



OFFICE BUILDING FOR LEASE

3055 Cass Rd

executive summary



3055 Cass Rd | Traverse City, MI 49684

LEASE RATES:

STE 101-1610SF-\$2115(MG)
STE 106-1092SF-\$1755(MG)
STE 108- 425SF - \$855(MG)
STE 110- 465SF-\$1080(MG)
STE 121- 98SF- \$315(MG)

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

PROPERTY OVERVIEW

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

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



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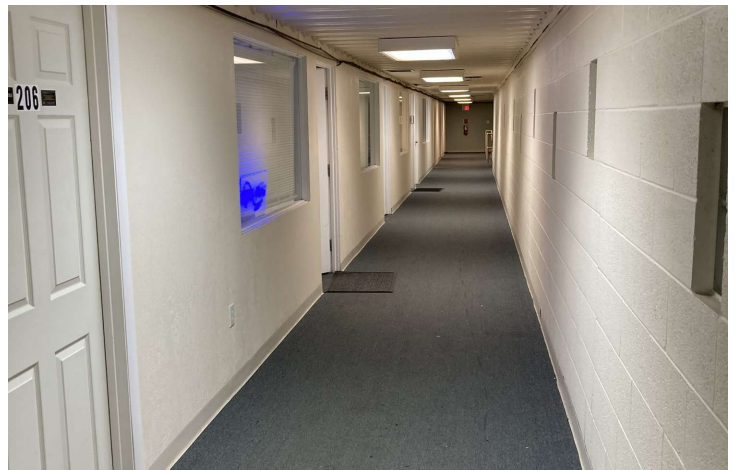
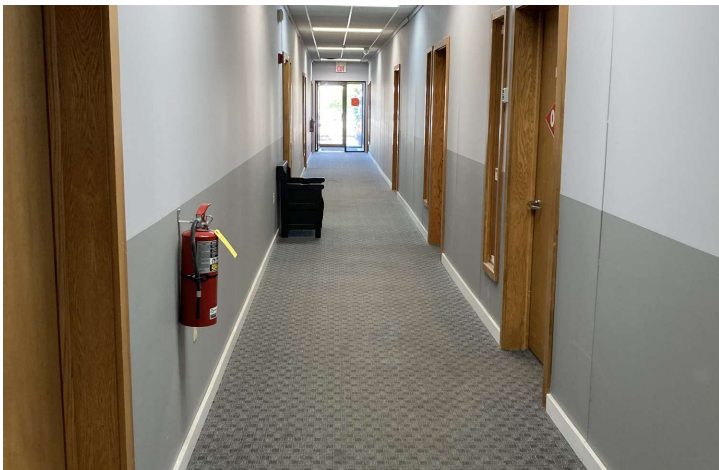
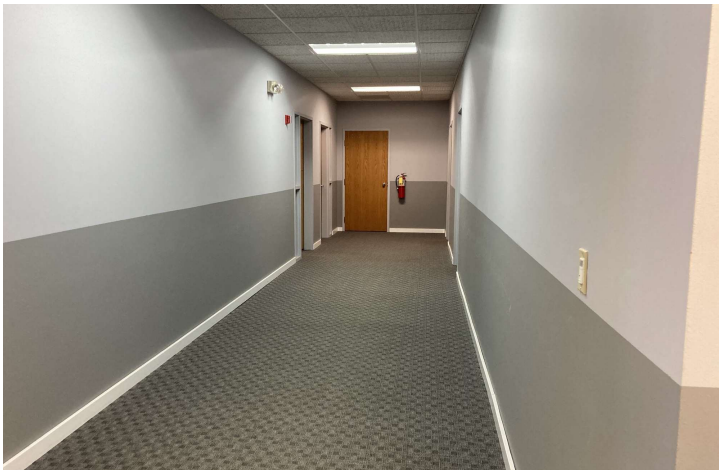
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3W THREE WEST
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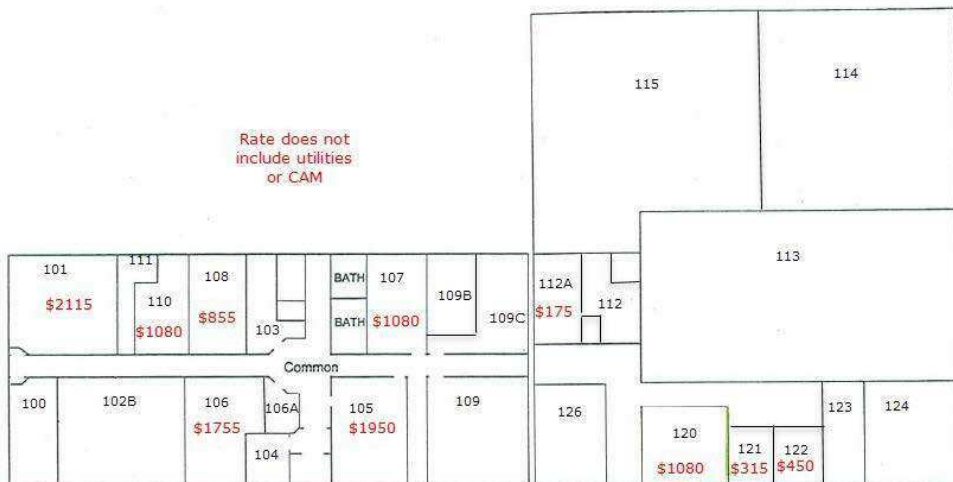
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201	202	203	204	205	206	207
	\$695		\$540		\$300	\$450

Multi Office Offering \$16/SF/Year



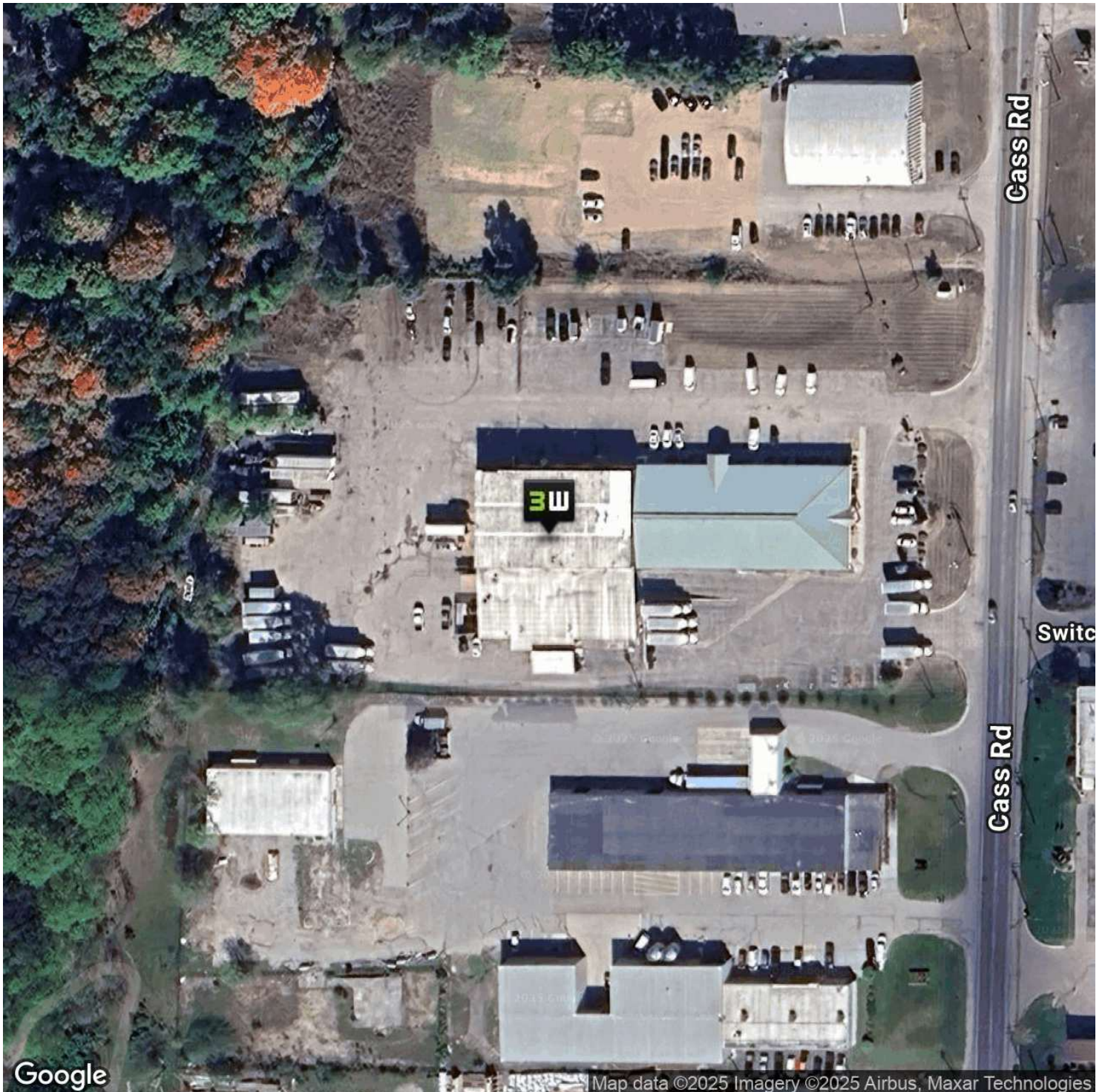
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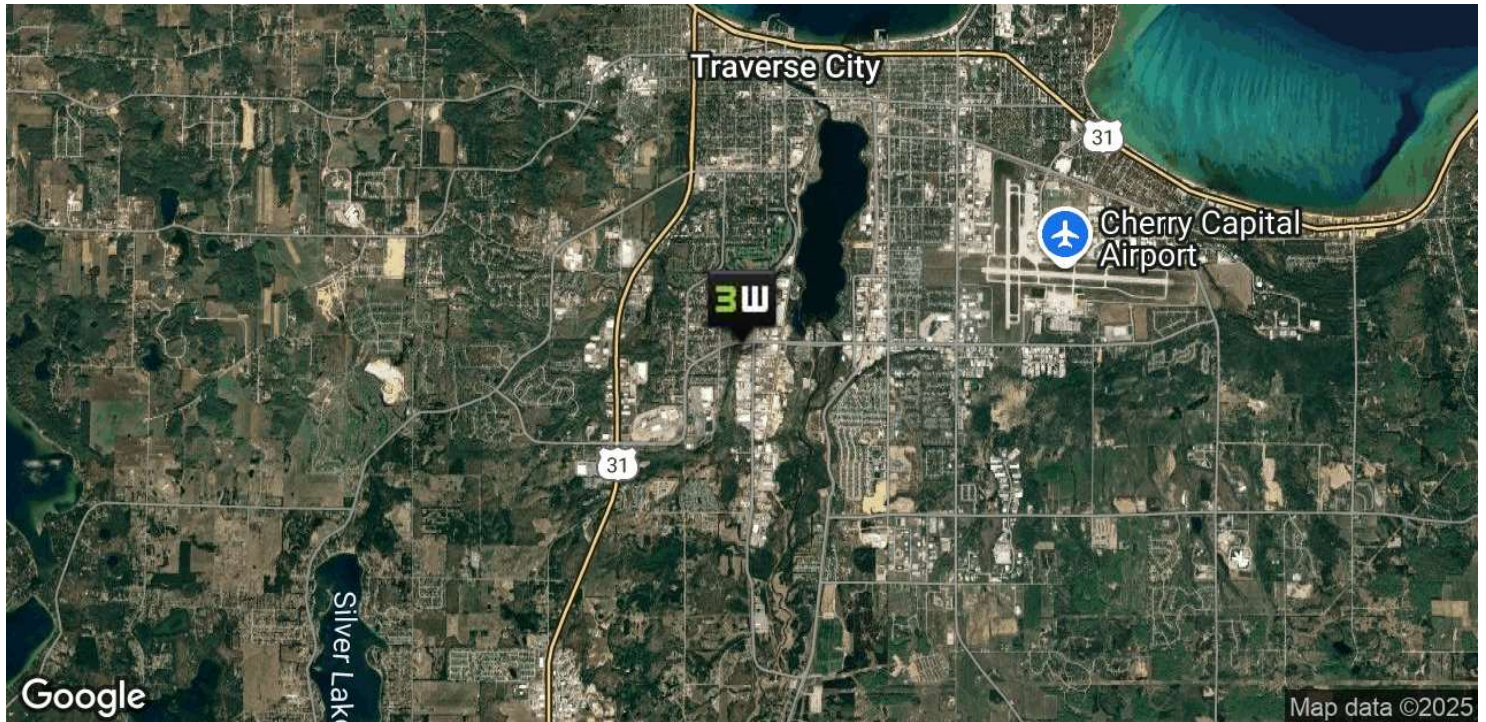
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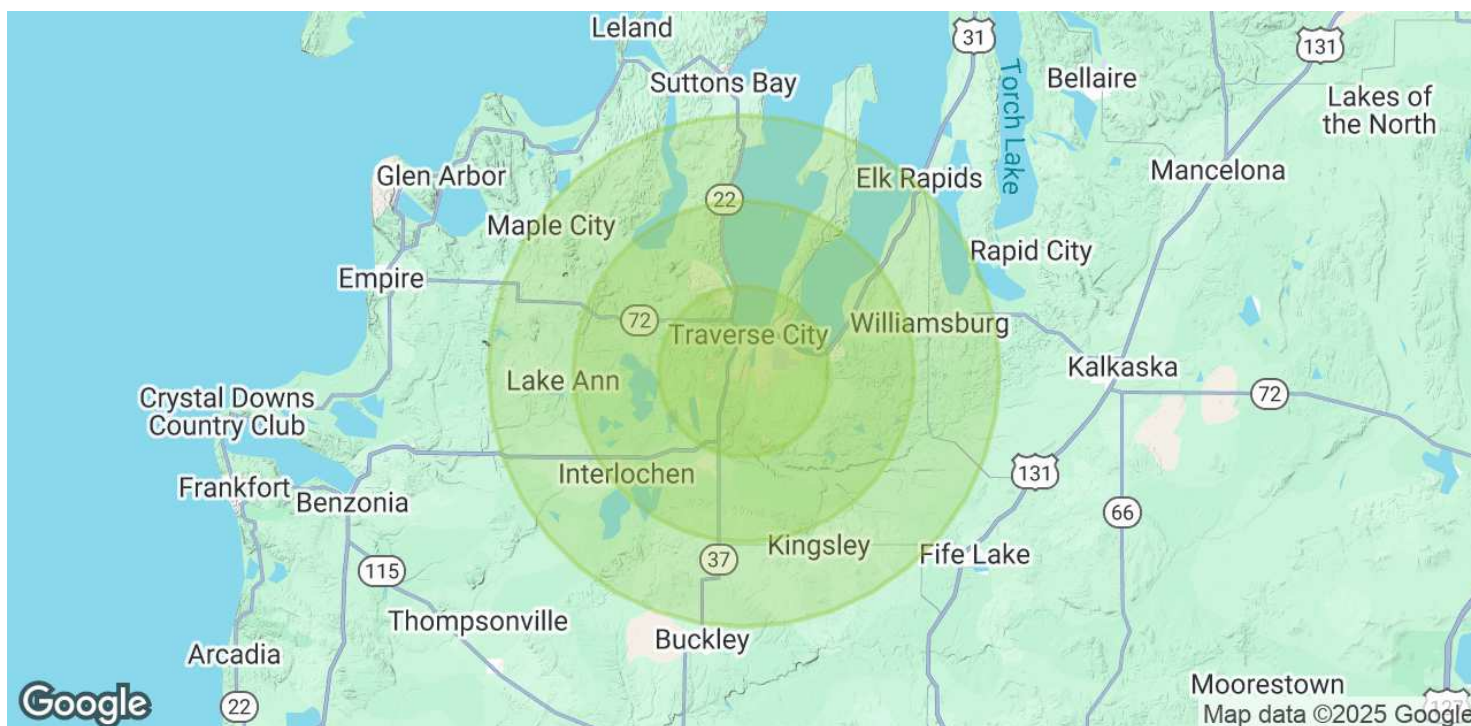
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POPULATION

5 MILES

10 MILES

15 MILES

Total Population	48,790	91,034	111,518
Average Age	44	44	44
Average Age (Male)	43	43	43
Average Age (Female)	46	45	45

HOUSEHOLDS & INCOME

5 MILES

10 MILES

15 MILES

Total Households	21,950	38,701	46,856
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$84,971	\$90,150	\$91,493
Average House Value	\$411,279	\$411,307	\$415,324

* Demographic data derived from 2020 ACS - US Census

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