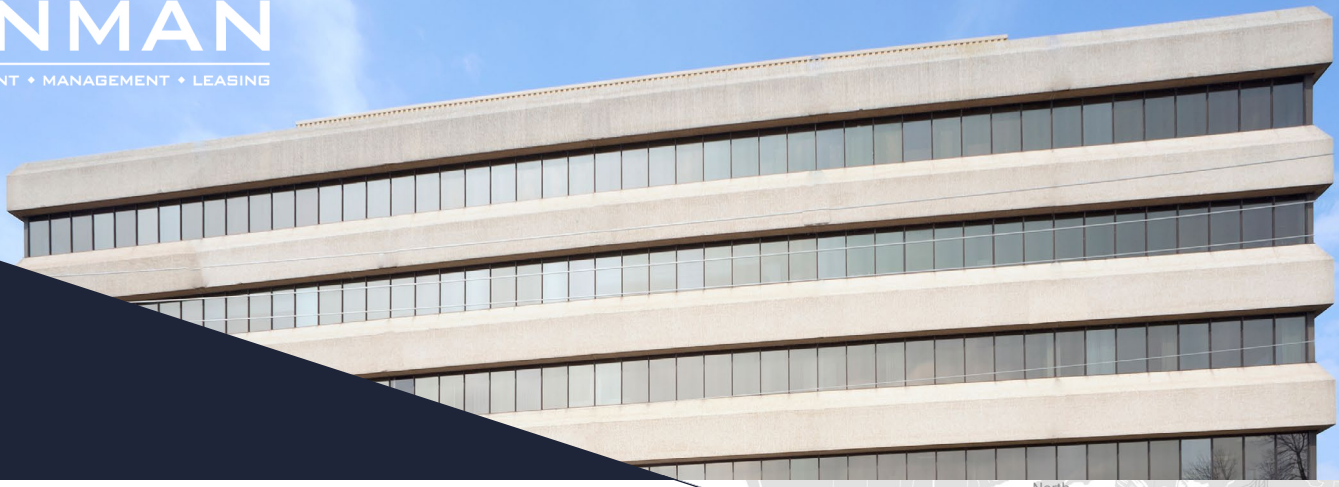




HINMAN
DEVELOPMENT ♦ MANAGEMENT ♦ LEASING

OFFICE SPACE FOR LEASE
TERRACE PLAZA

316 MORRIS AVENUE | MUSKEGON, MI 49440



OFFICE SPACE FOR LEASE

TERRACE PLAZA

316 MORRIS AVENUE | MUSKEGON, MI 49440

TERRACE PLAZA IS A 7-STORY, 128,115 SF MIXED-USE BUILDING LOCATED IN DOWNTOWN MUSKEGON WITH OFFICE SPACE ON FLOORS 1-5 & LUXURY APARTMENTS ON FLOORS 6-7. ADJACENT TO BUSINESS US-31, THIS BUILDING OFFERS SERENE VIEWS OF MUSKEGON LAKE & IS STEPS AWAY FROM THE MUSKEGON FARMER'S MARKET. TERRACE PLAZAS REGIONAL LOCATION OFFERS EASY ACCESS TO BUSINESS US-31, US-31 & I-96.



DOWNTOWN
OFFICE SETTING,
PROFESSIONALLY
MANAGED



MULTIPLE RETAIL &
DINING OPTIONS
WITHIN WALKING
DISTANCE



CONVENIENT &
FREE EMPLOYEE /
VISITOR PARKING



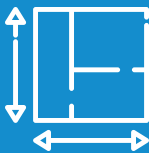
REGIONAL
LOCATION WITH
EASY ACCESS TO
I-96 & US-31



24 HOUR CARD
ACCESS & VIDEO
SECURITY



8 MILES TO
MUSKEGON
COUNTY AIRPORT



FLEXIBILITY TO
HANDLE FUTURE
SPACE NEEDS
WITHIN AREA



2 MINUTE WALK TO
TRANSPORTATION
CENTER



HIGHLY VISIBLE
LOCATION ON
BUSINESS US-31

LEASING //

HINMANCOMPANY.COM



KIRK DRIESENGA
REGIONAL DIRECTOR OF LEASING
616.301.2731
KIRKD@HINMANCOMPANY.COM

OFFICE SPACE FOR LEASE

TERRACE PLAZA

316 MORRIS AVENUE | MUSKEGON, MI 49440



PHOTOS INTENDED ONLY AS A BUILD OUT REFERENCE

LEASING //

HINMANCOMPANY.COM



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MUSKEGON MARKET OVERVIEW

TERRACE PLAZA

316 MORRIS AVENUE | MUSKEGON, MI 49440

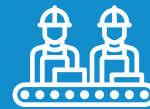
MUSKEGON COUNTY IS A FAST-GROWING LAKESHORE COMMUNITY IN WESTERN MICHIGAN.



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**

LEASING //

HINMANCOMPANY.COM



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