



3rd street lifestyle center

300 N. 3rd Street
Wausau, WI 54403



Available for Lease

Office Space

Retail Space

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Property Summary

The 3rd Street Lifestyle Center is a 250,000 sf mixed-use complex in Downtown Wausau anchored by the Jefferson Street Inn, the Chamber of Commerce, and the Visitors Center. The center features high-end condos, townhomes and apartments, offices, unique shops, salons, and spas, along with multiple dining options. Bordered by the 300 Block of Third Street, Jefferson Street and Washington Street, the center includes the historic Washington Square building, the Heinemann Building, the Palladian, and the Gateway development in Downtown Wausau.

Building Description: 250,000 square foot, three-story mixed-use building featuring office, retail, residential, and hospitality properties offering an authentic live, work, play environment.

Space Availability: 578 to 8,924 SF available

Lease Rate:

Office	\$10.50 to \$13.00 per sf/year NNN
Retail	\$14.00 to \$18.00 per sf/year NNN

Occupancy: Immediate to 30 days

Improvements: Negotiable

Amenities:

- Central downtown location
- Several dining and retail destinations in the center and within walking distance
- On-site conference and training rooms available at Jefferson Street Inn
- Parking available via skywalk-connected parking structure
- Secure building with after-hours card access
- On-site management and maintenance team
- Professionally managed by Compass Properties



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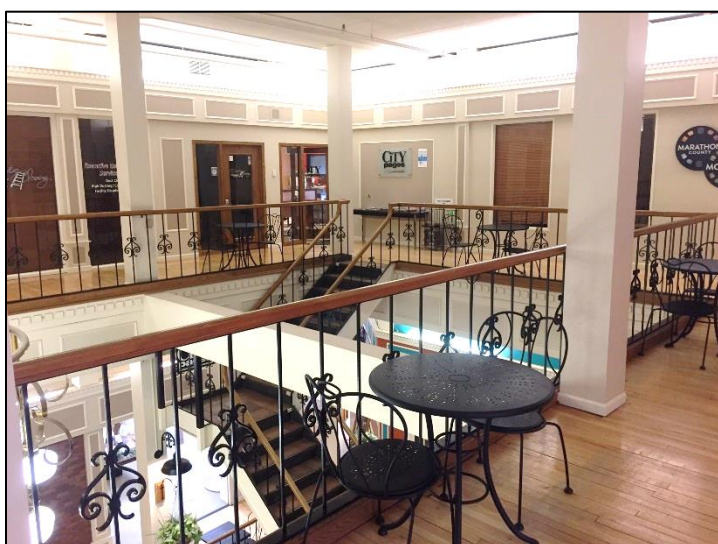
Property Photographs



El Jalapenos offers Mexican cuisine in the lower level. It is one of several dining options located within the 3rd Street Lifestyle Center complex.



The 1st floor of Washington Square features a unique mix of retailers and offices, and connects through to the Jefferson Street Inn hotel and connected park structure.

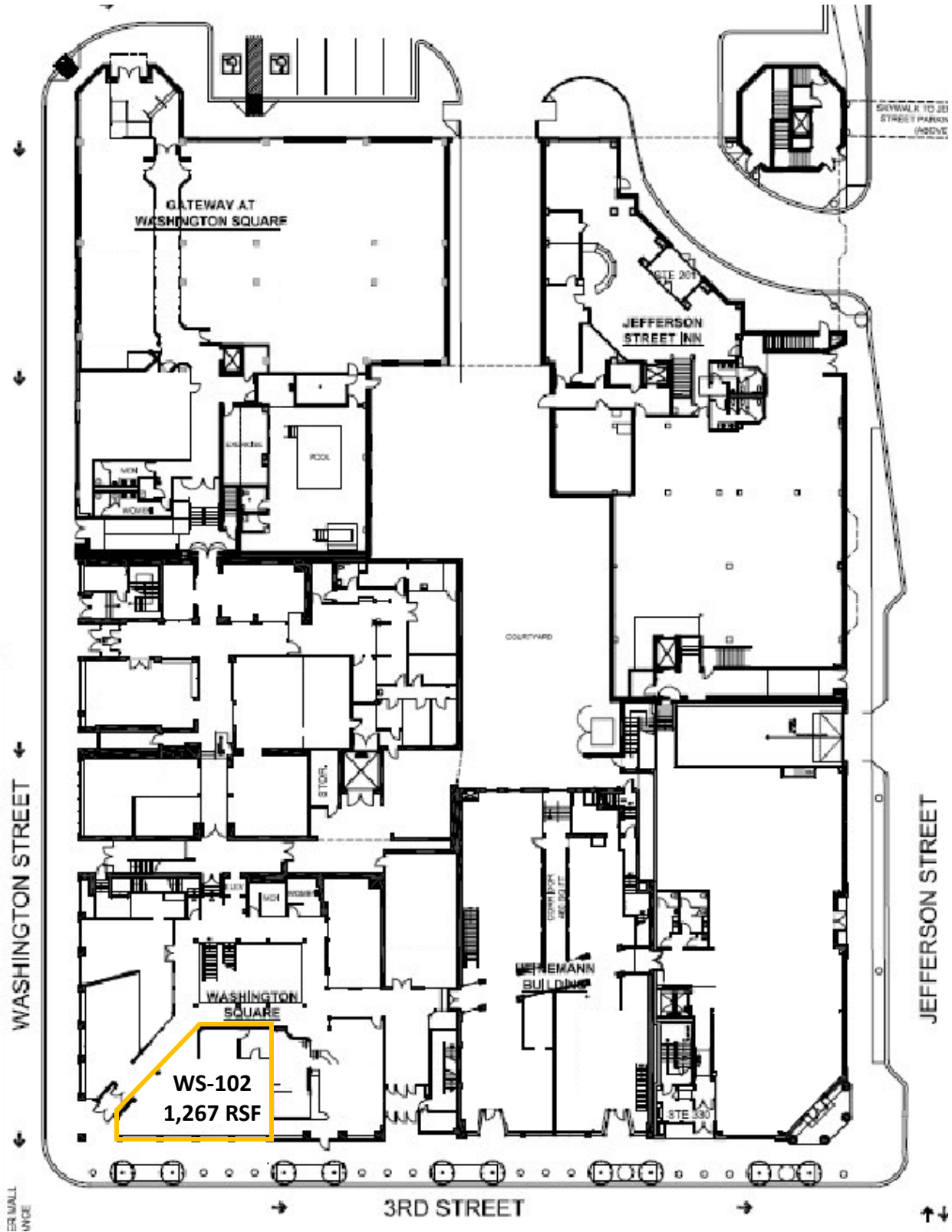


The 2nd floor of the Washington Square building features several office suites and with an open atrium spanning 3 levels. A coffee shop is just down the stairs on the first floor and offers a variety of beverages and food options.

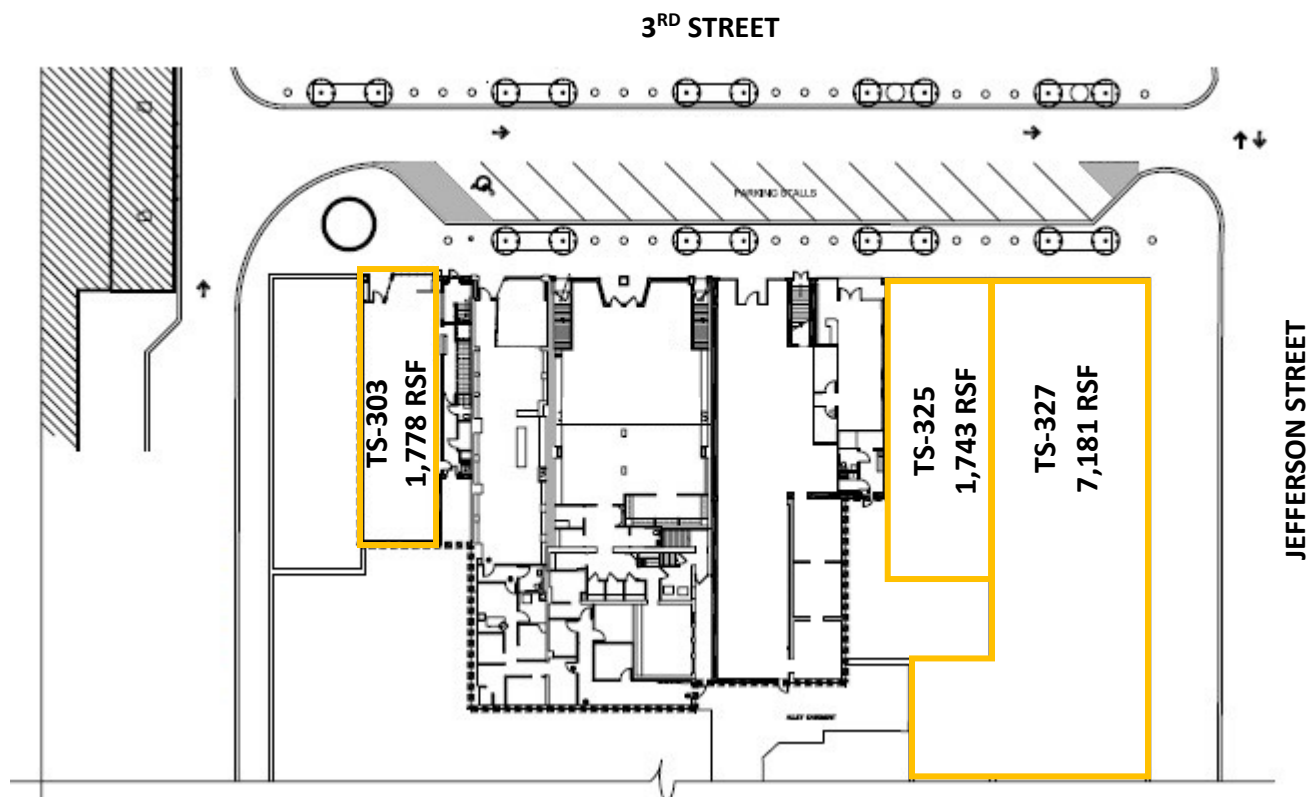


The 3rd floor of the Washington Square building features additional office suites in a more secluded setting. They are still just a floor away from all the great amenities that the 3rd Street Lifestyle Center has to offer.

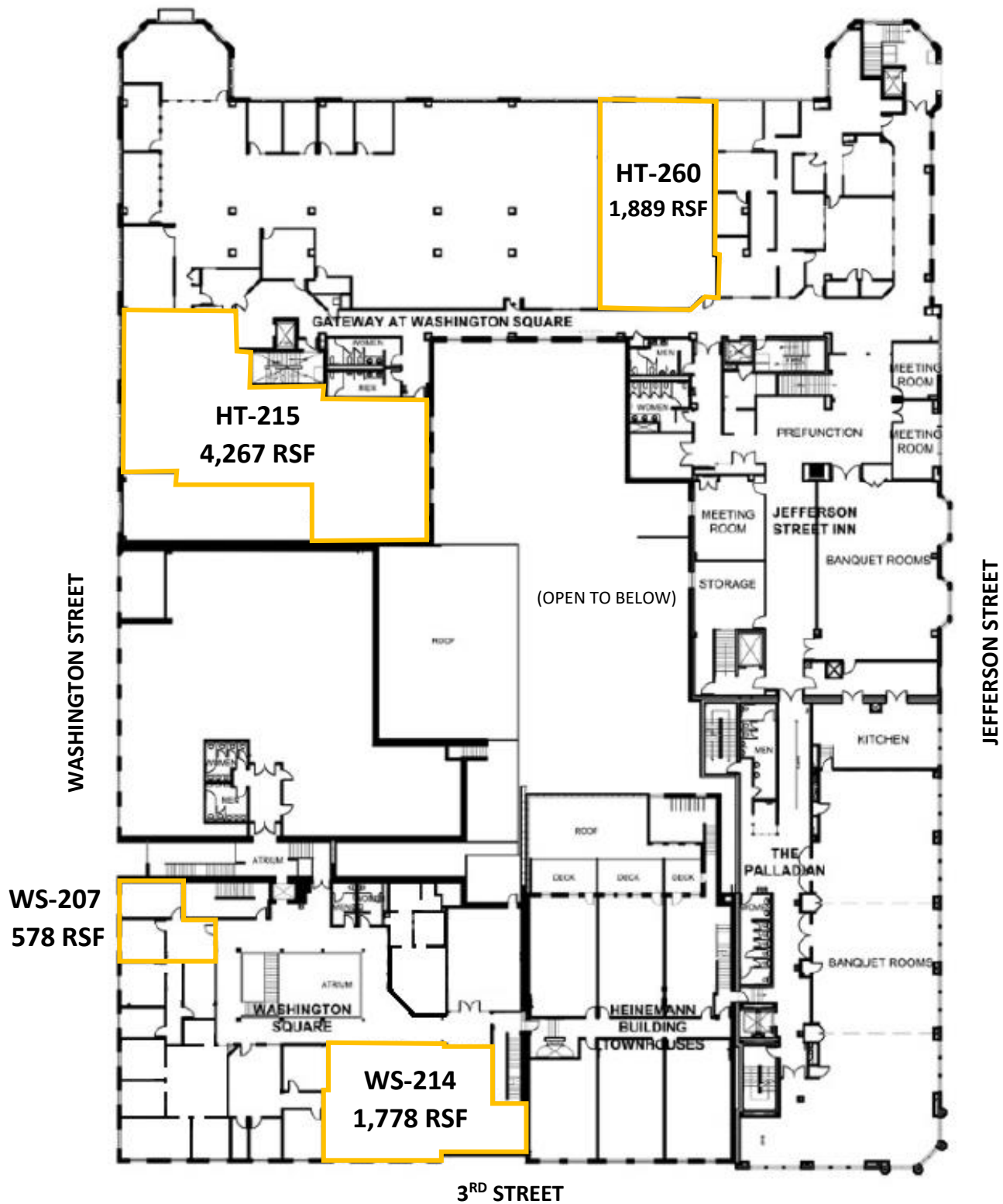
1st Floor Office/Retail – 1,267 RSF Available



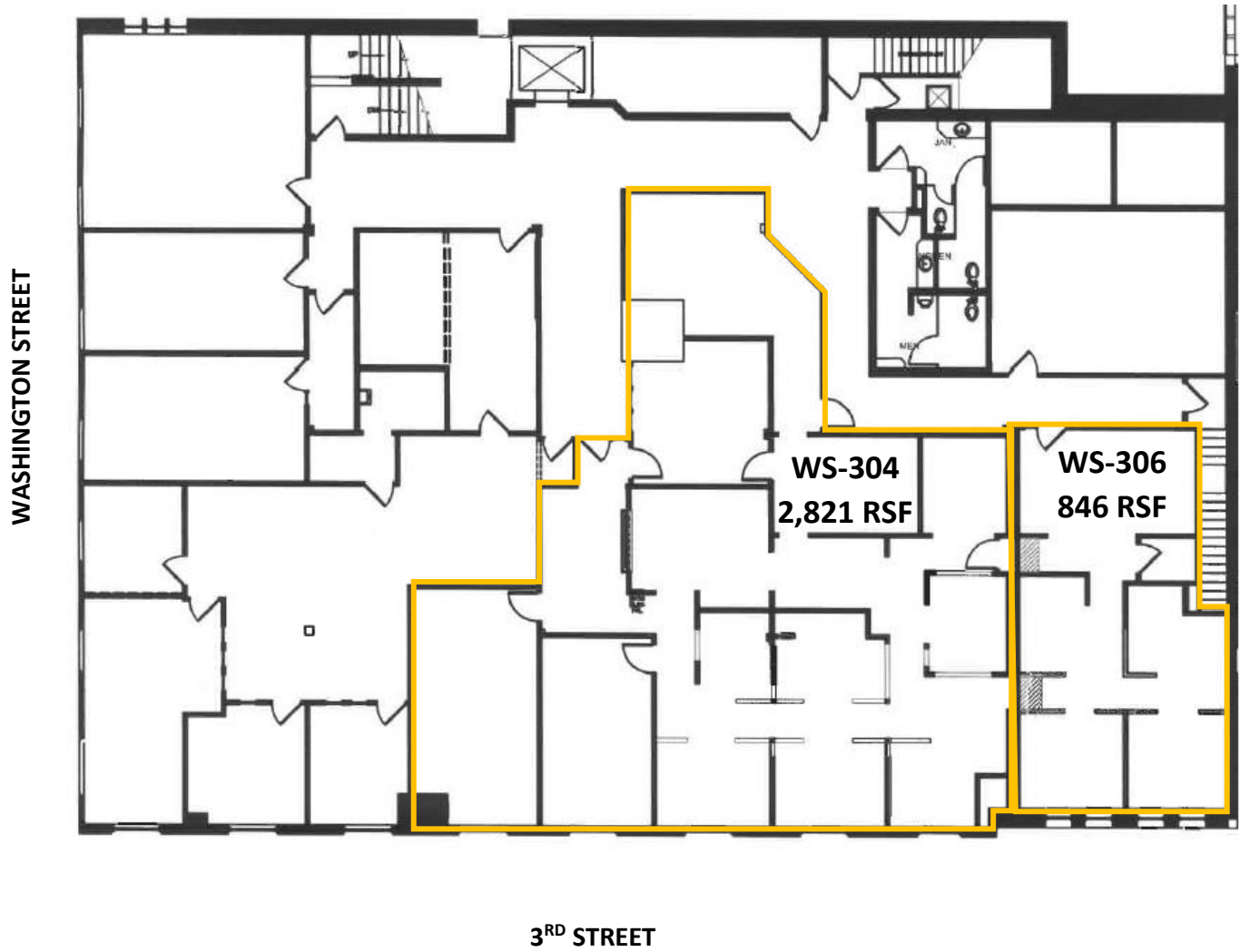
1st Floor Retail – 10,702 SF Available; 8,924 SF Contiguous



2nd Floor Office – 8,512 SF Available; 4,267 SF Contiguous

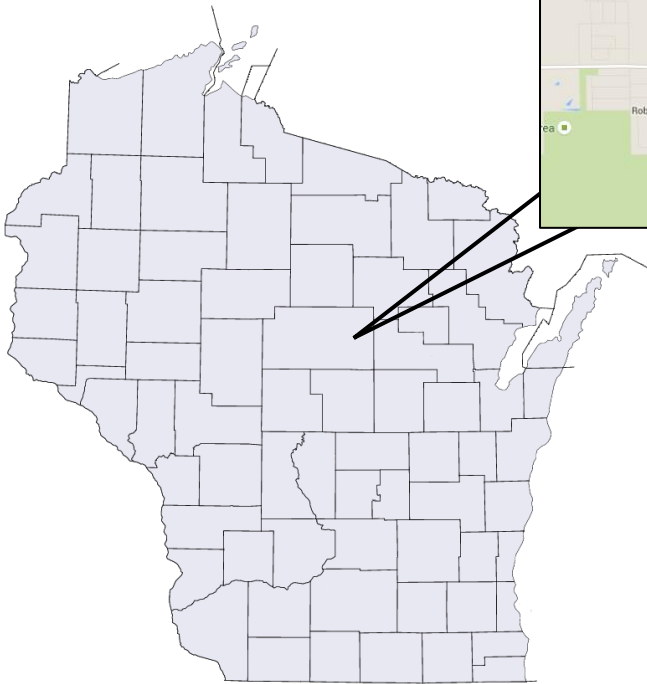
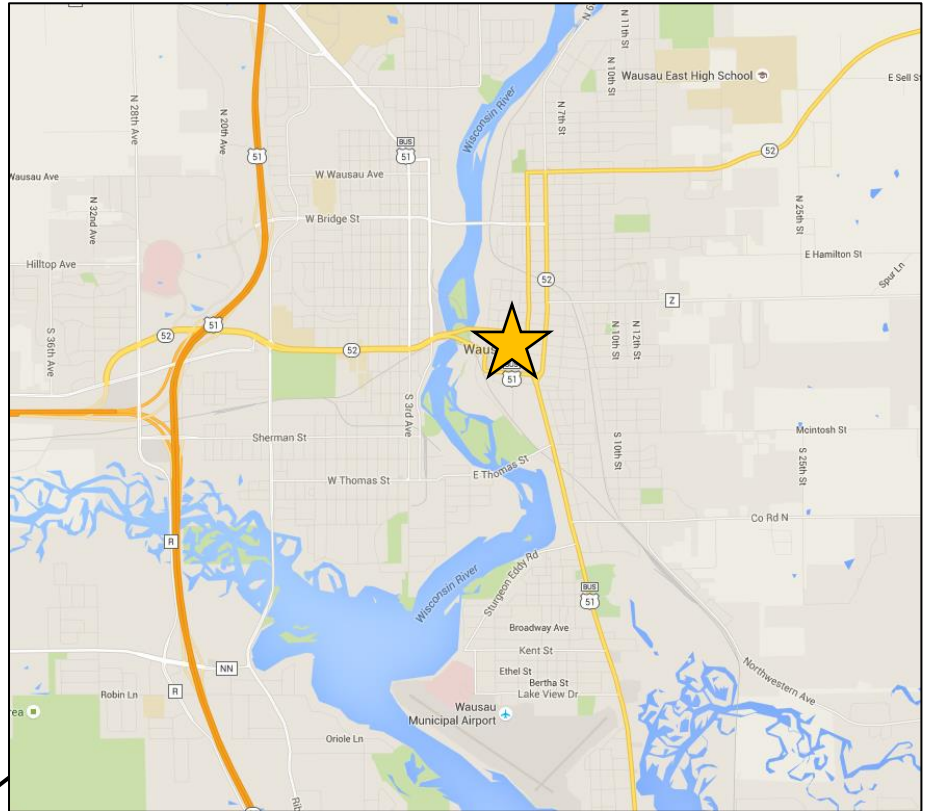


3rd Floor Office – 846 SF Available; 3,667 SF Contiguous



Location

Wausau, located in northern-central Wisconsin, is 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 brings a variety of national retailers 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

3rd Street Lifestyle Center