

# FOR LEASE – Suite 10

**1415 Merrill Ave, Wausau WI 54401**

**Rent:** \$495.00 / month (All-Inclusive)

**Sq. Ft. (approx):** 170

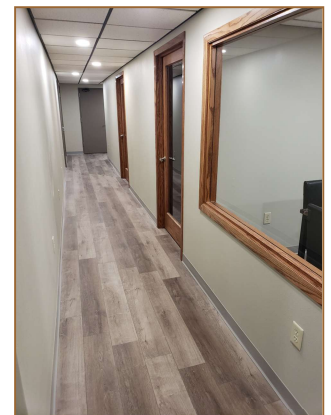
Suite 10 is a 170 square foot private office suite located on the lower level of the building and accessed by stairs (no elevator). The suite features plumbing for an in-suite sink and a dedicated mini-split system, allowing the tenant full control over heating and air conditioning.

This suite is located directly next to the shared break room, which includes on-site coin-operated laundry, and also features a private storage closet—ideal for supplies, linens, or equipment.

While the suite does not have exterior windows, the controlled lighting and lower-level location create a quiet, distraction-free environment, making it well-suited for wellness services, treatment rooms, media production, testing, or other specialty professional uses.

The suite is located within a secure, multi-tenant professional office building offering 24/7 tenant access, conference rooms available to rent on an as-needed basis, ample parking, lighted exterior signage, digital tenant directories, and an all-inclusive rent structure covering utilities, taxes, common area maintenance, and garbage service.

Give our office a call  
at 715-241-8844 to setup  
a showing appointment.



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