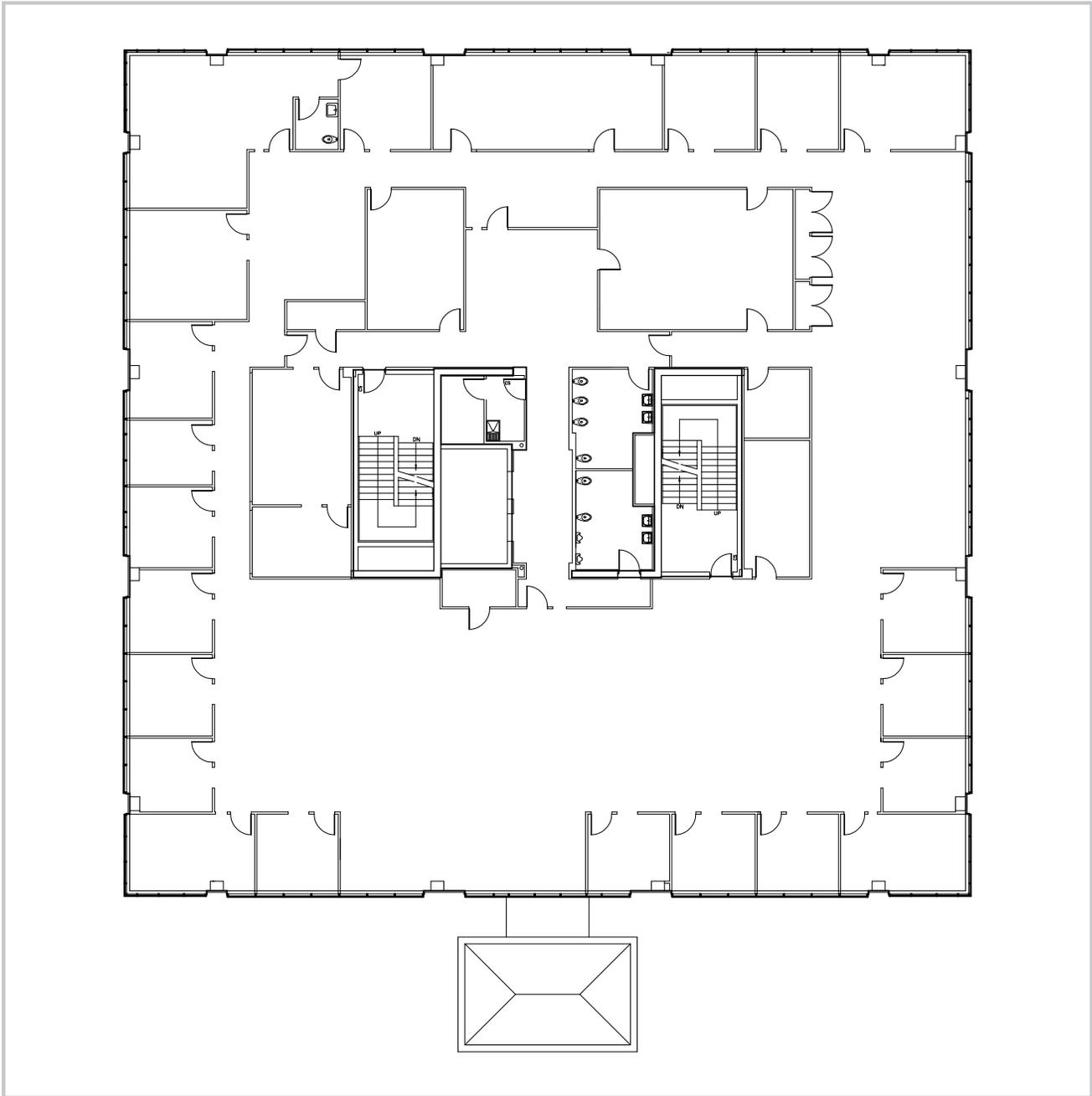
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Third Floor Layout

14,485 rentable sq ft.

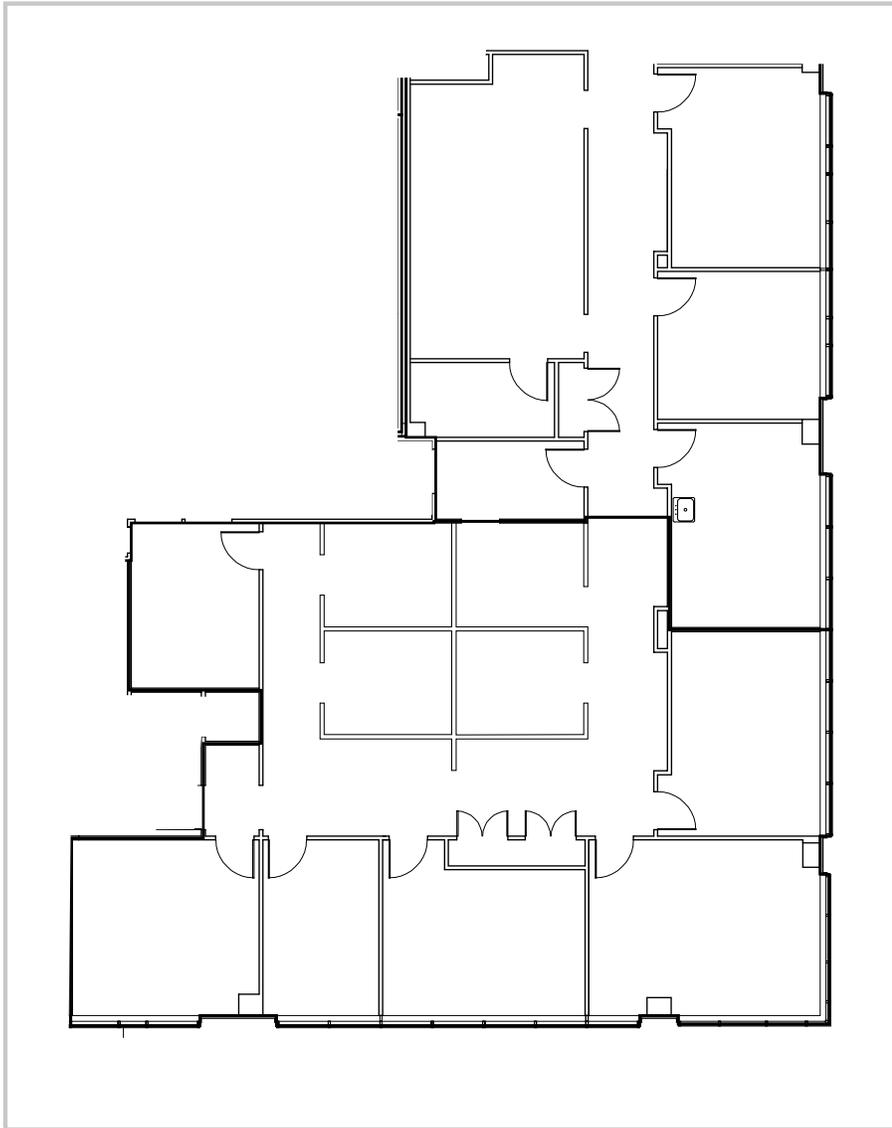




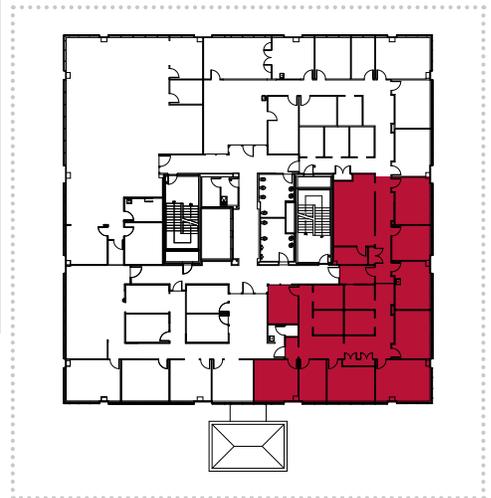
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Suite 406
3,574 rentable sq ft.



SUITE LOCATION