

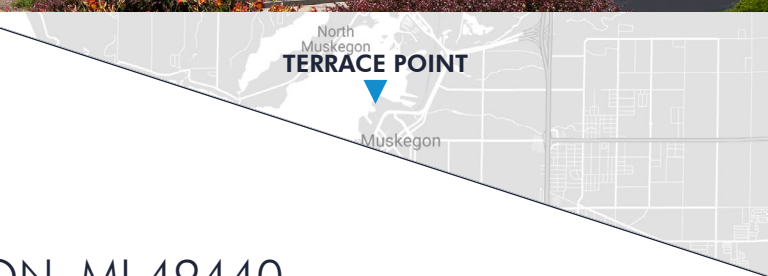


HINMAN
DEVELOPMENT ♦ MANAGEMENT ♦ LEASING

OFFICE SPACE FOR LEASE **TERRACE POINT**

700 TERRACE POINT ROAD | MUSKEGON, MI 49440

MUSKEGON OFFICE | 616.957.3711 | 316 MORRIS STREET, SUITE LL110, MUSKEGON, MI 49440



OFFICE SPACE FOR LEASE

TERRACE POINT

700 TERRACE POINT ROAD | MUSKEGON, MI 49440

TERRACE POINT IS A 4-STORY, 49,636 SF, CLASS A OFFICE BUILDING LOCATED ON MUSKEGON LAKE IN DOWNTOWN MUSKEGON; ADJACENT TO THE SHORELINE INN & TERRACE POINT MARINA. THIS ICONIC BUILDING OFFERS A SERENE SETTING WITH 360 VIEWS AND A COMPLIMENTARY ON-SITE FITNESS CENTER. TERRACE POINT'S REGIONAL LOCATION OFFERS EASY ACCESS TO BUSINESS US-31, US-31 & I-96.



ICONIC, CLASS A
OFFICE SETTING,
PROFESSIONALLY
MANAGED



MULTIPLE RETAIL &
DINING OPTIONS
WITHIN WALKING
DISTANCE



CONVENIENT &
FREE EMPLOYEE /
VISITOR PARKING



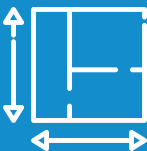
REGIONAL
LOCATION WITH
EASY ACCESS TO
I-96 & US-31



24 HOUR CARD
ACCESS & VIDEO
SECURITY



8 MILES TO
MUSKEGON
COUNTY AIRPORT



FLEXIBILITY TO
HANDLE FUTURE
SPACE NEEDS
WITHIN AREA



LESS THAN 10
MINUTE WALK TO
TRANSPORTATION
CENTER



HIGHLY VISIBLE
LOCATION WITH
BOARDWALK ON
MUSKEGON LAKE

LEASING //

HINMANCOMPANY.COM



KIRK DRISENGA
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QUIN ROSSER
REGIONAL LEASING MANAGER
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TERRACE POINT

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[HINMANCOMPANY.COM](https://hinmancompany.com)



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MUSKEGON MARKET OVERVIEW

TERRACE POINT

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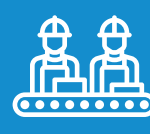
MUSKEGON COUNTY IS A FAST-GROWING LAKESHORE COMMUNITY IN WESTERN MICHIGAN.



REGIONAL
POPULATION OF
176,564



MORE THAN 260
MANUFACTURERS
& INDUSTRIAL
COMPANIES



\$8.0 BILLION
GROSS REGIONAL
PRODUCT



4 COLLEGES AND
UNIVERSITIES



UNEMPLOYMENT
RATE OF 3.7%



COST OF LIVING
IS 12.4% LOWER
THAN NATIONAL
AVERAGE



HIGHWAY SYSTEM
OFFERS MULTI-
REGIONAL
ACCESSIBILITY



AVERAGE 19
MINUTE TRAVEL
TIME FOR MOST
COMMUTERS



2 DAILY FLIGHTS
TO CHICAGO VIA
MKG AIRPORT

RECOGNITIONS

- RANKED #7 TOP PLACES TO WORK IN MANUFACTURING BY **SMARTASSET.COM**
- MUSKEGON CC RANKED BEST 2-YEAR COLLEGE IN MICHIGAN BY **BESTCOLLEGES.COM**

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