

109 E. FRONT ST. SUITES 211 and 215

The "Hannah Lay Building" was built in 1883 by lumber baron Perry Hannah, the 'father' of Traverse City. Hannah & Lay Mercantile was also known as the "Big Store" when it was built. Designed by Robinson and Barnaby of Grand Rapids, it was built of locally-produced white Markham bricks and boasted the city's first elevators.

109 E. Front is at the heart of downtown Traverse City at the intersection of Front and Union streets, just steps from the city's best restaurants and West Grand Traverse Bay.



OFFICE/COMMERCIAL

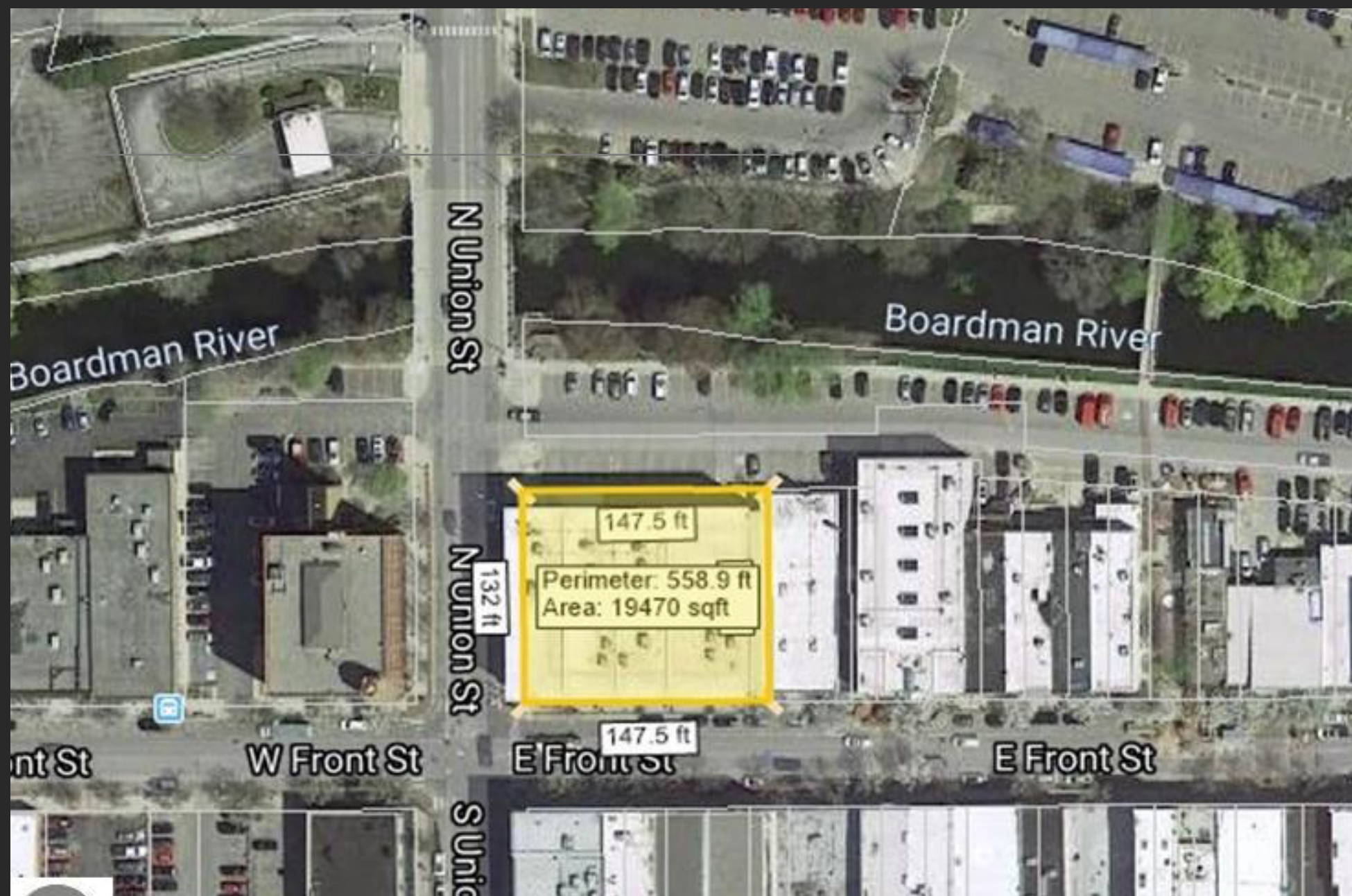


WHERE BUSINESS GETS DONE IN TRAVERSE CITY

Office space available in one of Downtown Traverse City's most iconic buildings. Two commercial office spaces available with expansive views of GT Bay and downtown Traverse City. In the heart of downtown Traverse City with public parking readily available. Spaces have been recently remodeled and have high speed fiber technology. These Suites are also ADA accessible via elevator and have immediate proximity to each other.

Gross lease includes property taxes, insurance, all utilities and all common area maintenance.

Parking available by permit in city parking deck and surrounding surface lots. Leased parking also available. No dedicated parking to space.



PROPERTY DETAILS

PROPERTY TYPE:	Commercial
YEAR BUILT:	1900
DIMENSIONS:	.43 acres
SQUARE FOOTAGE:	1,444 SQ. FT. (Suite 215) 1,877 SQ. FT. (Suite 211)
FOR SALE/LEASE:	LEASE
RATE:	\$20.00 SQ. FT. NN
PARKING:	Public parking, metered, or leased parking available; no dedicated parking to space.
OWNER:	THOM DARGA
BROKER:	THREE WEST
CONTACT:	BILL SOMERVILLE bsomerville@threewest.com
MLS:	1875219 1875220



PROPERTY DETAILS

HEATING TYPE: FORCED AIR

HEATING FUEL TYPE: NATURAL GAS

COOLING: CENTRAL A/C

EXTERIOR
DESCRIPTION: BRICK

HIGHWAY LINKAGE: YES

NAME: U.S. 31
 (GRANDVIEW PARKWAY)

2 OR 4 LANE: 4 LANE

MILES FROM SITE: LESS THAN 1/4 MILE

INTERNAL SITE
ACCESS: ACCESS FROM N. UNION
 ST. (BEHIND THE BLDG.)





PROPERTY DETAILS

TYPE OF MASS
TRANSIT SERVICE
PROVIDED:

BATA BUS LINE - THREE
ROUTES

NEAREST MASS
TRANSIT STOP TO
SITE:

NEXT DOOR TO WEST
(IN FRONT OF RECORD-
EAGLE)

TRANSFER STATION .3 MI
AWAY

DISTANCE TO
NEAREST STATION:

POLICE:

1.7 MILES

FIRE:

.4 MILES TO FIRE
STATION #1

24-HOUR POLICE
PATROL PROVIDED: YES



LEARN MORE ABOUT MOVING YOUR BUSINESS TO TRAVERSE CITY

- [Traverse Connect Regional Business Resources](#)
- [Michigan's Creative Coast](#)
- [Downtown Traverse City](#)
- [Networks Northwest](#)

CONTACT US FOR MORE INFO

traverseconnect.com

warren.call@traverseconnect.com

202 E. Grandview Parkway, Traverse City, Michigan, 49684

