



500 N. Third Street,
Wausau, WI 54403

FOR SALE | INVESTMENT PROPERTY

CBRE

Executive Summary



CBRE is pleased to present the opportunity to purchase an iconic office building located in the heart of downtown Wausau. The offering provides mix of traditional and creative office space. An investor will have the opportunity to further increase occupancy and drive rents, while maintaining a loyal base of existing credit-rated tenants.

CitySquare is an impressive eight-story office building with expansive window lines and panoramic city views. Prominently located in Wausau’s central business district, its timeless appeal and location make it a popular destination for national companies, law firms and other professional groups who want a prominent address.

Additionally, the amenities and institutional quality of the building attract and retain long-term tenants, ensuring a steady cash flow and value appreciation.

To Learn More About CitySquare



\$9,580,000
PRICE



8
FLOORS.



143,435 SF
RENTABLE AREA



10.16%
CAP RATE



\$958,878
NOI (EST 2026)

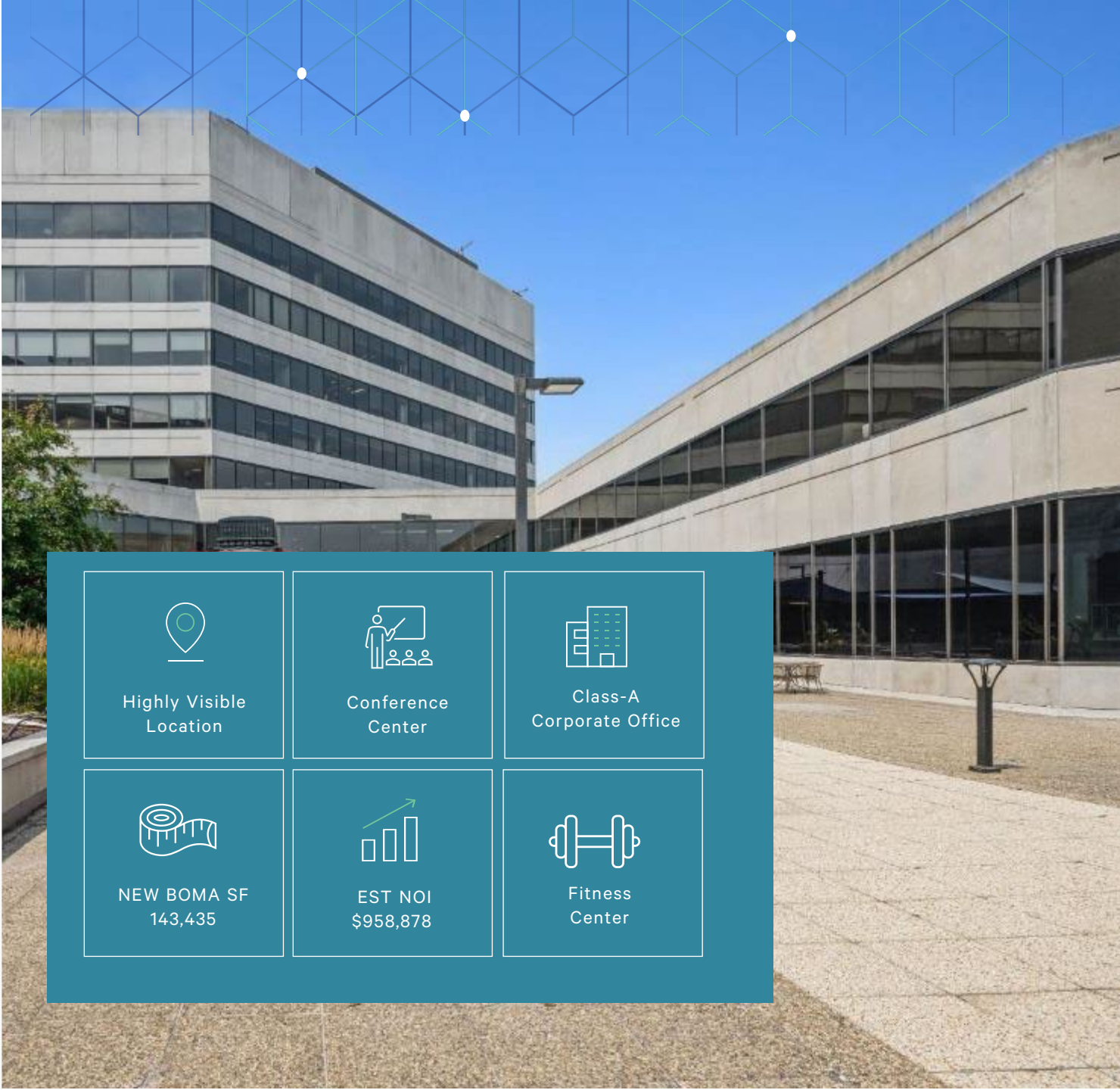


78%
OCCUPANCY.

Investment Overview

Prominently located in Wausau's CDB, the limestone clad 8-story office building spans over 143,000+ square feet and boasts a two-story glass atrium lobby. Institutionally maintained and modernized with significant capital.

INVESTMENT HIGHLIGHTS	
PRICE	\$9,580,000
NOI (Est 2026)	\$958,878
PRICE PSF	\$66.78
CAP RATE	10.0%
BUILDING SIZE	143,435 RSF
OCCUPANCY	78%
BUILT/REMODEL	1976; 2016
STORIES	Eight
PARCEL SIZE	Full City Block / 1.38 Acres
AMENITIES	50 Person Conference Center Board Room Conference Center Cafe Fitness Center with Showers Secure Bike Storage





Highly Visible Location



Conference Center



Class-A Corporate Office



NEW BOMA SF
143,435



EST NOI
\$958,878



Fitness Center



DUDLEY
TOWER

citysquare
office center

SCOTT STREET

WASHINGTON
SQUARE RETAIL
JEFFERSON ST INN

THIRD STREET

Property Summary

PROPERTY HIGHLIGHTS	
PROPERTY ADDRESS	500 Third St S. Wausau, WI
COUNTY	Marathon
ASSESSOR'S PARCEL NO.	291-2907-253-0267
ASSESSORS FMV (2025)	\$8,344,800
OCCUPANCY	71%
NUMBER OF STORIES	8
UNIT MIX	Financial, Medical, Insurance
BUILT/REMODELED	1976 / 2015, 2026 Lobby Carpets
LOT SIZE	Full City Block 60,017 sq ft or 1.38 acres
RENTABLE SQ FT	143,435 sq ft
CONSTRUCTION STYLE	Pre-Cast Limestone facade
PARKING	Adjacent ramps
ROOF TYPE	Rubber membrane
STORAGE	Located on the first floor under the Plaza
AMENITIES	Fitness Center, Conference Center with Café, Boardroom



Located in the heart of Wausau, CitySquare offers a unique blend of work, play, and community. Its prime location puts you within walking distance to:

- Concerts on the Square
- Several Dining and Drink Choices
- Boutique and Local Retailers
- Hotel Accommodations

At CitySquare, you'll enjoy:

- Spacious office suites with natural light and modern amenities
- Easy access to parking and public transportation
- A dynamic community of entrepreneurs, innovators, and professionals

Amenities



State-of-the-art **conference and training center** with seating for 50. Equipped with large screen monitors and AV equipment.

Boardroom that's seats 14 people, complete with AV equipment.



"The Commons" is a café setting and kitchen that also offers collaboration space and quiet spaces for employees



Networking events with other building tenants



Large **fitness center** with cardio machines, stretching area and universal weight training machines.



Bike Storage



Onsite document storage available



Secure building with after-hours card access





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To Learn More About CitySquare



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