



500 N. Third Street
Wausau, WI 54403



Available for Lease

Office Space

Inside:

- Property Summary
- Building Photographs
- Location Maps
- Aerial Photograph



t: 715-849-8480

leasing@compassproperties.com

www.compassproperties.com

Property Summary

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

Building Description: 143,286 square foot, eight-story professional office building spanning an entire city block in the heart of downtown Wausau

Space Availability:

Floor 2	323 to 3,379 SF
Floor 3	523 to 36,200 SF*

*common areas could be converted to usable sf to accommodate a full-floor user

Lease Rate: \$10.00 to \$16.00 NNN

Occupancy: Immediate

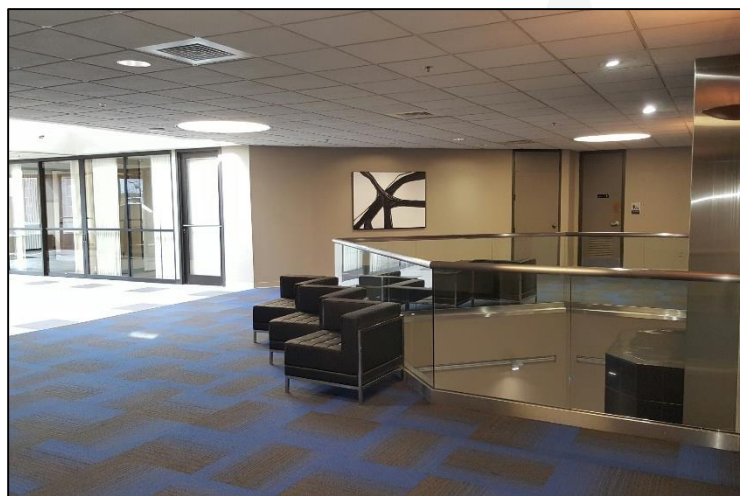
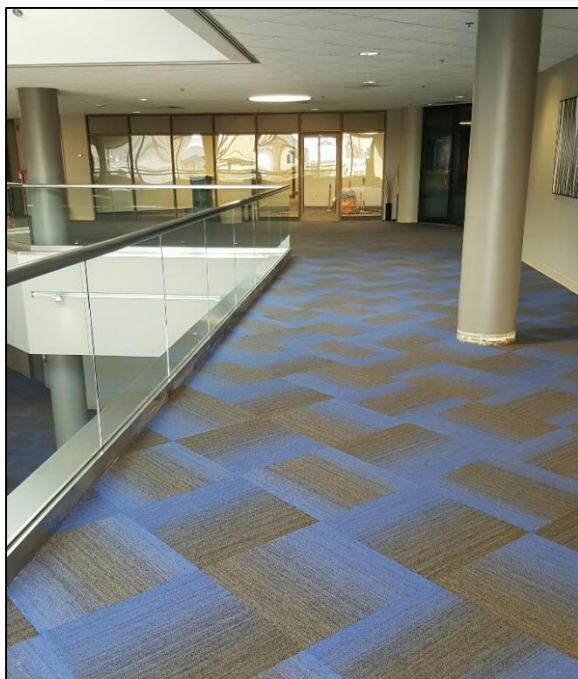
Improvements: Negotiable

Parking: Ample parking available in skywalk-connected parking ramp

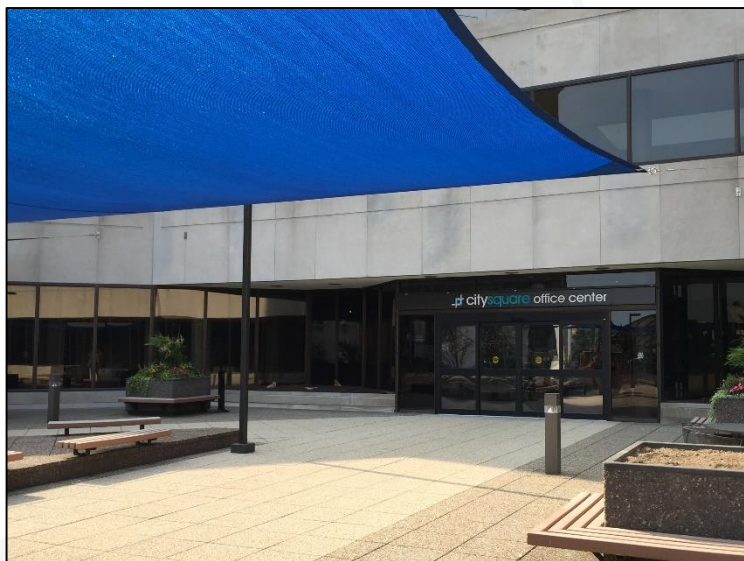
Amenities:

- 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

Property Photographs



Renovated Common Areas (2015)

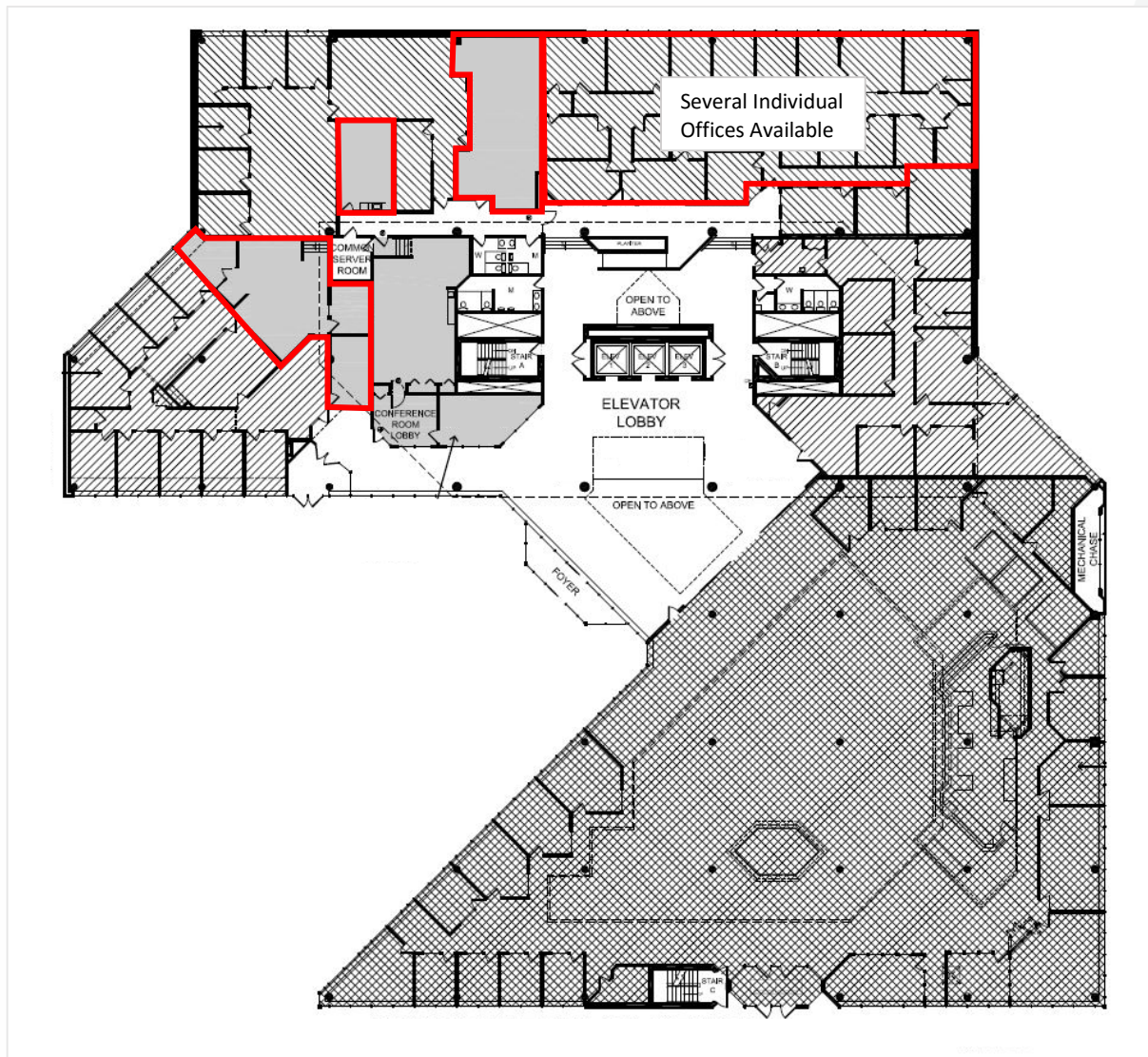


Main Building Entrance (Floor 2)

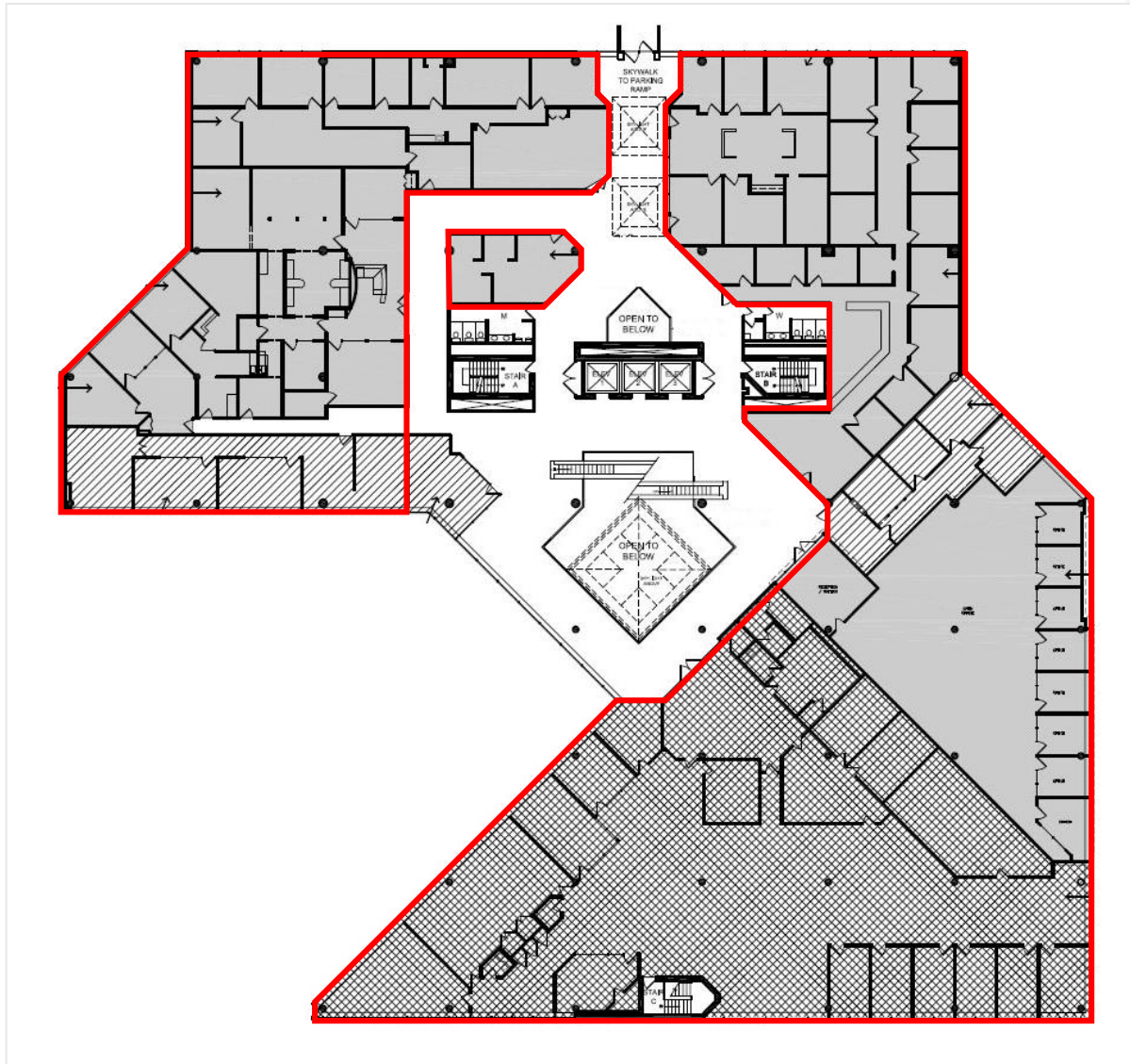


Available Building Monument Signage

Second Floor (Grade-level) – Available Space

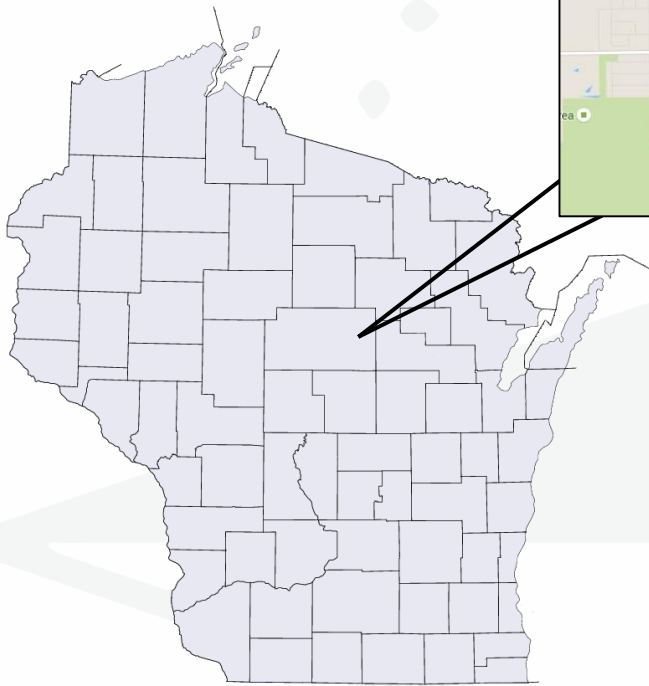
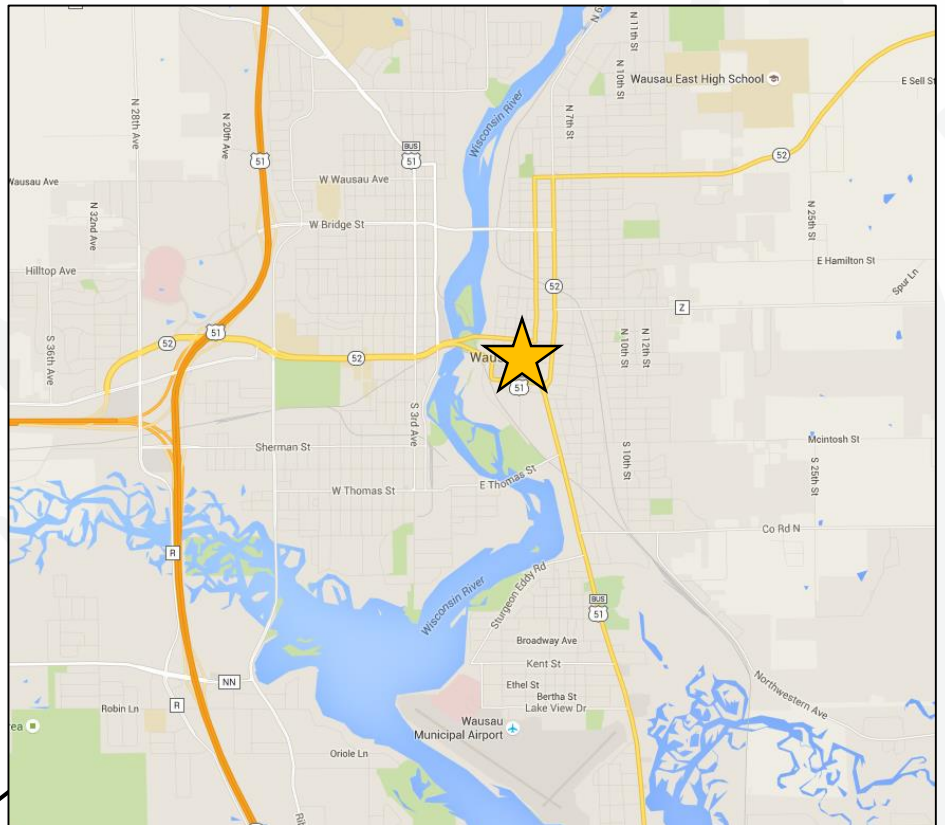


Third Floor – Available Space

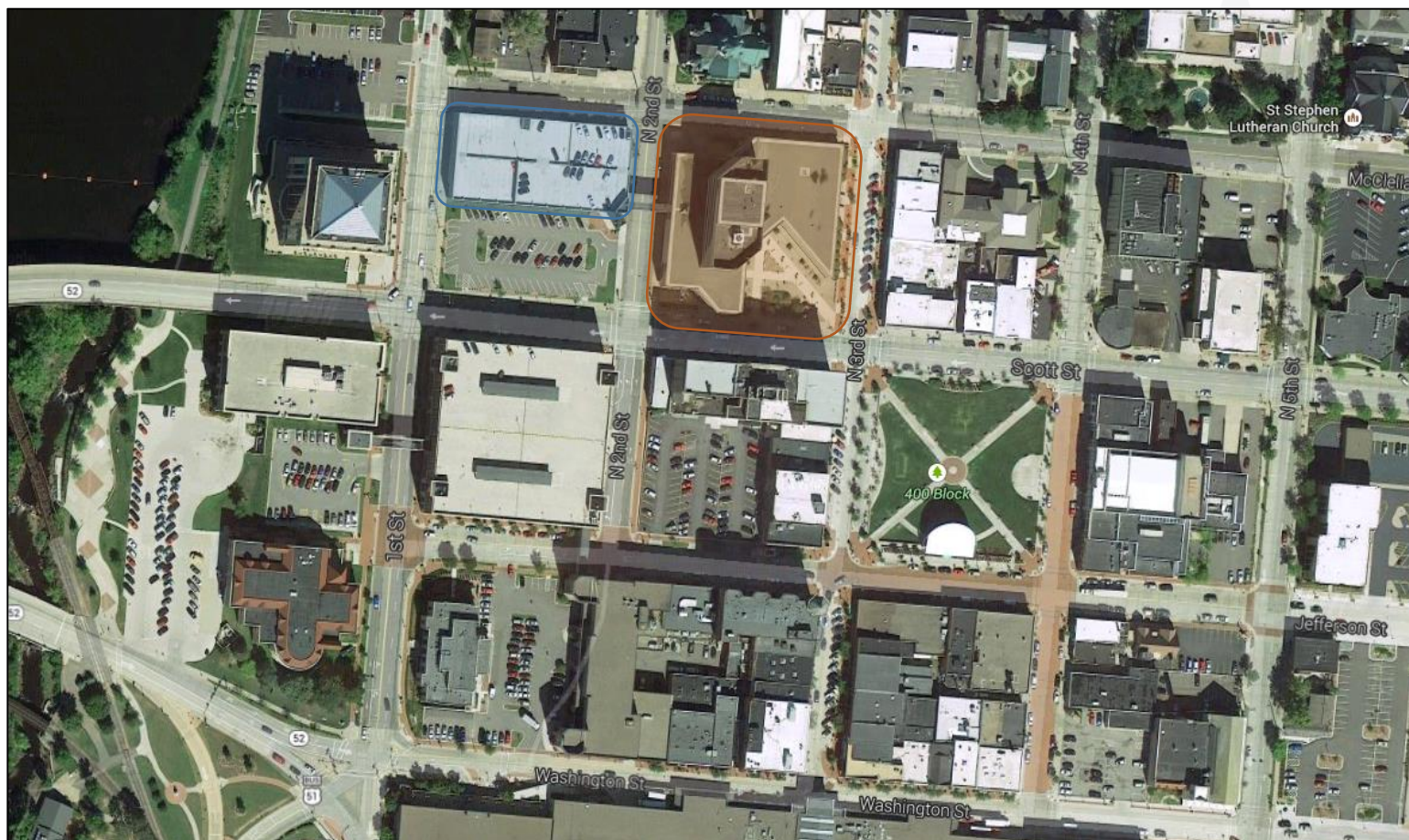


Location

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.



Subject Property and Building



Adjacent city owned parking structure

CitySquare Office Center