

FOR LEASE

1415 Merrill Ave, Wausau WI 54401

Description

Professional multi-office building located near Hwy 51/I-39 & Business Hwy 51 intersection on the north side of Wausau. The building is on the newly remodeled Merrill Avenue with high exposure. Suites are available from 130 Sq Ft and up, great for a small business looking for a professional office environment. All suites offer a gross lease, so the tenant does not have to worry about utility, property tax, or CAM charge expense. The building also has two conference rooms for rent, on an as need basis.

Other Details:

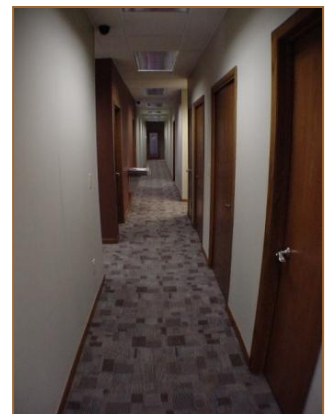
This office building is 13,842 square feet of total space with central air, gas forced air heat & hydronic heat. It also features an automated access system, & camera surveillance system. It is extensively wired for LAN. Lighted sign in front for a tenant's company name. There are (3) men's and (3) women's restrooms.

Suites:

Suite 10	827 Sq Ft	\$1,035/monthly
Suite 100	800 Sq Ft	\$1,200/monthly
Suite 110	568 Sq Ft	LEASED
Suite 130	305 Sq Ft	\$ 420/monthly
Suite 133	135 Sq Ft	LEASED
Suite 135	130 Sq Ft	LEASED
Suite 140	1,451 Sq Ft	LEASED
Suite 150	840 Sq Ft	\$1,120/monthly
Suite 160	903 Sq Ft	\$1,275/monthly
Suite 170	1,002 Sq Ft	\$1,420/monthly
Suite 200	625 Sq Ft	\$ 790/monthly

Utilities: Utilities paid by Landlord

Terms: Gross Lease, Flexible lease lengths



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MAIN LEVEL / 1415 MERRILL AVE. WAUSAU WI 54401

