



11 SCOTT ST

11 SCOTT ST, WAUSAU, WI 54403

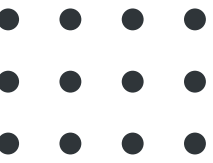


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2025

LOCATED IN THE HEART OF WAUSAU'S VIBRANT DOWNTOWN



11 Scott St. offers exceptional visibility and high foot traffic. Steps from the 400 Block and Wausau River District, it's surrounded by top dining, retail, and cultural attractions.

EXCELLENT CONNECTIVITY

Easily accessible via Highway 51 and Interstate 39, the property is minutes from key employers, hotels, and community hubs.

HIGH-VISIBILITY OPPORTUNITY

With prominent street frontage, 11 Scott St is ideal for retail, dining, or professional services looking to capitalize on Wausau's growing downtown momentum.

Accessible Parking

A large parking garage sits across from the front entrance of 11th Scott Street, making it an easy commute to and from the building.



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OVER 24,000 SF OF OFFICE, RETAIL, AND COMMERCIAL SPACE AVAILABLE

— AVAILABILITY

The entire second floor, upper floors, and a portion of the first-floor commercial space are available.

— NNN EXPENSES

\$6/SF



DEMOGRAPHICS

22 MILE RADIUS POPULATION



DAILY CARS

11,000+



22 MILE RADIUS POPULATION

137,200



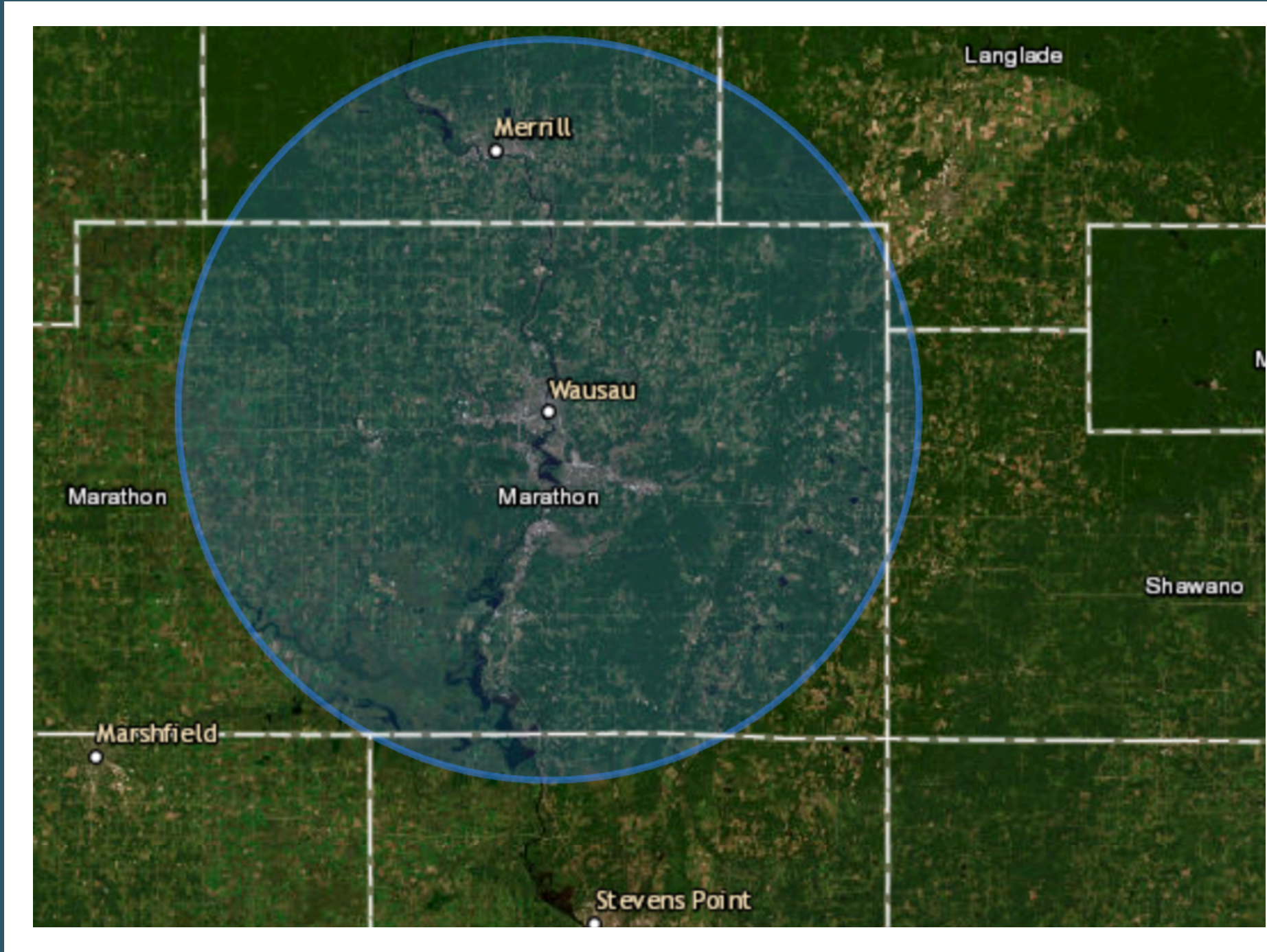
MARATHON COUNTY HOUSEHOLDS

56,900



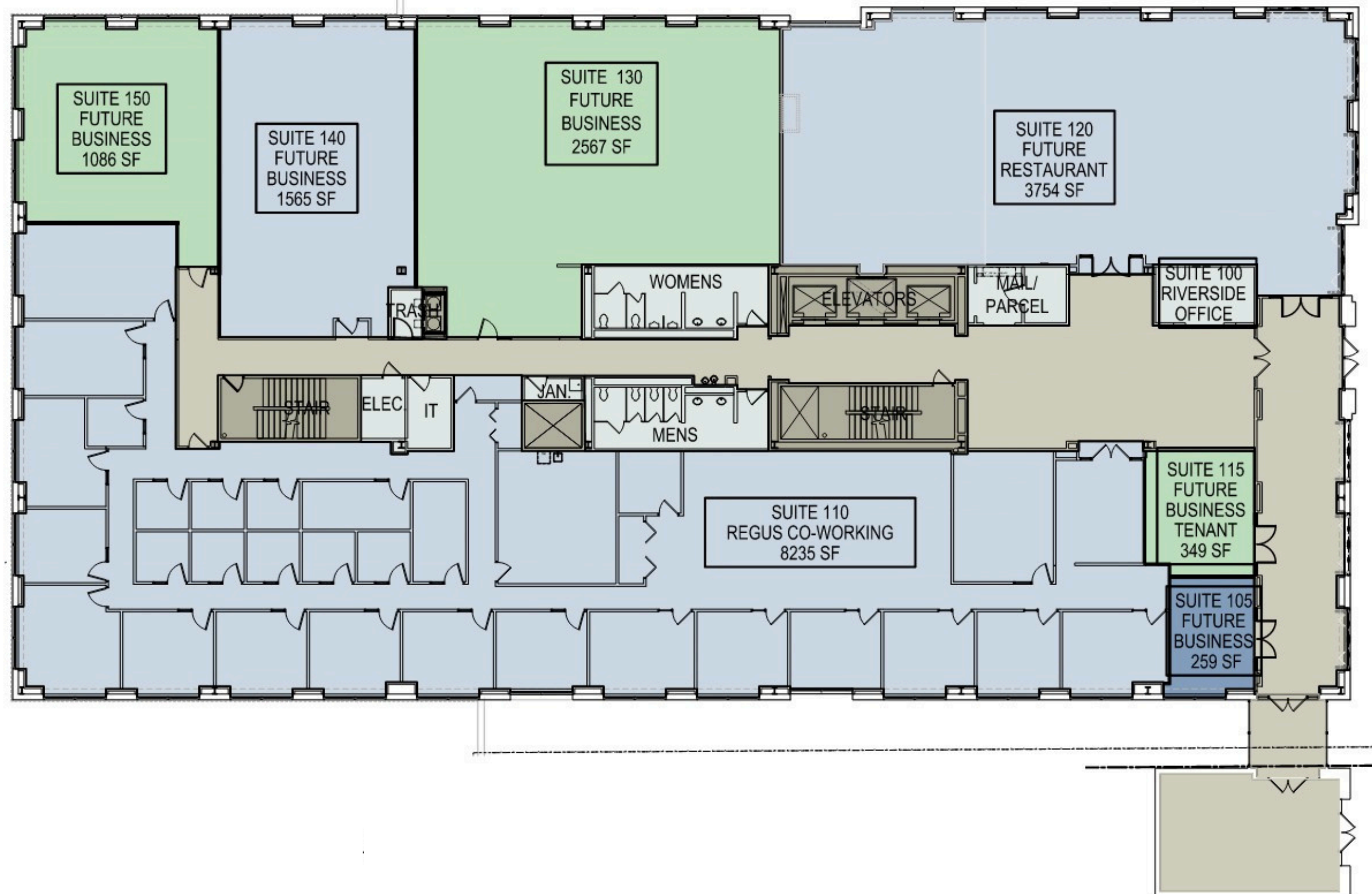
METRO AREA AVG. HOUSEHOLD INCOME

\$76,200



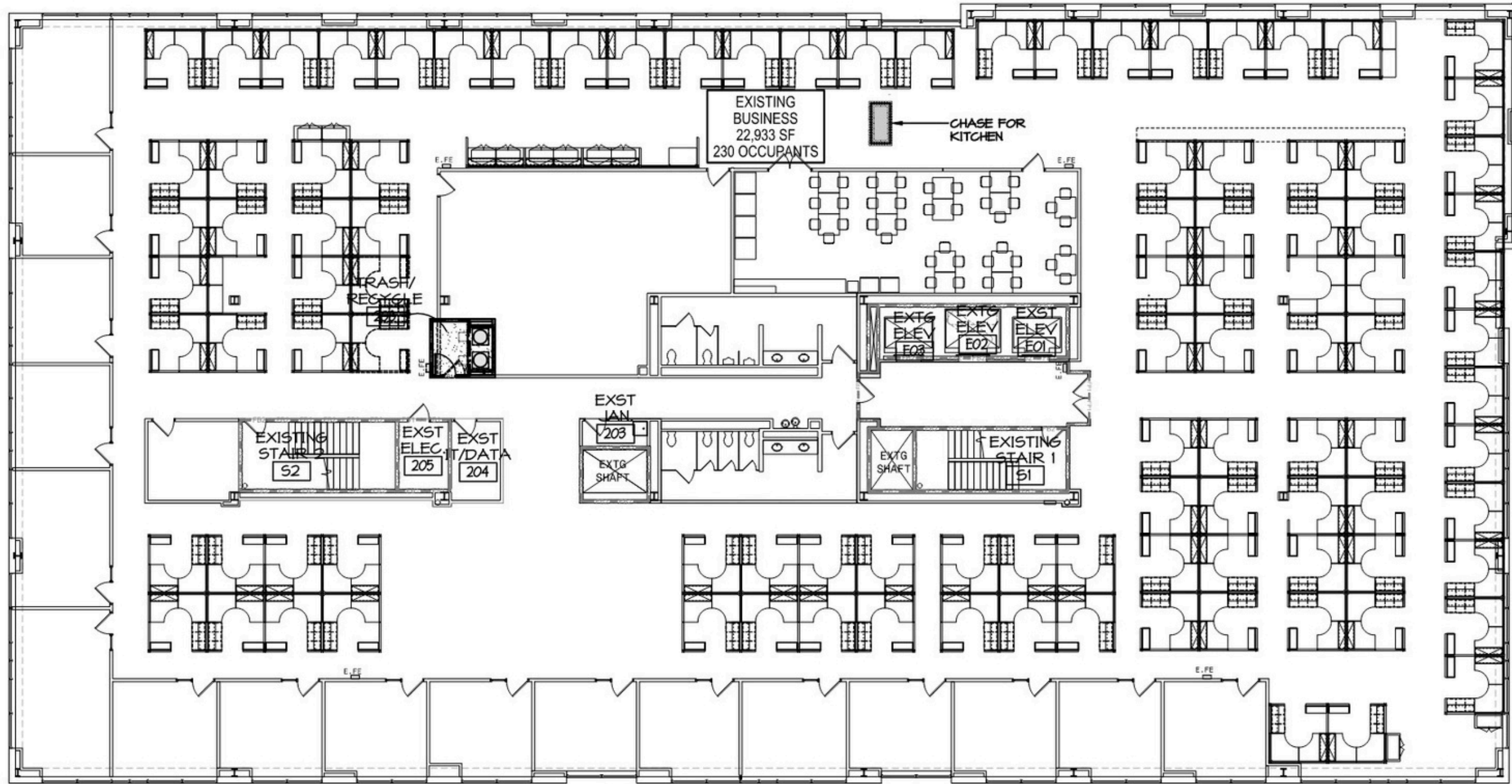
FLOOR PLAN

1ST FLOOR PLAN



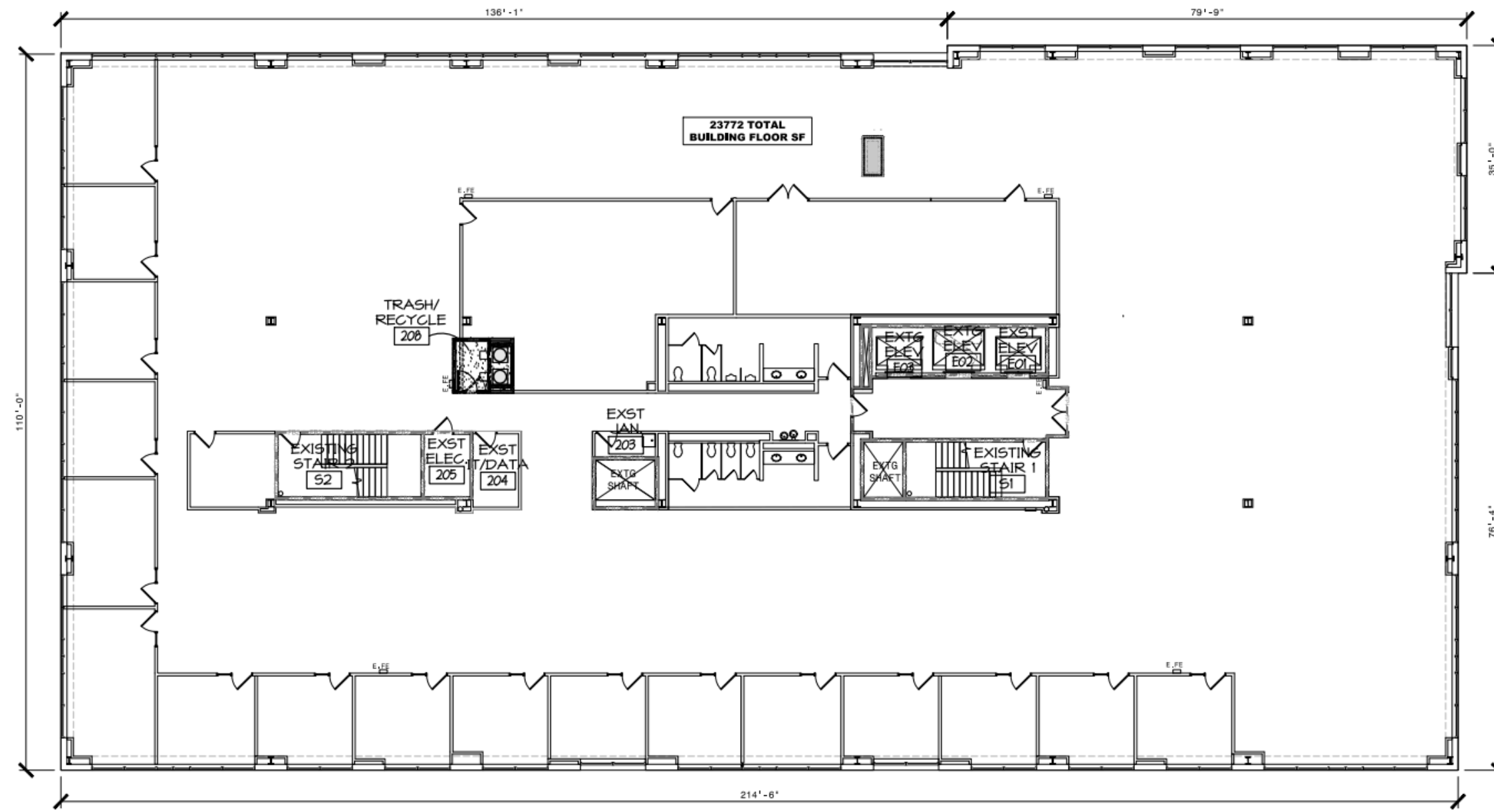
FLOOR PLAN

2ND FLOOR PLAN WITH CUBICLES

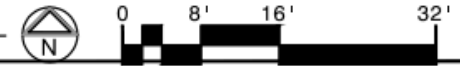


FLOOR PLAN

AVAILABLE SPACE FOR RENOVATION ON 2ND, 3RD, AND 4TH FLOOR (NO CUBICLES)



SECOND FLOOR PLAN
1/16" = 1'-0"

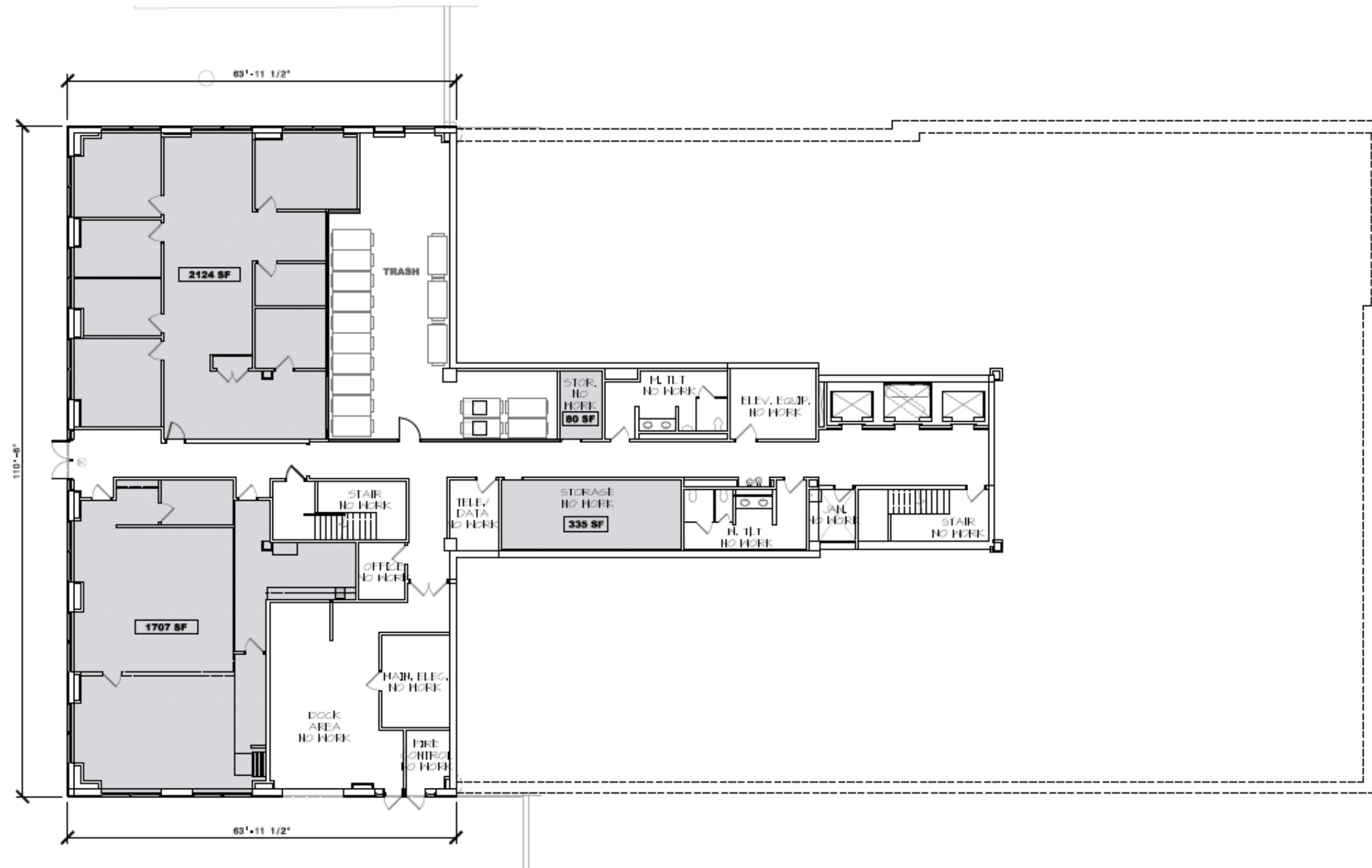


RIVERSIDE PLACE / 11 SCOTT STREET
WAUSAU, WI
MARCH 20, 2025

J+J Architecture
715.422.7333 WAUSAU, WISCONSIN

FLOOR PLAN

EXISTING LOWER LEVEL FLOOR PLAN



LOWER LEVEL FLOOR PLAN

1/16" = 1'-0"

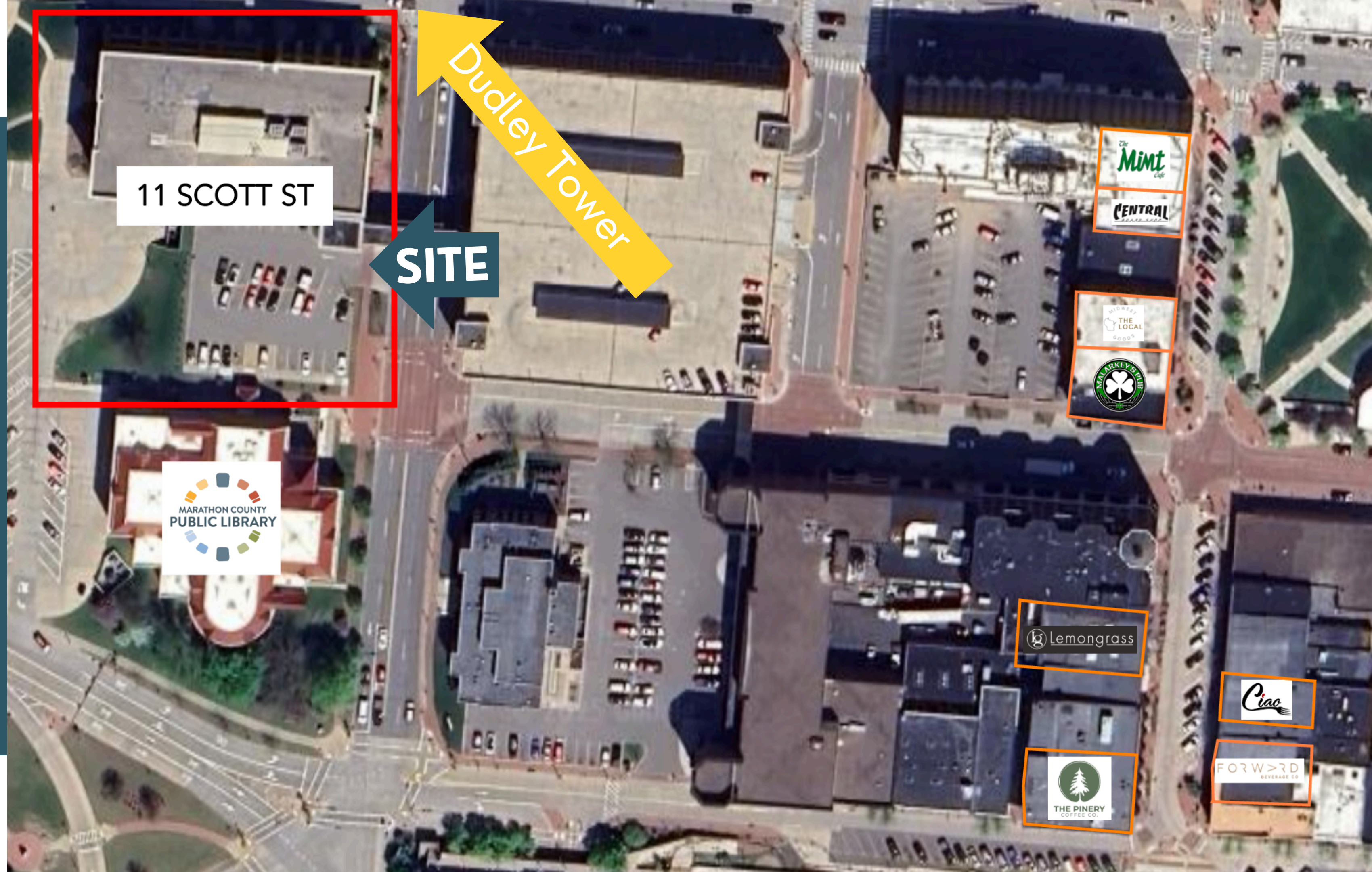


RIVERSIDE PLACE / 11 SCOTT STREET
WAUSAU, WI
MARCH 20, 2025

J+J Architecture
714 S. 1ST ST.
WAUSAU, WI 54981

SITE MAP

11 SCOTT ST, WAUSAU, WI 54403



11 SCOTT ST

SITE

Dudley Tower





**THANK
YOU**

CONTACT US

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📍 Wausau, WI.