



309 E Front St | Traverse City, MI 49684

### PROPERTY OVERVIEW

Office building located in downtown Traverse City. A touch of old world construction with exposed wooden support structure coupled with glass office partitions provides a contemporary feel. There is no extra charge for the view of the Boardman River and West Bay. The property is located less than half a block from a city parking structure and numerous restaurants. This office share option has a single office of 158 SF.

### PROPERTY HIGHLIGHTS

- Prime Downtown Location
- Beautiful Views
- Close to Parking Deck

#### AVAILABLE:

ROOM 2 - 158 SF

#### LEASE RATE:

ROOM 2 - \$650/MO

#### TERMS:

MODIFIED GROSS

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





# OFFICE FOR LEASE

## 309 E Front St

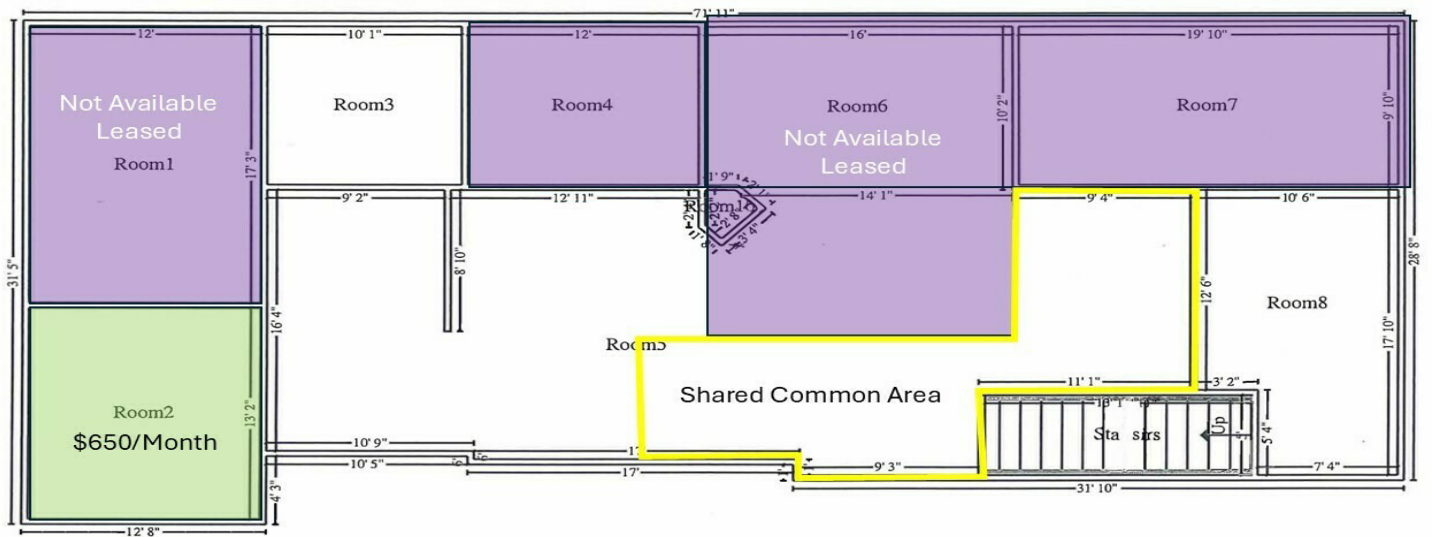


KEVIN ENDRES, PE, SIOR, CCIM // Owner | Broker // 231.929.2955 // [kendres@threewest.com](mailto:kendres@threewest.com)



# OFFICE FOR LEASE

## 309 E Front St

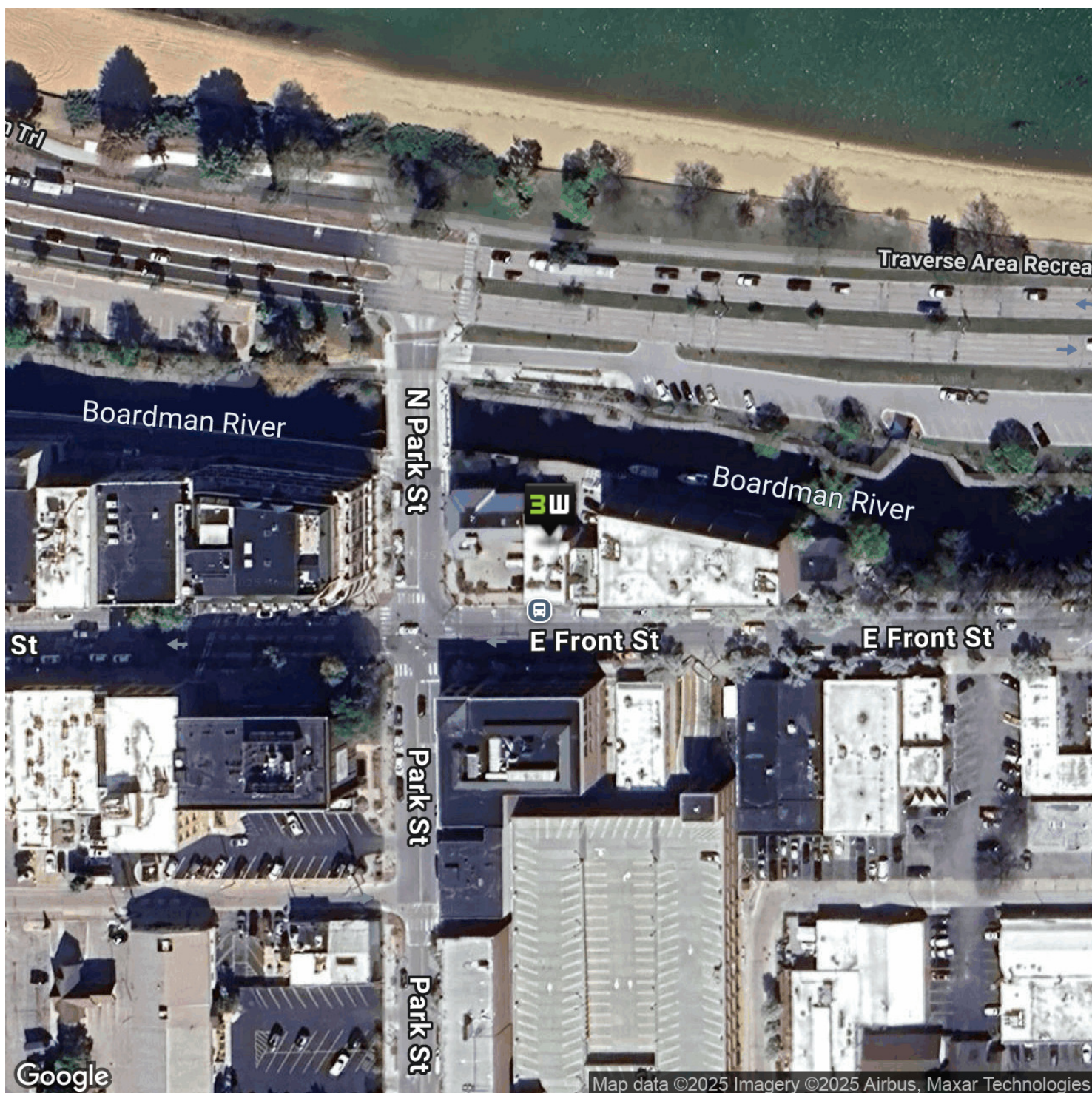


KEVIN ENDRES, PE, SIOR, CCIM // Owner | Broker // 231.929.2955 // kendres@threewest.com





**OFFICE FOR LEASE**  
309 E Front St



**KEVIN ENDRES, PE, SIOR, CCIM** // Owner | Broker // 231.929.2955 // [kendres@threewest.com](mailto:kendres@threewest.com)

[www.threewest.com](http://www.threewest.com)

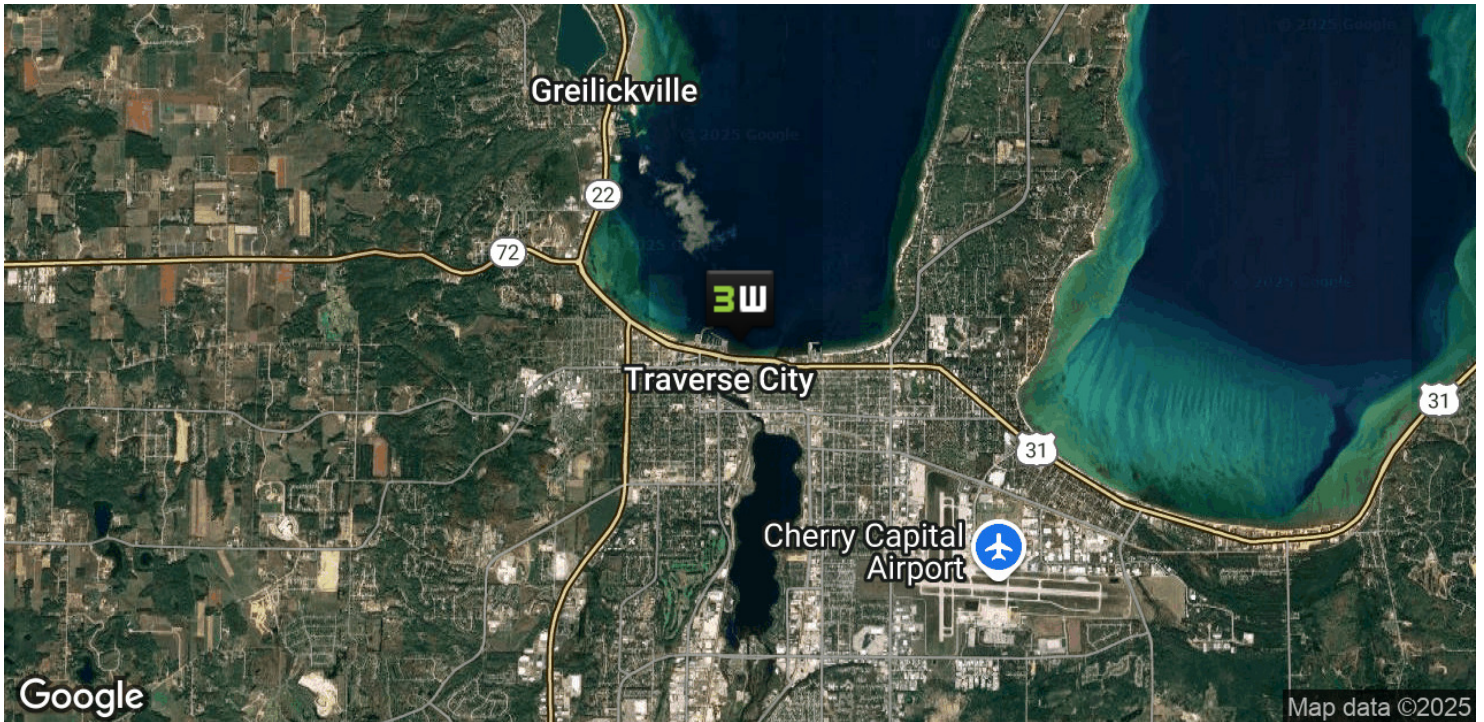
**3W THREE WEST  
COMMERCIAL**





OFFICE FOR LEASE

309 E Front St

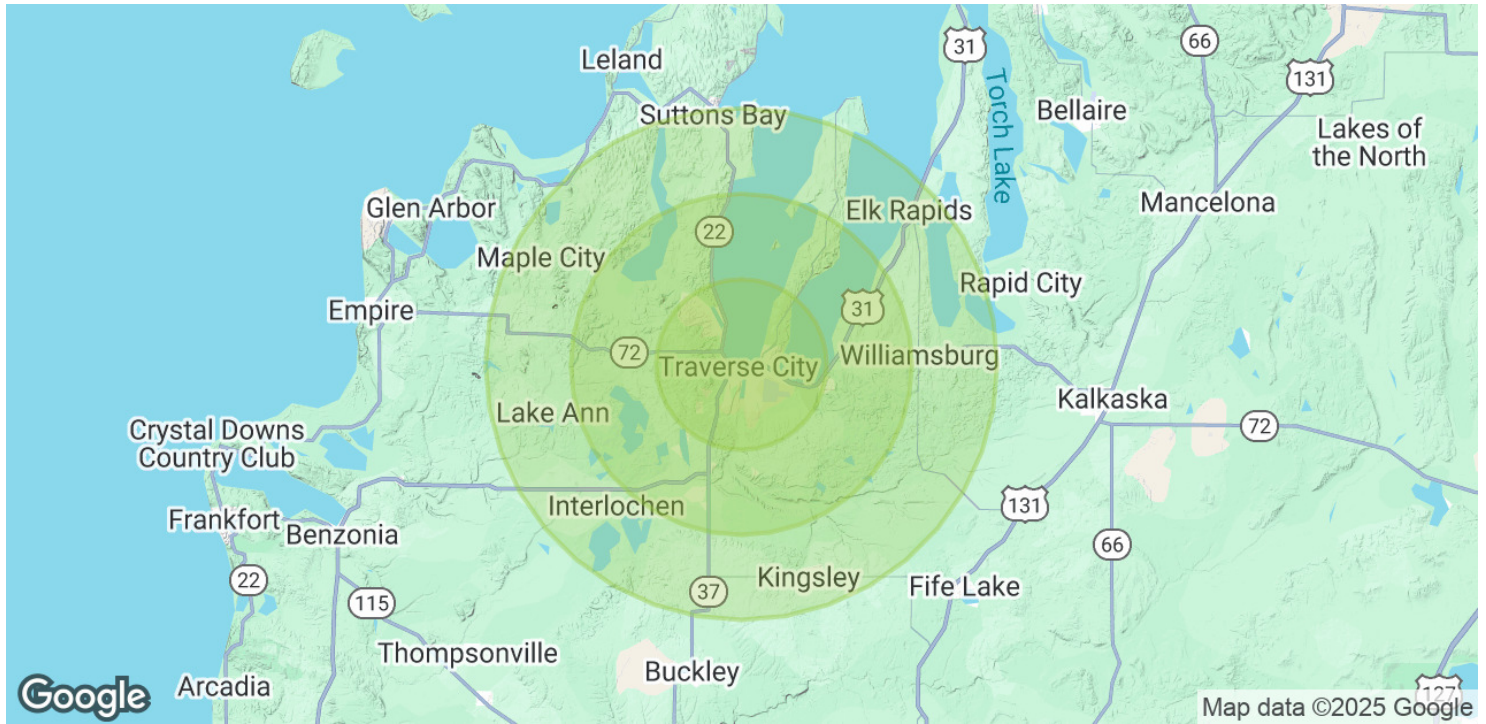


KEVIN ENDRES, PE, SIOR, CCIM // Owner | Broker // 231.929.2955 // kendres@threewest.com

[www.threewest.com](http://www.threewest.com)

**3W** THREE WEST  
COMMERCIAL





### POPULATION

### 5 MILES

### 10 MILES

### 15 MILES

Total Population	45,909	89,370	114,538
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	21,090	38,259	48,530
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$86,382	\$91,161	\$92,586
Average House Value	\$416,469	\$418,723	\$421,052

Demographics data derived from AlphaMap

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