

# FOR SALE OR LEASE



## 175 Hawley Street, Marquette, MI

11,737 SF Medical Office Available



**Steve Poole**  
Vice President  
231 427 8504  
steve.poole@colliers.com



**Colin Cornell**  
Senior Vice President  
918 402 6394  
colin.cornell@colliers.com



**Christian Vaughan**  
Senior Vice President  
303 437 0679  
christian.vaughan@colliers.com



**Colliers West Michigan**  
310 West Front St NW  
Suite 101  
Traverse City, MI 49684  
colliers.com/westmichiga







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## Location Highlights

- Less Than 0.5 Miles Away From Northern Michigan University
- 34 Minute Drive to Marquette/Sawyer Regional Airport
- Top Area Employers Include:
  - UP Health System - Largest Private Employer,  $\pm$  1,599 Employees
  - Northern Michigan University (NMU): Largest Public Employer,  $\pm$  1,003 Employees
  - Cleveland-Cliffs, Inc.: Largest Industrial Employer,  $\pm$  960 Employees



## Property Information

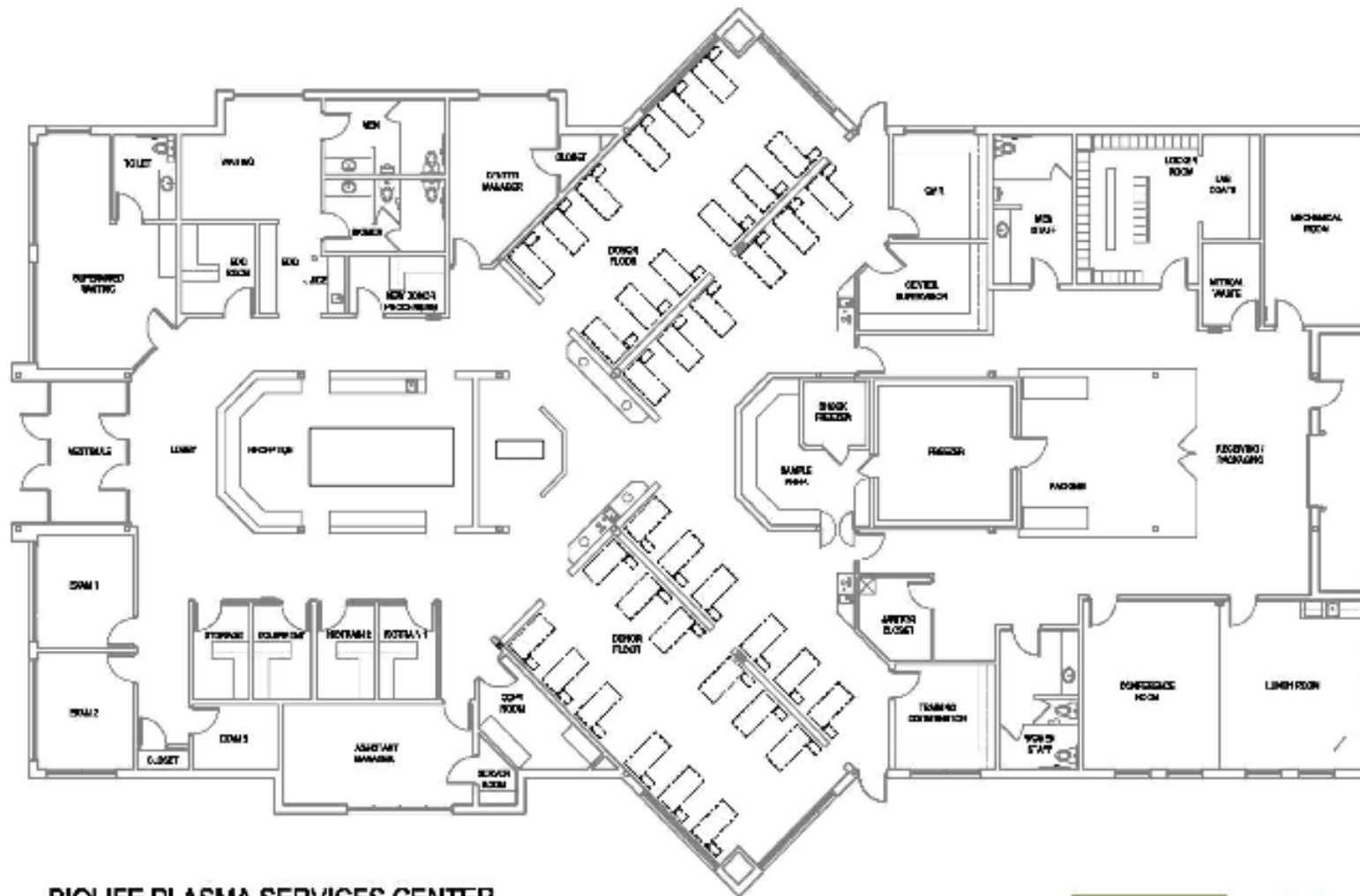
<b>Year Built:</b>	2001
<b>Parking:</b>	126 Spaces
<b>Parcel Id:</b>	52-52-005-109-91
<b>Acreage:</b>	2.13 Acres
<b>Zoning:</b>	PUD
<b>Assessed Value:</b>	\$1,994,100

## Financials

<b>Sale Price</b>	\$2,320,000
<b>Sale Price Per SF</b>	\$197.66/SF
<b>Lease Rate</b>	\$20.00/SF
<b>Annual Property Taxes</b>	\$85,521
<b>Property Taxes Per SF</b>	\$7.28/SF

# BUILDING SPECS

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**BIOLIFE PLASMA SERVICES CENTER**  
MARQUETTE, MICHIGAN

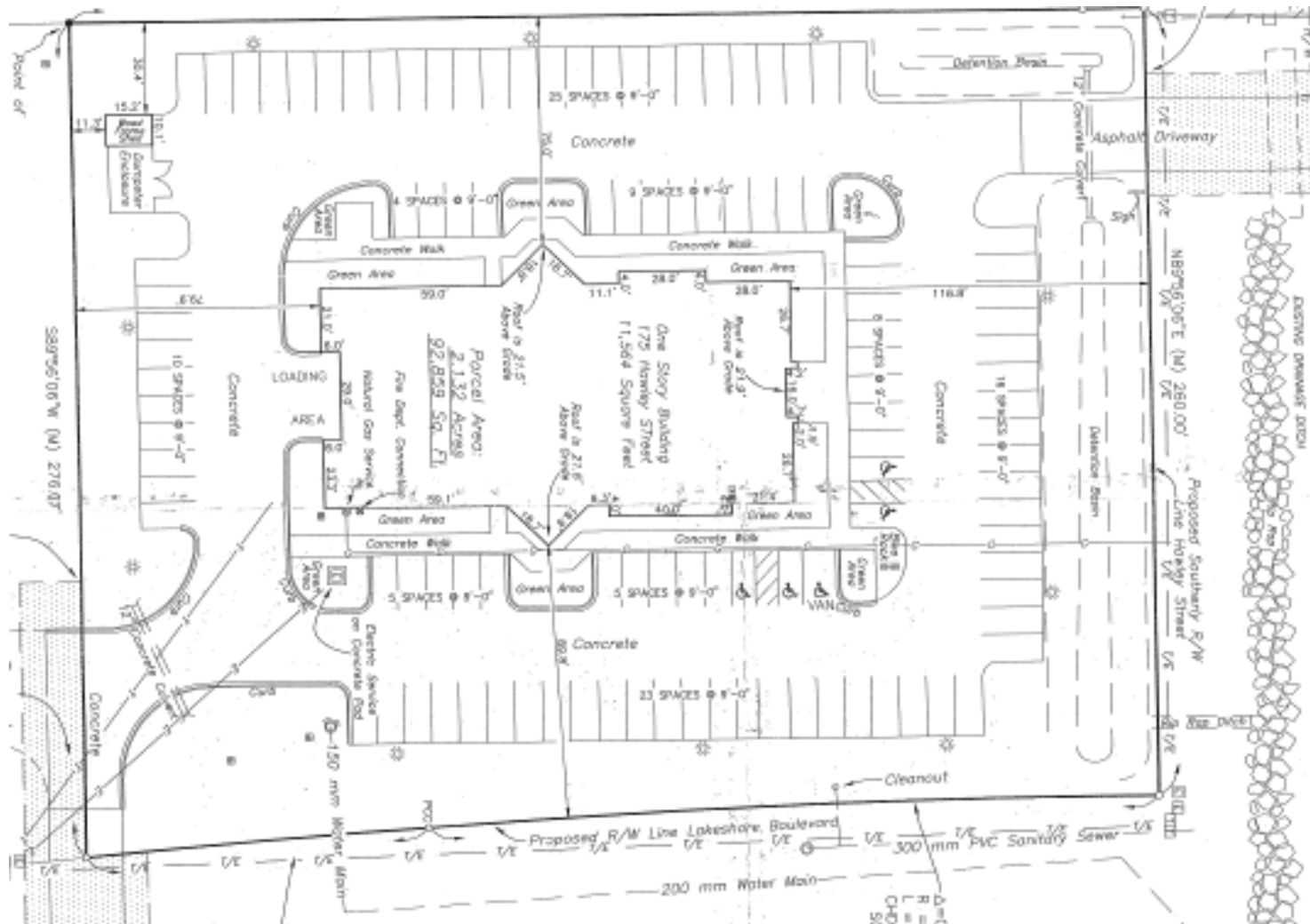
DRAWING PRODUCED FROM PROVIDED INFORMATION - NOT TO SCALE

**Build to Suit**  
INCORPORATED

**OPN**  
ARCHITECTS

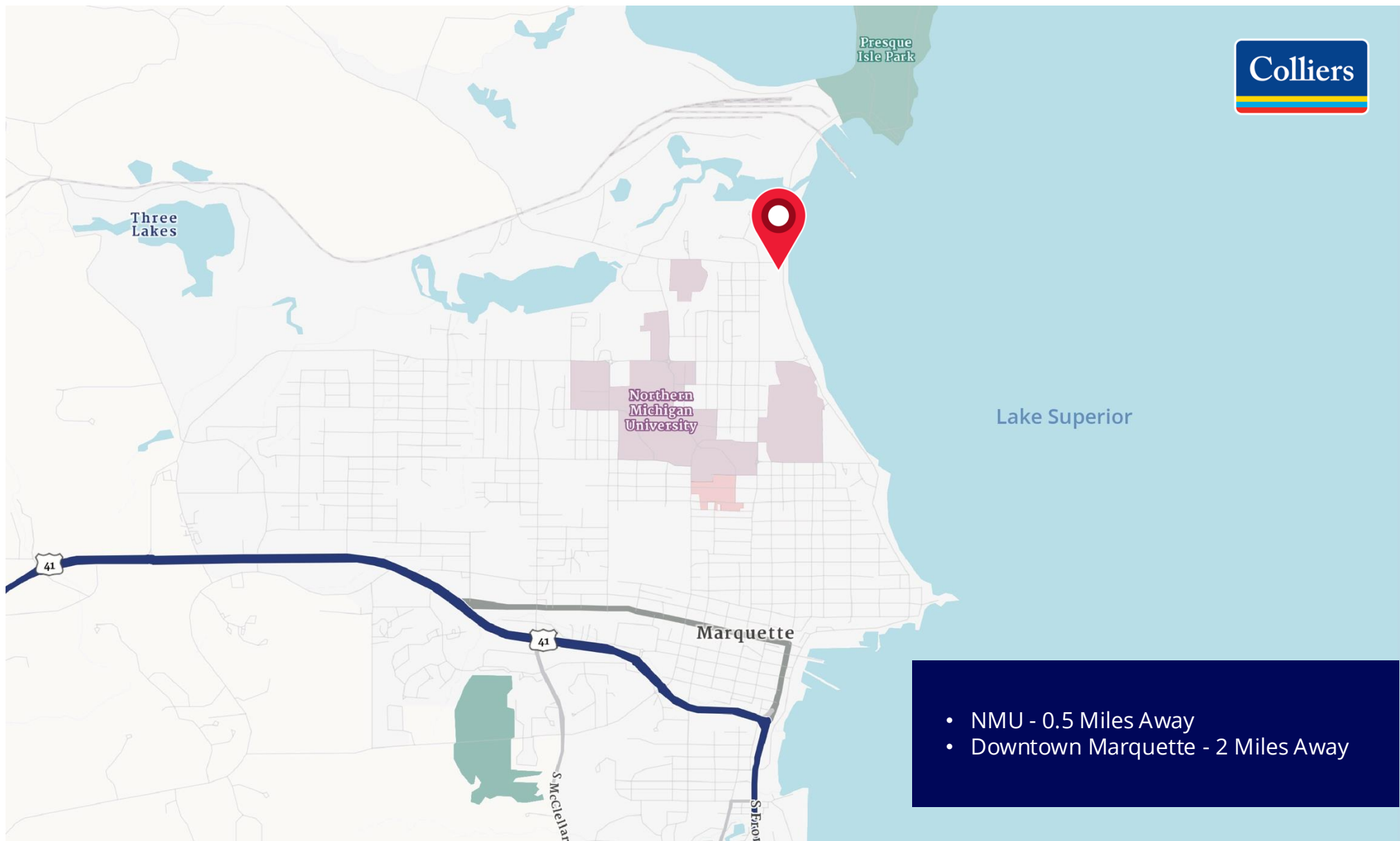
# FLOOR PLAN

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# SURVEY

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We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.

# LOCATION MAP

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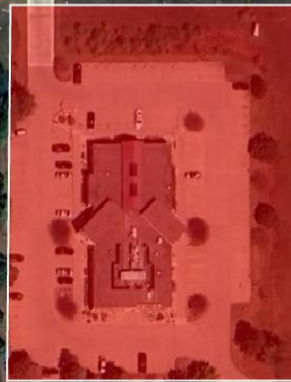
Now Developing:  
North Harbor Condominiums

Hawley Street

Lake Shore Boulevard

Presque Isle Avenue

Longyear Avenue



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# AERIAL MAP

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# DEMOGRAPHICS

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## Household & Population Characteristics



**\$53,831**  
Median  
Household  
Income



**\$283,554**  
Median Home  
Value



**48.3%**  
Owner Occupied  
Housing Units



**33.4**  
Median  
Age



**45.5%**  
Female  
Population

## Household & Population



**20,986**  
Current Total  
Population



**8,584**  
Current Total  
Households

## Income & Households Summary

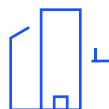


**\$75,346**  
Average  
Household  
Income



**\$31,318**  
Per Capita  
Income

## Business



**1,218**  
Total  
Businesses



**15,337**  
Total  
Employees



**3,790**  
Total Family  
Households



**1.98**  
Average  
Household Size

### Data Notes:

- Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption.
- Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
- Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.



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