

FOR LEASE



311 Financial Way

Next to I-39 with access from Bridge Street or Stewart Avenue
Wausau, Wisconsin

1,500 to
22,000 SF
Available

Class-A Office
Location with Excellent
I-39 Exposure

For more
information contact:

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LOKRE DEVELOPMENT

P.O. Box 2033

Wausau, WI 54402-2033

LOKRE
DEVELOPMENT

SPECIFICATIONS:

Lease opportunities from 1,500 to 22,000 square feet available. 311 Financial Way is a LEED certified building that sits high atop 17th Avenue overlooking greater Wausau and Rib Mountain. The three story building stands out to I-39 and Hwy 29 traffic and is one of Wausau's premier and prestigious office locations.

FEATURES:

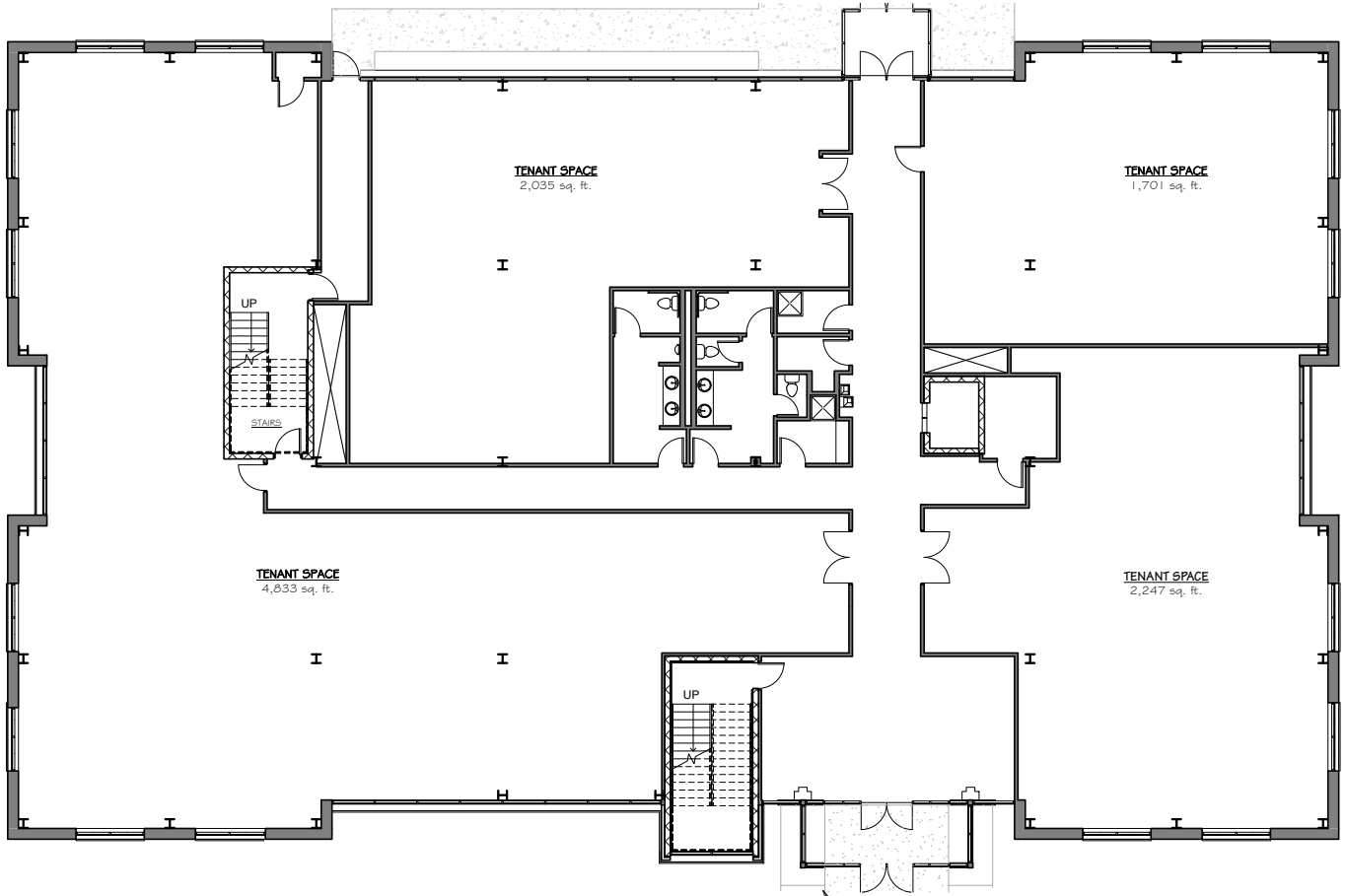
- LEED/GREEN Class-A Office Building
- Excellent views and location
- Raised floor construction allows flexible space configuration
- Natural light creates a healthy and productive work environment
- I-39 and Hwy 29 visibility and easy access off of I-39
- 35,000 plus vehicles per day

If you have been looking to relocate or start a new business, now is the time to make that move. Special rates are being offered so call today!

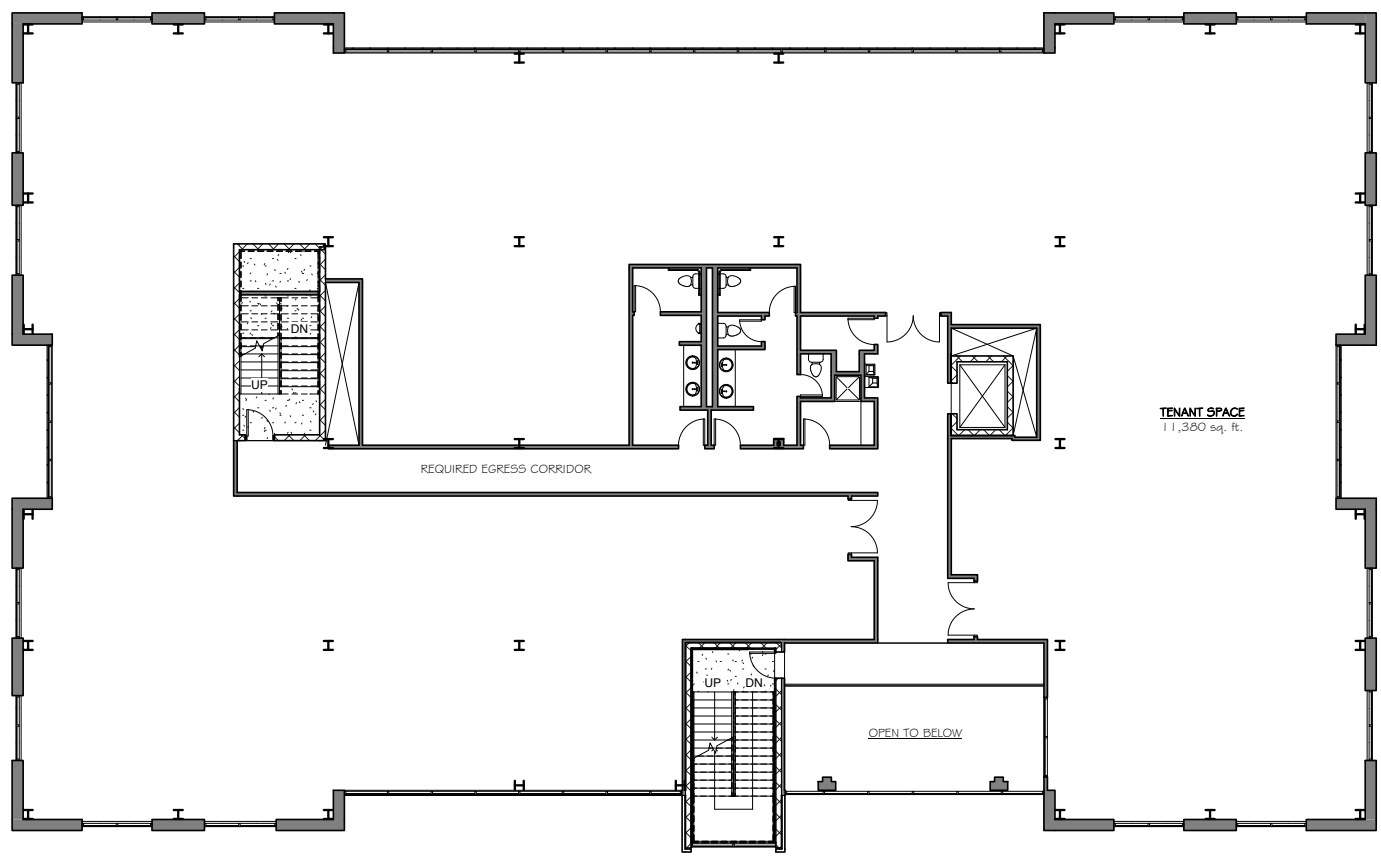
AVAILABLE SPACE:	1,500 TO 22,000 SF
LEASE RATE:	\$12.95/PSF, FOR THE FIRST TWO YEARS W/ 5 YEAR LEASE
TENANT IMPROVEMENT ALLOWANCE:	\$20.00/PSF TOWARDS BUILD OUT

Commercial • Retail • Office • Industrial • Warehouse

www.lokre.com



FIRST FLOOR



SECOND FLOOR