



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

Space Available

2600 Stewart Center
2600 STEWART AVE. | WAUSAU, WI 54401



FEATURES

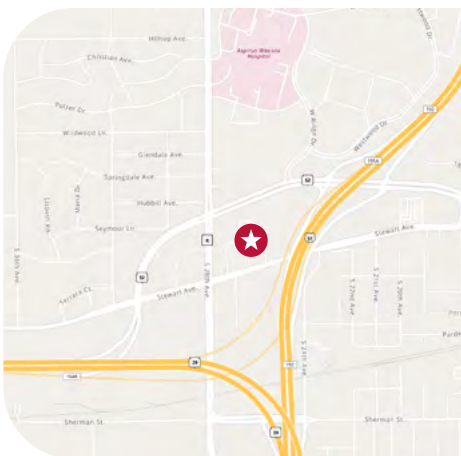
- Class A office space
- Immediate access and visibility from US 51/I-39 and Highway 29
- Immediate occupancy or build to suit options
- Wausau medical campus within one mile

1,182 - 7,076 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

- DaVita Dialysis and Aging & Disability Resource Center, AeroTek Systems

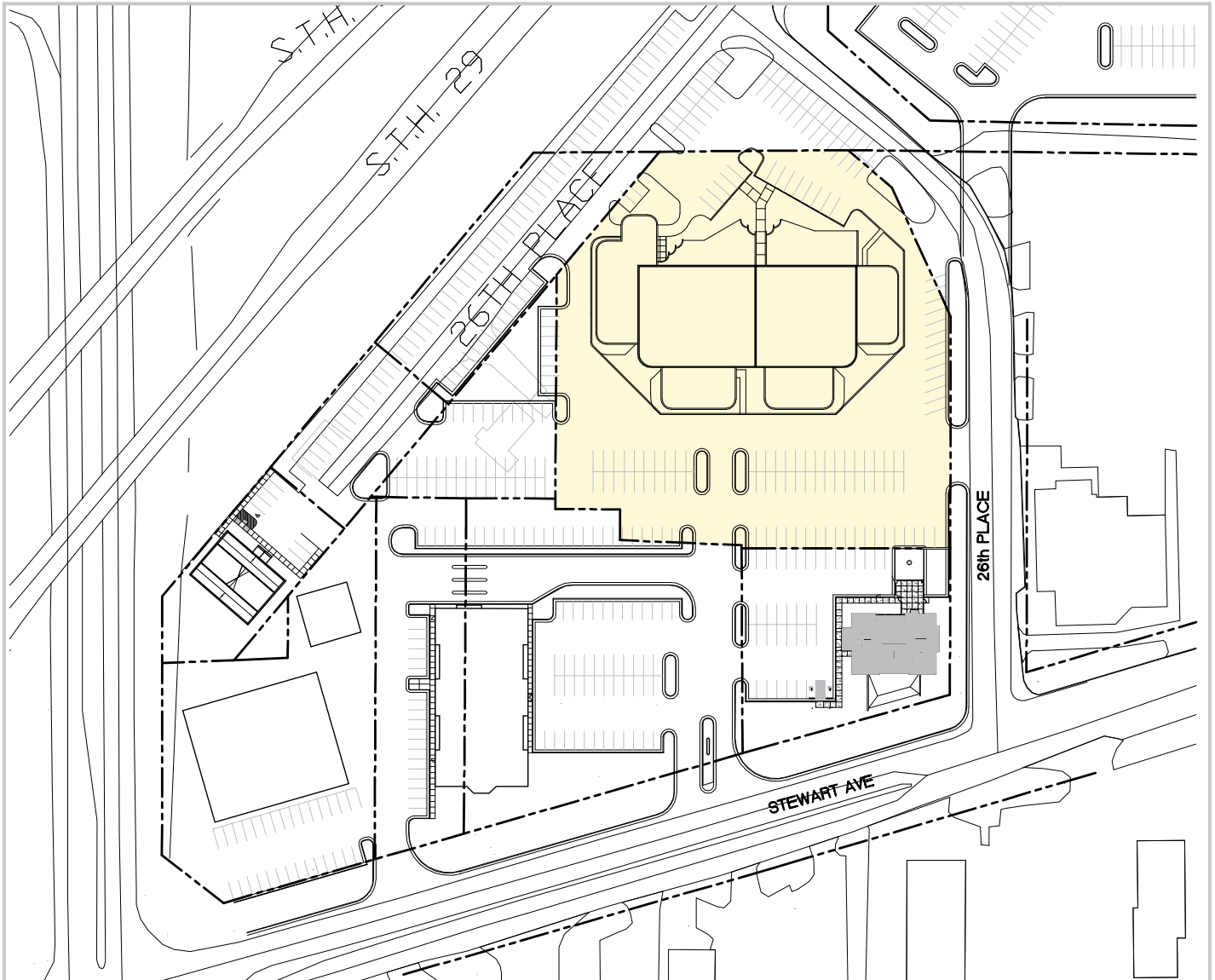
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Space Layouts

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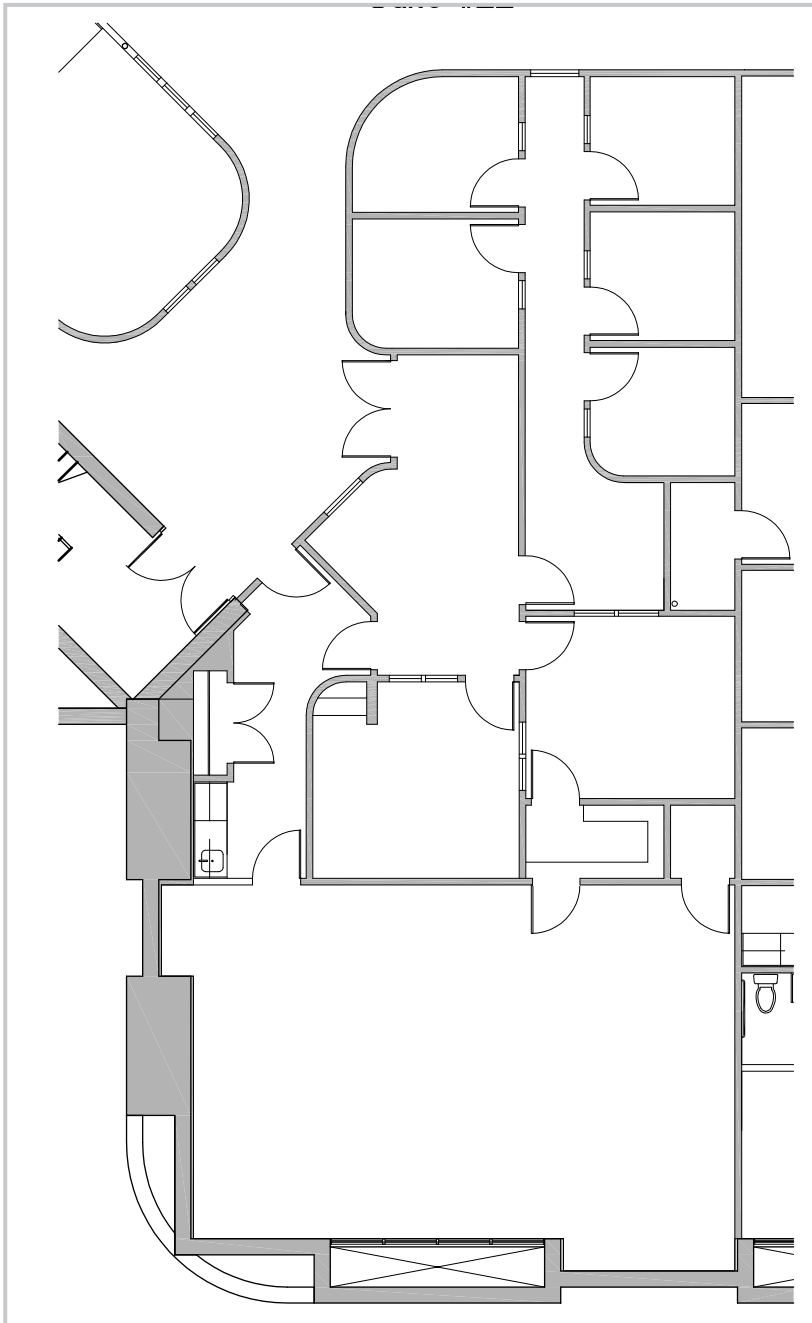




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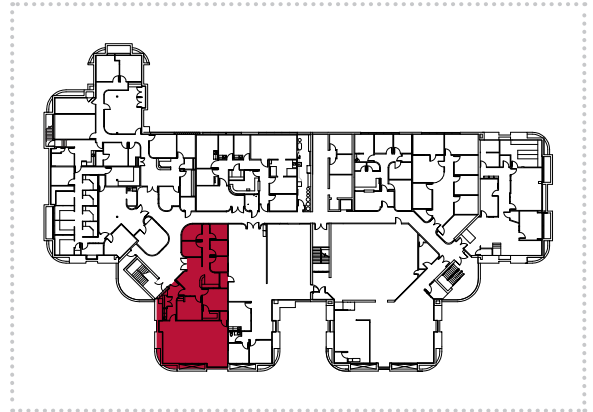
2600 Stewart Center
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Suite 22

2,388 rentable sq ft.

SUITE LOCATION





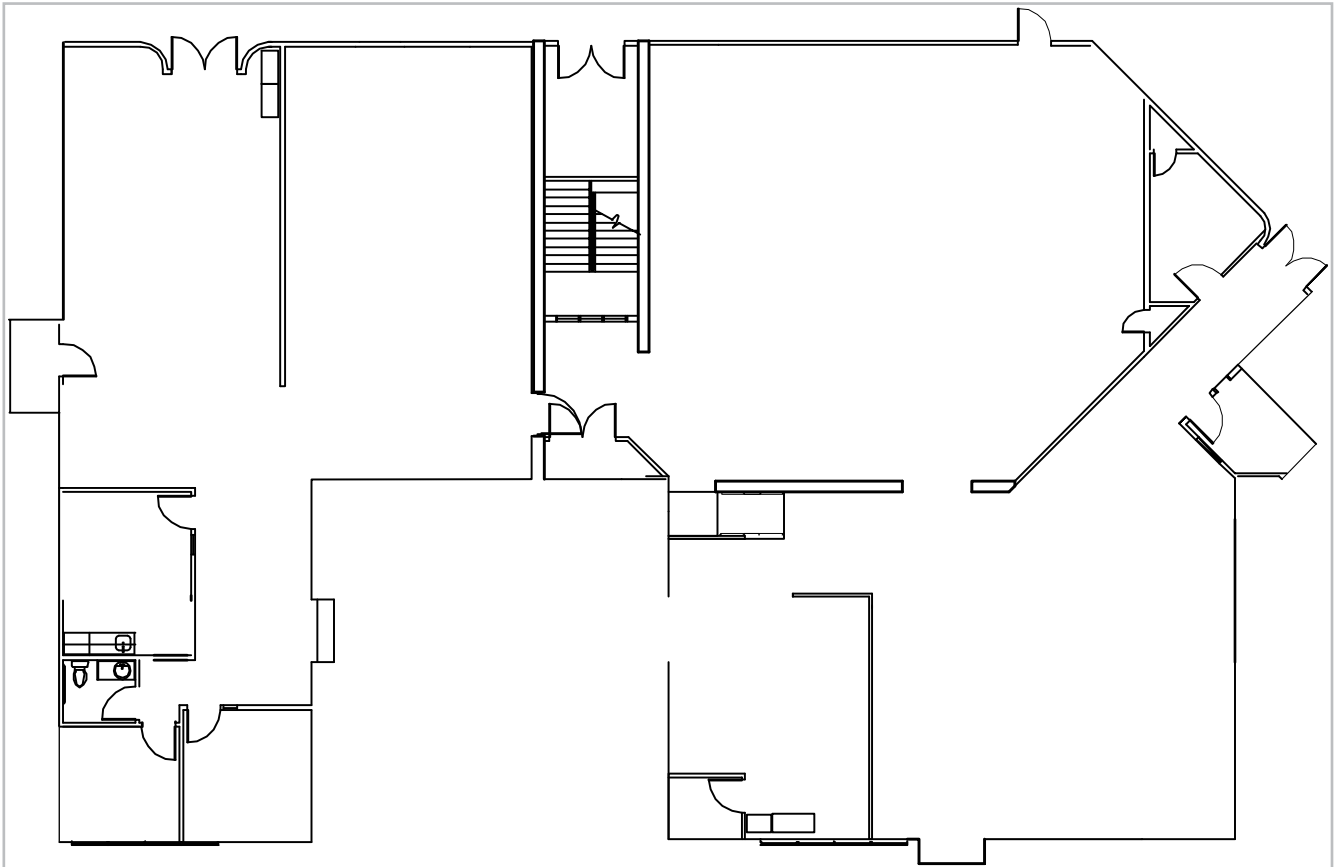
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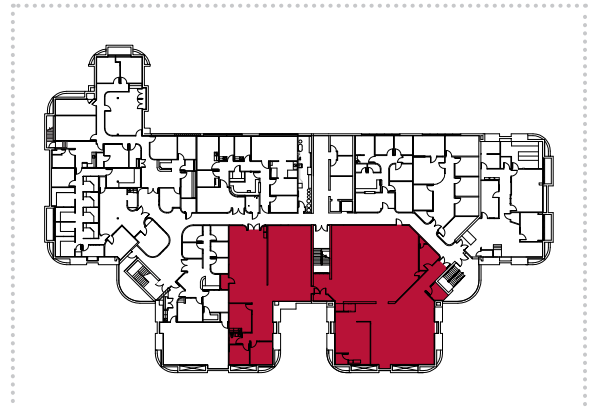
2600 Stewart Center
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Suite 40

7,076 rentable sq ft.



SUITE LOCATION



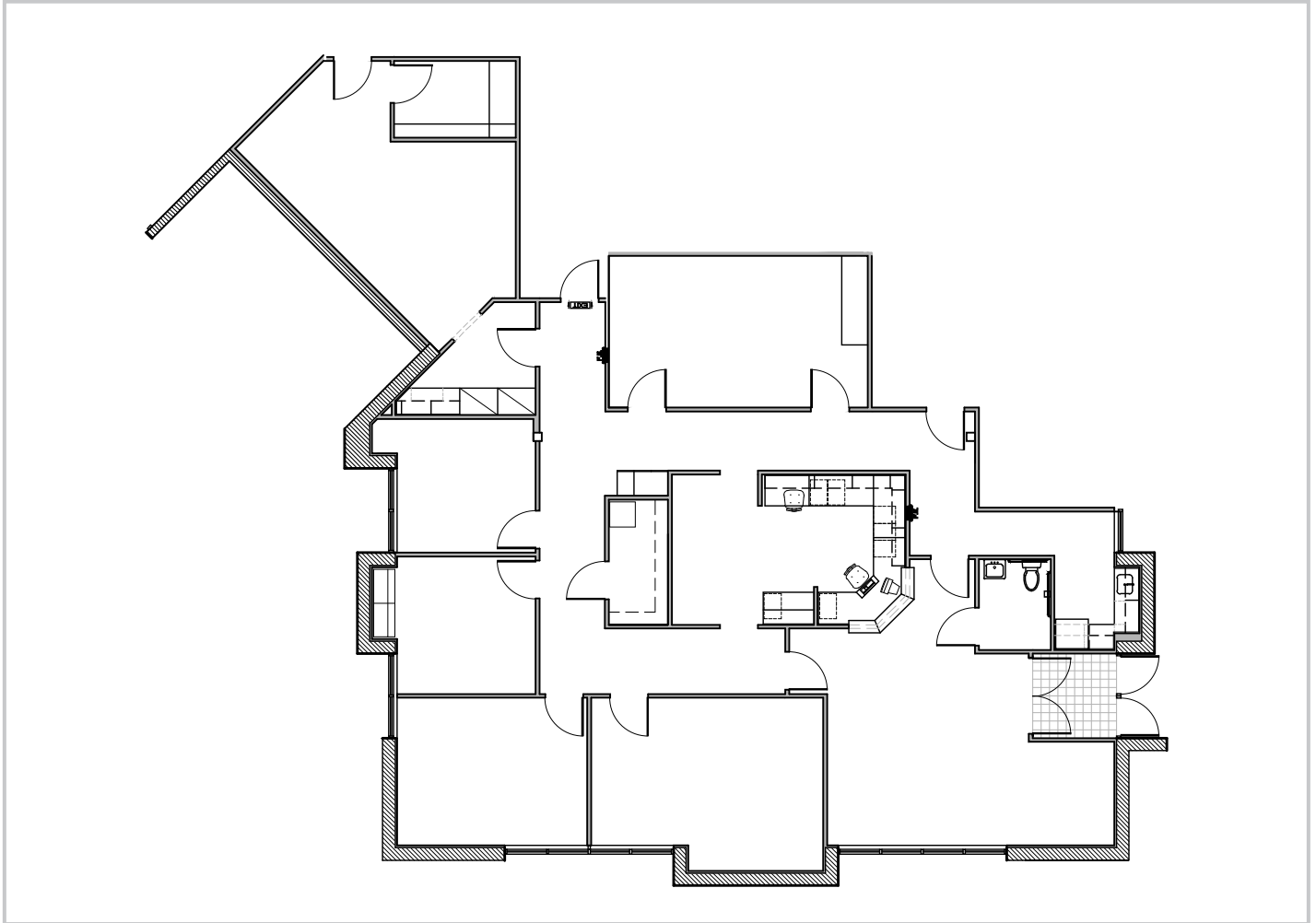
SUITE LAYOUT



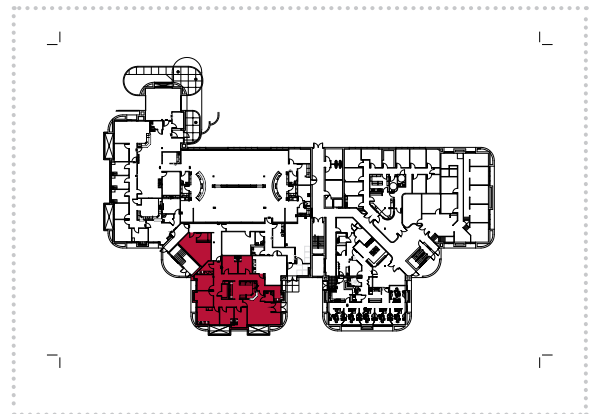
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Suite 148
3,972 rentable sq ft.



SUITE LOCATION

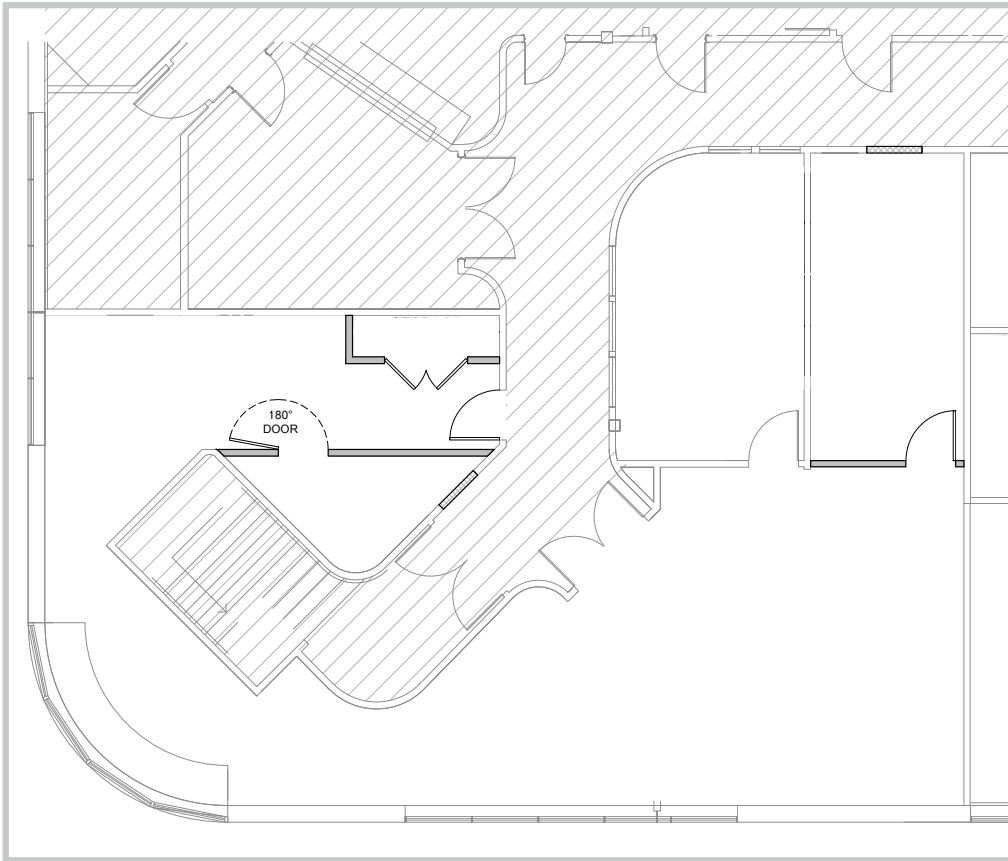


Space Layouts

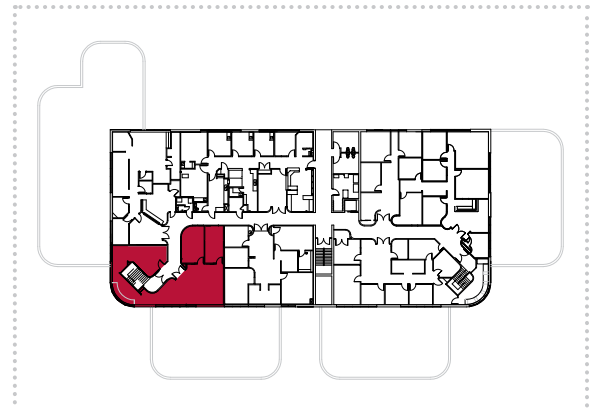
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Suite 262 1,829 rentable sq ft.



SUITE LOCATION



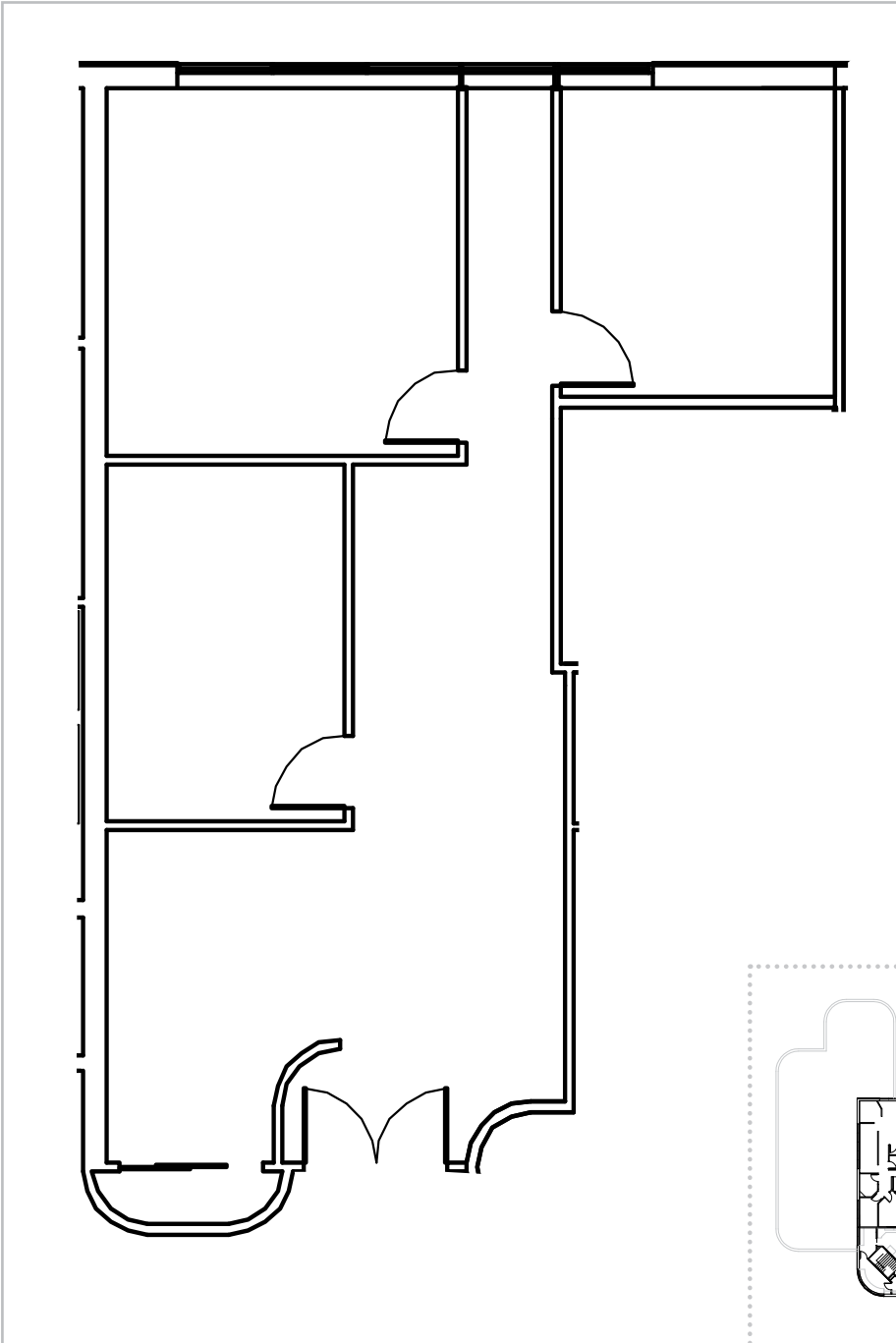
SUITE LAYOUT



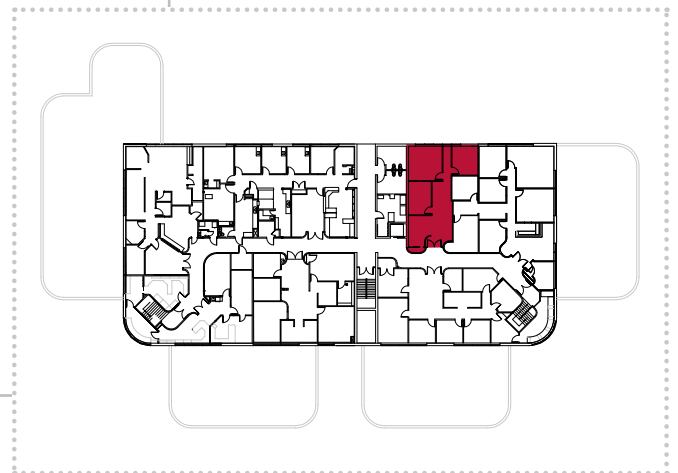
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Suite 270
1,182 rentable sq ft.



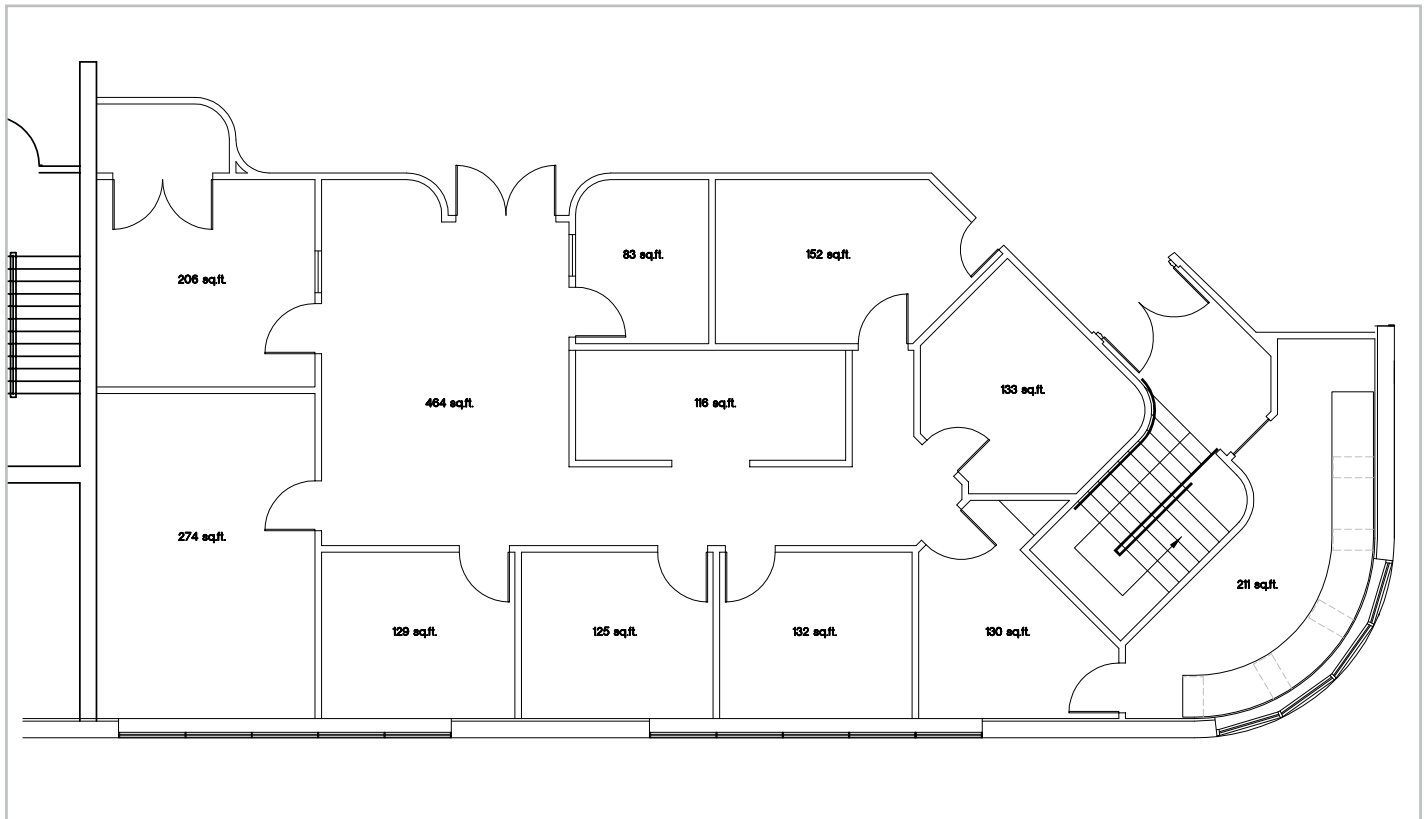
SUITE LOCATION



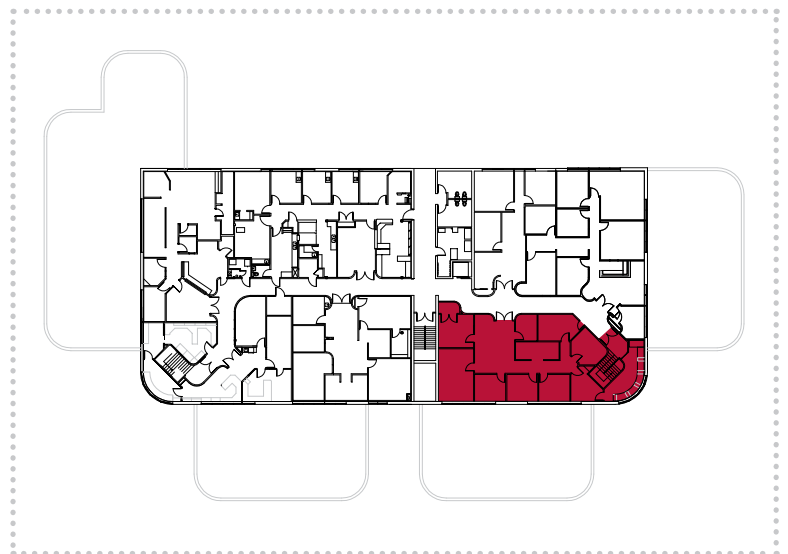
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Suite 272
1,989 rentable sq ft.



SUITE LOCATION

SUITE LAYOUT