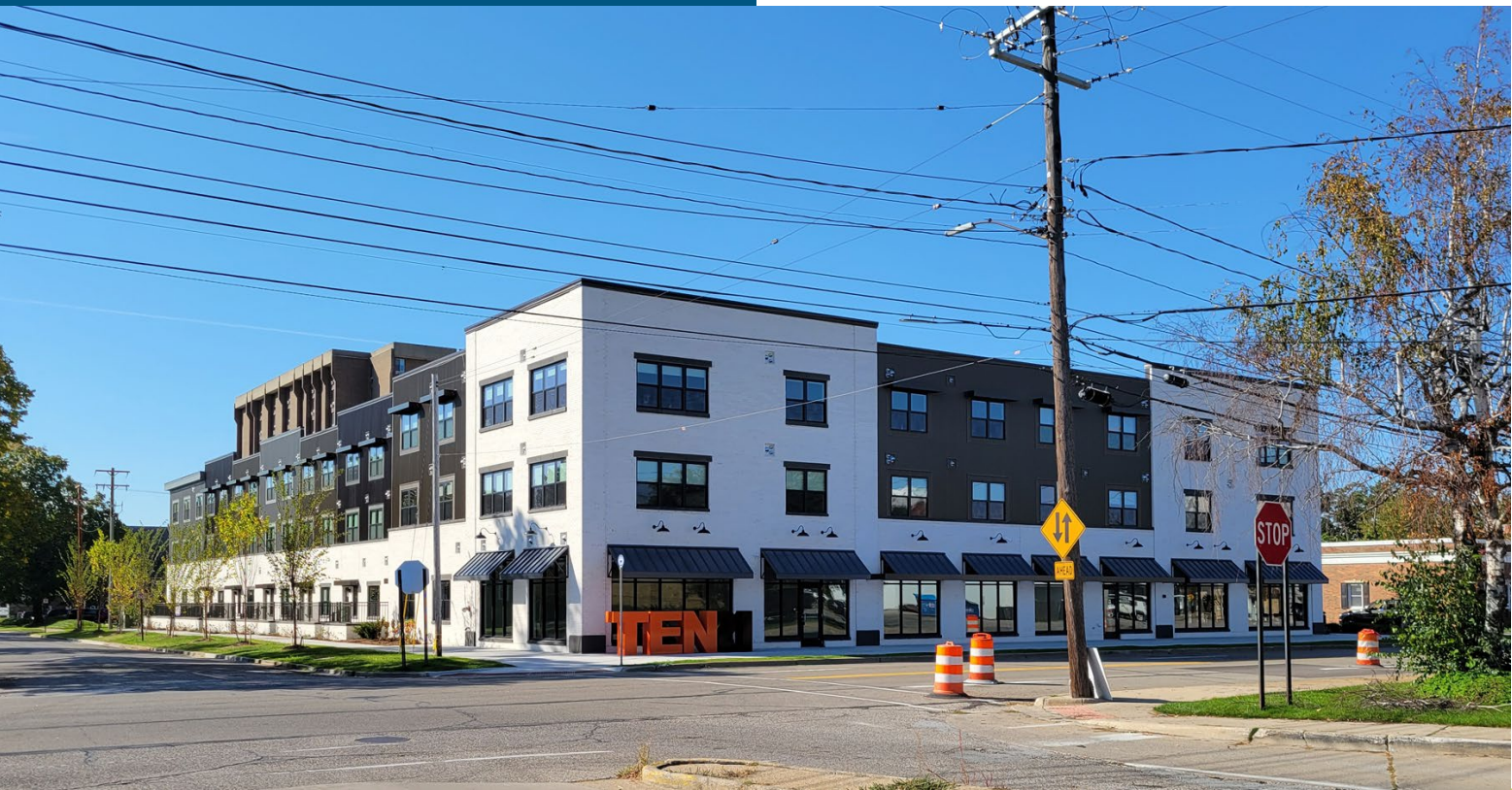


1021 Jefferson Street
Muskegon, Michigan



Commercial Space For Lease

- 1,000 - 2,028 Square Feet Available
- New construction commercial space within a mixed-use, multi-story building in downtown Muskegon
- Situated within the busy Apple Avenue corridor in proximity to the Muskegon County administrative complex
- Walking distance to downtown restaurants and events
- Street level space would be an excellent location for legal services or professional office user, or a street retail operation
- Ample on-site parking within the professionally-managed development
- Asking rate includes developer build-out to white-box state
- **Lease Price: \$12.50/SF/Yr NNN**

For more information, please contact:

BRYAN BENCH
231 578 2508
bryanbench@corerealty.com

TROY WASSERMAN
231 750 9627
troywasserman@corerealty.com

Connect with us:



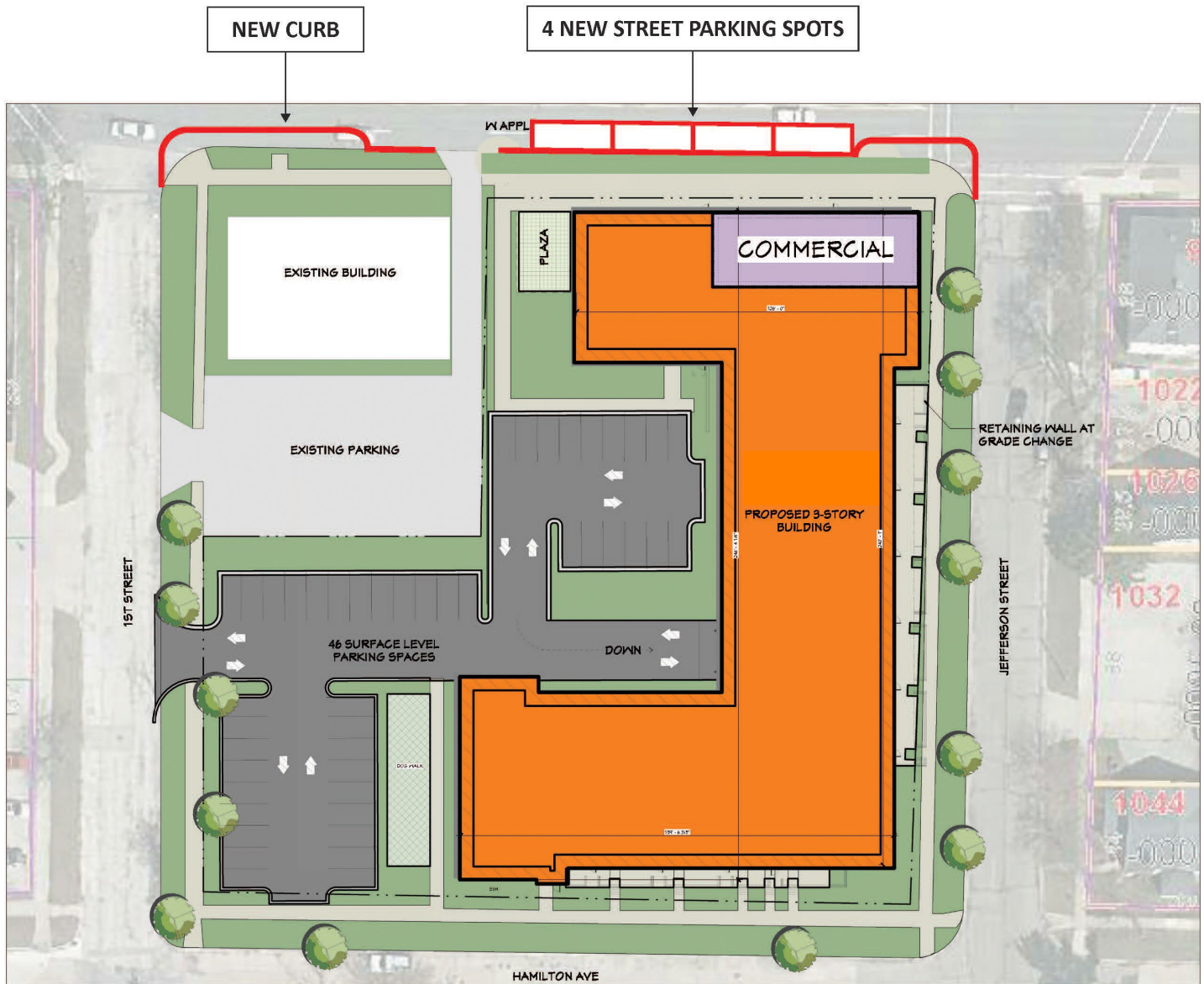
CORE REALTY PARTNERS

700 Terrace Point Drive, Suite 200
Muskegon, MI 49440

www.corecommercialrealty.com

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

Site Plan



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Floor Plan



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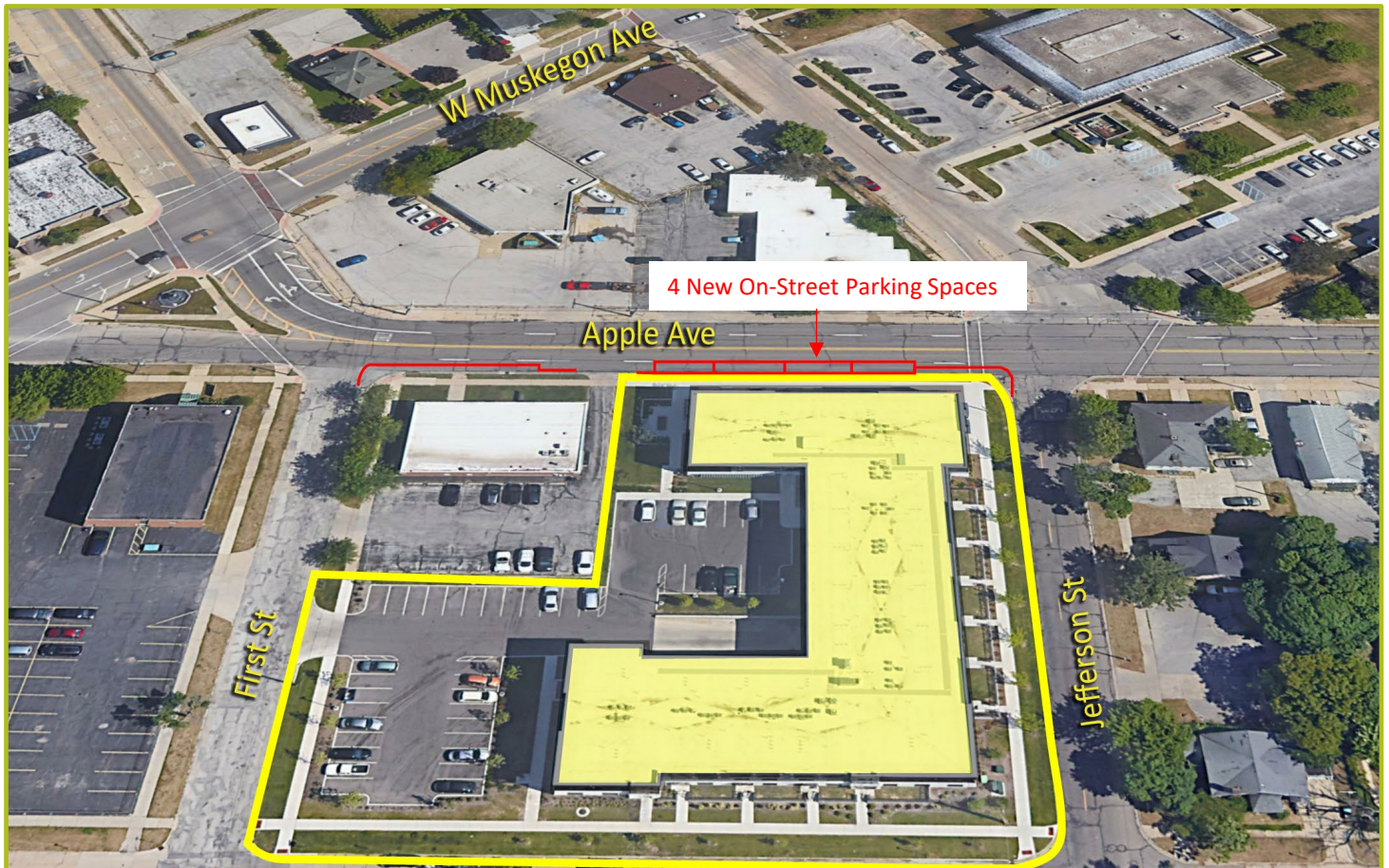
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Aerial



- Located on high visibility West Apple Avenue corridor in the heart of the court district
- 4 new on-street parking spaces adjacent to the property
- Walking distance to downtown
- Site surrounded by residential and business
- Ground floor commercial space in mixed-use 73-unit building
- Walk score of 84 – “Very Walkable”
- Off-street parking potential
- Base rent includes white box build out
- Floor to ceiling storefront glass

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