



500 N. 3rd Street
Wausau, WI 54403



Available for Lease

Office Space

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Property Summary

The City Square is fortunate to be at the center of a revitalization in downtown Wausau. Across the street is the 400 block, which gathers thousands of people from Central Wisconsin during their "Concerts on the Square" summer series and across the block is a newly renovated performing arts center that hosts national shows on a weekly basis.

Building Description: 143,435 square foot, eight-story professional office building spanning an entire city block in the heart of downtown Wausau

Space Availability:

Floor 1 (below-grade)	380 to 18,000 SF*
Floor 2 (grade-level)	1,331 to 3,596 SF
Floor 3	5,000 to 30,000 SF*
Floor 4	5,392 SF
Floor 6	9,155 SF

*common area can be converted to usable sf

Lease Rate: \$11.00 to \$12.00 NNN

Occupancy: Immediate

Improvements: Negotiable

Parking: Ample parking available in skywalk-connected parking ramp

Amenities:

- Completely remodeled lobby and common areas in 2015/2016
- Conference room available free of charge
- Document storage available onsite
- Secure building with after-hours card access
- Center of downtown Wausau, steps from shopping, dining, and entertainment destinations
- Professionally managed by Compass Properties



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Property Photographs – Exterior and Lobby



Renovated Common Areas (2015)



Main Building Entrance (Floor 2)



Available Building Monument Signage

Property Photographs – Building Amenities



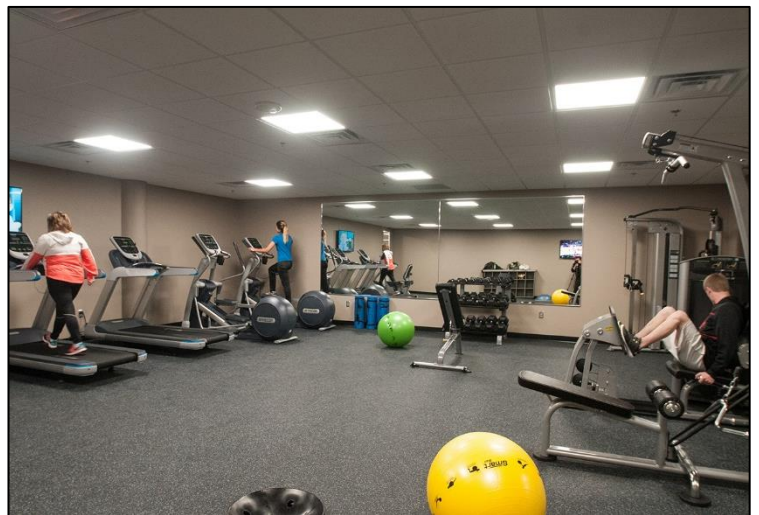
Building Training Room



Kitchen/Event Space

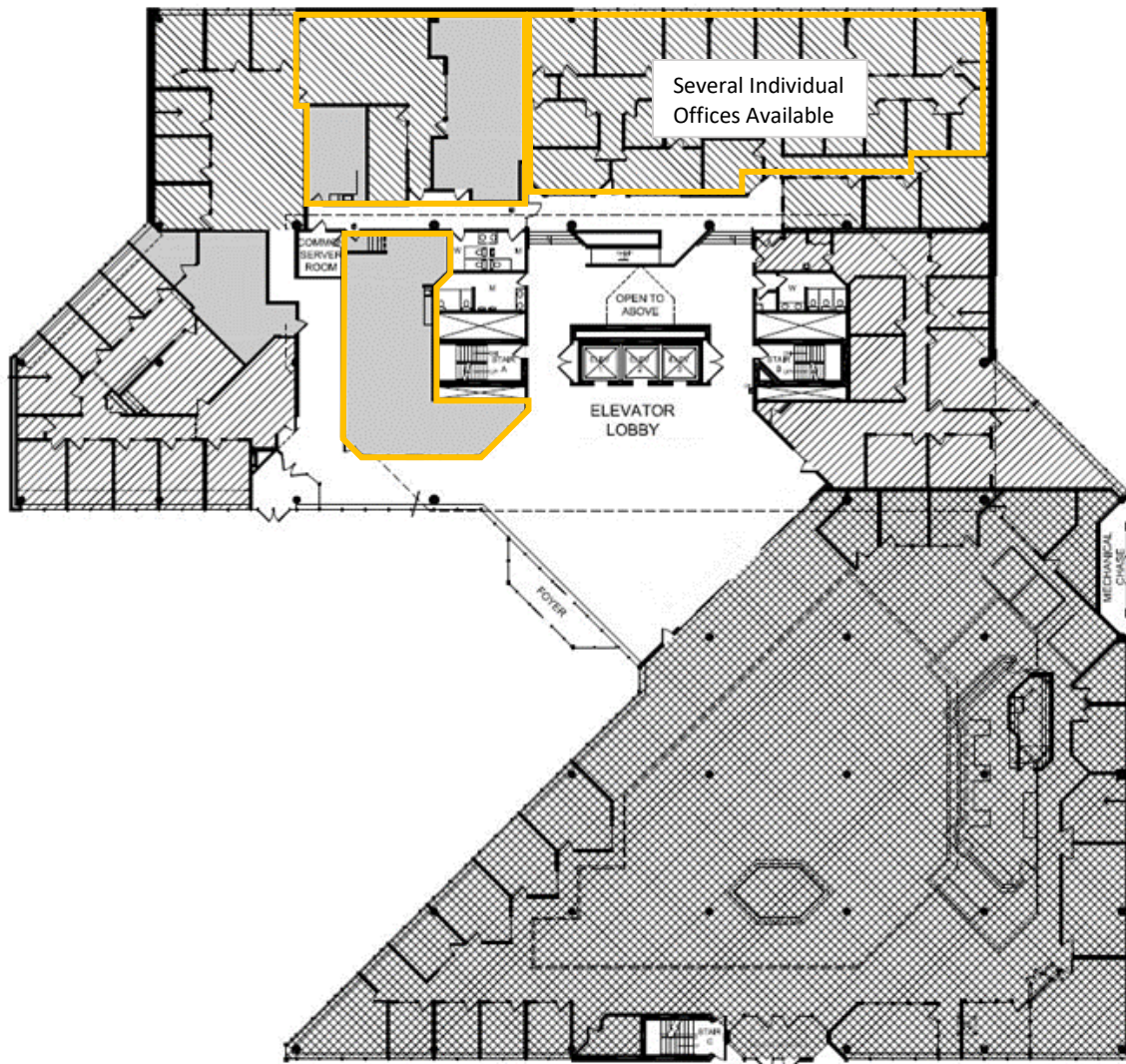


Secure Indoor Bike Storage



Building Fitness Center

Second Floor (Grade-level) – Available Space

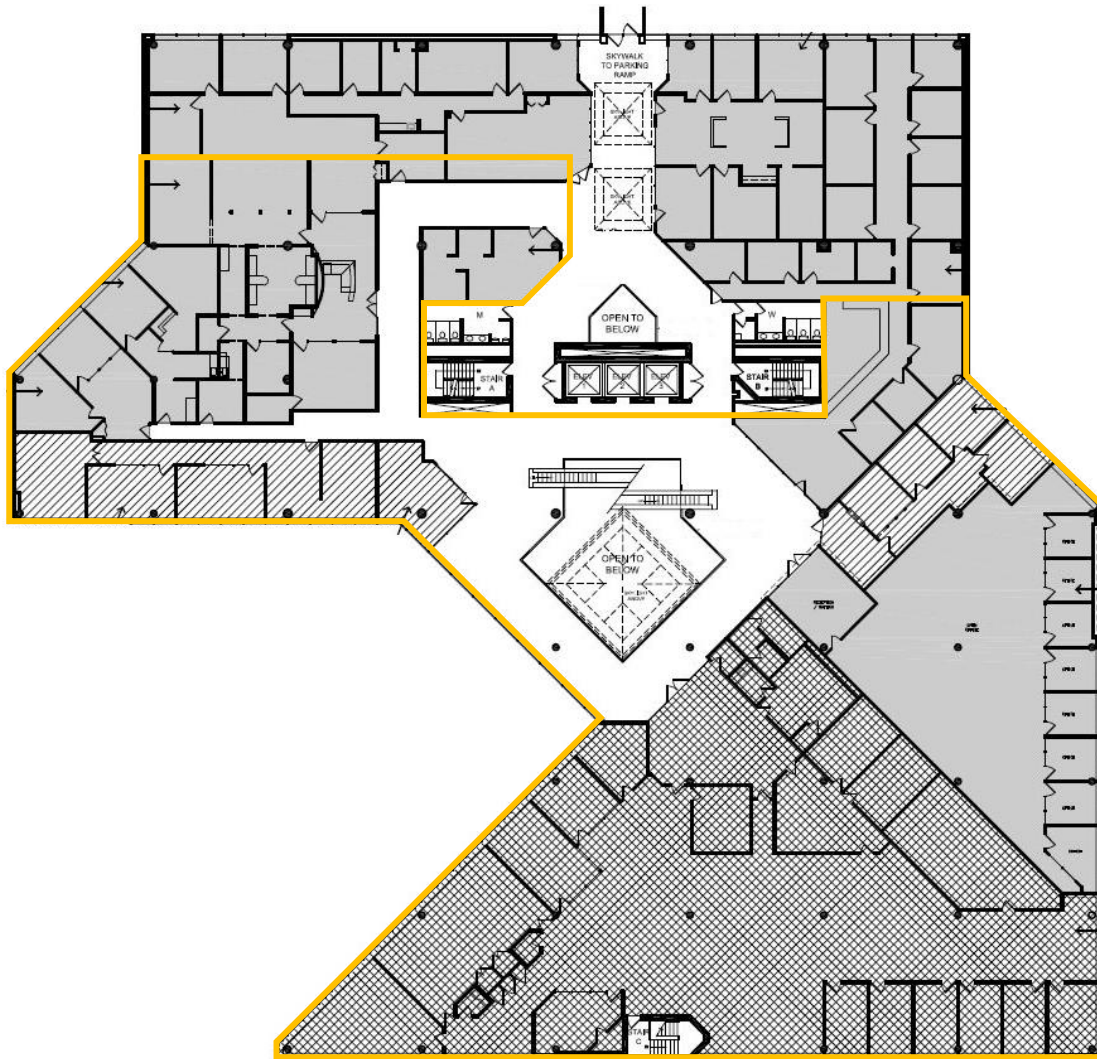


Suite 210 1,322 RSF

Suite 240 2,265 RSF

208 Suites Small Offices available 80-180 RSF

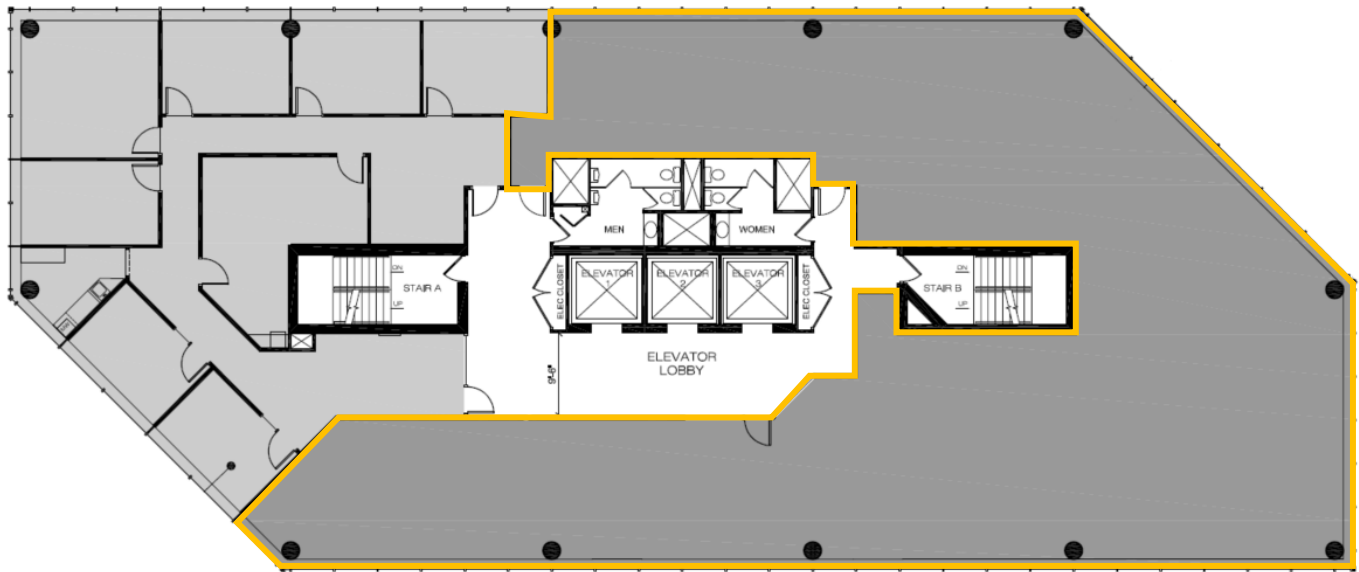
Third Floor – Available Space



3rd Floor

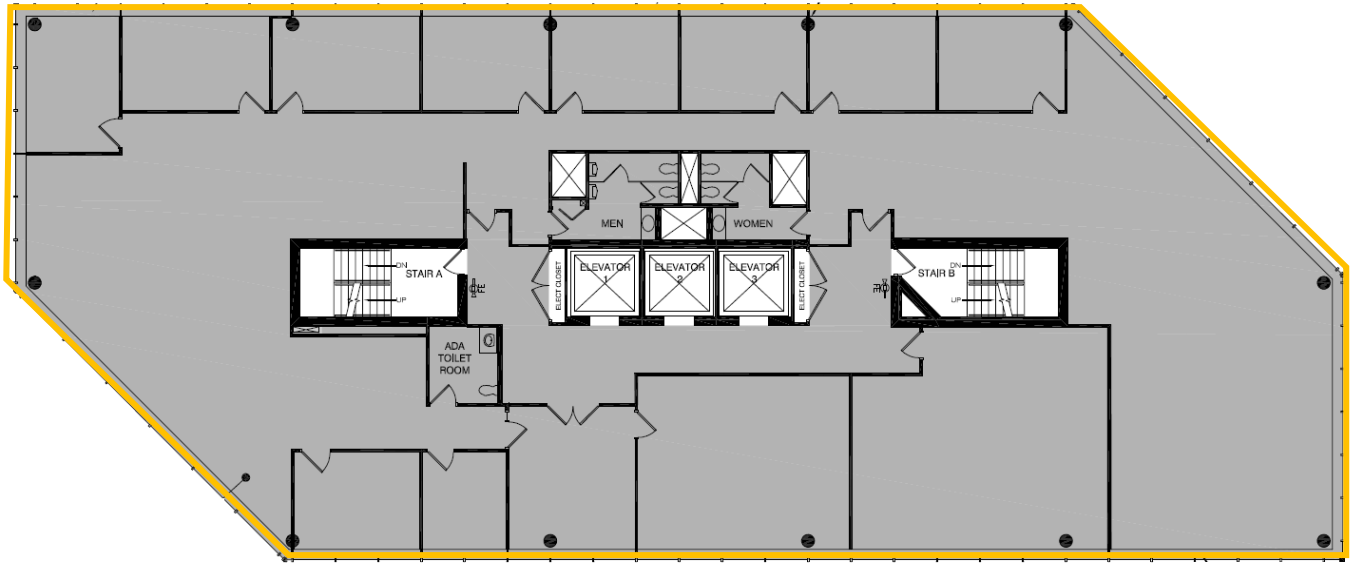
Several layouts available 5,000-30,000 RSF

Fourth Floor – Available Space



Suite 401 5,392 RSF

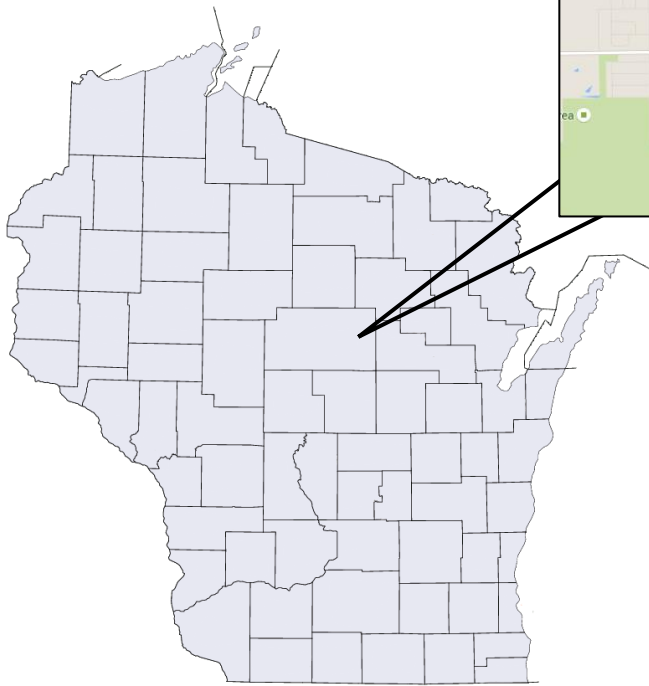
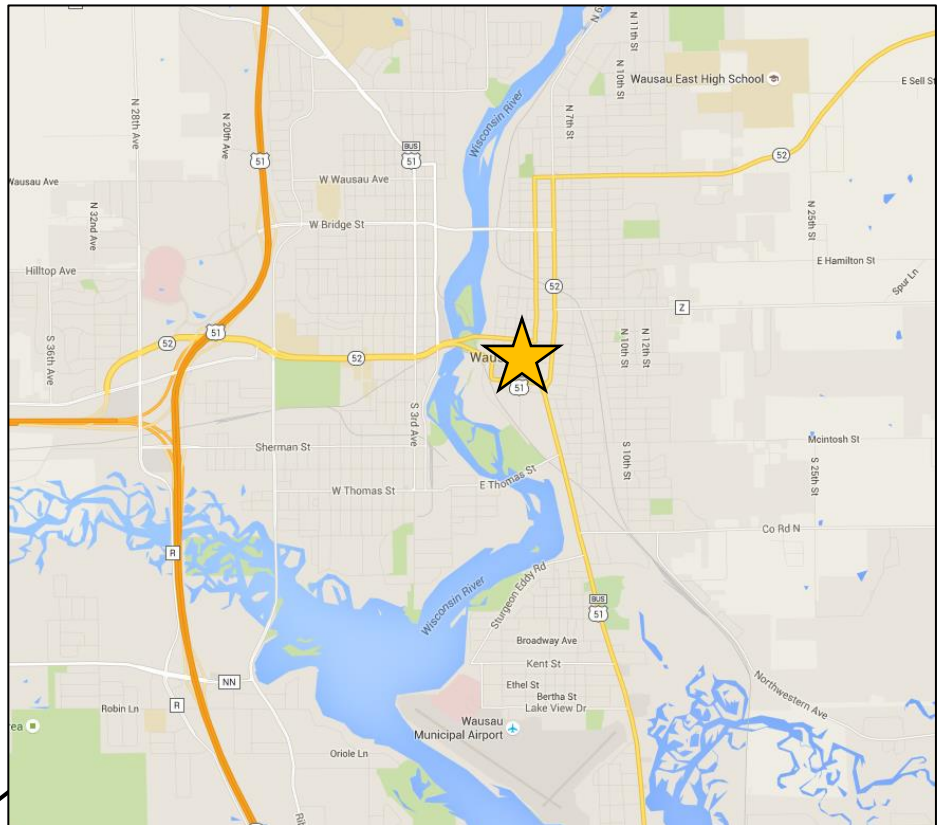
Sixth Floor – Available Space



Suite 600 9,155 RSF

Location

Wausau is located in northern-central Wisconsin, about 150 miles north of Madison and 100 miles northwest of Green Bay. US Highway 51 runs vertically through Wausau, connecting it to Madison and Milwaukee. Highway 29 to the west links Wausau to Minneapolis/St. Paul across the state border. Wausau Municipal Airport serves private and chartered aircrafts, while the Wisconsin Central Airport about 15 miles south has commercial flights from Delta, United, and American Airlines.



Downtown Wausau



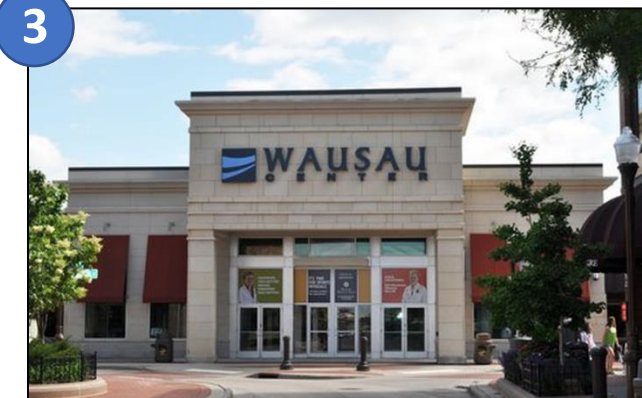
1

3rd Street offers several shopping, dining, and nightlife destinations



2

The Grand Theater brings national performances and musical acts to downtown Wausau



3

The Wausau Center Mall is currently undergoing an extensive renovation which will add a 10-screen movie theater to downtown Wausau

4



The 400 Block hosts several events throughout the year including a summer concert series

5



Red Eye Brewing Company serves craft beer alongside a menu of impressive artisan plates

Subject Property and Building



Adjacent city owned parking structure

City Square Office Center