

INVESTMENT OPPORTUNITY



OFFERING MEMORANDUM

Vacant Medical Office Building | Value-Add Opportunity

3605 Stewart Avenue - Wausau, WI 54401

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CONFIDENTIALITY & DISCLAIMER STATEMENT

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By acknowledging your receipt of this Offering Memorandum, you agree:

- 1) The Offering Memorandum and its contents are confidential;
- 2) You will hold it and treat it in the strictest of confidence;
- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller; and
- 4) By accepting this material, you are not entering into a co-broker relationship with Colliers or Seller. Neither Colliers nor Seller has any obligation to pay a commission to outside brokers unless agreed to via a separate agreement
- 5) The Property and improvements described in this Offering Memorandum are being offered for sale on an "As Is, Where Is" basis without representations or warranties.

Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Properties and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of this property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Properties, or information provided herein or in connection with the sale of the Properties shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers International or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Properties.

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INVESTMENT SUMMARY



INVESTMENT SUMMARY

3605 Stewart Avenue presents a compelling value-add medical office/institutional asset in Wausau's primary healthcare and professional corridor. The ±30,800 SF, two-story flex building sits on 2.83 acres with strong visibility along Stewart Avenue and is positioned to benefit from sustained demand for outpatient medical, clinic, and professional office users.

The offering is currently vacant, creating a clear lease-up opportunity for investors or owner-users to acquire at a basis well below replacement cost and execute a multi-tenant or single-tenant strategy. With favorable SO zoning, ample parking, and a modern (2003/2004) construction profile relative to the market, the property offers flexibility and long-term usability.

Investment Highlights:

- **Strategic Medical Corridor Location**
Situated along Stewart Avenue within Wausau's primary medical and professional services corridor
- **Scale & Flexibility** – ±30,800 SF two-story building supports multi-tenant or single-user configuration
- **Strong Site Characteristics** – 2.83-acre site with 150+ parking spaces, exceeding typical medical office parking ratios
- **Zoning & Use Flexibility** – SO (Suburban Office) zoning allows medical, office, and professional service uses
- **Lease-Up Upside** – Market rents estimated ~\$15/SF NNN with projected NOI of ~\$462,000 at stabilization
- **Modern Construction** – Built in 2003/2004, offering more contemporary systems vs. older competitive inventory
- **Parking & Access Advantage** – High parking count and convenient regional access appeal to outpatient and clinic users
- **Below Replacement Cost Entry** – Acquisition basis well below estimated replacement cost supports downside protection
- **Multiple Exit Strategies** – Suitable for investor lease-up, medical owner-user occupancy, or stabilized disposition

PROPERTY INFORMATION

PROPERTY OVERVIEW

Address	3605 Stewart Avenue Wausau, WI 54401
Building Type	Flex
Tax Key	291-2907-332-0969
Zoning	SO - Suburban Office
Year Built	2003 / 2004
Building Size	+/- 30,800 SF
Stories	Two (2)
Lot Size	2.83 Acres
Parking	150+ Surface Spaces
Property Taxes (2025)	\$111,957 (\$3.63 / SF)

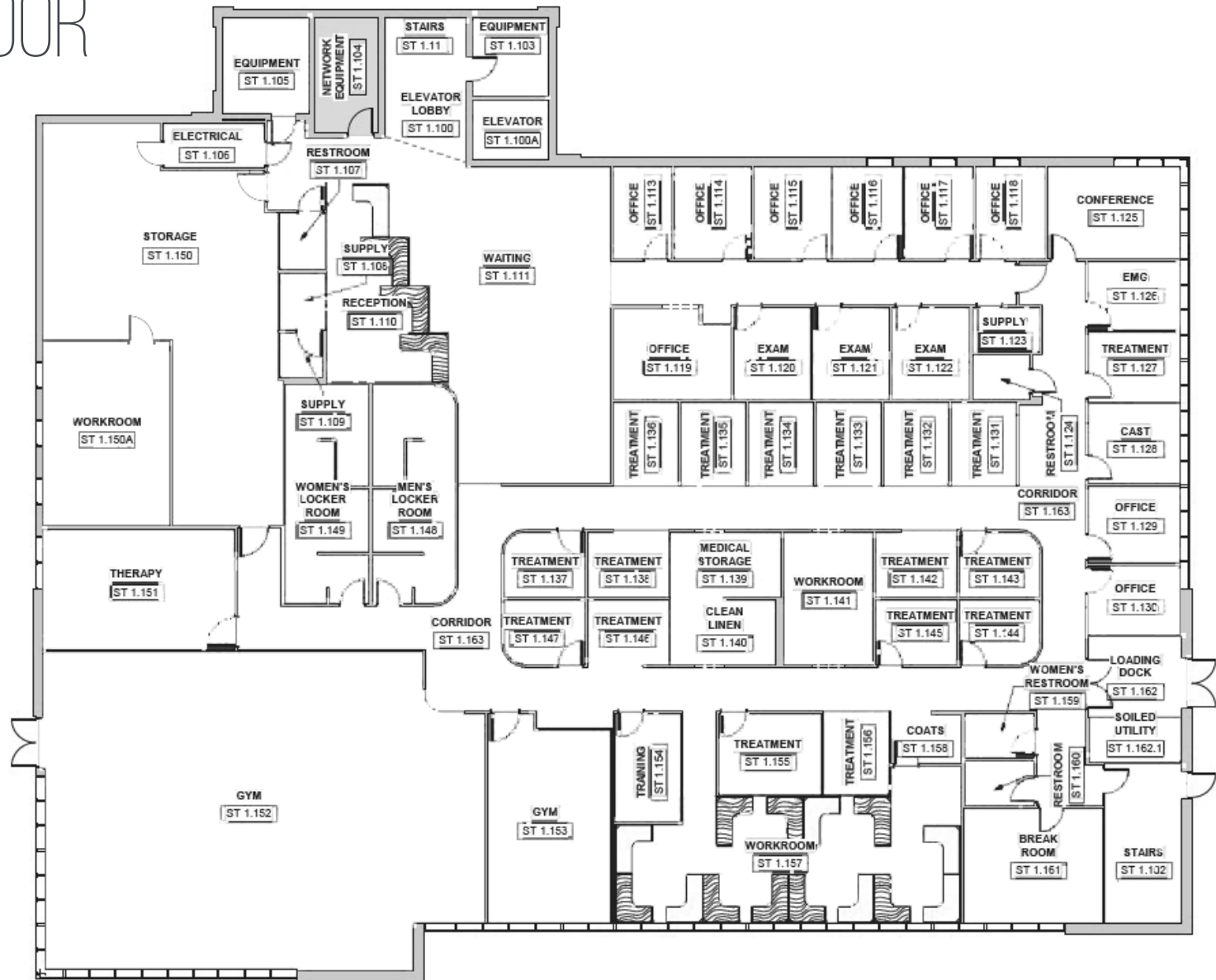


\$3,100,000
Asking Price

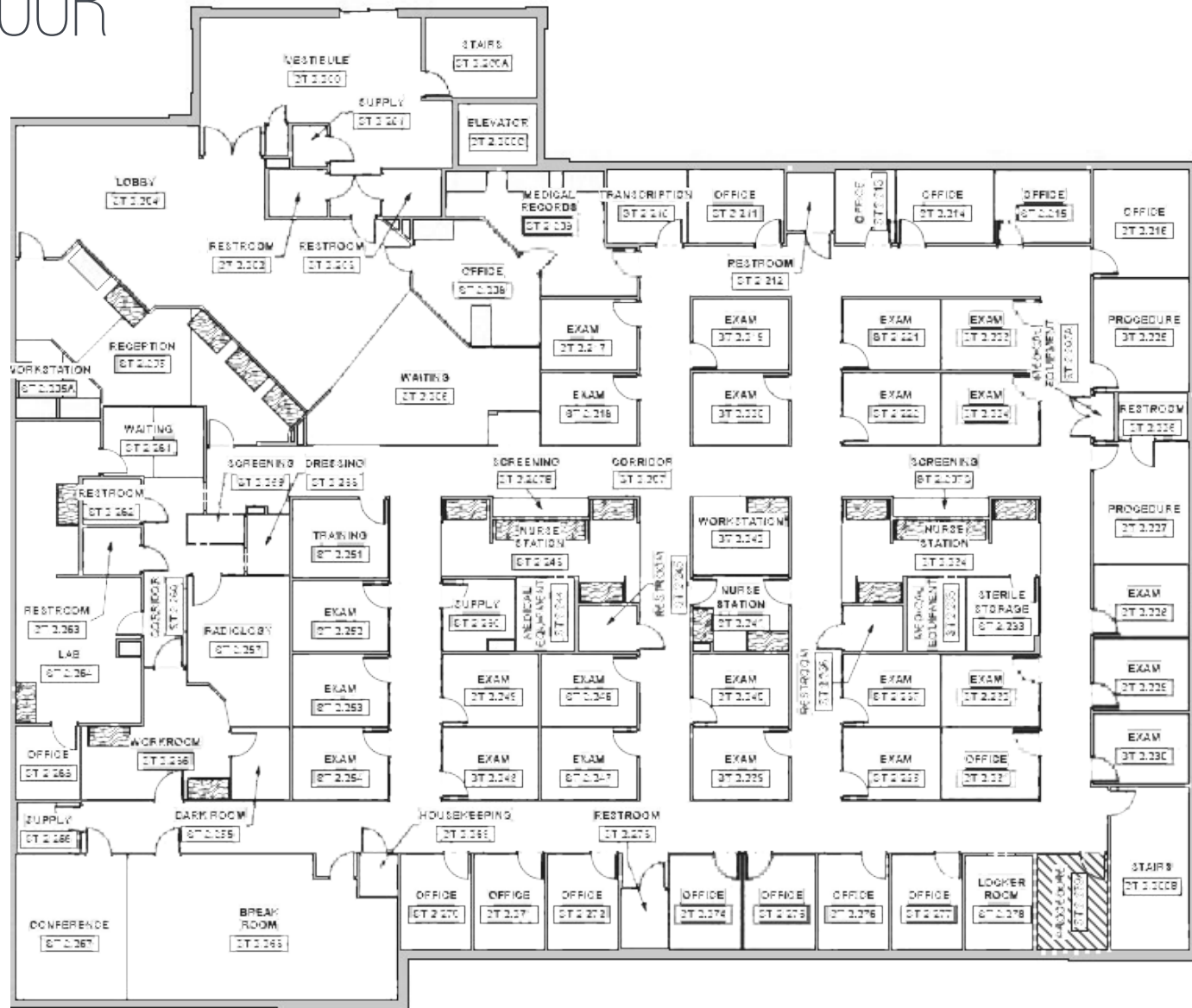
Offering Memorandum



FLOOR PLAN FIRST FLOOR



FLOOR PLAN SECOND FLOOR



AREA OVERVIEW

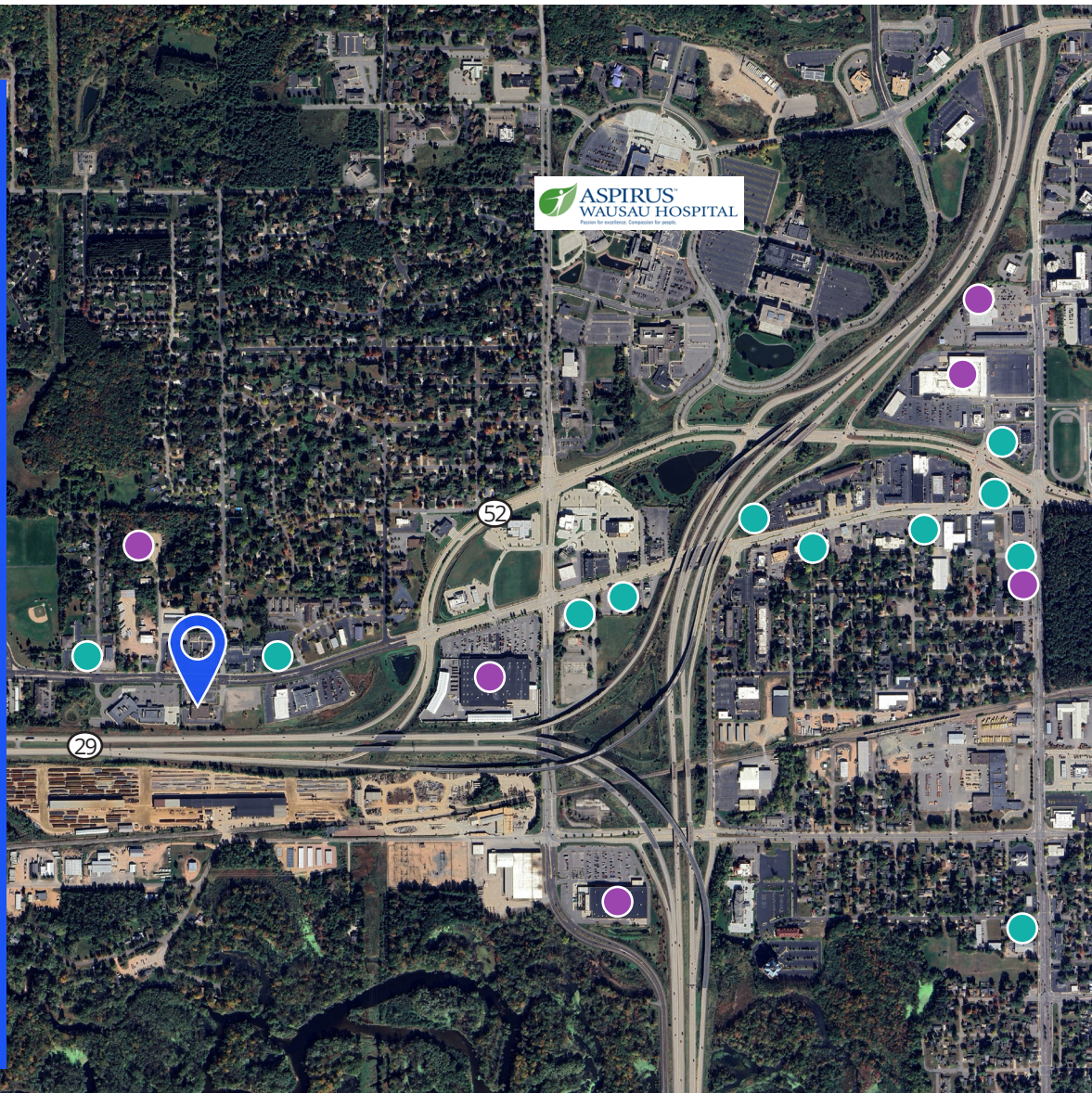
AREA AMENITIES

Restaurants/Bars

- A&W Restaurant
- Applebee's Grill + Bar
- Breakfast Bear
- Buffalo Wild Wings
- Chatterbox Bar
- Chick-fil-A
- Ciao
- Culver's
- Great Dane Pub & Brewing Co
- Gulliver's Landing
- Hardee's
- Hoffman House Restaurant
- HuHot Mongolian Grill
- IHOP
- Jimmy John's
- KFC
- Lemongrass Asian Fusion
- McDonald's
- Milwaukee Burger Company
- Mint Cafe
- Noodles & Company
- Panera Bread
- Red Eye Brewing Company
- Subway
- Taqueria Tres Hermanos
- Texas Roadhouse
- The Garage
- The Velveteen Plum
- Townie's Grill
- Trail's End Lodge
- Van Acre
- Wausau Mine Company

Retail

- Fleet Farm
- Furniture & Appliance Mart
- Hy-Vee
- Menards
- Pick 'n Save
- Red Wing Shoes
- Sherwin-Williams Paint Store



Population

1 mi: 2,597
3 mi: 27,081
5 mi: 53,003



Daily Population

1 mi: 7,039
3 mi: 42,426
5 mi: 69,595



Households

1 mi: 1,130
3 mi: 12,296
5 mi: 23,294



Household Income

1 mi: \$85,608
3 mi: \$63,170
5 mi: \$67,248

SITE ACCESSIBILITY



Hwy 52 Access @ Stewart Ave
0.5 Miles | 2 Minutes



Hwy 29 Access via Hwy 52
0.6 Miles | 2 Minutes



Downtown Green Bay
99.7 Miles | 99 Minutes



Downtown Minneapolis
183 Miles | 169 Minutes



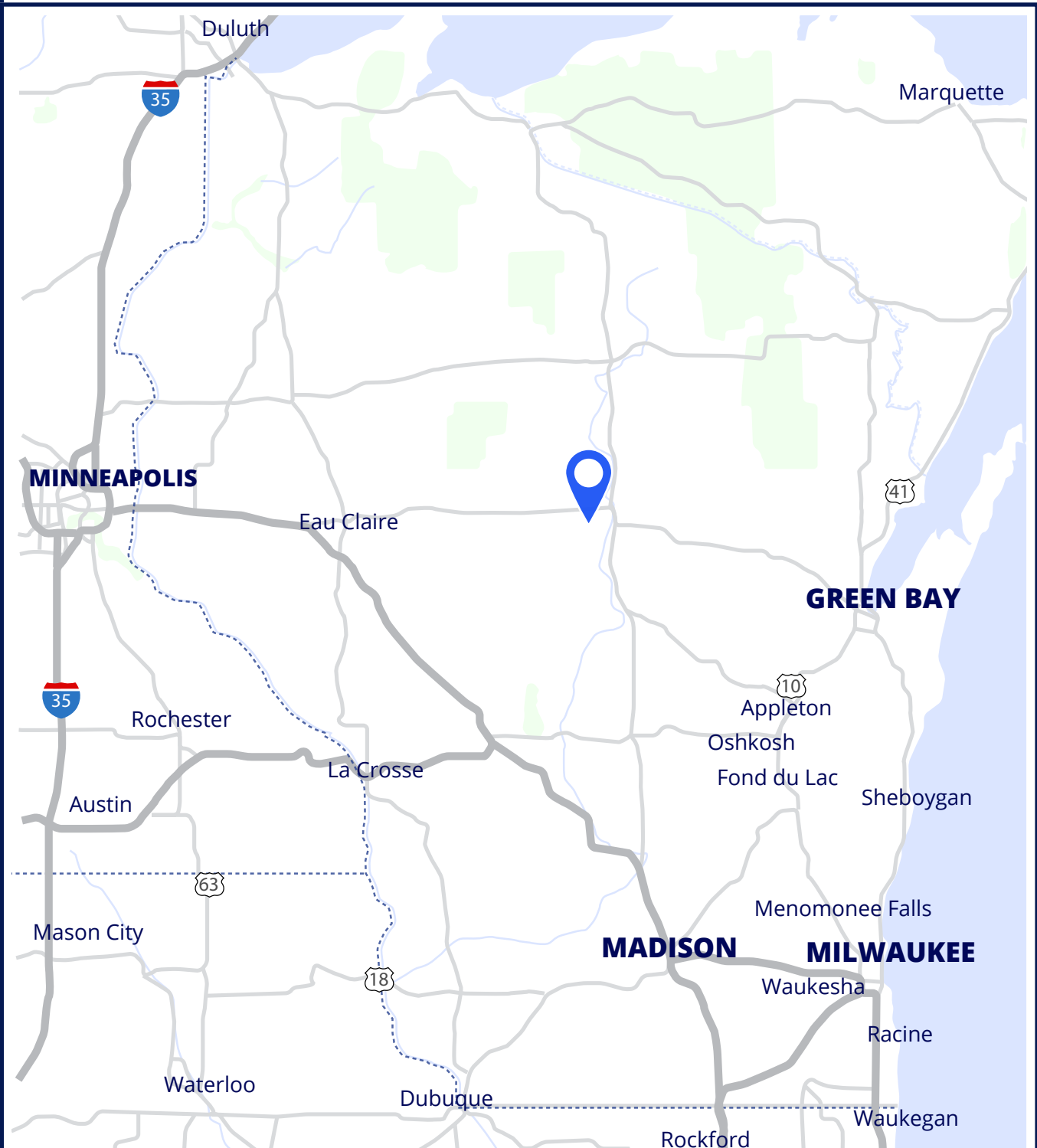
Downtown Milwaukee
187 Miles | 173 Minutes



Milwaukee Mitchell Airport
193 Miles | 173 Minutes



MSP International Airport
181 Miles | 167 Minutes



WAUSAU OVERVIEW

The Appeal

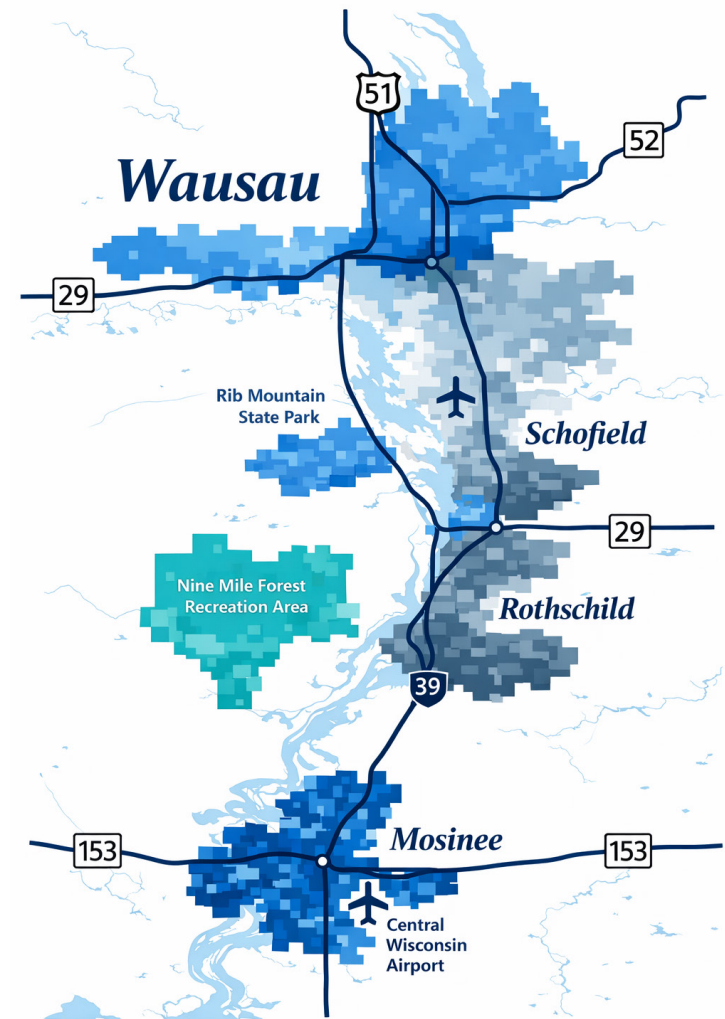
Wausau offers a compelling balance of regional economic stability, workforce depth, and lifestyle-driven demand, positioning it as a reliable secondary market for investment and development. Anchored by healthcare, manufacturing, and financial services, the market benefits from consistent employment drivers and a growing emphasis on quality-of-life amenities. Riverfront enhancements, downtown revitalization efforts, and access to outdoor recreation—such as Granite Peak and Rib Mountain—continue to support residential demand and attract both employers and residents seeking a more affordable alternative to larger Wisconsin metros.

The Accessibility

From an accessibility standpoint, Wausau is well-connected and functions as a regional hub for North Central Wisconsin. The area is served by Interstate 39 / US Highway 51, providing strong north-south connectivity, along with Highway 29 offering efficient east-west access to Green Bay and Eau Claire. Central Wisconsin Airport (CWA), located approximately 15 minutes from downtown, supports regional business travel, while the area's low congestion and efficient road network enhance logistics and daily mobility. This accessibility, combined with strong truck routes, makes the market particularly attractive for industrial users and distribution operations.

The Economy

Economically, Wausau is supported by a diverse employer base led by major healthcare systems such as Aspirus and Marshfield Clinic, as well as established companies including Greenheck Group, Wausau Supply Company, and Sentry Insurance. The region maintains a stable workforce pipeline through technical colleges and nearby universities, reinforcing long-term employment sustainability. Lower development costs, a relatively constrained supply pipeline in key sectors, and continued public and private investment in infrastructure and downtown initiatives position Wausau for steady, sustainable growth across multifamily, industrial, and mixed-use asset classes.



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Prior to negotiating on your behalf the Brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement:

Broker Disclosure to Customers

You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. The broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions with a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information to other parties.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice or a professional home inspection contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133 (1) of the Wisconsin statutes.

Confidentiality Notice to Customers

The Firm and its Agents will keep confidential any information given to the Firm and its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in section 452.01 (5g) of the Wisconsin Statutes.
2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below, or provide that information to the Firm and its Agents by other means. At a later time, you may also provide the Firm and its Agents with other information you consider to be confidential.

Confidential information: _____

Non-Confidential information: (The following information may be disclosed by the Firm and its Agents): _____
(Insert information you authorize to be disclosed, such as financial qualification information.)

Definition of Material Adverse Facts

A "Material Adverse Fact" is defined in Wis. Stat 452.01 (5g) as an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement.

An "Adverse" fact is defined in Wis. Stat. 452.01 (1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

Sex Offender Registry

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://offender.doc.state.wi.us/public/>

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.
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