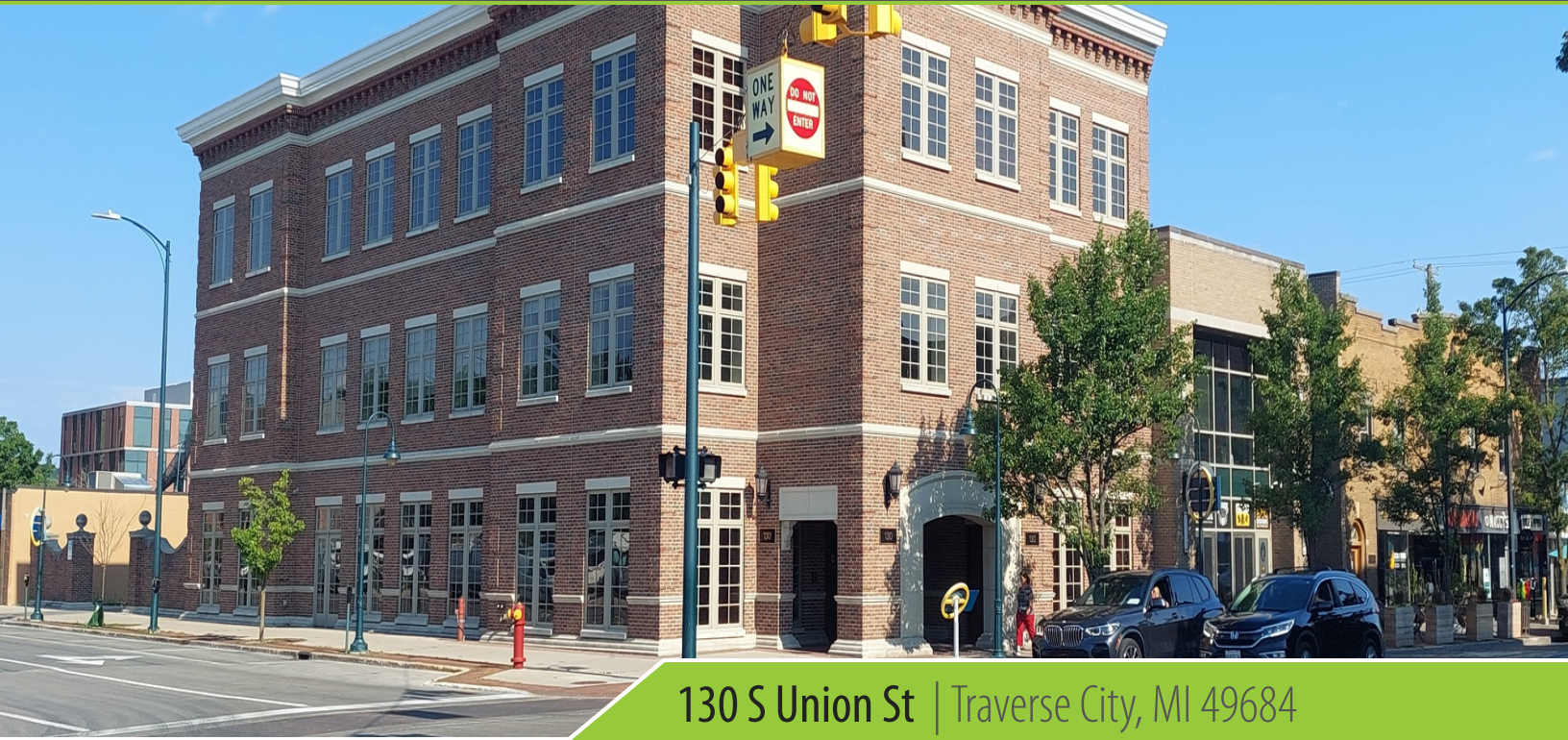




# OFFICE BUILDING FOR LEASE

## 130 S Union St

### executive summary



130 S Union St | Traverse City, MI 49684

<b>AVAILABLE SF:</b>	5,000 - 15,540 SF
<b>LEASE RATE:</b>	\$16.00 SF/YR (NNN)
<b>LOT SIZE:</b>	0.15 ACRES
<b>BUILDING SIZE:</b>	15,540 SF
<b>BUILDING CLASS:</b>	A
<b>YEAR BUILT:</b>	2007
<b>ZONING:</b>	C-4C

#### PROPERTY OVERVIEW

This Class A Professional Office Building is located in the Central Business District of Traverse City, MI just blocks away from the shores of Lake Michigan. The 15,540 SF building consists of three separate floors which contain private offices, large open workspace areas, board room, conference rooms, kitchenettes, and restrooms on each floor. The building sits prominently at the NW corner of Union St. and State St. Parking is a mix of public on-street parking, private onsite parking, and city surface lot permit parking.

This offering is for a NNN sublease of the space through 2/29/2028. Tenant shall be responsible for all utilities, which will be paid directly to the utility companies.

#### PROPERTY HIGHLIGHTS

- Class A Professional Office Space
- Downtown Traverse City
- Prominent Location
- Onsite Private Parking

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



# OFFICE BUILDING FOR LEASE

130 S Union St

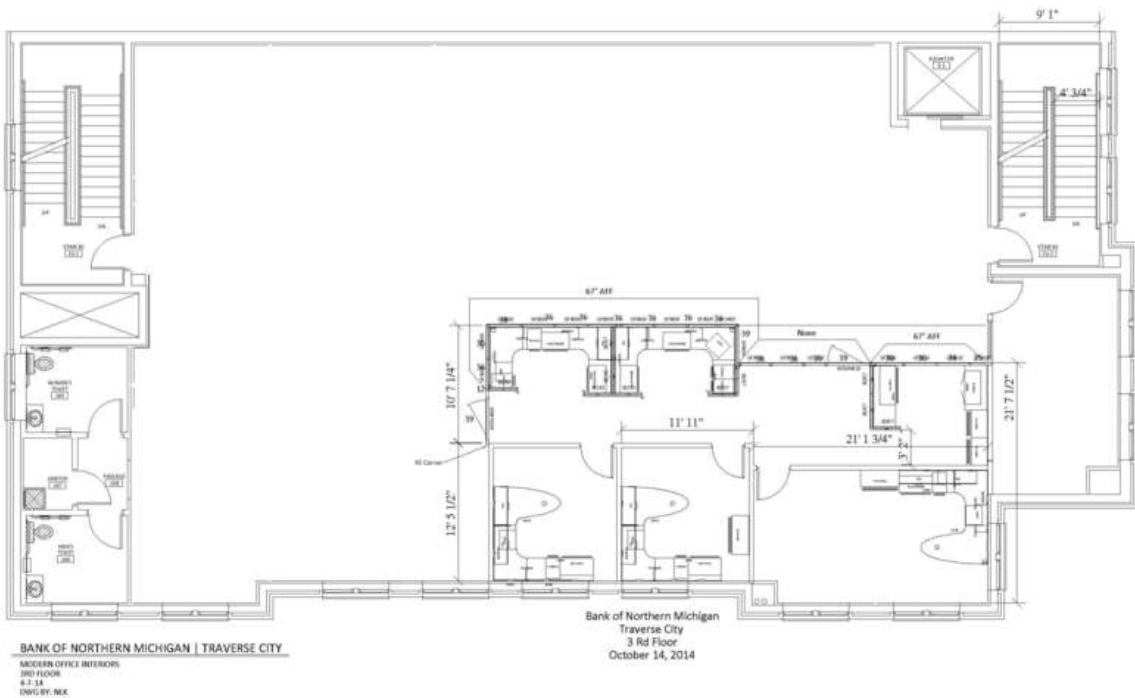


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# OFFICE BUILDING FOR LEASE

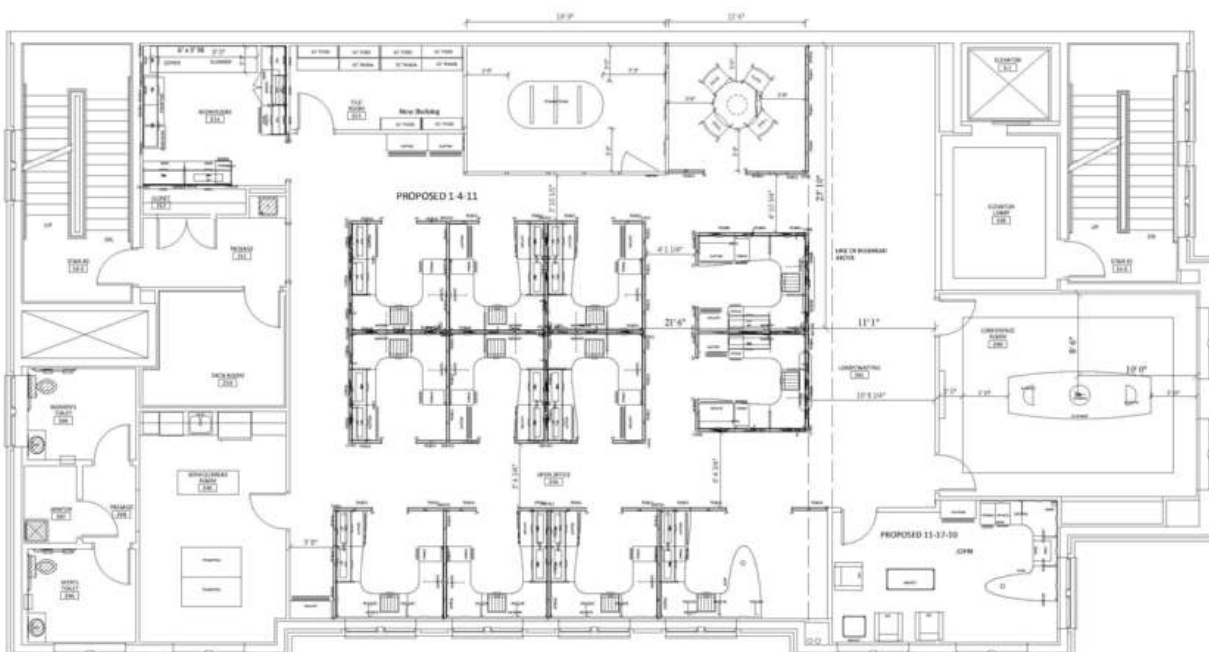
## 130 S Union St



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First Floor - Floor Plan



Second Floor - Floor Plan

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OFFICE BUILDING FOR LEASE

130 S Union St



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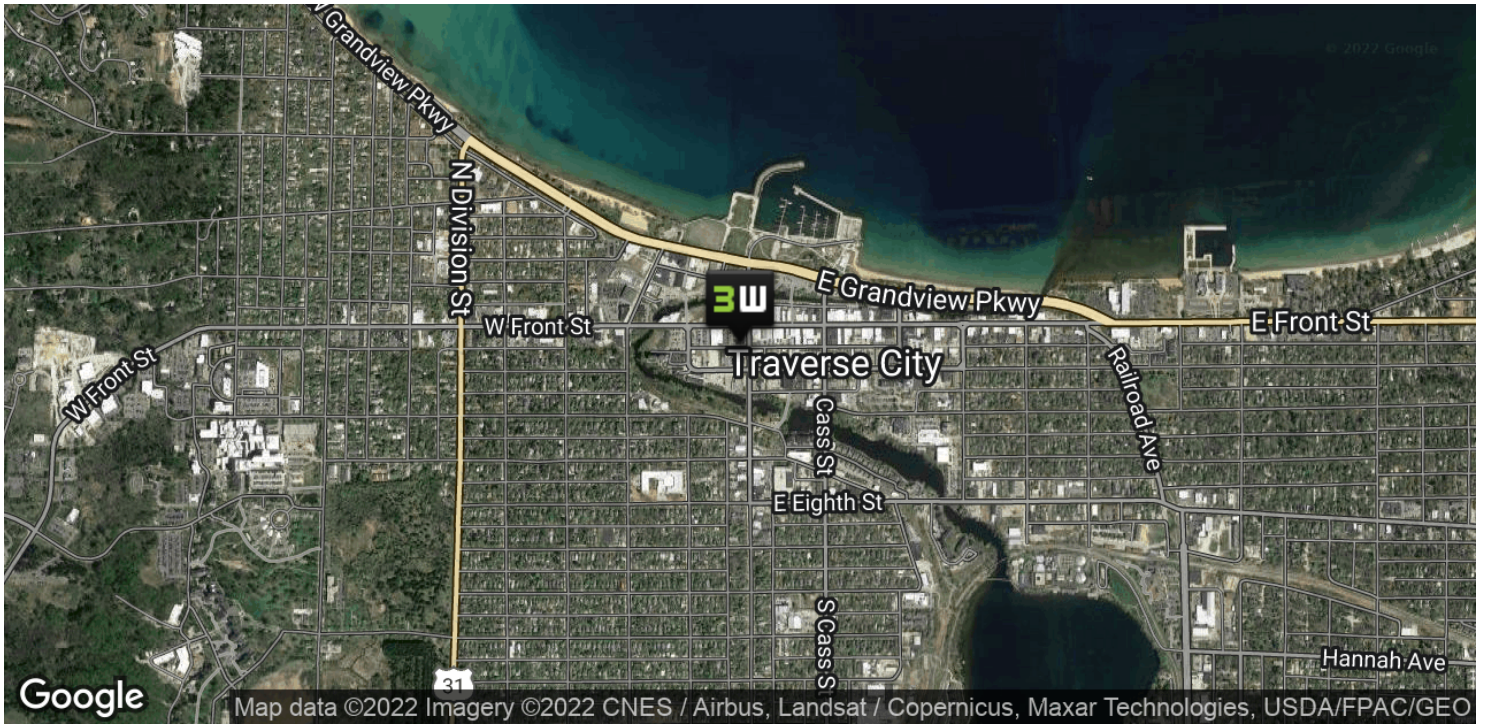
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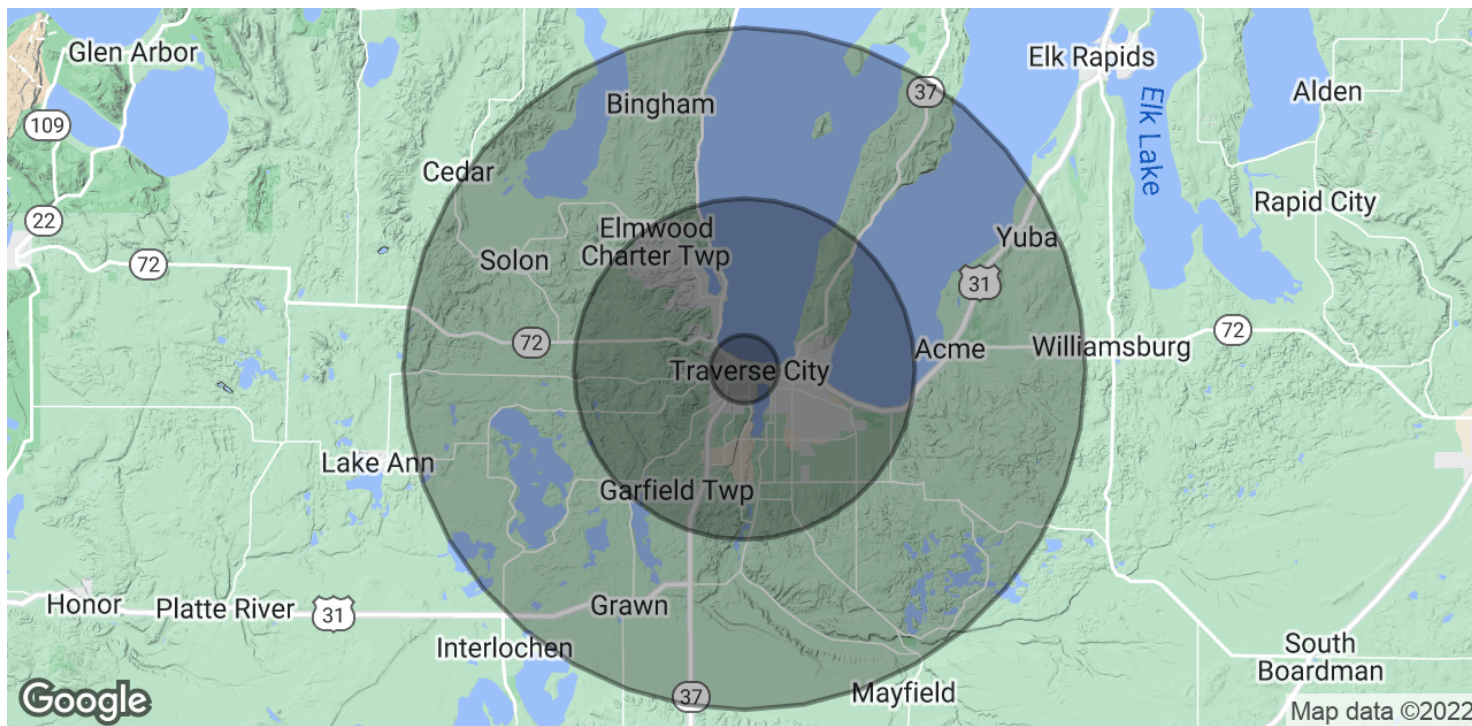


# OFFICE BUILDING FOR LEASE

## 130 S Union St



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### POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,904	36,232	69,357
Average Age	38.0	40.6	41.1
Average Age (Male)	36.2	38.1	39.0
Average Age (Female)	42.2	43.6	43.4

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,356	16,601	29,604
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$59,925	\$56,331	\$61,359
Average House Value	\$225,276	\$239,220	\$237,187

\* Demographic data derived from 2020 ACS - US Census

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