



CHRIS GHIDORZI

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

Space Available

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



FEATURES

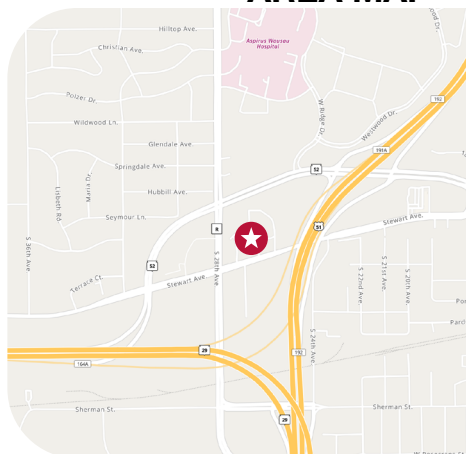
- Class A office space
- Immediate access from US 51/I-39 and Hwy 29
- Surrounded by Stewart Avenue office, retail and restaurant traffic
- Immediate occupancy or build to suit options
- Wausau medical campus within one mile

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

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.



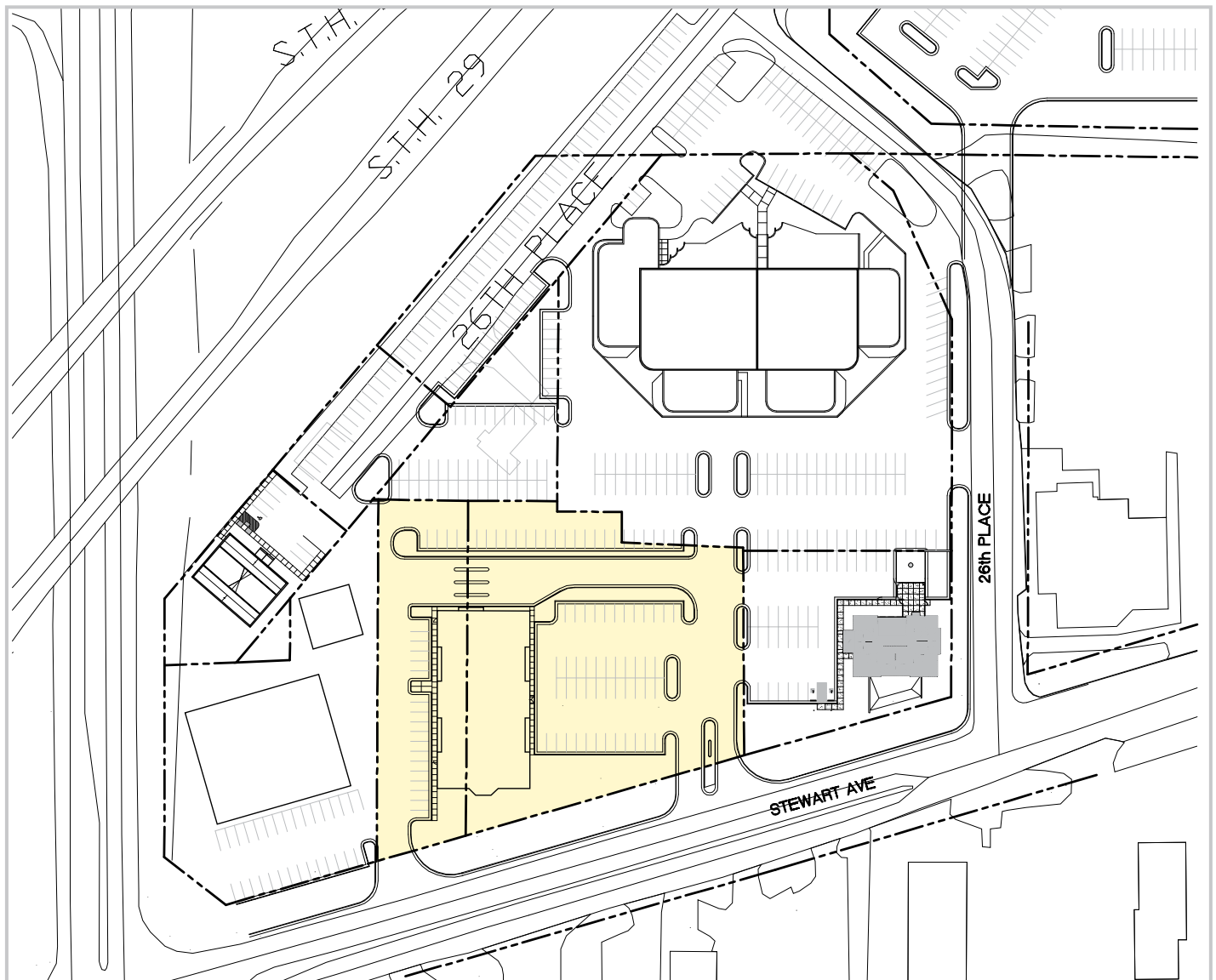
CHRIS GHIDORZI

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

Space Layouts

2620 Stewart Center

2620 STEWART AVE. | WAUSAU, WI 54401





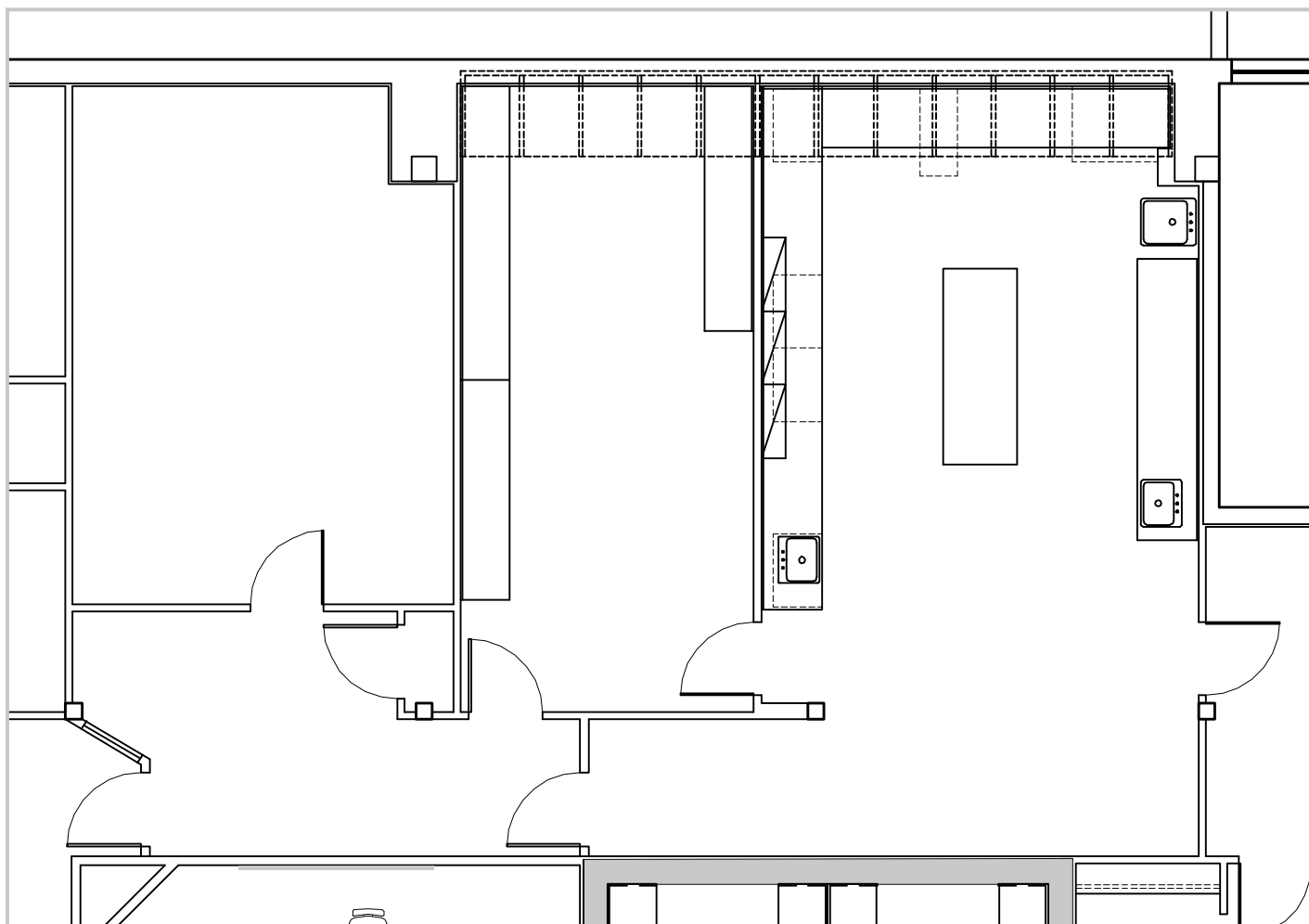
CHRIS GHIDORZI

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

Space Layouts

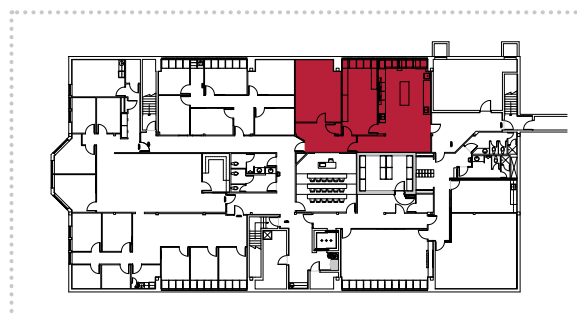
2620 Stewart Center

2620 STEWART AVE. | WAUSAU, WI 54401



Suite 8

1,639 rentable sq ft.



SUITE LOCATION

SUITE LAYOUT

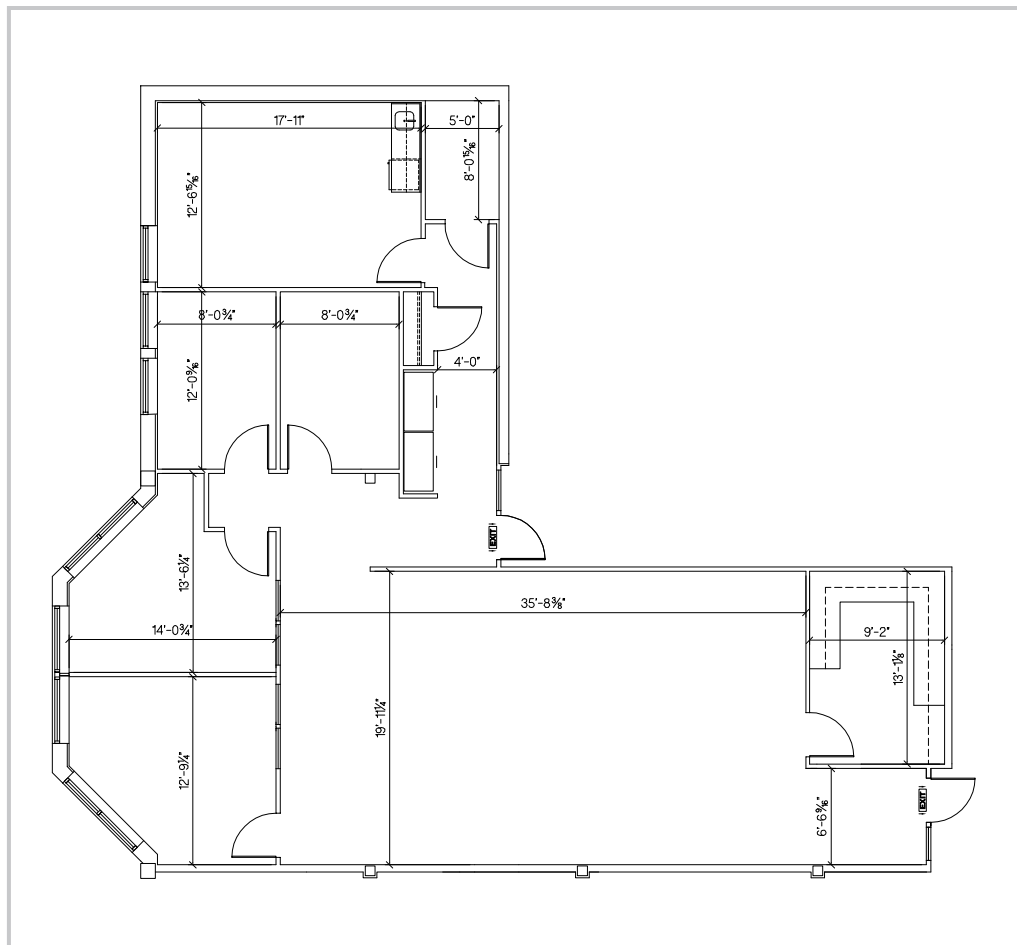


CHRIS GHIDORZI

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

Space Layouts

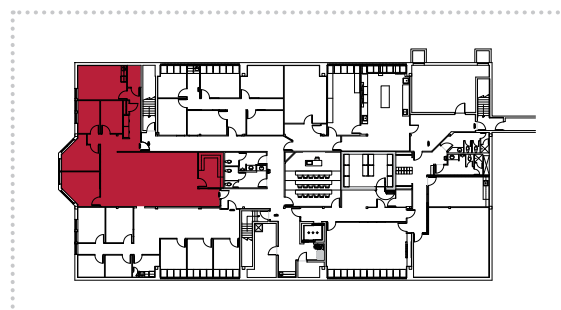
2620 Stewart Center
2620 STEWART AVE. | WAUSAU, WI 54401



Suite 16

2,146 rentable
sq ft.

SUITE LOCATION



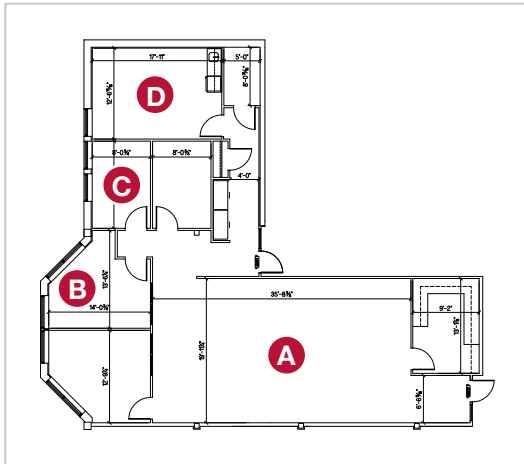


CHRIS GHIDORZI

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

Space Photos

2620 Stewart Center
2620 STEWART AVE. | WAUSAU, WI 54401



Suite 16

2,146 rentable sq ft.





CHRIS GHIDORZI

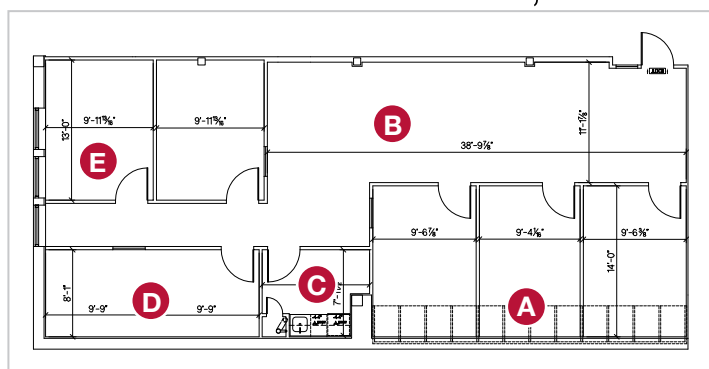
m: 715.302.8185 | chrsg@ghidorzi.com
2100 Stewart Ave., Suite 300
Wausau, WI 54401
www.ghidorzi.com

Space Photos

2620 Stewart Center
2620 STEWART AVE. | WAUSAU, WI 54401

Suite 18

1,701 rentable sq ft.



PHOTOS



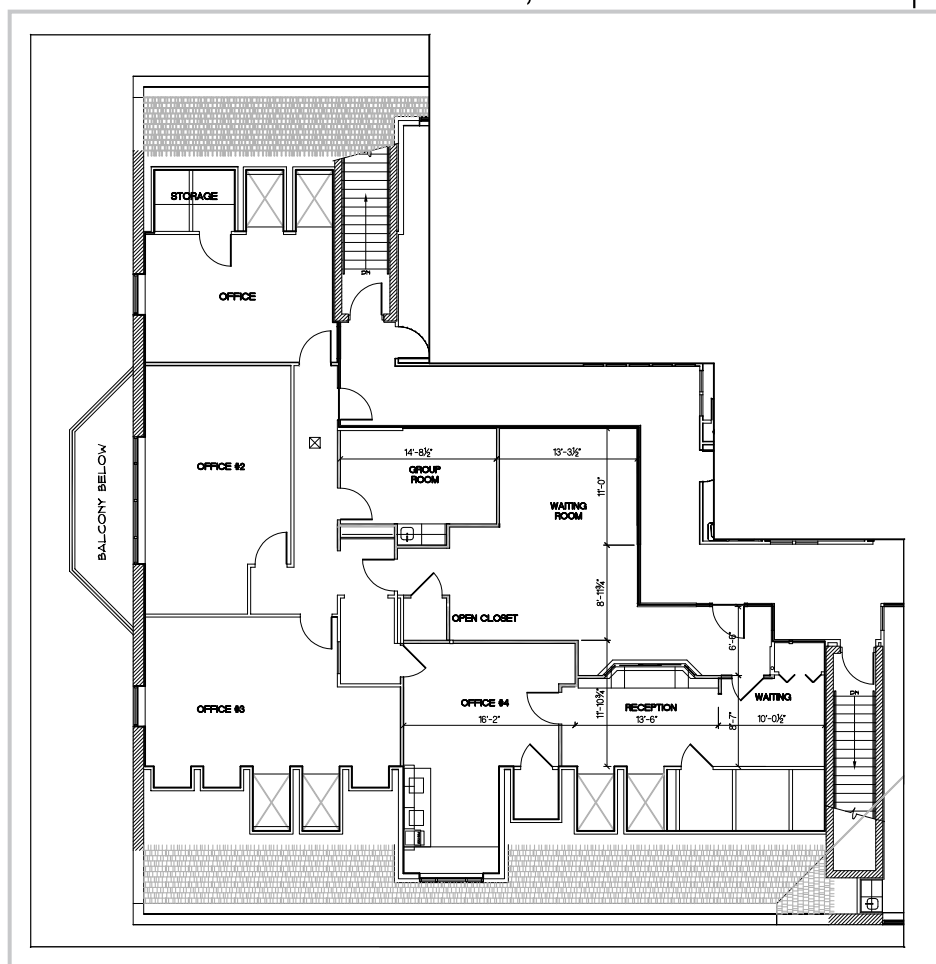
CHRIS GHIDORZI
m: 715.302.8185 | chrisg@ghidorzi.com
2100 Stewart Ave., Suite 300
Wausau, WI 54401
www.ghidorzi.com

Space Layouts

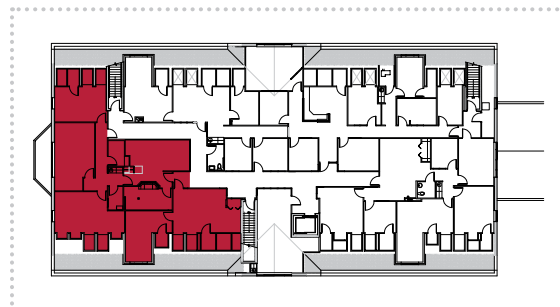
2620 Stewart Center
2620 STEWART AVE. | WAUSAU, WI 54401

Suite 318

2,319 rentable sq ft.



SUITE LOCATION



SUITE LAYOUT