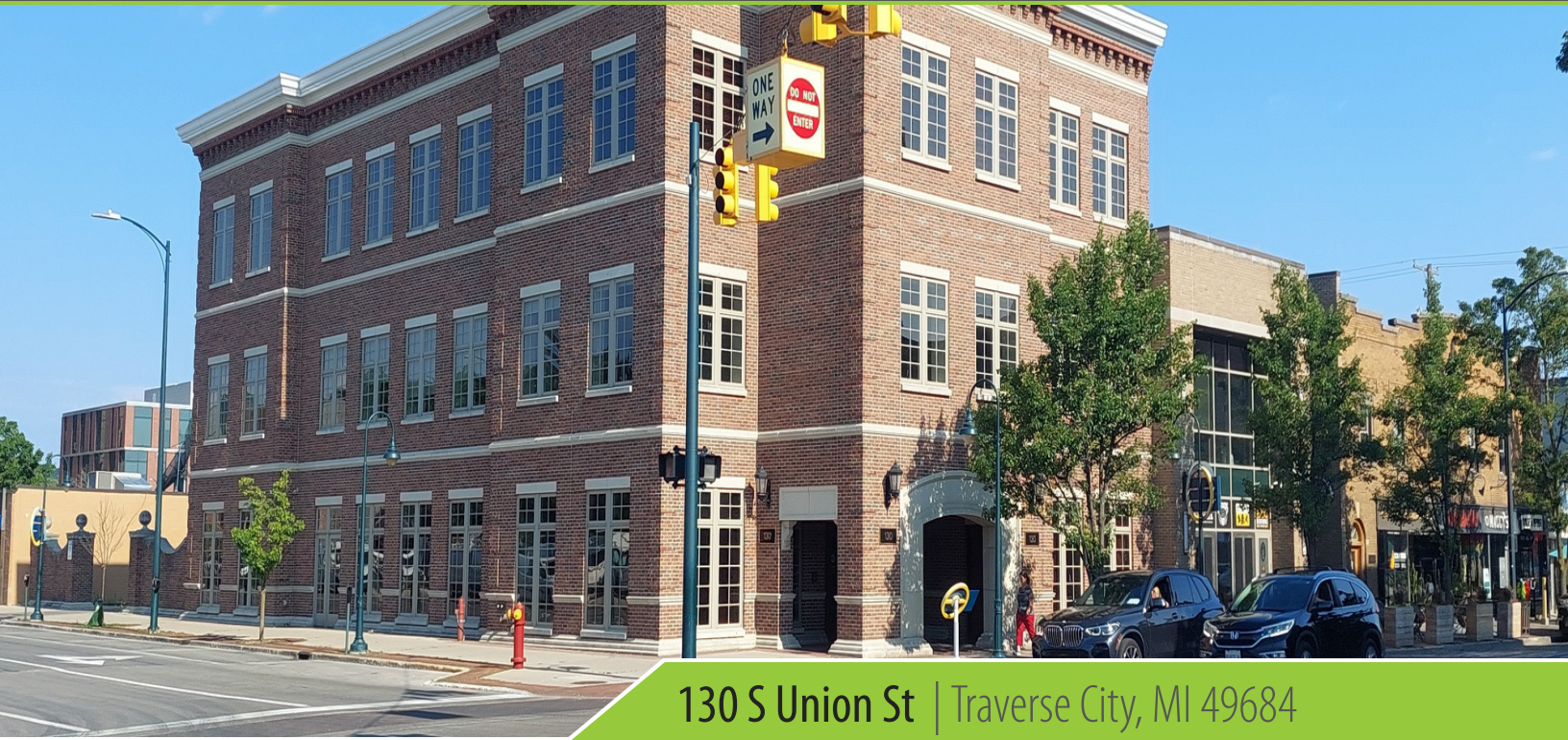




OFFICE BUILDING FOR LEASE

130 S Union St

executive summary



130 S Union St | Traverse City, MI 49684

AVAILABLE SF:	5,000 SF
LEASE RATE:	\$16.00 SF/YR (NNN)
LOT SIZE:	0.15 ACRES
BUILDING SIZE:	15,540 SF
BUILDING CLASS:	A
YEAR BUILT:	2007
ZONING:	C-4C

PROPERTY OVERVIEW

This Class A Professional Office Building is located in the Central Business District of Traverse City, MI just blocks away from the shores of Lake Michigan. The 15,540 SF building consists of three separate floors which contain private offices, large open workspace areas, board room, conference rooms, kitchenettes, and restrooms on each floor. The building sits prominently at the NW corner of Union St. and State St. Parking is a mix of public on-street parking and city surface lot permit parking.

This offering is for choice of floor 2 or 3 with a NNN sublease of the space through 2/29/2028. Tenant shall be responsible for all utilities, which will be paid directly to the utility companies. The estimated NNN expenses are \$7.36/SF.

PROPERTY HIGHLIGHTS

- Class A Professional Office Space
- Downtown Traverse City
- Prominent Location

KEVIN ENDRES, PE, SIOR, CCIM | Owner | Broker | 231.929.2955 | kendres@threewest.com



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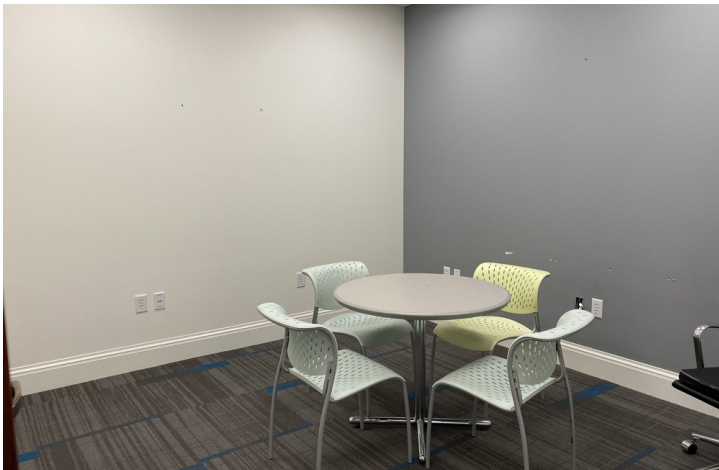
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COMMERCIAL**



OFFICE BUILDING FOR LEASE

130 S Union St

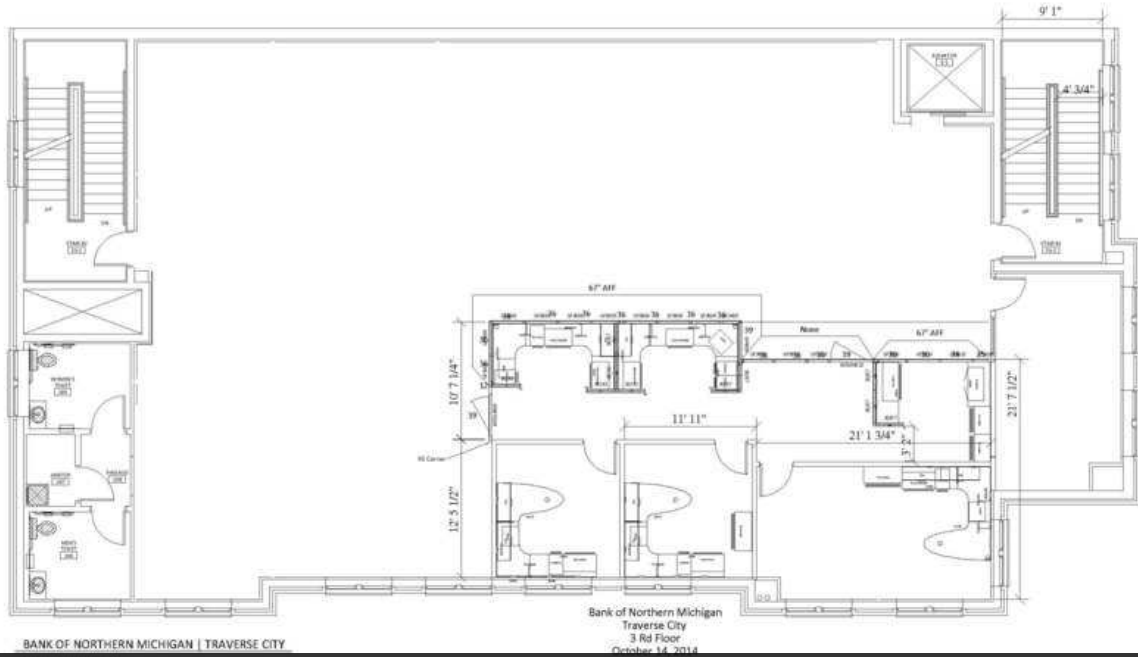


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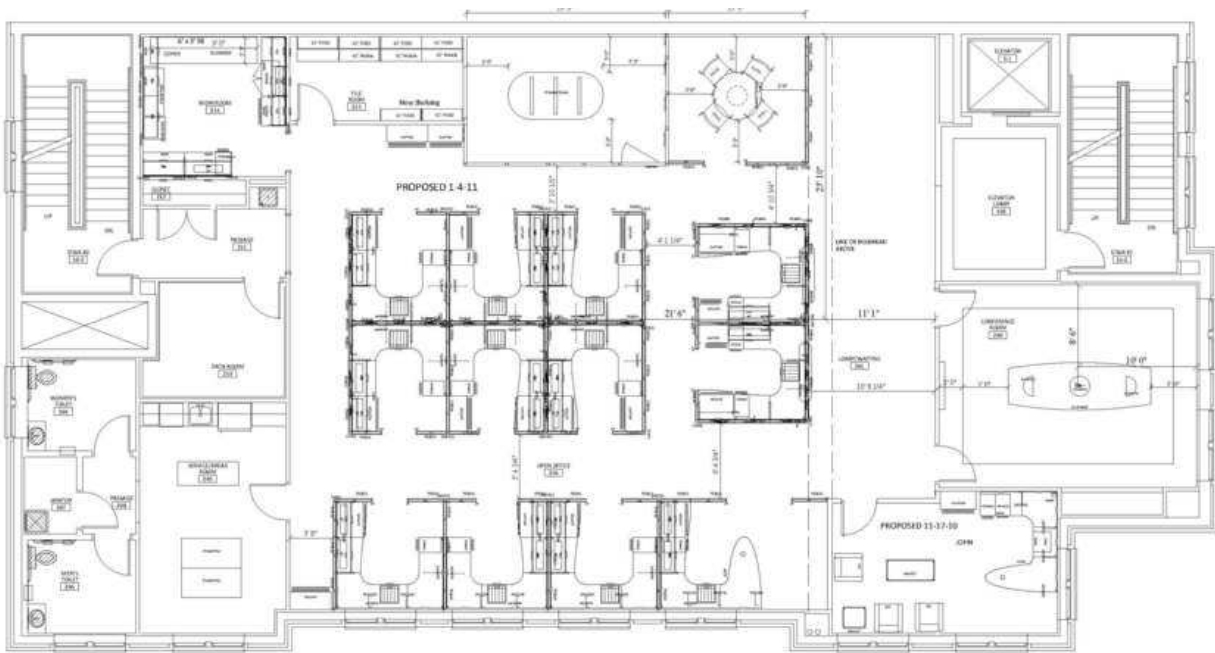


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Third Floor - Floor Plan



Second Floor - Floor Plan

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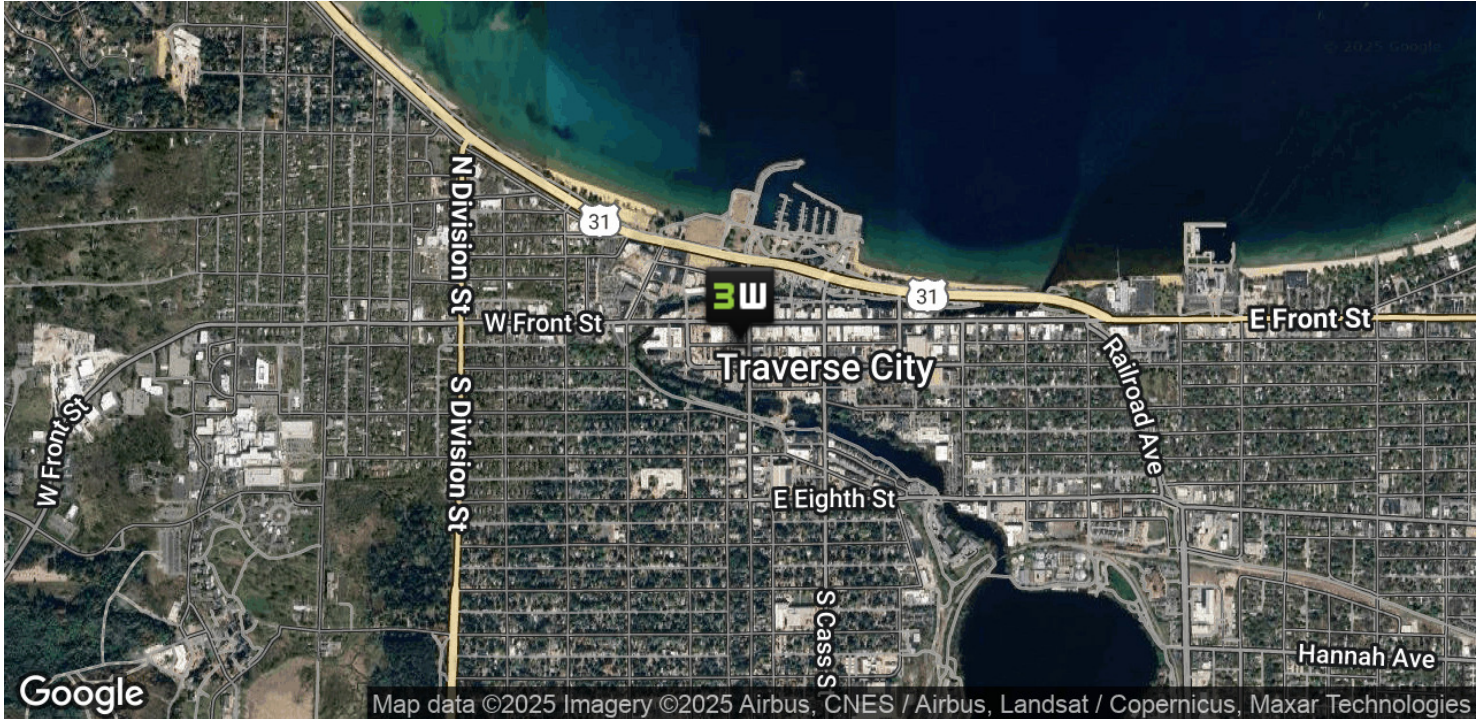
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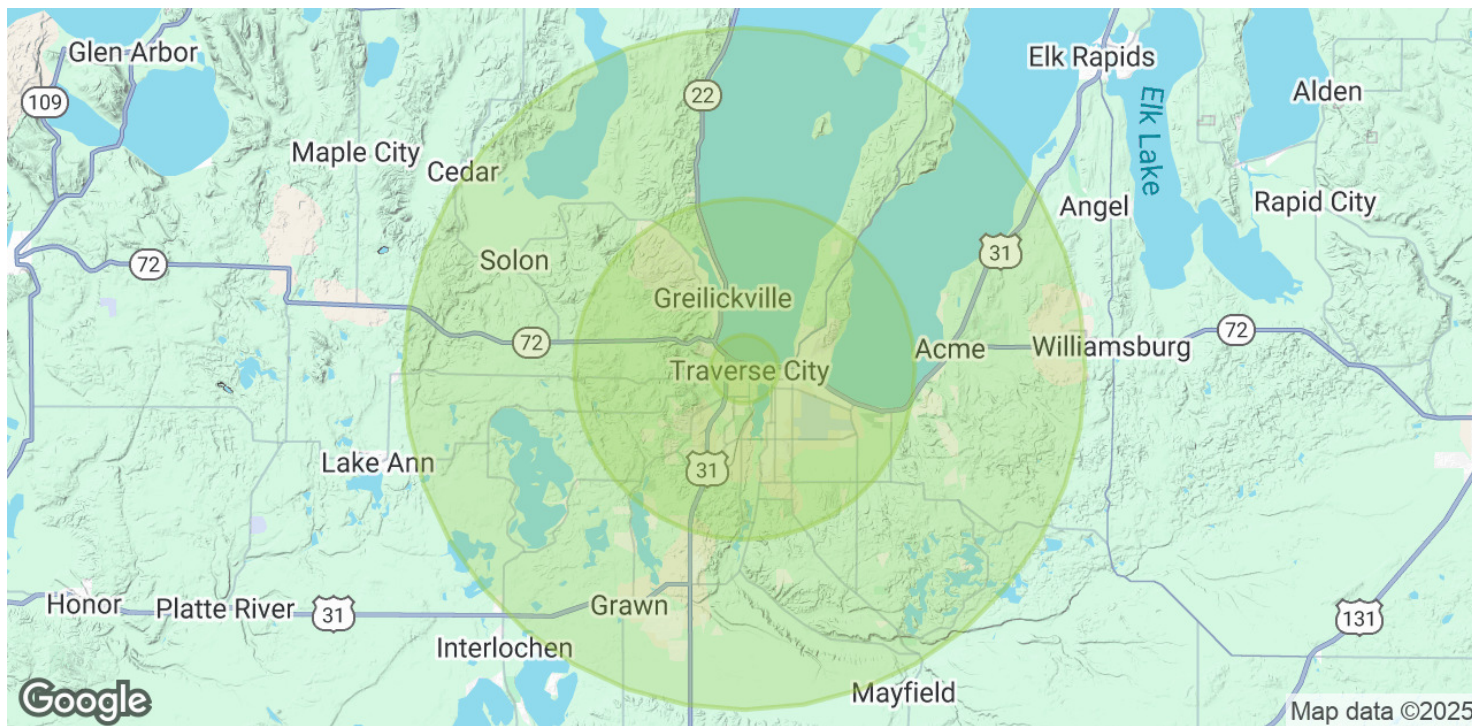


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OFFICE BUILDING FOR LEASE

130 S Union St



POPULATION

1 MILE

5 MILES

10 MILES

Total Population	2,904	36,232	69,357
Average Age	38.0	40.6	41.1
Average Age (Male)	36.2	38.1	39.0
Average Age (Female)	42.2	43.6	43.4

HOUSEHOLDS & INCOME

1 MILE

5 MILES

10 MILES

Total Households	1,356	16,601	29,604
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$59,925	\$56,331	\$61,359
Average House Value	\$225,276	\$239,220	\$237,187

* Demographic data derived from 2020 ACS - US Census

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