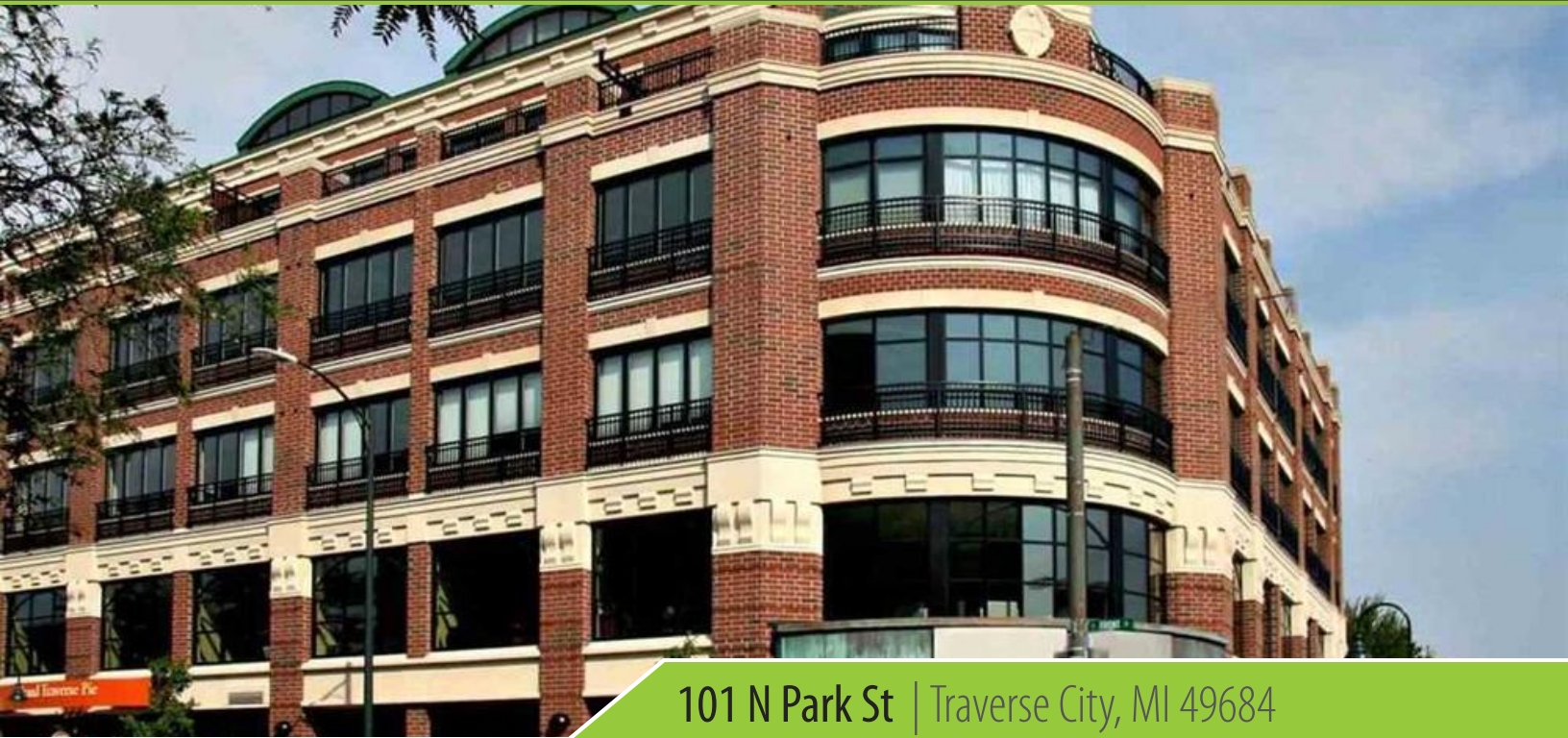




OFFICE BUILDING FOR LEASE

101 N Park St

executive summary



101 N Park St | Traverse City, MI 49684

AVAILABLE SF:	6,024 SF
LEASE RATE:	\$20.00 SF/YR (NNN)
BUILDING CLASS:	A
YEAR BUILT:	2010
RENOVATED:	2017
CROSS STREETS:	FRONT AND PARK

PROPERTY OVERVIEW

Office suite in premier 101 Park Building on Front St. in downtown Traverse City. All 12 office/conference rooms on the north side of the space have floor to ceiling windows with spectacular Grand Traverse Bay and Boardman River views plus spacious open work area. Quality Class A building with high speed fiber capability and ADA accessibility/elevator. In the heart of all that downtown has to offer including restaurants, shopping, Boardman River, bike trail, marina and beaches. Turnkey space with current office furniture available at no additional charge. Includes kitchenette plus additional copy and storage/breakroom areas. Less than 400 feet to Hardy Parking Garage. Landlord will consider demising space.

PROPERTY HIGHLIGHTS

- Spectacular Grand Traverse Bay/River Views
- Premier Downtown Location
- Quality Class A Building
- Fiber Internet

BILL SOMERVILLE | Associate | Realtor | 231.929.2955 | bsomerville@threewest.com



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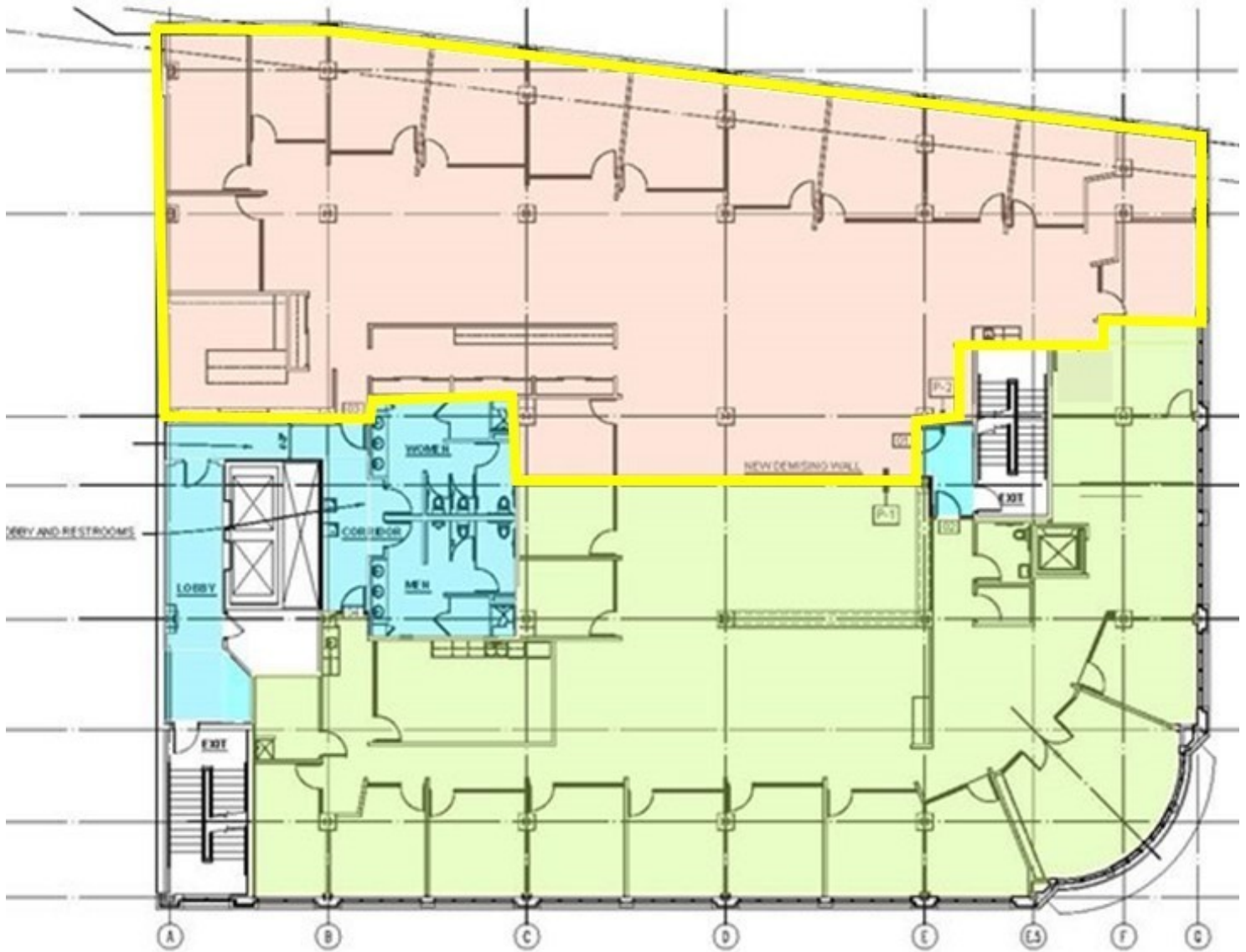
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Suite 200=5,467 SF + 561 sf of Share
 Suite 220=5,481 SF + 561 sf of Share
 Suite SF= 10,948 SF
 Shared SF= 1,122 SF
 Total Lease= 12,070 SF

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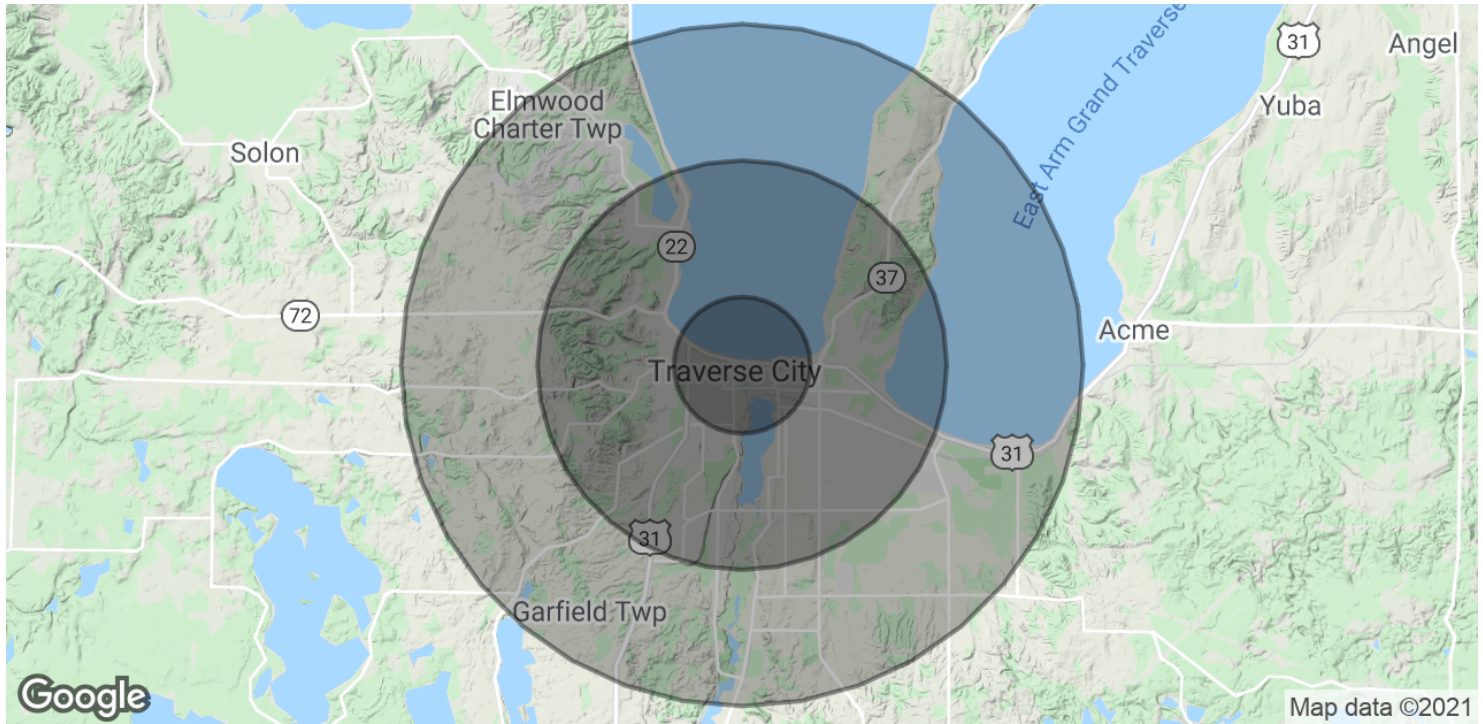
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OFFICE BUILDING FOR LEASE

101 N Park St



POPULATION

1 MILE

3 MILES

5 MILES

Total Population	2,665	18,651	34,795
Average age	37.7	39.9	40.7
Average age (Male)	35.6	37.5	38.1
Average age (Female)	42.0	43.6	43.7

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total households	1,241	8,762	15,997
# of persons per HH	2.1	2.1	2.2
Average HH income	\$55,409	\$55,549	\$55,941
Average house value	\$211,353	\$225,206	\$238,061

* Demographic data derived from 2010 US Census

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