



**citysquare**  
office center

500 N 3<sup>rd</sup> Street, Wausau, WI 54403



**Available for Lease**

Office Space



t: 608-294-9400

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[www.compassproperties.com](http://www.compassproperties.com)

# 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

<b>Space Availability:</b>	Floor 1 (below-grade)	150 to 12,000 SF*
	Floor 2 (grade-level)	93 to 5,040 SF*
	Floor 3	1,387 to 9,088 SF*
	Floor 4	2,283 SF

\*common area can be converted to usable sf

**Lease Rate:** \$7.00 to \$23.00 FS  
\$11.00 to \$14.00 NNN

**Occupancy:** Immediate

**Improvements:** Negotiable

**Parking:** Ample parking available in nearby Jefferson Street parking ramp

**Amenities:**

- Completely remodeled lobby and common areas in 2015/2016
- Conference room and 90-person training room with full kitchen available free of charge to tenants
- Fitness center with shower and locker rooms
- 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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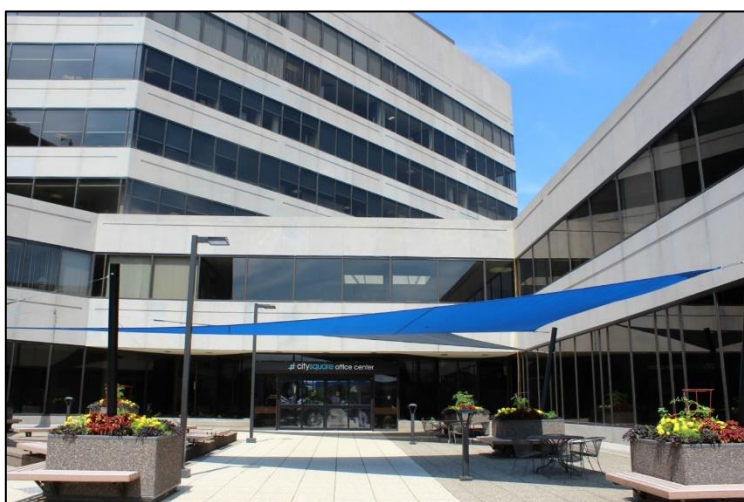
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# Property Photographs – Exterior and Lobby



Renovated Common Area



Main Building Entrance (Floor 2)



Available Building Monument Signage

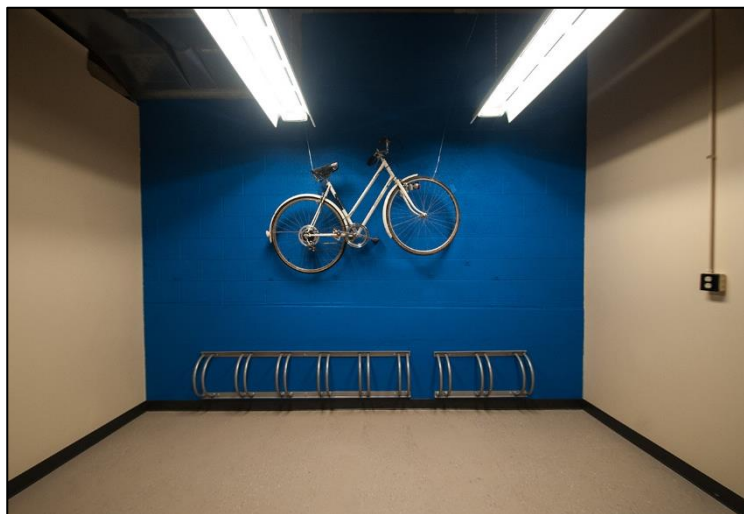
# Property Photographs – Building Amenities



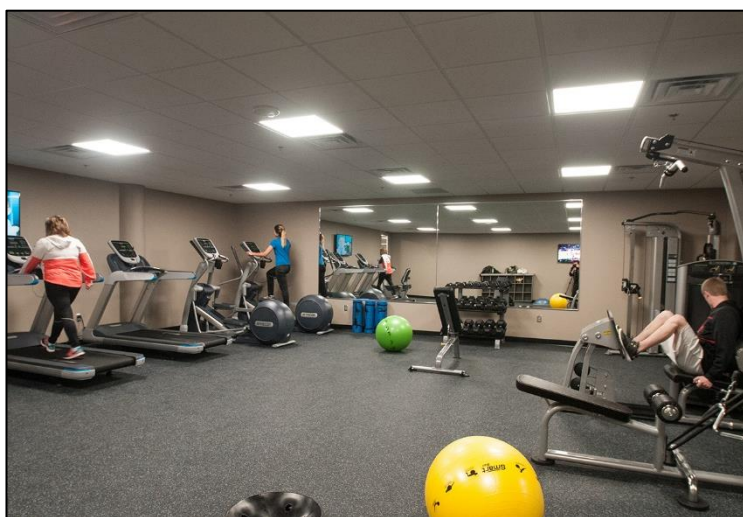
Building Training Room



Kitchen/Event Space

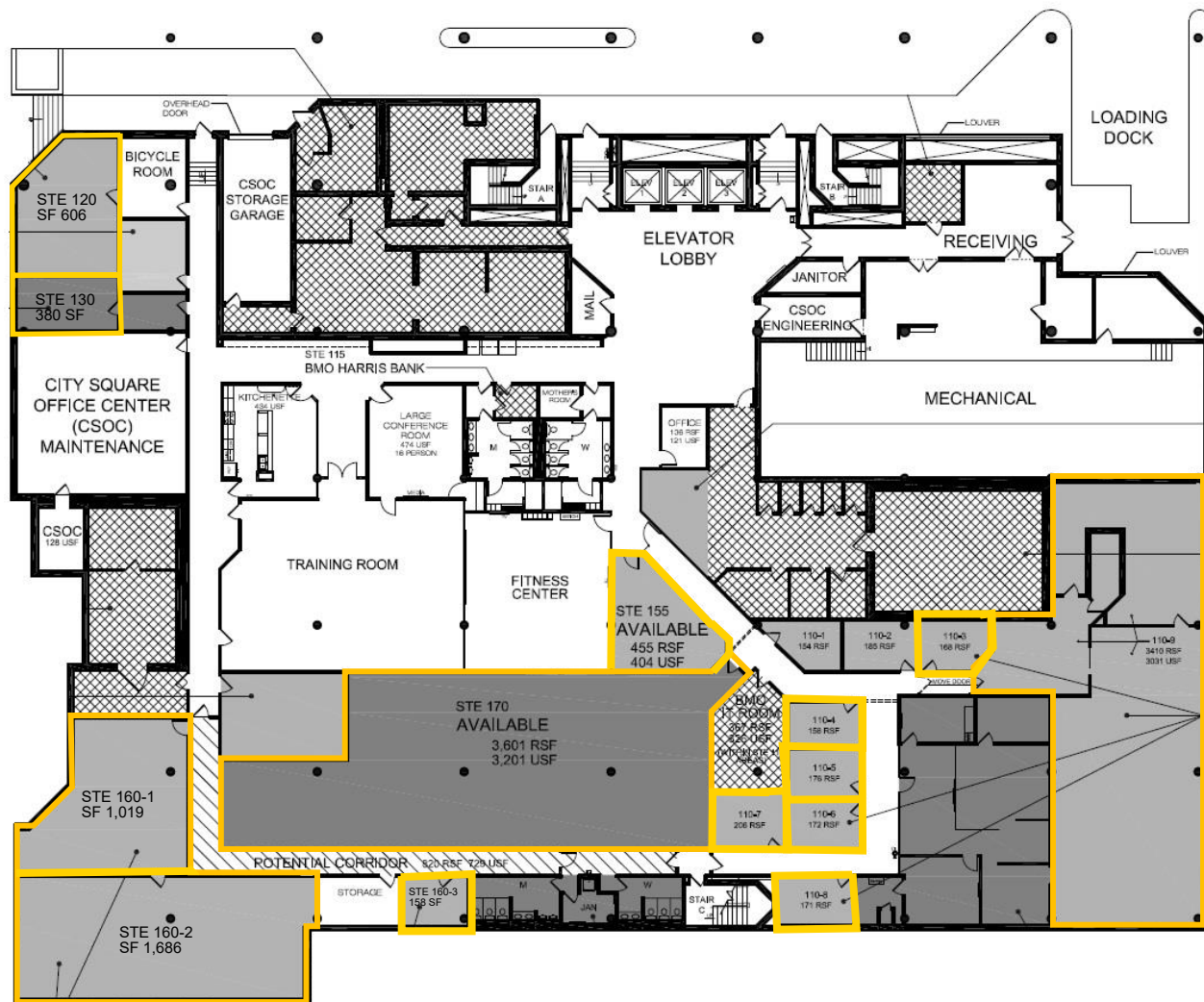


Secure Indoor Bike Storage



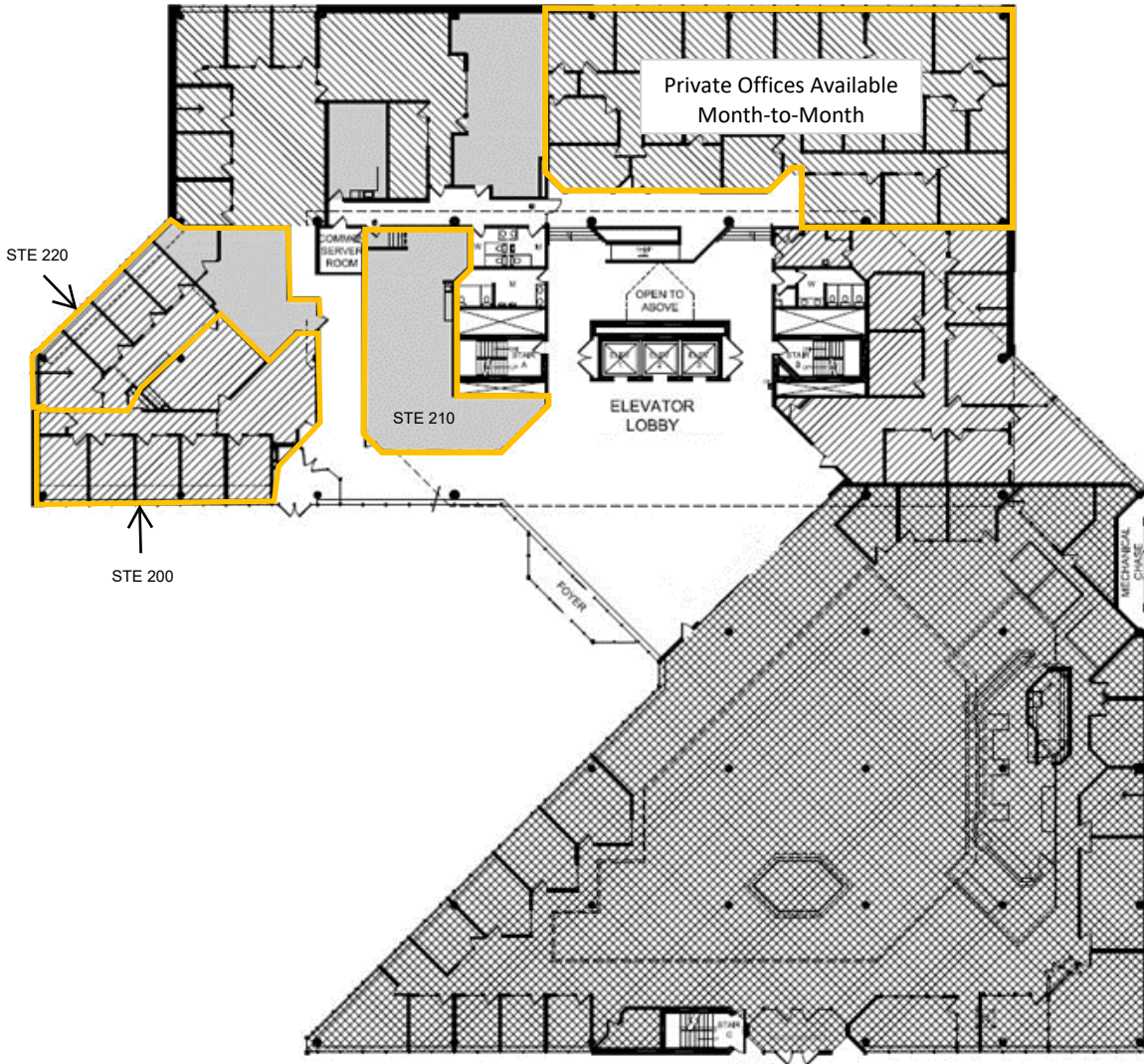
Building Fitness Center

# First Floor (Below-grade) – Available Space



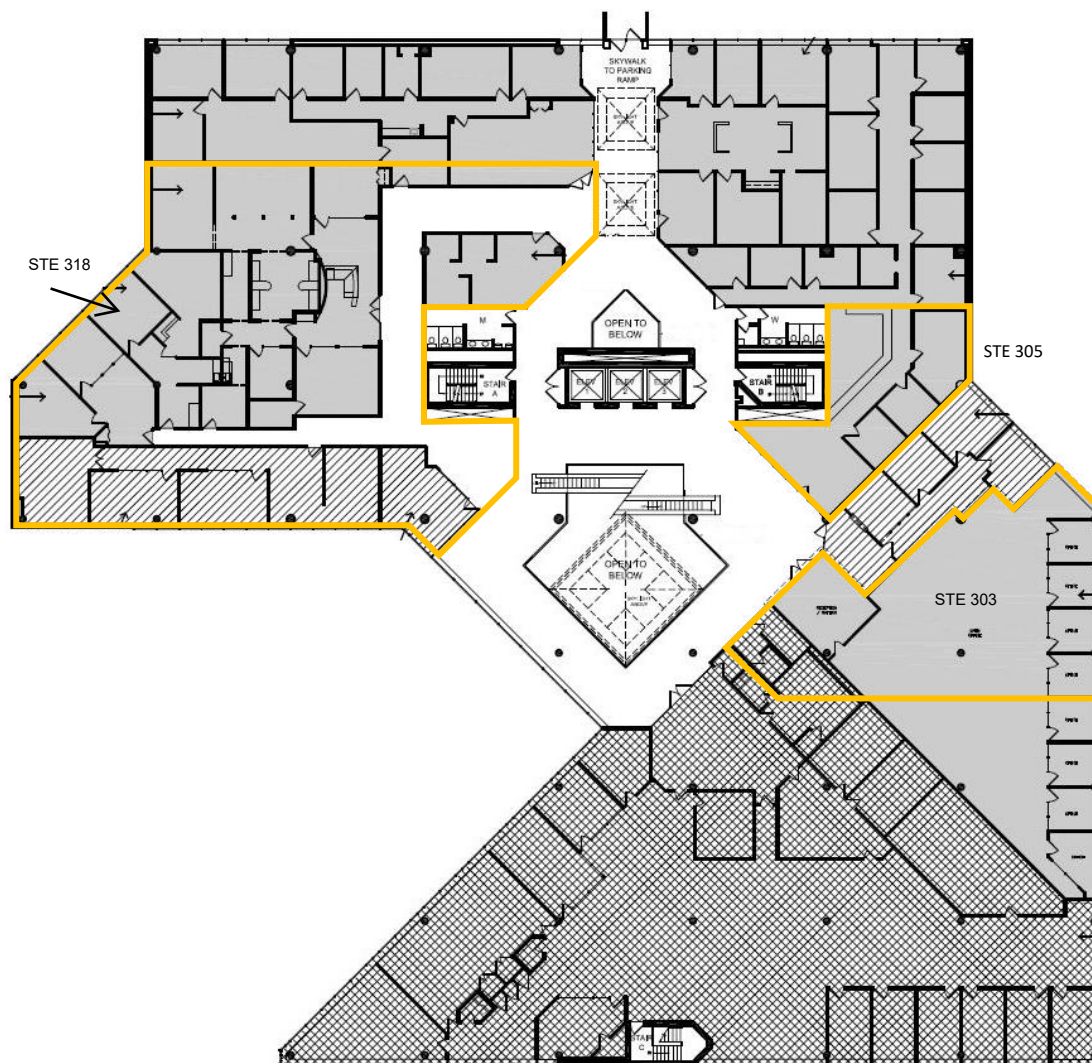
110 Suites	Private offices available 158-206 RSF (Office)
Suite 110-9	3,410 RSF (Storage/Flex)
Suite 120	606 RSF (Storage/Flex)
Suite 130	380 RSF (Office)
Suite 155	455 RSF (Storage/Flex)
Suite 160-1	1,019 RSF (Storage/Flex)
Suite 160-2	1,686 RSF (Storage/Flex)
Suite 160-3	158 RSF (Storage/Flex)
Suite 170	3,601 RSF (Storage/Flex) up to 12,000 RSF contiguous

# Second Floor (Grade-level) – Available Space



Suite 200	1,907 RSF
Suite 210	1,322 RSF
Suite 220	1,811 RSF
208 Suites	Private offices available 90-300 RSF

# Third Floor – Available Space

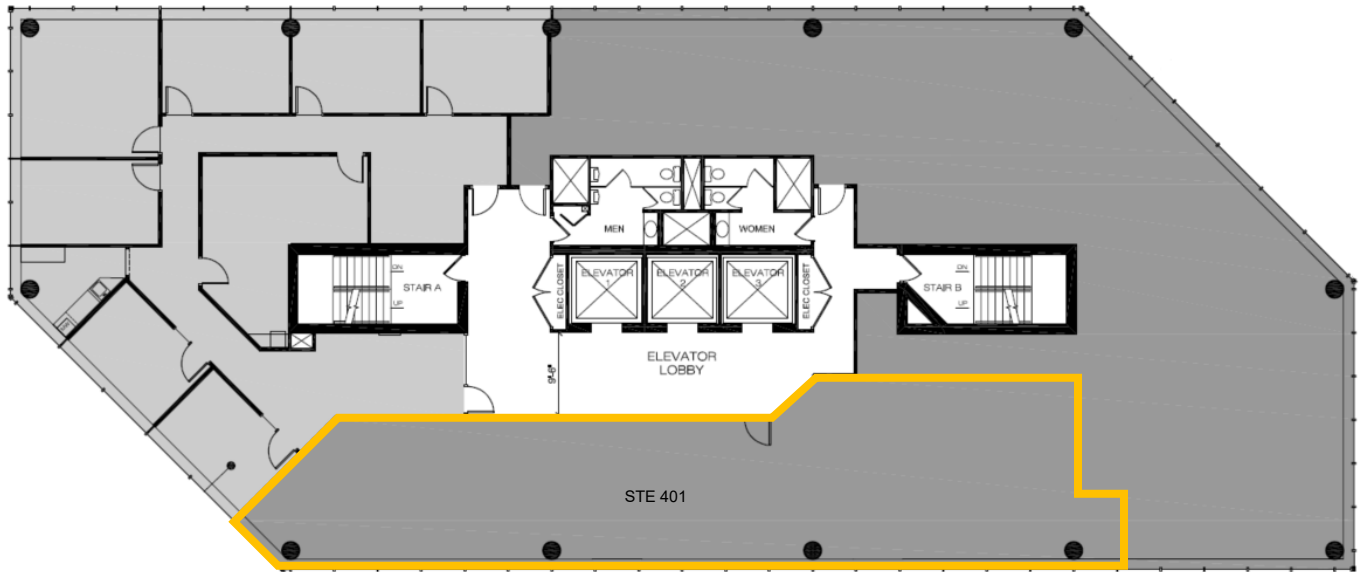


Suite 303 2,957 RSF

Suite 305 1,387 RSF

Suite 318 Up to 8,500 RSF

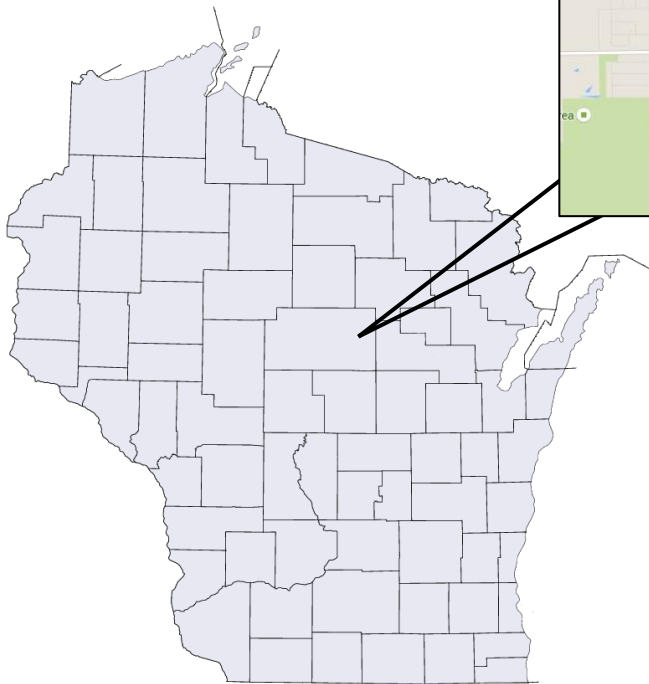
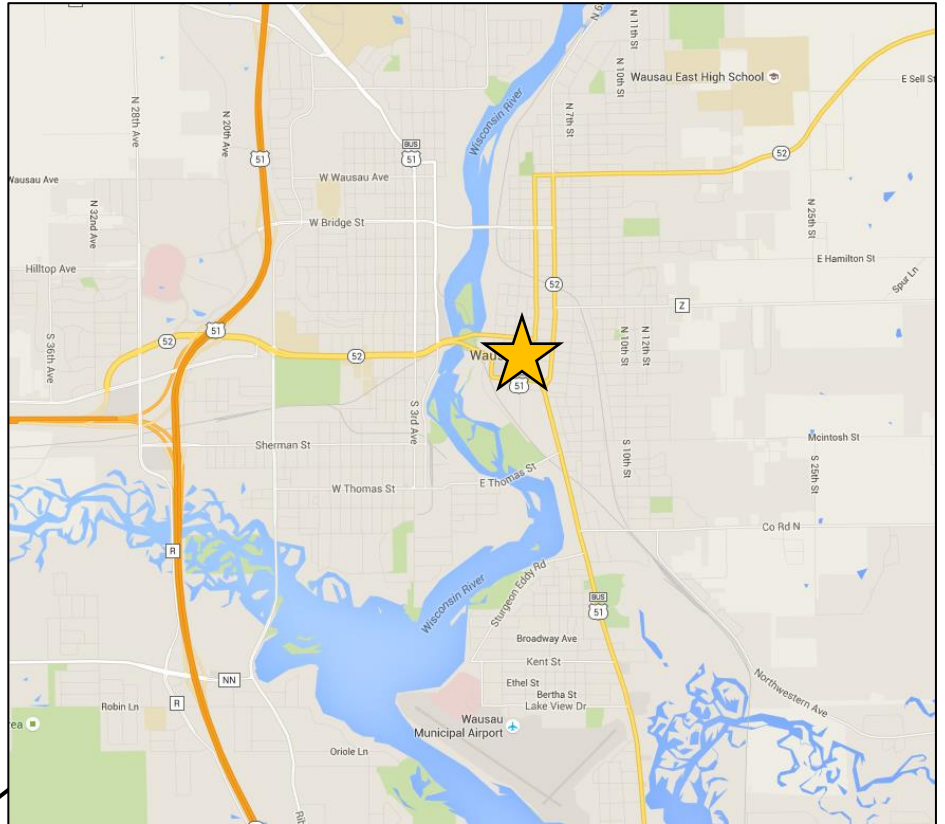
# Fourth Floor – Available Space



Suite 401 2,283 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 Highlights

1



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

2



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

3



Site of Wausau Center mall redevelopment which will include residential and retail areas, office space, restaurants, entertainment, and green spaces

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



Jefferson Street Parking Ramp

CitySquare Office Center