



117 S Union St | Traverse City, MI 49684

AVAILABLE SF:	2,586 SF
LEASE RATE:	\$17.00 SF/YR (NNN)
YEAR BUILT:	1900
RENOVATED:	2006
ZONING:	COMMERCIAL

PROPERTY OVERVIEW

Very high quality Downtown, second floor office space. Competitively priced relative to other downtown offices. Open feeling with lots of glass and exposed brick. Three private offices, reception area, kitchen / coffee area. The balance is open workspace to be modified as offices or cubicles. Beautiful wood floors. New furnace installed October 2025. Fully wired for Audio system & speakers. EPS monitored for smoke, fire alarm, movement and door security. Taxes and Insurance approx. \$2.25 per sq ft.

PROPERTY HIGHLIGHTS

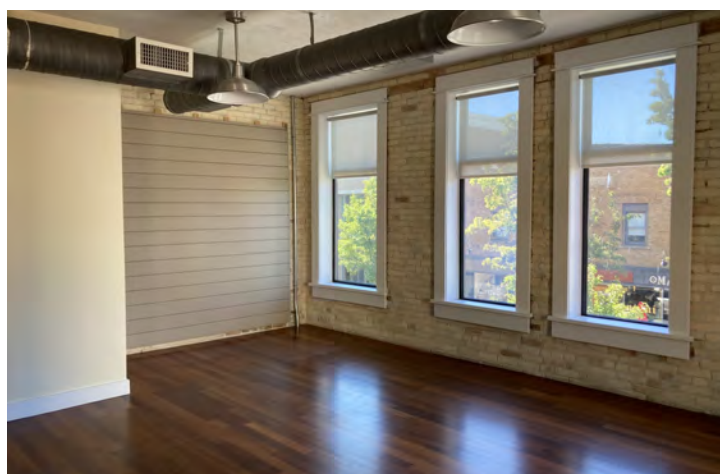
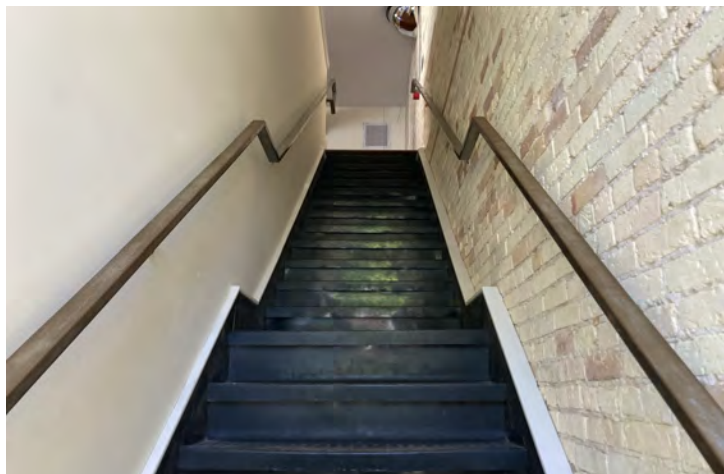
- Desirable Downtown Location
- Less than 2 Blocks from the Bay
- Abundance of Natural Light

DAVID J. FROST | Senior Associate | Commercial Realtor | 231.929.2955 | dfrost@threewest.com



OFFICE FOR LEASE

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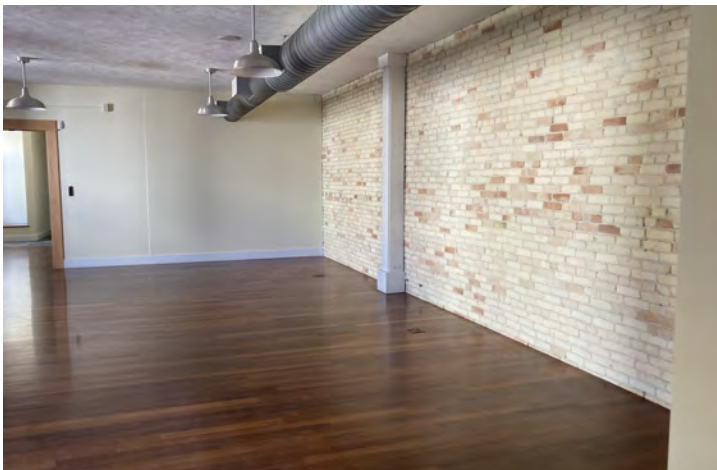


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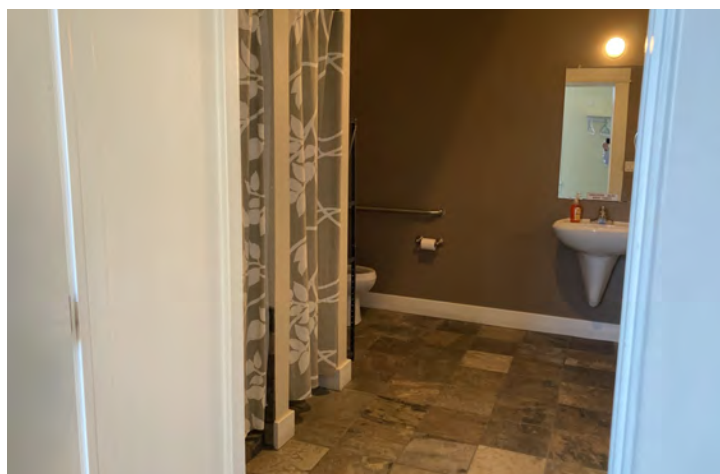
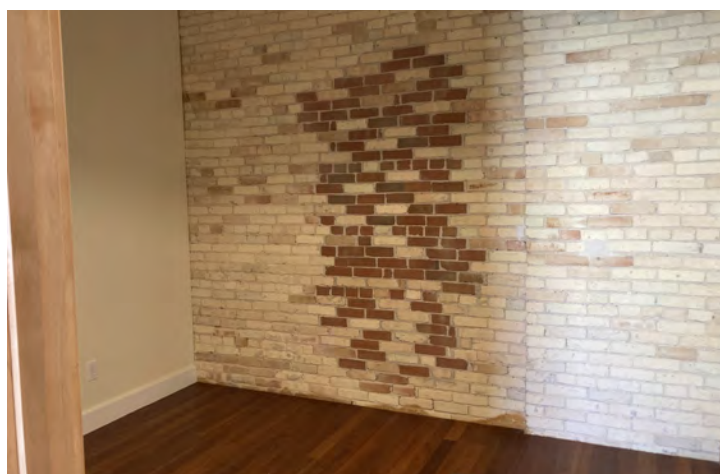
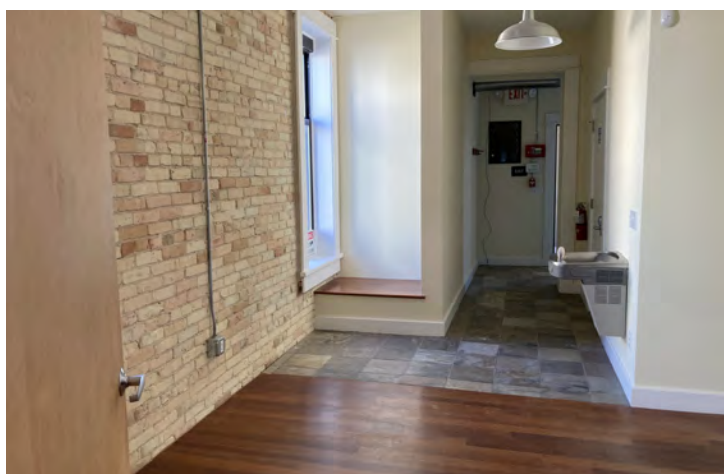


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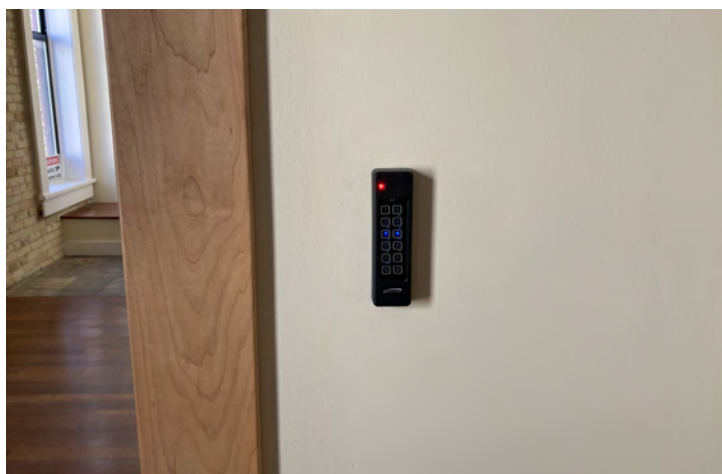
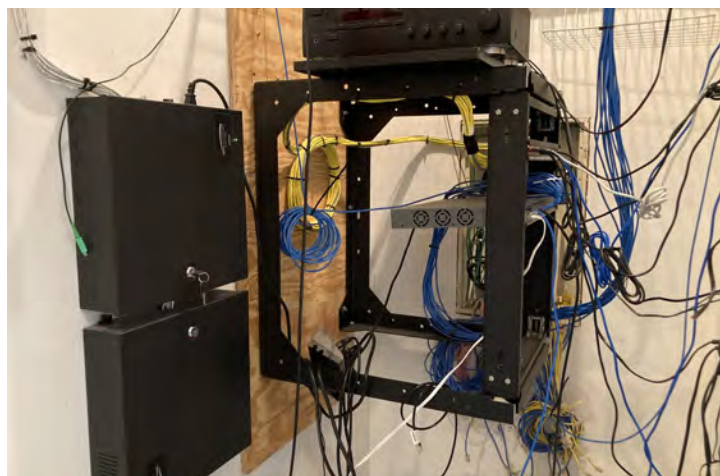


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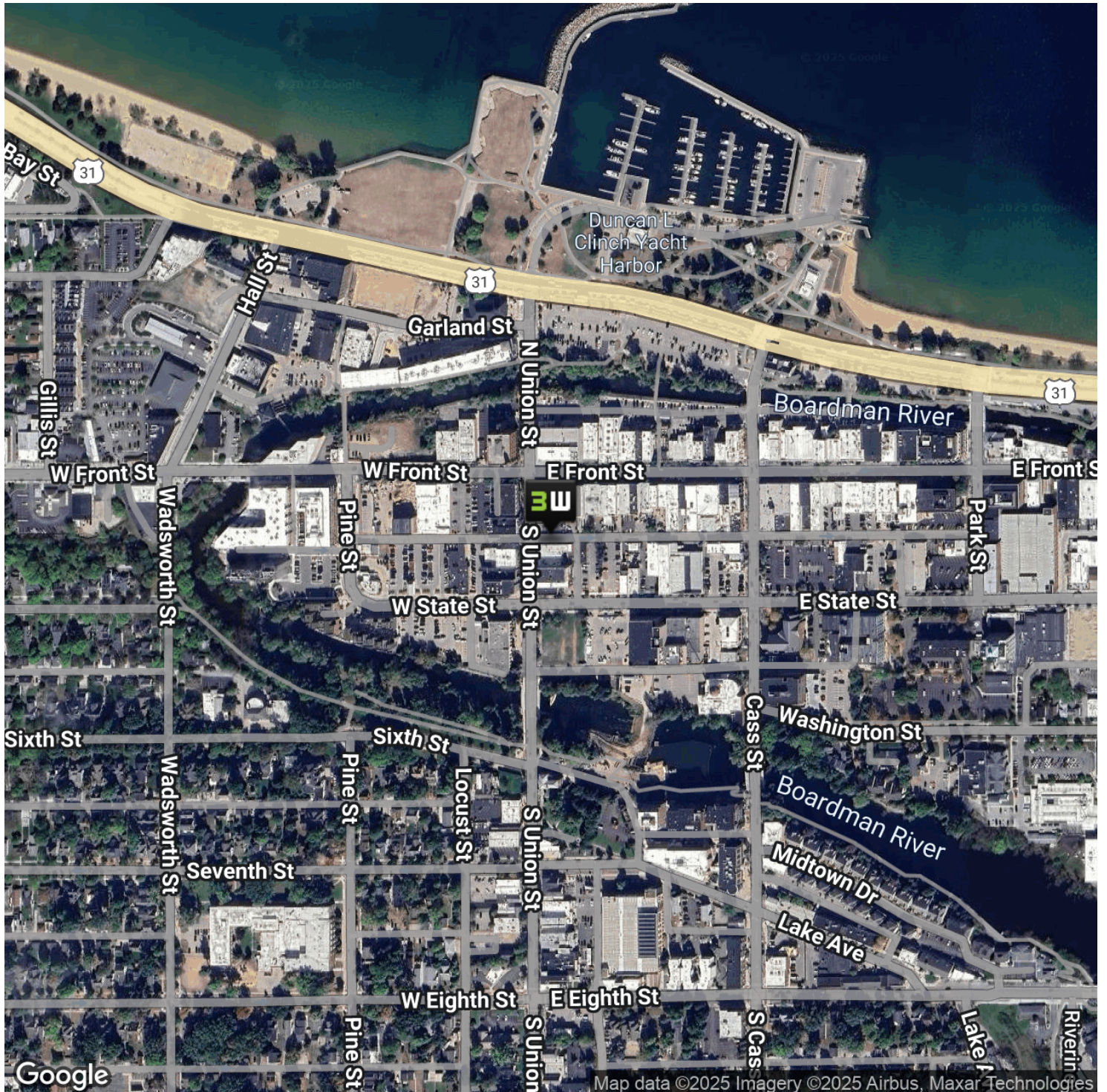


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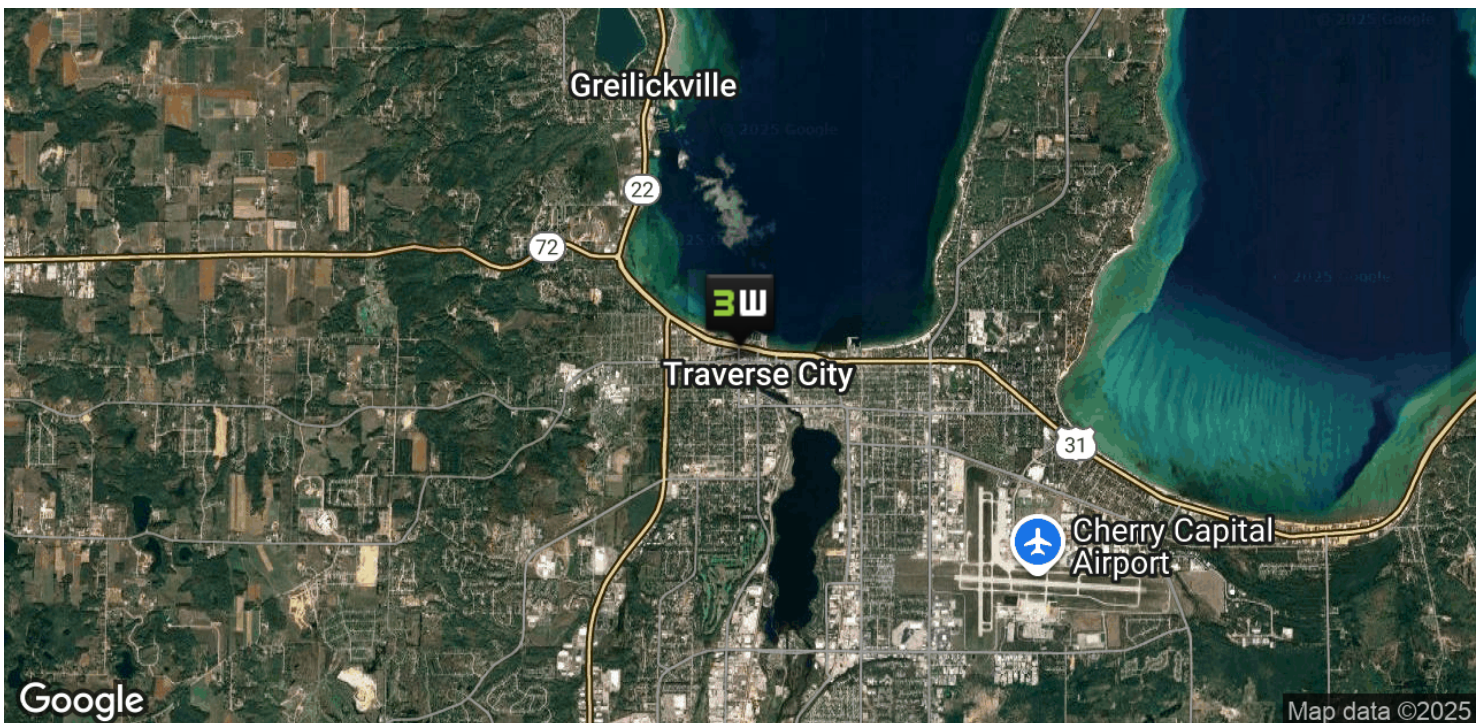
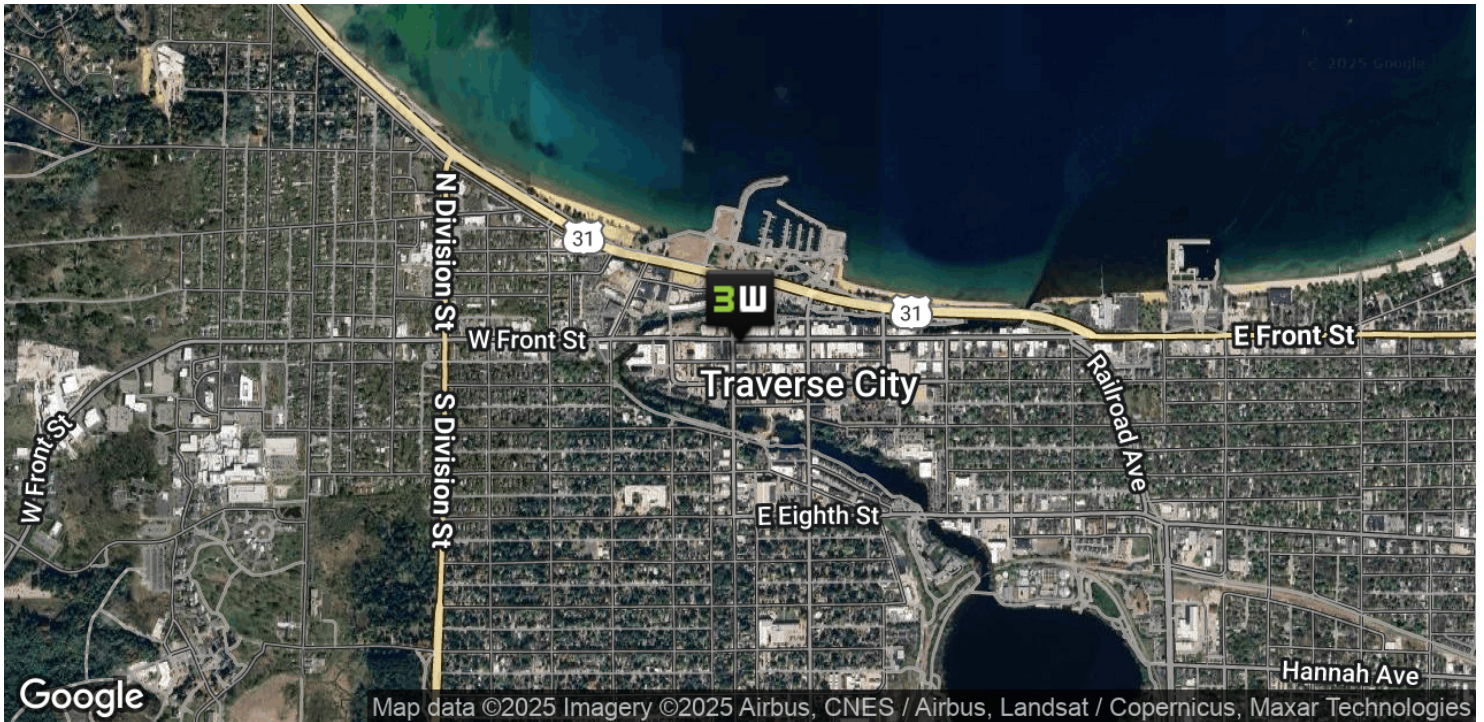
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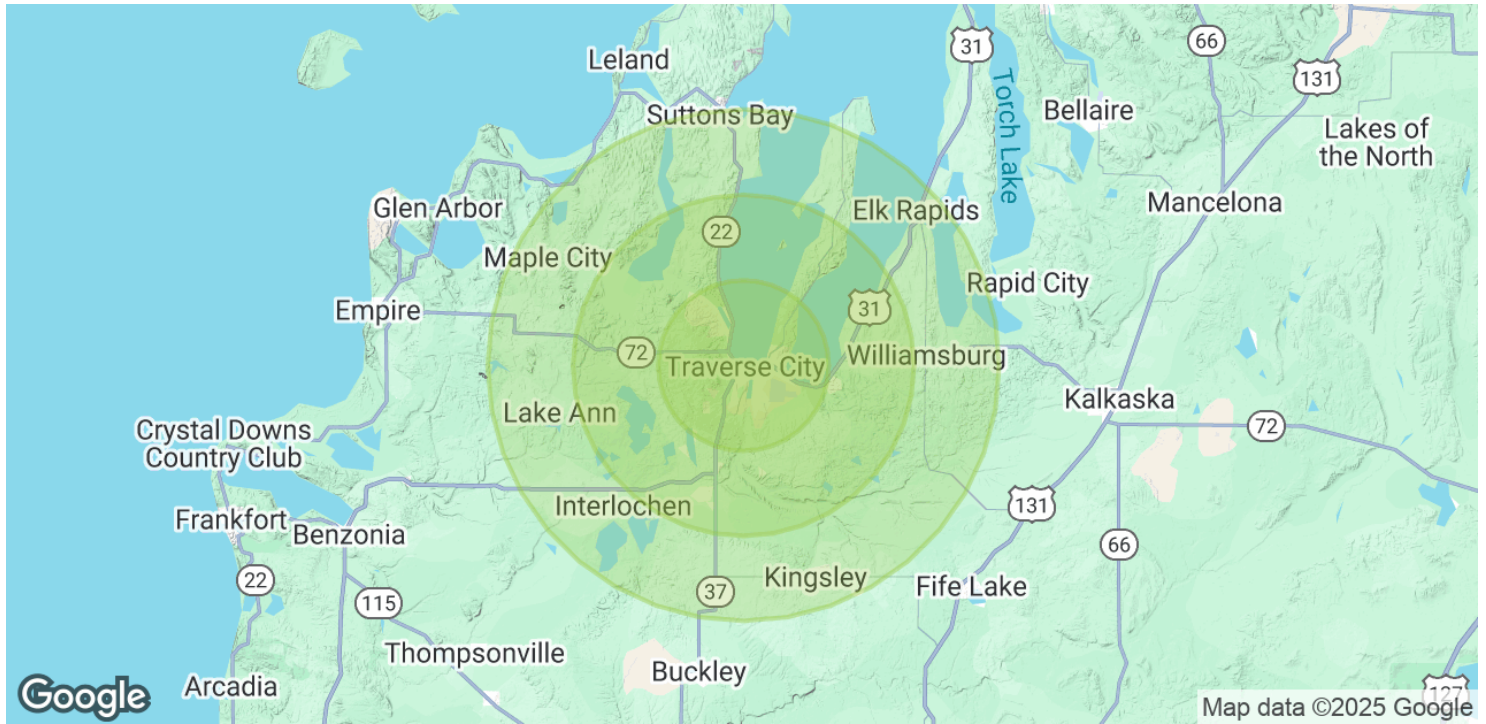
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POPULATION

5 MILES

10 MILES

15 MILES

Total Population	46,323	89,370	115,058
Average Age	45	44	45
Average Age (Male)	43	43	43
Average Age (Female)	47	45	46

HOUSEHOLDS & INCOME

5 MILES

10 MILES

15 MILES

Total Households	21,220	38,259	48,743
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$86,729	\$91,161	\$92,663
Average House Value	\$416,906	\$418,723	\$420,954

* Demographic data derived from 2020 ACS - US Census

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