



11 SCOTT ST

11 SCOTT ST, WAUSAU, WI 54403

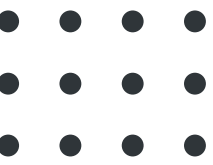


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2026

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.

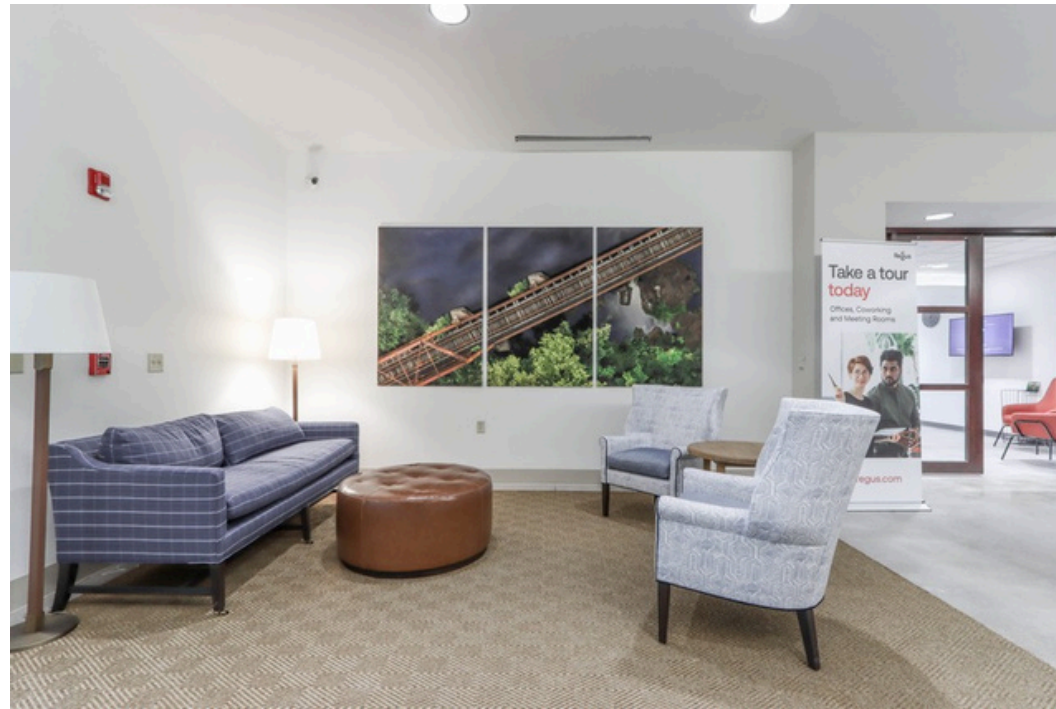
ACCESSIBLE PARKING

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



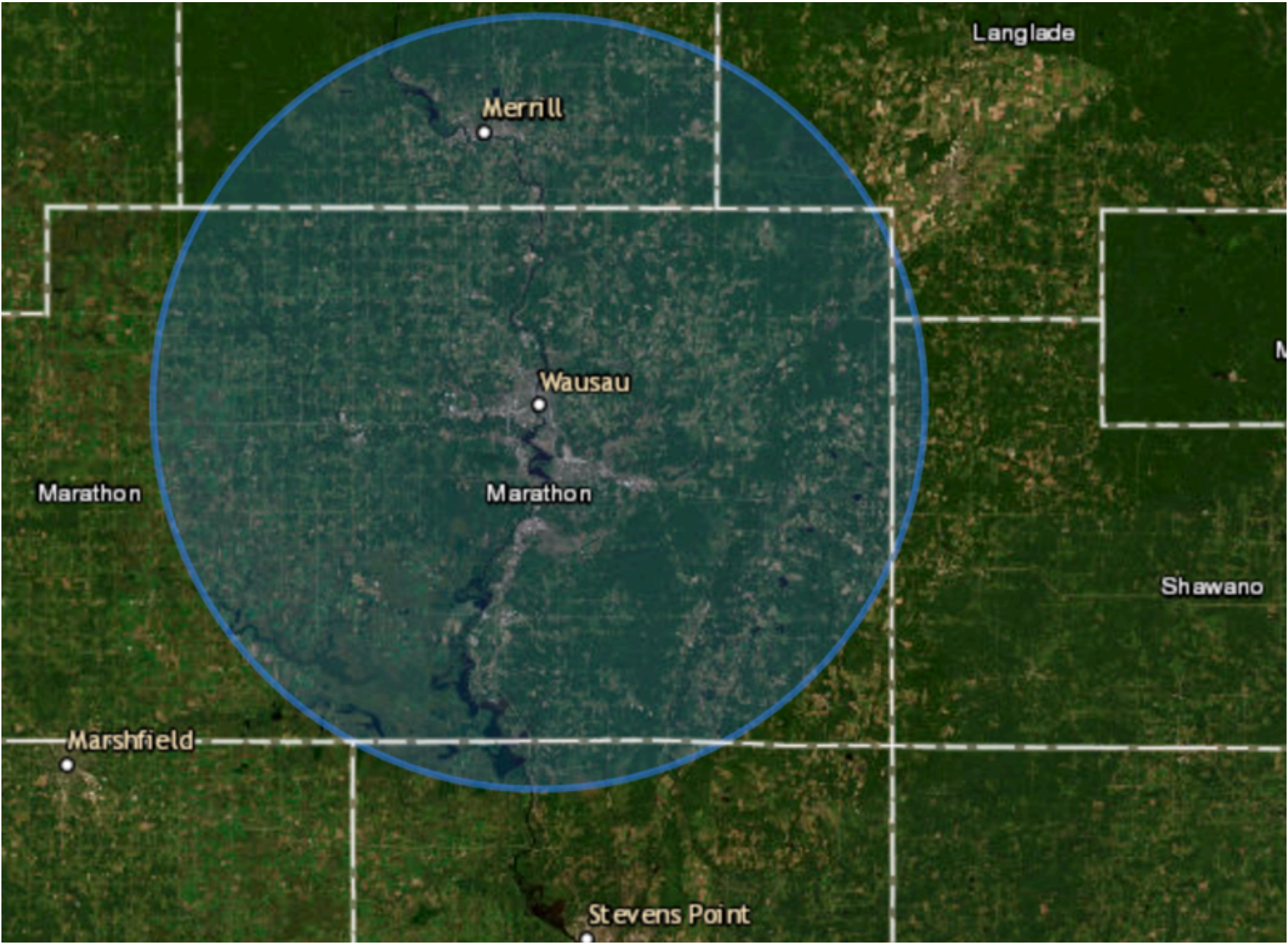
MARATHON COUNTY
HOUSEHOLDS

56,900



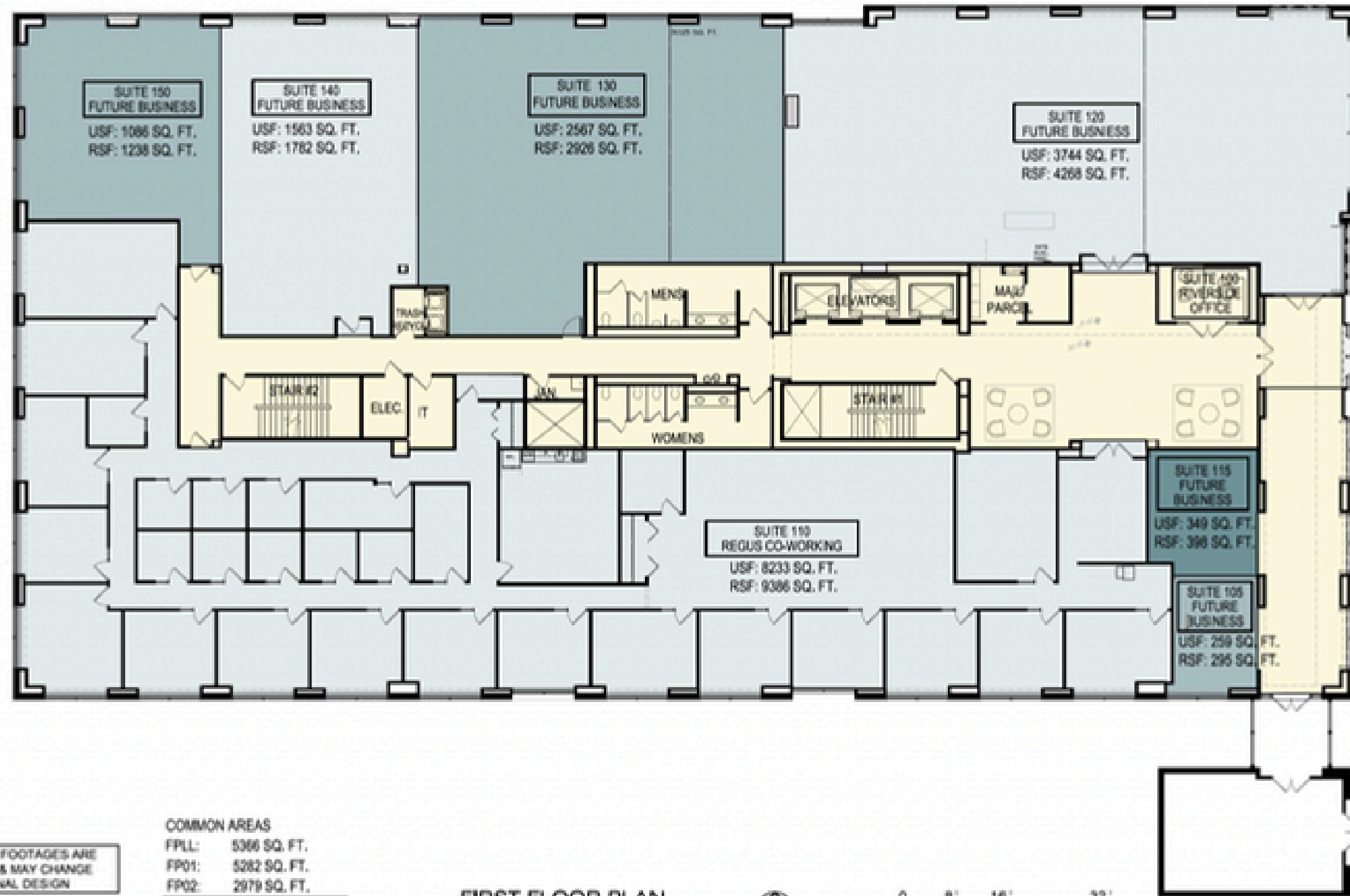
METRO AREA AVG.
HOUSEHOLD INCOME

\$76,200



FLOOR PLAN

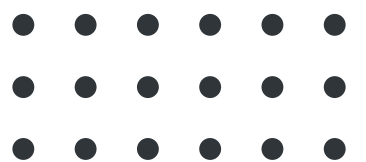
1ST FLOOR PLAN



NOTE: SQUARE FOOTAGES ARE PRELIMINARY & MAY CHANGE DURING FINAL DESIGN

COMMON AREAS
FP01: 5282 SQ. FT.
FP02: 2979 SQ. FT.
FP01-02: 13,609 SQ. FT.

FIRST FLOOR PLAN
1/10" = 1'-0"



FLOOR PLAN

2ND FLOOR PLAN WITH CUBICLES



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



FLOOR PLAN

3RD FLOOR PLAN WITH CUBICLES

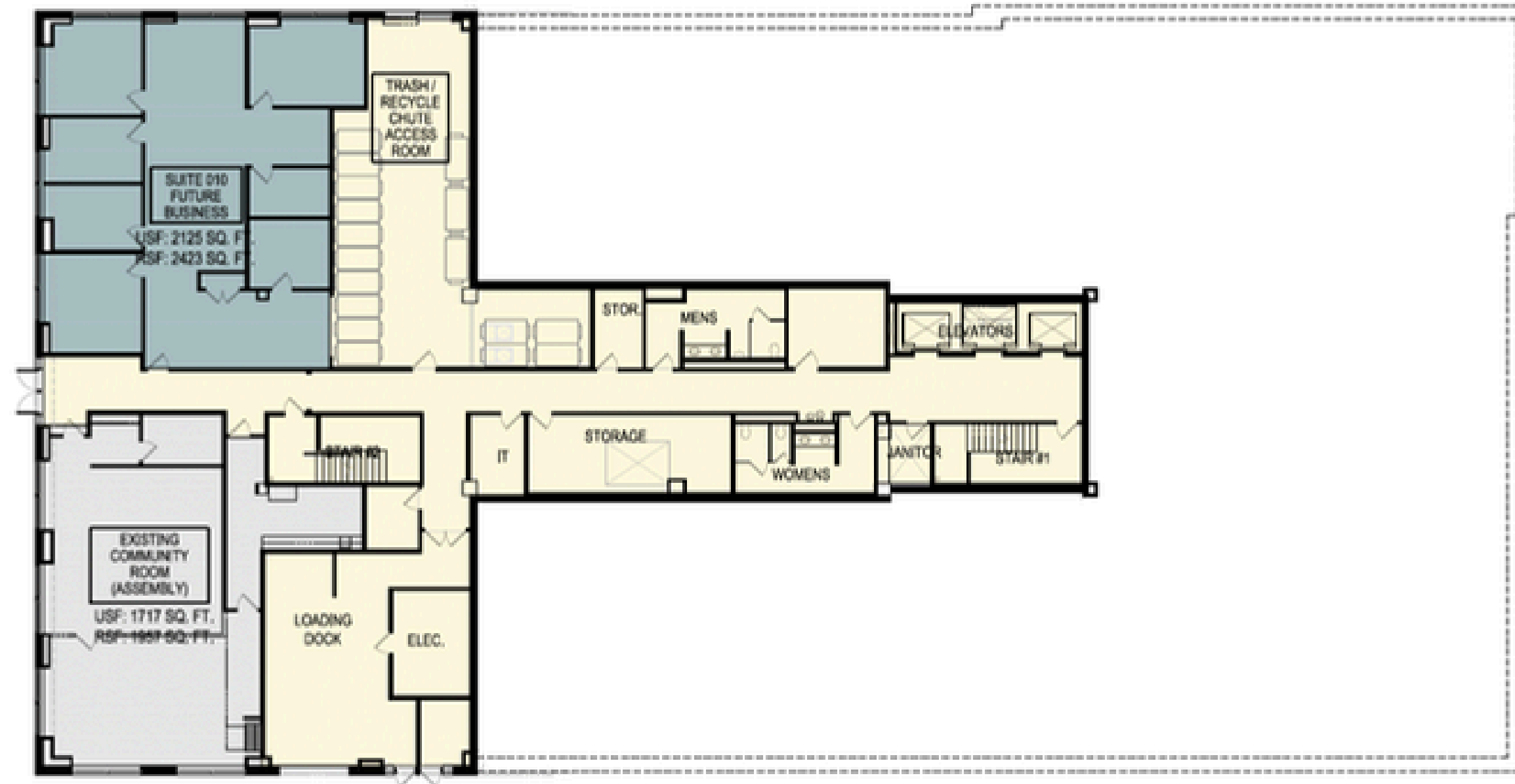


FOURTH FLOOR PLAN
1/16" = 1'-0"



FLOOR PLAN

EXISTING LOWER LEVEL FLOOR PLAN



NOTE: SQUARE FOOTAGES ARE
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COMMON AREAS

FPL: 5366 SQ. FT.
FP01: 5282 SQ. FT.
FP02: 2979 SQ. FT.
FPL-02: 13,609 SQ. FT.

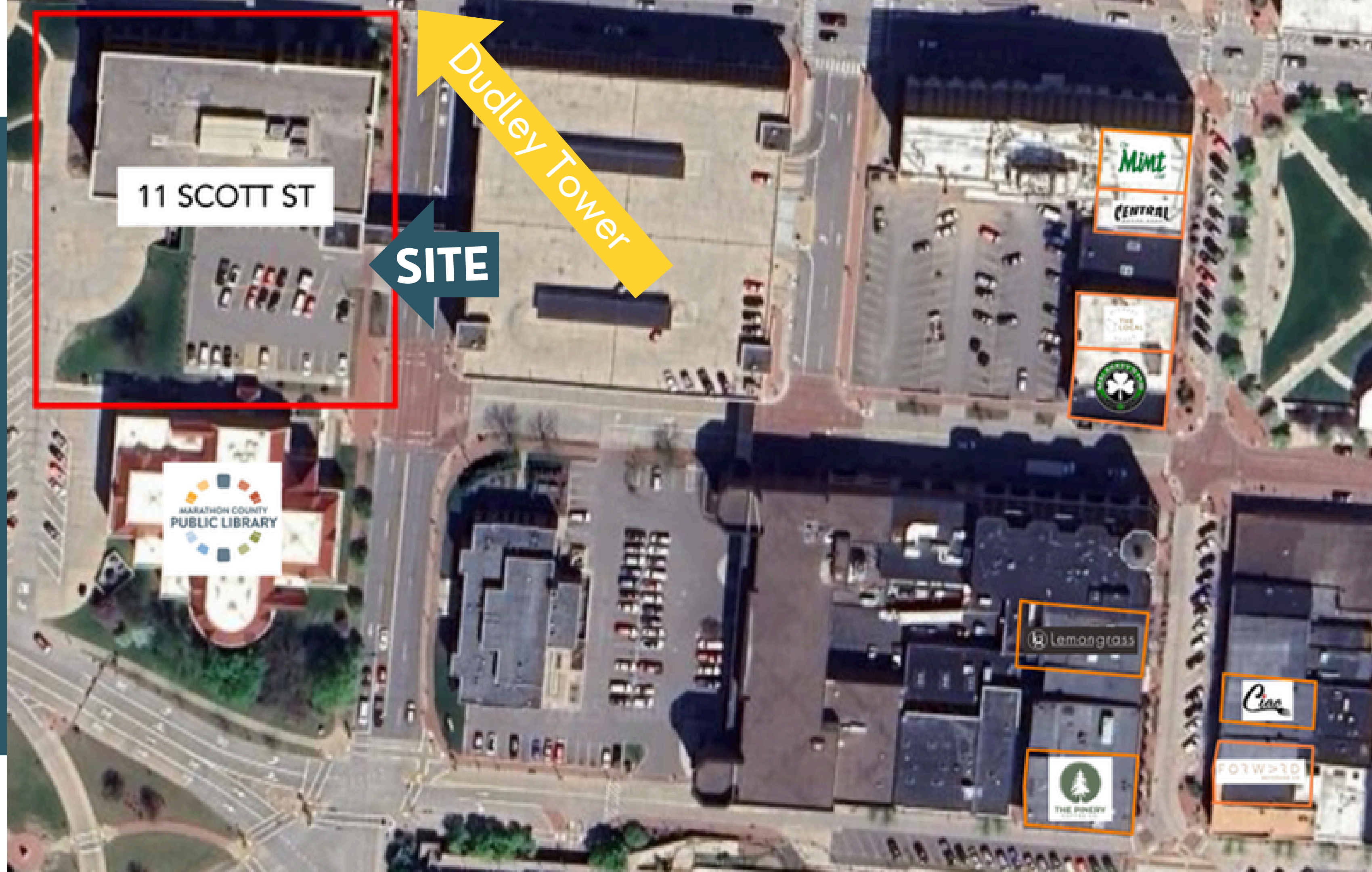
LOWER LEVEL PLAN

1/16" = 1'-0"



SITE MAP

11 SCOTT ST, WAUSAU, WI 54403



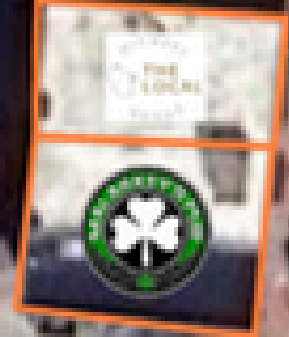
SITE

Dudley Tower

11 SCOTT ST

MARATHON COUNTY
PUBLIC LIBRARY

The Mint
CENTRAL



Lemongrass

Ciao

FORWARD





CONTACT US

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TOUR AVAILABLE SPACES,
EXPLORE BUILD-OUTS, AND
POSITION YOUR BUSINESS
AT 11 SCOTT STREET