



For Lease

Property Highlights

- Planned five-story, mixed-use development on the former Wausau Center Mall site, designed to support the revitalization of Downtown Wausau.
- Two (planned), five-story buildings, totaling 153 units
- 17,000 s.f. retail, including two commercial kitchen hood exhaust system connections
- Phase 1 gray box space available now; opening scheduled for October 2025

Suite(s) Available

- Suite #1 (End-Cap) 2,170 r.s.f
- Suites #2 - 5 1,353 - 1,772 r.s.f
- Suite #6 (End-Cap) 2,684 r.s.f
- Suites #7 - 10 1,052 - 1,704 r.s.f



T. Wall Enterprises Mgt, LLC
1818 Parmenter St, Suite 400
Middleton, WI 53562

Madison, WI 53707
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Dylan Cruz
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Community & Culture

Located right in downtown Wausau, Foundry on 3rd is just a few steps from the heart of local shops and restaurants. The development will consist of two phases, the first phase consisting of approximately 154 units and 17,000 square feet of commercial space.

The Foundry on 3rd will overlook downtown Wausau and have amazing views of Rib Mountain.

The Foundry on 3rd is part of a larger redevelopment that will consist of a future public market and a pedestrian bridge leading to the waterfront recreation area.



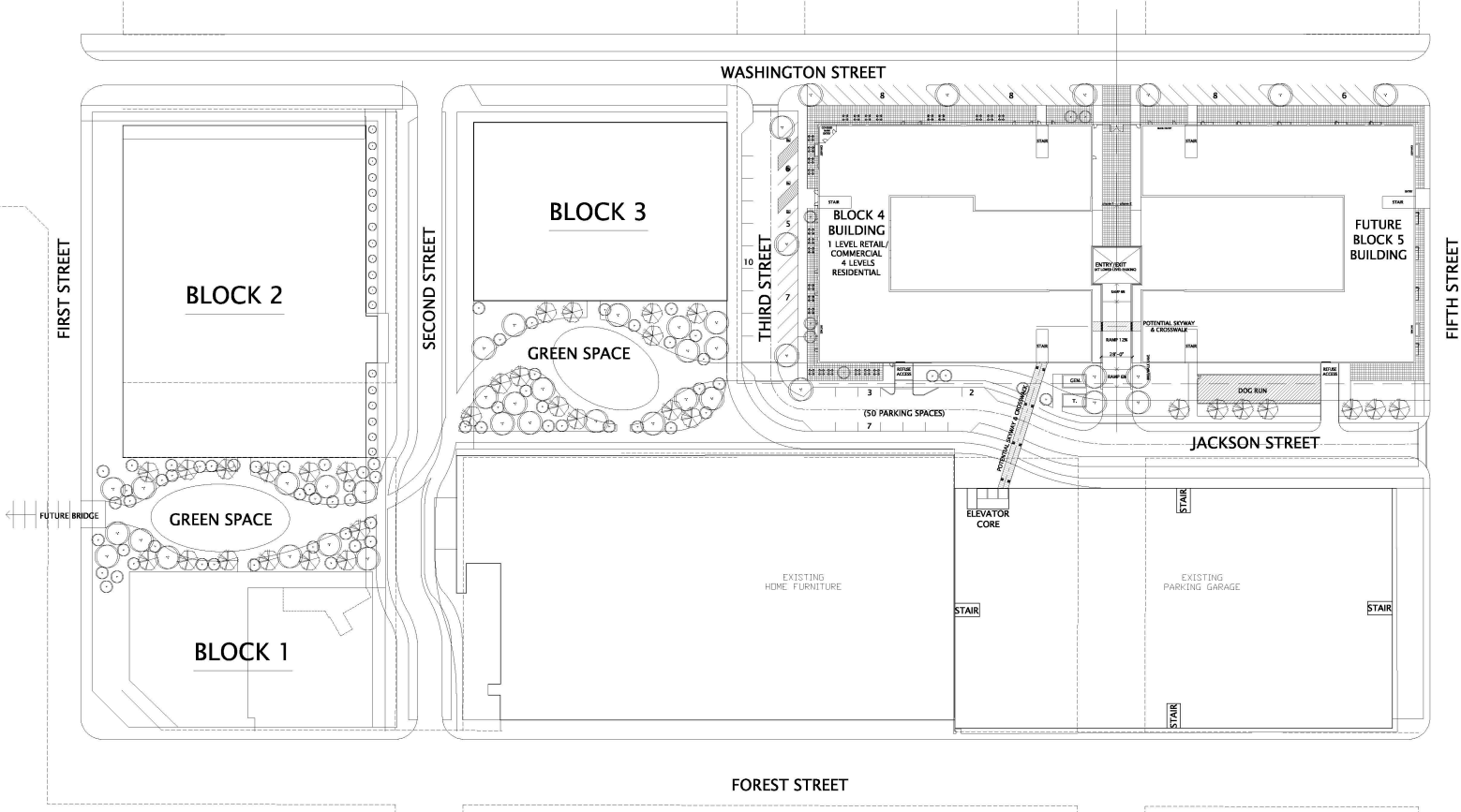
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Property Overview

Suite Sizes	1,052 -17,000
Total Apt. Units	153
Parking	Public, Street
Signage	Building, Blade, & Door
Zoning	PUD
Utility Provider	WPS
Internet/ Cable/ Internet Provider	TDS



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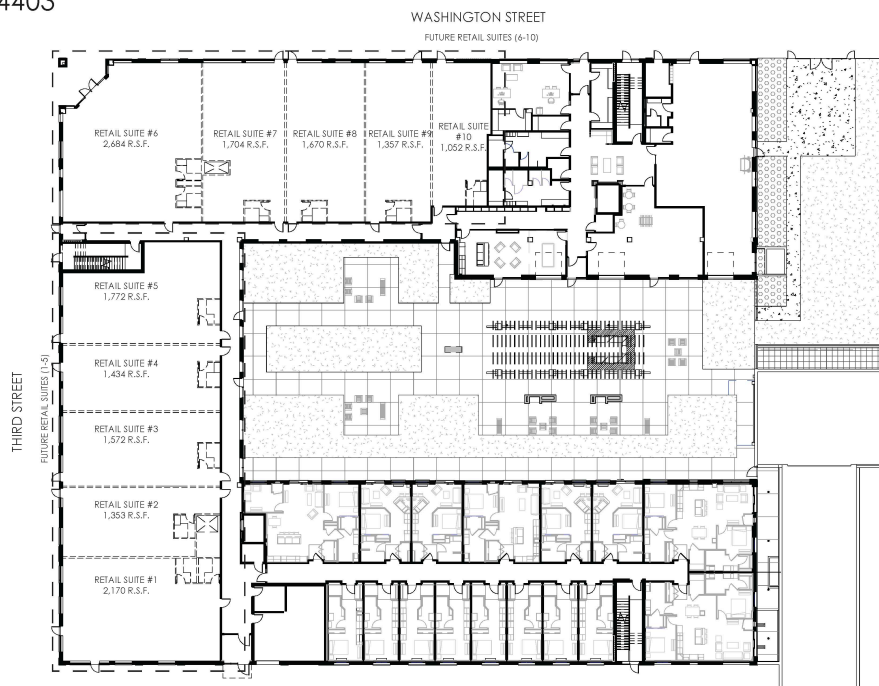
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FOUNDRY ON 3RD

WAUSAU, WI 54403

NOTE: FOR MARKETING PURPOSES ONLY AND SUBJECT TO CHANGE. PLANS MAY NOT BE 100% ACCURATE.



OVERALL FLOOR PLAN - FUTURE RETAIL SUITES



JLA
ARCHITECTS

T. Wall Enterprises
Mgt. LLC
Creating Places Where People Interact

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FOUNDRY on 3rd

