

**FOR SALE OR LEASE  
- OFFICE BUILDING**

**Class A Office  
Building in Wausau  
Market  
1480 County Road XX**

**ROTHSCHILD, WI 54474**

**Price: \$2,100,000  
Lease Rate: \$10 - \$12  
PSF/NNN**

**Great location at Exit 185  
from I-39**



# PROPERTY SUMMARY

1480 COUNTY ROAD XX



## Property Summary

Price:	\$2,100,000
Building SF:	33,032
Lease Rate:	\$10 - \$11 PSF/NNN
Lease Term:	Negotiable
Available SF:	24,000
Lot Size:	2.68 Acres
Parking:	155
Parking Ratio:	4.75
Year Built:	1993
Year Remodeled	2010

## Property Overview

Class A office building in a commercial area near grocery, restaurants, theaters, hotels, and conference center. There is room for up to 24,000 SF for an owner-occupant in a recently remodeled space. Potential uses include professional offices, medical office space, and educational or event centers. Large pylon sign and building-mounted sign in place. High parking ratio (4.75 stalls per 1,000 SF).

## Location Overview

Great location at Exit 185 from I-39 south of Wausau, WI.

# PROPERTY PHOTOS

1480 COUNTY ROAD XX



**OAKBROOK CORPORATION**  
2 Science Court, Suite 200  
Madison, WI 53711

**CHRIS CAULUM, SIOR**  
Vice President of Commercial Brokerage  
O: (608) 443-1040  
C: 608-443-1040  
[ccaulum@oakbrookcorp.com](mailto:ccaulum@oakbrookcorp.com)



# PROPERTY PHOTOS

1480 COUNTY ROAD XX

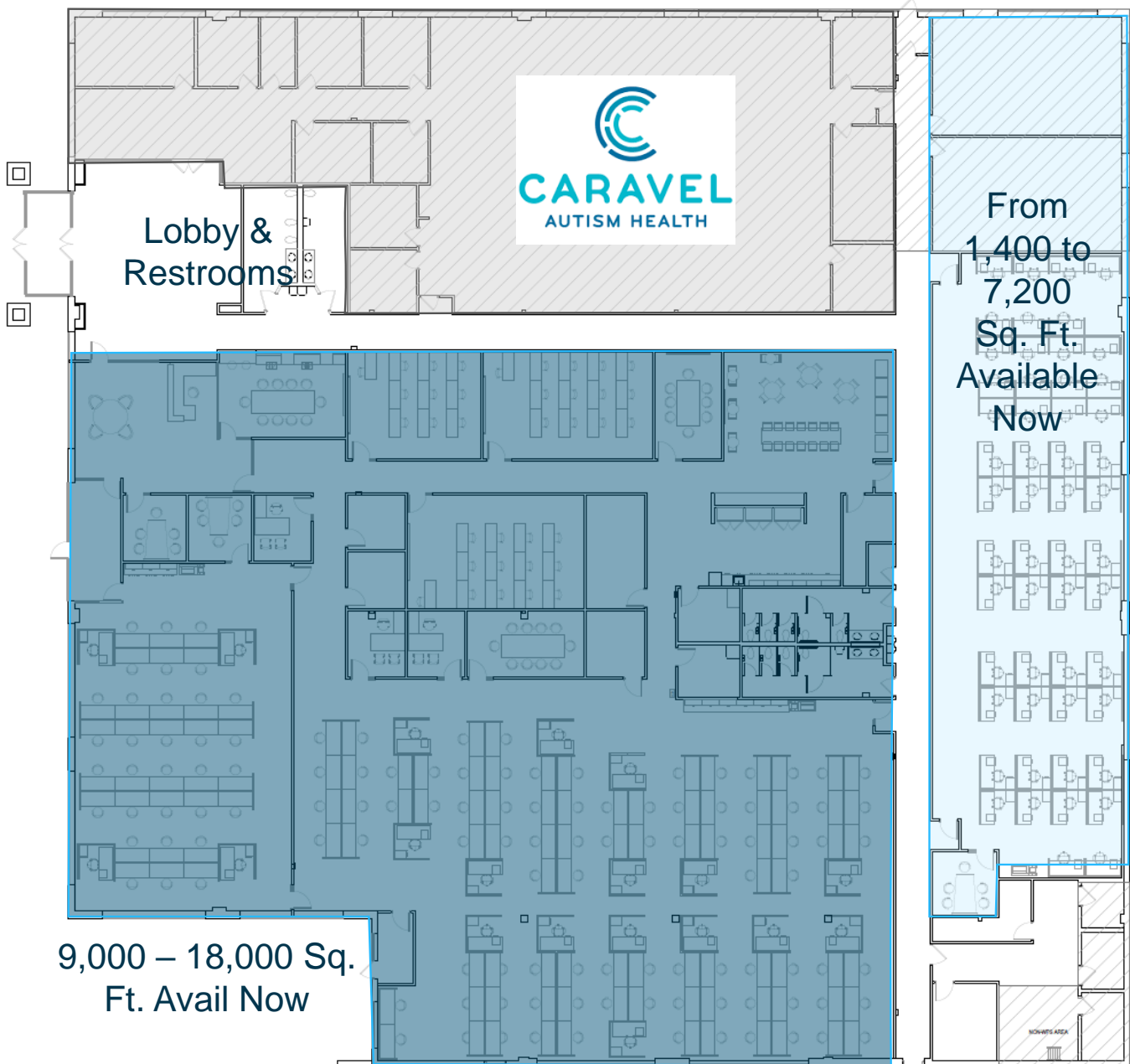


**OAKBROOK CORPORATION**  
2 Science Court, Suite 200  
Madison, WI 53711

**CHRIS CAULUM, SIOR**  
Vice President of Commercial Brokerage  
O: (608) 443-1040  
C: 608-443-1040  
[ccaulum@oakbrookcorp.com](mailto:ccaulum@oakbrookcorp.com)

# FLOOR PLAN

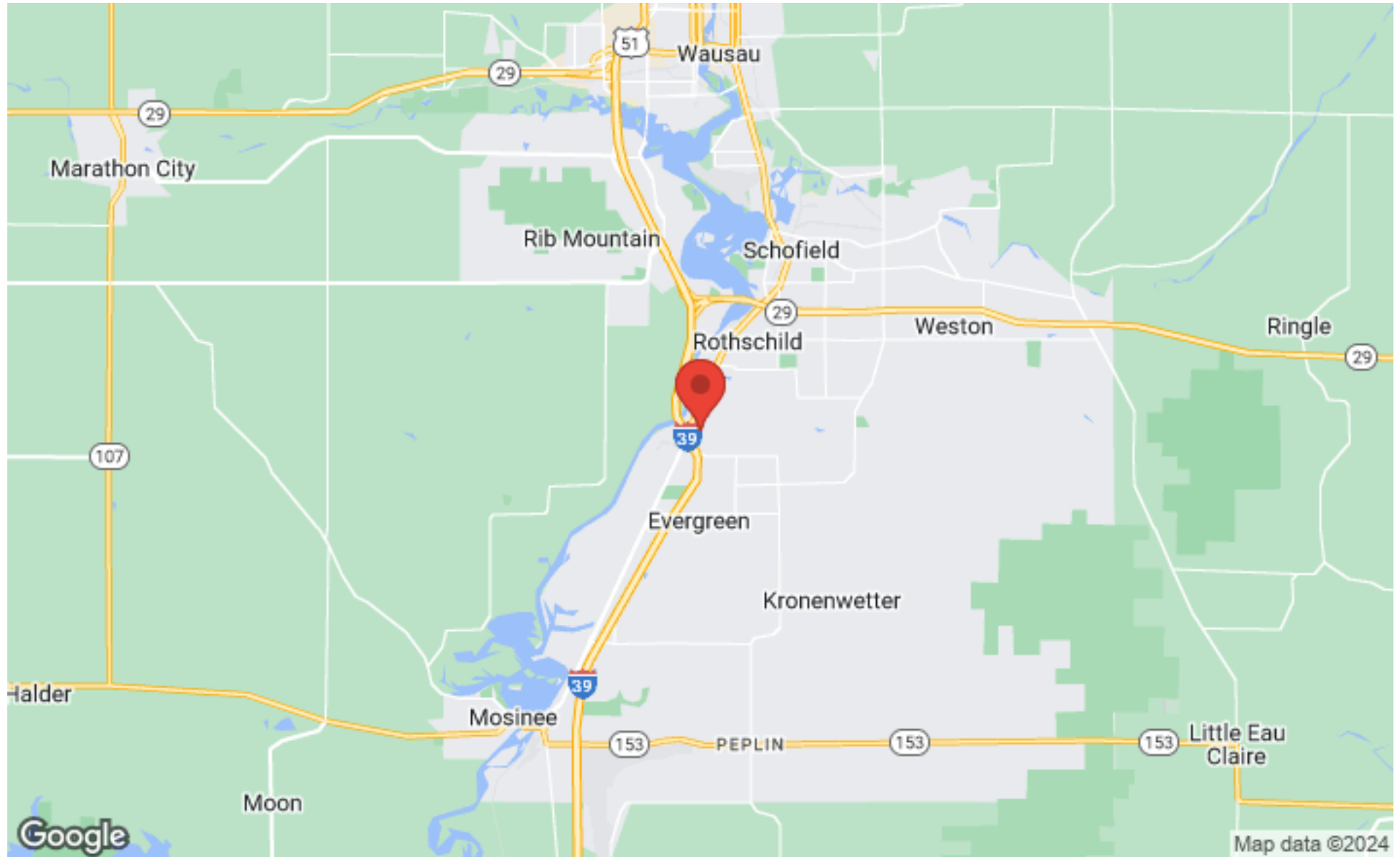
1480 COUNTY ROAD XX





# REGIONAL MAP

1480 COUNTY ROAD XX

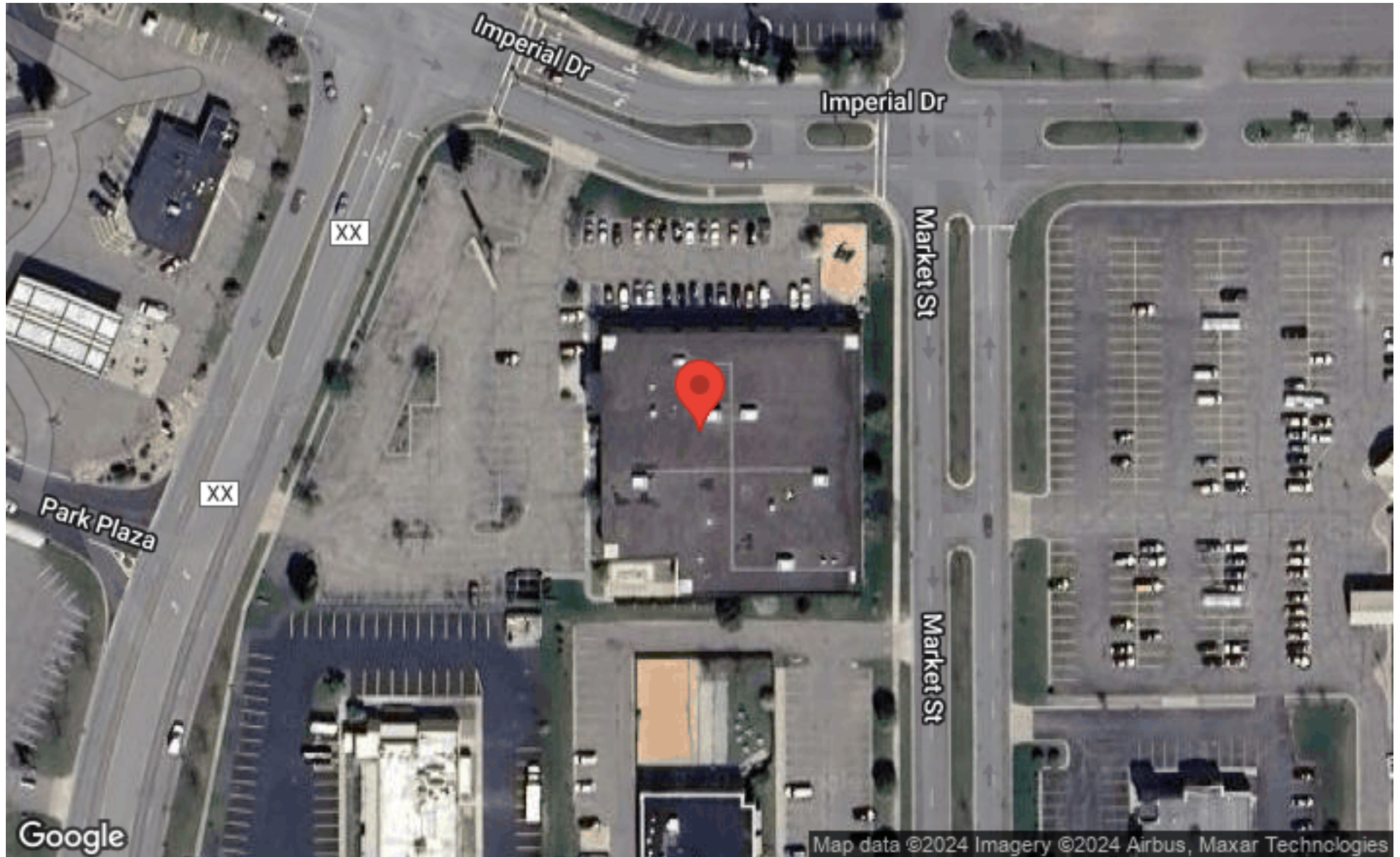


**OAKBROOK CORPORATION**  
2 Science Court, Suite 200  
Madison, WI 53711

**CHRIS CAULUM, SIOR**  
Vice President of Commercial Brokerage  
O: (608) 443-1040  
C: 608-443-1040  
[ccaulum@oakbrookcorp.com](mailto:ccaulum@oakbrookcorp.com)

# AERIAL MAP

1480 COUNTY ROAD XX

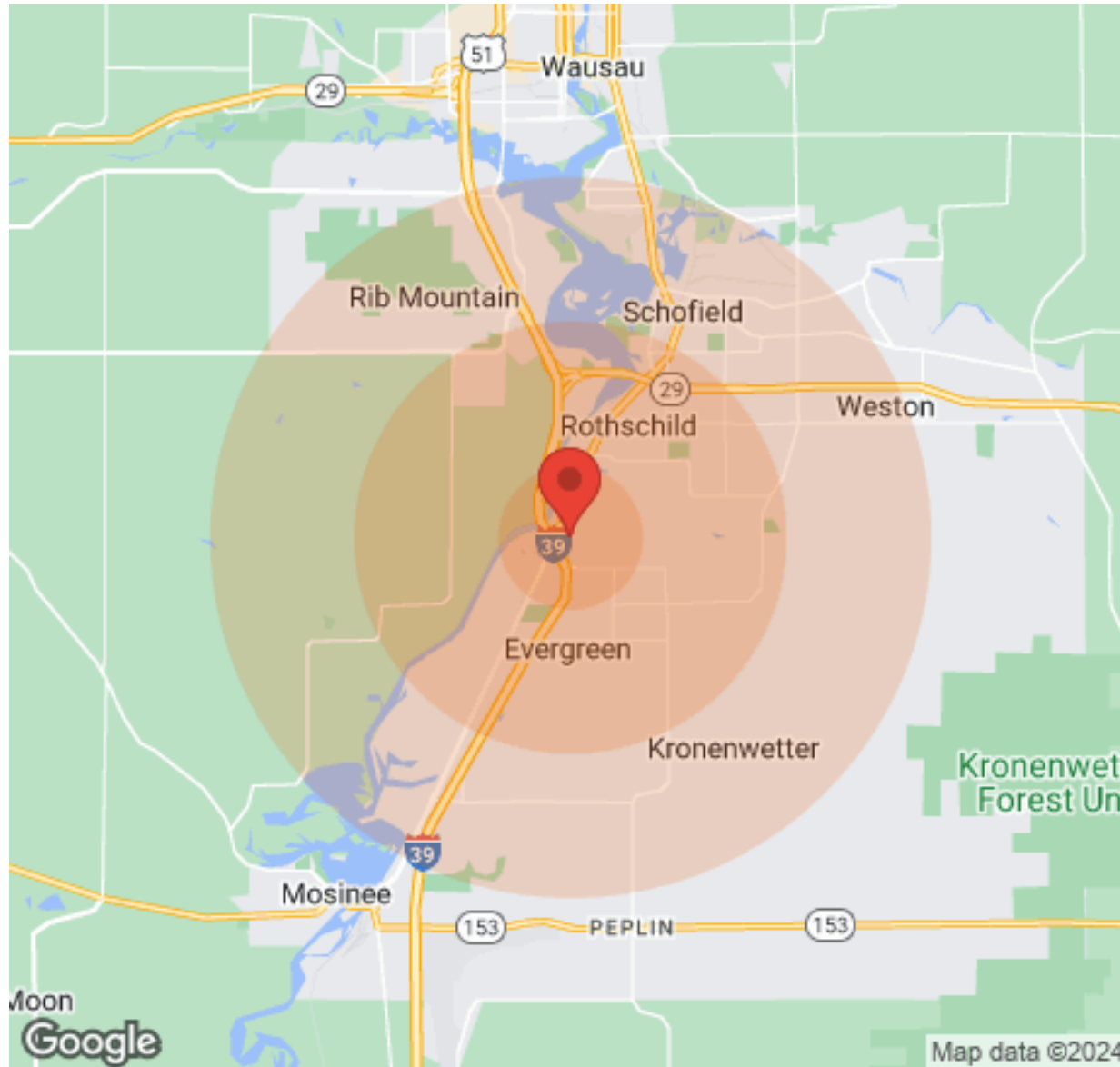


OAKBROOK CORPORATION  
2 Science Court, Suite 200  
Madison, WI 53711

CHRIS CAULUM, SIOR  
Vice President of Commercial Brokerage  
O: (608) 443-1040  
C: 608-443-1040  
[ccaulum@oakbrookcorp.com](mailto:ccaulum@oakbrookcorp.com)

# DEMOGRAPHICS

1480 COUNTY ROAD XX



Population	1 Mile	3 Miles	5 Miles
Male	N/A	6,962	19,092
Female	N/A	6,803	18,963
Total Population	N/A	13,765	38,055

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	2,629	7,394
Ages 15-24	N/A	1,939	5,256
Ages 25-54	N/A	5,286	14,590
Ages 55-64	N/A	1,922	5,050
Ages 65+	N/A	1,989	5,765

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$60,047	\$58,482
< \$15,000	N/A	234	835
\$15,000-\$24,999	N/A	348	1,411
\$25,000-\$34,999	N/A	458	1,473
\$35,000-\$49,999	N/A	775	2,336
\$50,000-\$74,999	N/A	1,262	3,536
\$75,000-\$99,999	N/A	992	2,427
\$100,000-\$149,999	N/A	933	2,174
\$150,000-\$199,999	N/A	78	338
> \$200,000	N/A	169	388

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	5,625	16,052
Occupied	N/A	5,332	14,921
Owner Occupied	N/A	4,459	11,063
Renter Occupied	N/A	873	3,858
Vacant	N/A	293	1,131



# DISCLAIMER

1480 COUNTY ROAD XX

All materials and information received or derived from Oakbrook Corporation its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Oakbrook Corporation its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Oakbrook Corporation will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Oakbrook Corporation makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Oakbrook Corporation does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Oakbrook Corporation in compliance with all applicable fair housing and equal opportunity laws.

**OAKBROOK CORPORATION**  
2 Science Court, Suite 200  
Madison, WI 53711

*PRESENTED BY:*

**CHRIS CAULUM, SIOR**  
Vice President of Commercial Brokerage  
O: (608) 443-1040  
C: 608-443-1040  
ccaulum@oakbrookcorp.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.