



CHRIS GHIDORZI
 m: 715.302.8185
 chrisg@ghidorzi.com

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

Galleria I

605 24th Ave.
 Wausau, WI 54401

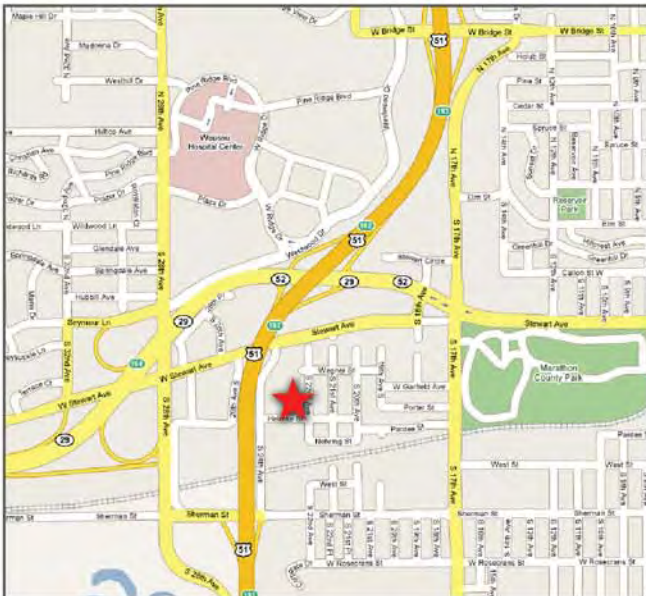


Features

- Part of the Galleria campus, which includes four buildings totaling 90,000 sq ft. of mixed use space
- Immediate access from US 51/I-39 and WIS 29
- Located in the heart of Wausau's hotel district – eight major chains within one mile for a total of nearly 1,000 rooms
- Surrounded by Stewart Avenue office, retail and restaurant traffic

Area Map

image by mapquest.com



Available Space

994 to 2,989 sq. ft.

Lease Data

- \$12.00 per sq. ft.
- CAM: \$1.79 per sq. ft.
- Tax: \$2.46 per sq. ft.

Demographics

ROAD	AVERAGE ANNUAL DAILY TRAFFIC 2004 (vehicles)
Stewart Ave.	12,700
US 51/I-39	62,500

CITY	EST. 2007 POPULATION
Wausau	38,881
Wausau Metro	102,511

Anchor Tenants

Midwest Dental, Citi-Financial

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