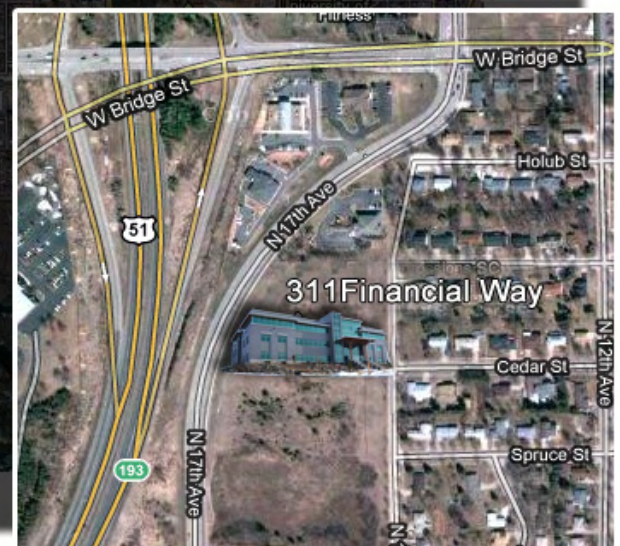




311

Financial Way

Prime office space for lease. 311 Financial Way is perfectly suited for medical and professional groups. The prestigious location, situated on highly visible 17th Avenue, offers easy access to I-39 and Highway 29. The building is located between Stewart Ave and Bridge Street exits. Financial Way is recognized as Wausau's first privately-owned building built to LEED Silver specifications. It offers many cost-saving features and flexible layout options. Financial Way can accommodate spaces from 1,000 SF up to 10,000 SF. Let The Samuels Group and the Environments team help you create your ideal office. We will provide you the tools to make your dream a reality. For more information, or to set up a personal tour of the space, call Melissa at The Samuels Group 715.218.2640.



Demographics

Marathon County Population: 131,612

Wausau Population: 38,426

Marathon County Education Level:

High School Diploma: 88 percent

Bachelors or Greater: 20.9 percent

Marathon County Average Annual Income: \$54,804

Transportation

Airports:

Central Wisconsin (CWA)

Wausau Downtown (AUW)

Highways: Highway 29, Highway 52, Highway 51

Interstate: I-39

Education Resources

University of Wisconsin - Marathon County

Northcentral Technical College

University of Wisconsin - Stevens Point

Upper Iowa University

Globe University

Rasmussen College

Distances

Minneapolis: 185 miles

Rockford: 208 miles

Chicago: 277 miles

Madison: 143 miles

Milwaukee: 189 miles

Dubuque: 224 miles

Major Employers

Medical, Insurance, Financial, Educational, Professional

Financial Benefits

Reduce Heating and Cooling Costs

Reduce Water Consumption

Daylighting

Comfortable Work Environment

Low and No VOC Materials

Other Benefits

Roof Top Patio

Secured Building

Ample Parking

