605, 609 & 613 Scott St.
Wausau, WI 54403

**Investment Property:** Well-maintained professional office buildings on the SE corner of high traffic downtown Wausau business district. Two adjoining multi-level buildings with separate entrances, each with 6-8 contiguous parking spaces in addition to 30 space paved parking lot 60 feet away.

**Building 1:** On east side of the structure is a 5,064 SF, Class C split-level design constructed in 1968, consisting of various size offices, kitchenette & restrooms. A few of these offices are leased to different tenants with Gross Lease arrangements.

**Building 2:** On west side of structure is a Class B facility added in 1980. The 6,842 SF Main Level and part of the 6,442 SF Lower Level are leased for 3 years, ending in September 2021, with a possible one or more year extension under a Modified Net Lease.

**Location:** Walking distance to City Hall, Courthouse, Downtown Services & Activities and within 5 minutes of Interstate Highway System.

Located in a Designated Opportunity Zone offering federal tax benefits to investors.

| **PRICE** | $895,000 |
| **LEASE RATE** | $7-12.50 SF NNN |
| **ZONING** | B2 (Buildings)
R4 (Parking Lot) |
| **YEAR BUILT** | 1968, 1980 |

For more information:
Gene Davis
715.574.0371 • GeneD@naipfefferle.com

327 N. 17th Avenue, Suite 303
Wausau, WI 54401
715.261.2922
naipfefferle.com
For Sale & Lease
605, 609 & 613 Scott St
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Daily Traffic Counts

<table>
<thead>
<tr>
<th>Route</th>
<th>Traffic Count</th>
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<tbody>
<tr>
<td>SCOTT STREET</td>
<td>7,100</td>
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<tr>
<td>6TH STREET</td>
<td>13,600</td>
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</table>

2018 Demographics

<table>
<thead>
<tr>
<th></th>
<th>1 MILE</th>
<th>5 MILES</th>
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</thead>
<tbody>
<tr>
<td>POPULATION</td>
<td>10,865</td>
<td>63,443</td>
</tr>
<tr>
<td>HOUSEHOLDS</td>
<td>4,519</td>
<td>26,337</td>
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<td>AVG HOUSEHOLD INCOME</td>
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<td>$48,061</td>
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<tr>
<td>DAYTIME POPULATION</td>
<td>12,144</td>
<td>49,322</td>
</tr>
</tbody>
</table>

Aerial View

GIS Map

613 Scott St.
30 Paved Parking Spaces
605-609 Scott St.
Building 1 & Building 2
6-8 Parking Spaces

Floor Plan

Area Map

Building 1
609 Scott St.
Built 1968
Partially Leased

Building 2
605 Scott St.
Built 1980
Leased

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Building 2
Opportunity Zone Map
Disclosure to Customers

You are a customer of NAI Pfefferle (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

• The duty to provide brokerage services to you fairly and honestly.
• The duty to exercise reasonable skill and care in providing brokerage services to you.
• The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
• The duty to disclose to you in writing certain Material Adverse Facts about a Property, unless disclosure of the information is prohibited by law.
• The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
• The duty to safeguard trust funds and other property held by the Firm or its Agents.
• The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

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Confidentiality Notice to Customers

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm or its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

Notice About Sex Offender Registry

You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at http://www.doc.wi.gov or by telephone at 608-240-5830.