



# OFFICE BUILDING FOR LEASE

## 315 E Front Street

### executive summary



### 315 E Front Street | Traverse City, MI 49684

<b>AVAILABLE SF:</b>	1ST FLOOR - 685 SF 2ND FLOOR - 8060 SF 3RD FLOOR - 8060 SF 4TH FLOOR - 8060 SF FLOOR 2,3,4 - 24180 SF
<b>LEASE RATE:</b>	1ST FLOOR - \$22/SF/MG 2ND FLOOR - \$18/SF/MG 3RD FLOOR - \$20/SF/MG 4TH FLOOR - \$22/SF/MG FLOOR 2,3,4 - \$20/SF/MG
<b>ZONING:</b>	C-4A

#### PROPERTY OVERVIEW

River Front Plaza is a distinguished four-story professional office building prominently situated in the heart of downtown Traverse City, offering exceptional, unobstructed views of the Boardman River and West Grand Traverse Bay. The building presents a rare combination of premier waterfront positioning and immediate proximity to the amenities, services, and accessibility of East Front Street.

The property comprises lease space across four floors and features a distinctive angled north-facing window wall that floods each floor with natural light while framing the building's signature water views. Common building infrastructure includes dual elevator service, two stairwells, men's and women's restrooms on each upper floor, and ADA/barrier-free compliant entry. Available spaces range from a 685 SF street-level unit to individual upper floors of approximately 8,060 SF each, with the option to lease all three upper floors as a contiguous 24,180 SF block. All spaces are offered on a modified gross lease basis.

#### PROPERTY HIGHLIGHTS

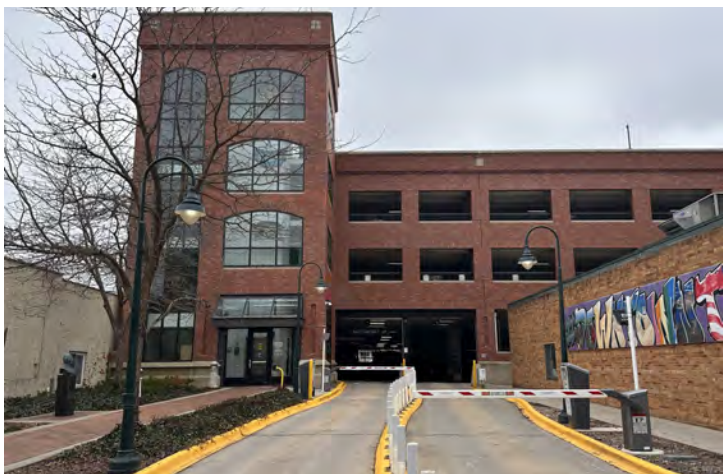
- Spacious interior with ample natural light w/ unobstructed water views
- Downtown Location w/ Public Parking Structure directly across the street

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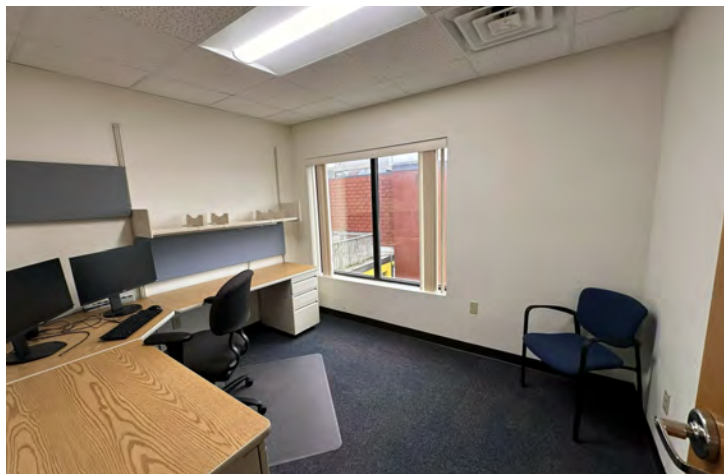


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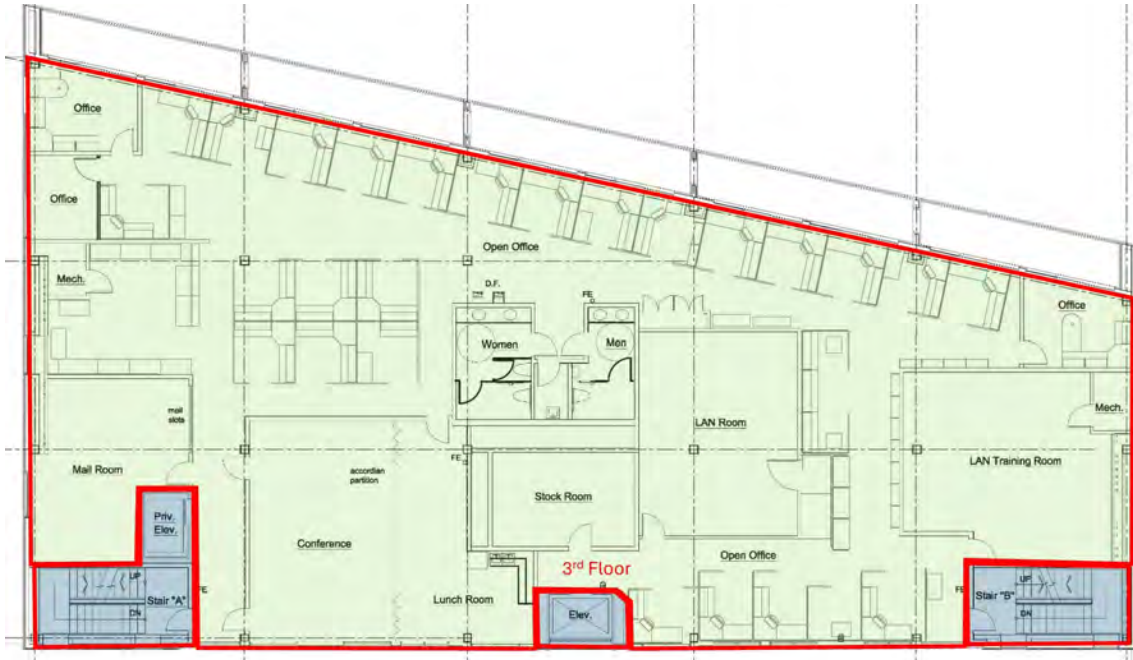
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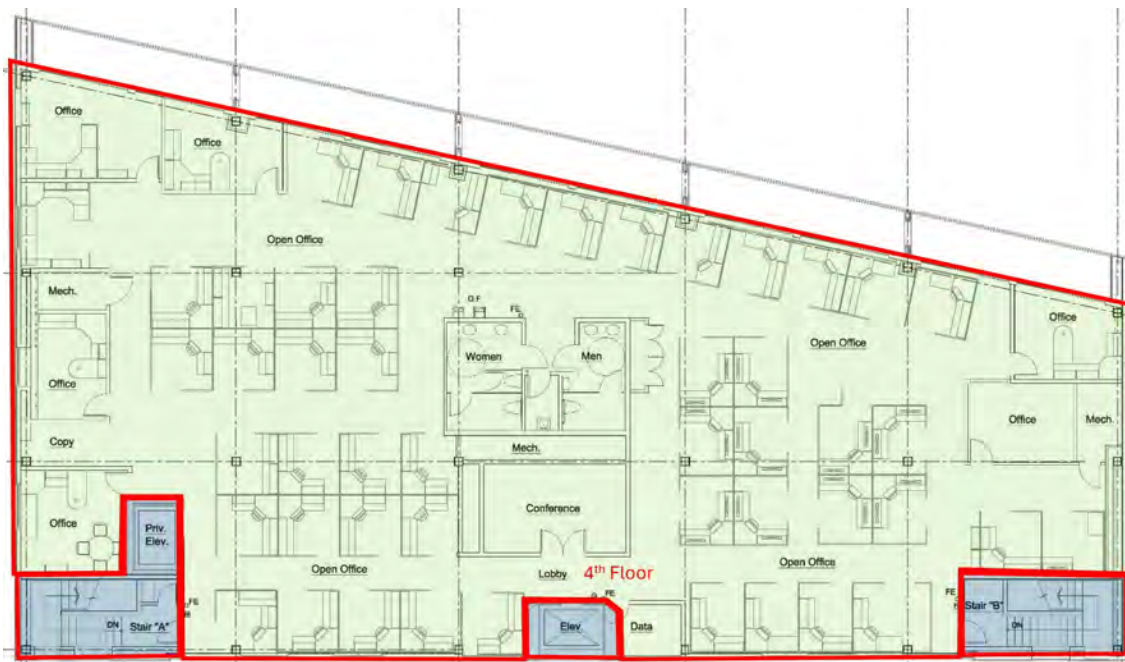


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Third Floor Layout



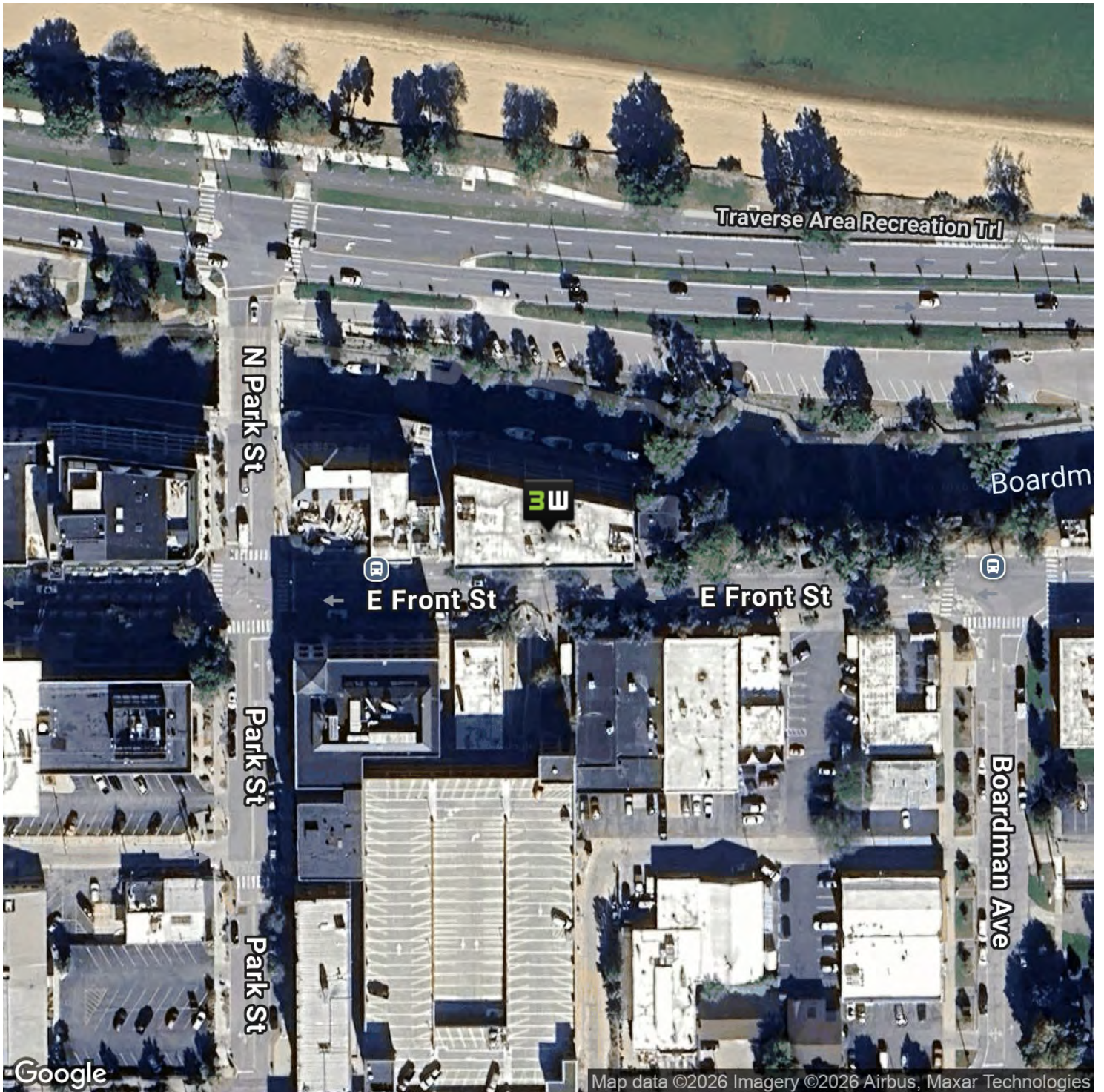
Fourth Floor Layout

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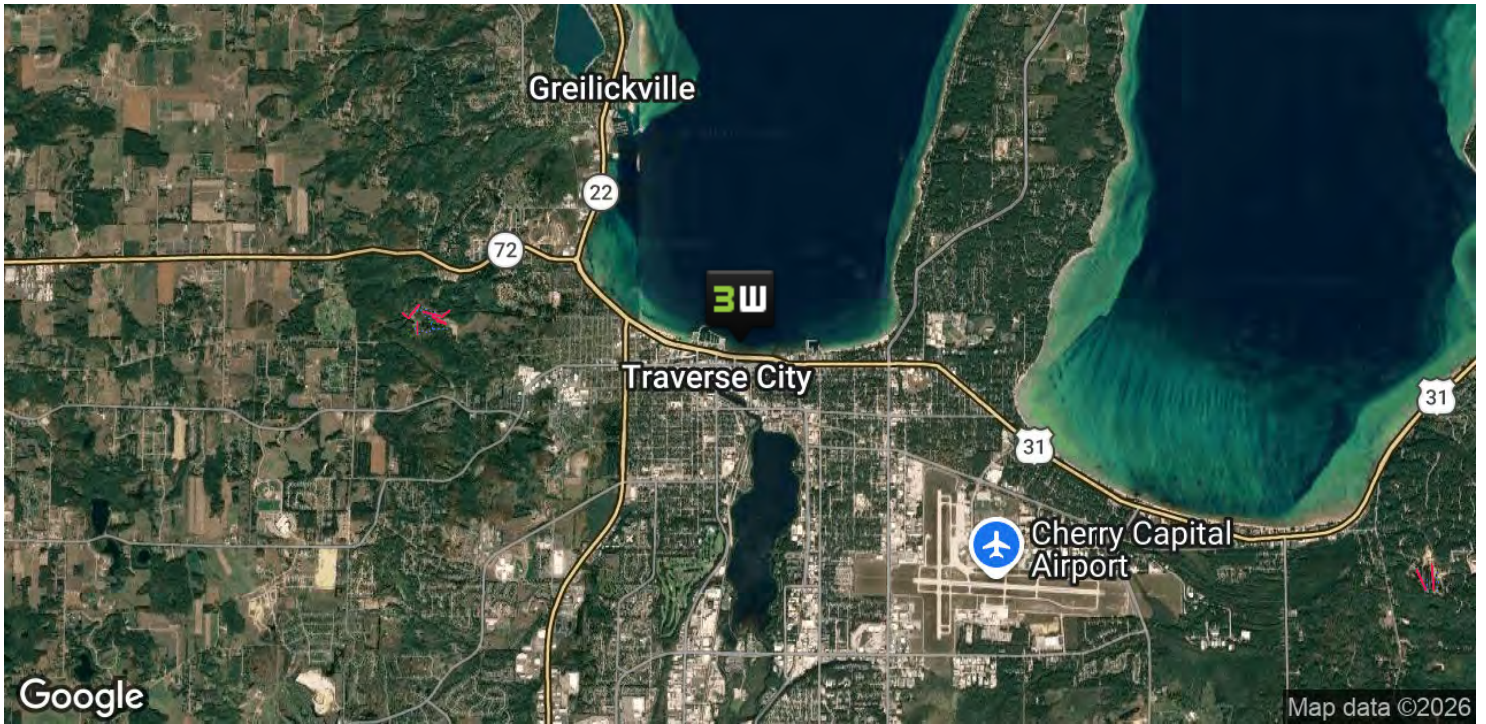
[www.threewest.com](http://www.threewest.com)



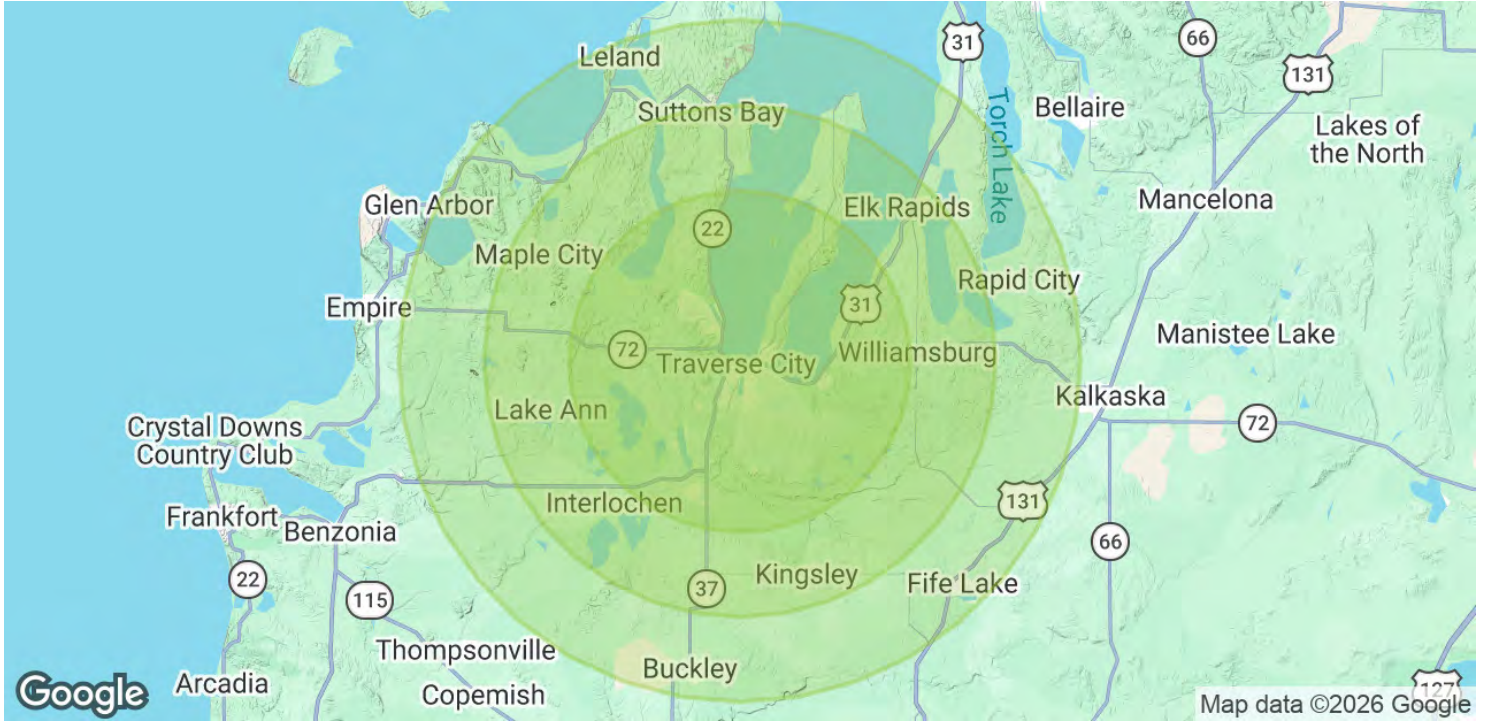


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### POPULATION

	10 MILES	15 MILES	20 MILES
Total Population	81,670	111,398	133,748
Average Age	44.2	44.9	45.2
Average Age (Male)	42.8	43.6	44.2
Average Age (Female)	46.6	46.7	46.9

### HOUSEHOLDS & INCOME

	10 MILES	15 MILES	20 MILES
Total Households	34,525	46,331	55,309
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$104,185	\$104,523	\$103,933
Average House Value	\$361,580	\$363,347	\$364,687

2023 American Community Survey (ACS)

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