



OFFICE BUILDING FOR LEASE

3055 Cass Rd

executive summary



3055 Cass Rd | Traverse City, MI 49684

LEASE RATES:

STE 106- 878 SF-\$1427(MG)
STE 108- 455 SF - \$651(MG)
STE 110- 462 SF- \$735(MG)

MULTIPLE - 9070 SF - \$16/SF
MODIFIED GROSS

PROPERTY OVERVIEW

FEATURING A 30% PRICE REDUCTION!

Your own office in the Cass Commerce Centre. Among other professional offices sharing common area for yourself and your clients. Central Air. Multiple offices/office suites available. See the layout in pictures. Plenty of parking. Conveniently located near the Cass and South Airport Intersection.

PROPERTY HIGHLIGHTS

- Convenient Location
- Plenty of Parking
- 339 ft of Road Frontage

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3W THREE WEST
COMMERCIAL



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201		202	203	204	205	206	207
\$298		\$560		\$420		\$245	\$315

Multi Office Offering \$16/SF/Year



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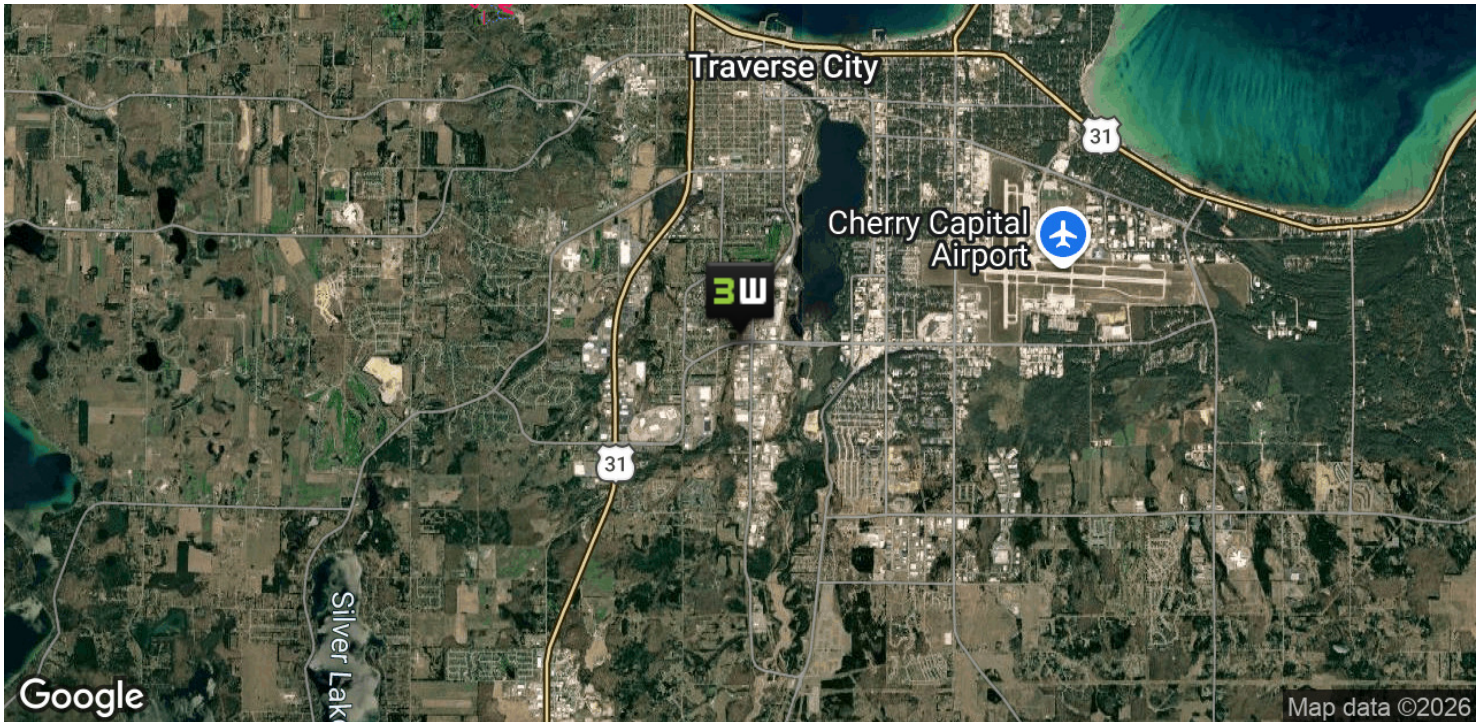
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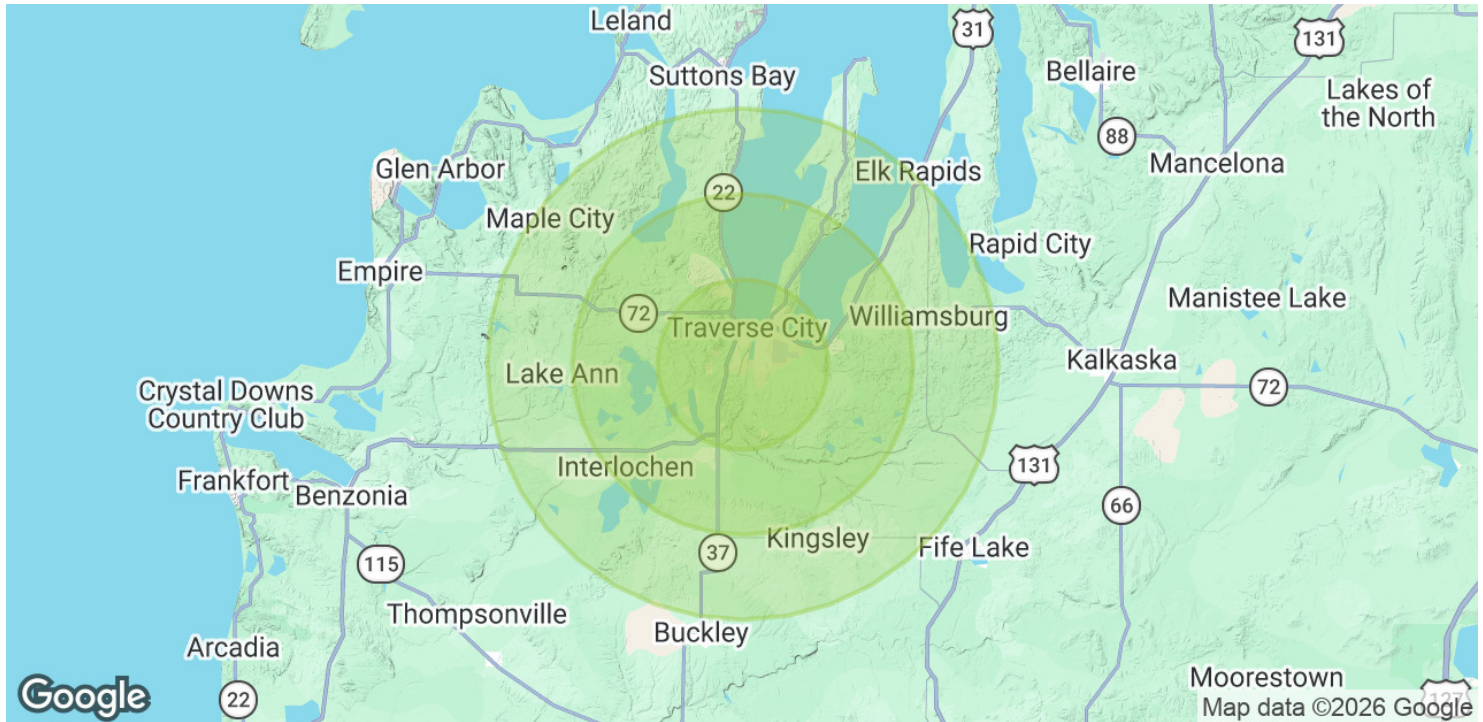
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POPULATION

5 MILES

10 MILES

15 MILES

Total Population	47,191	85,543	110,293
Average Age	42.9	43.6	44.2
Average Age (Male)	41.1	42.1	42.9
Average Age (Female)	46.0	46.2	46.1

HOUSEHOLDS & INCOME

5 MILES

10 MILES

15 MILES

Total Households	20,674	35,913	45,473
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$98,493	\$101,749	\$103,356
Average House Value	\$341,611	\$347,497	\$353,358

* Demographic data derived from 2020 ACS - US Census

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