

FOR SALE OR LEASE



175 Hawley Street, Marquette, MI

11,737 SF Medical Office Available



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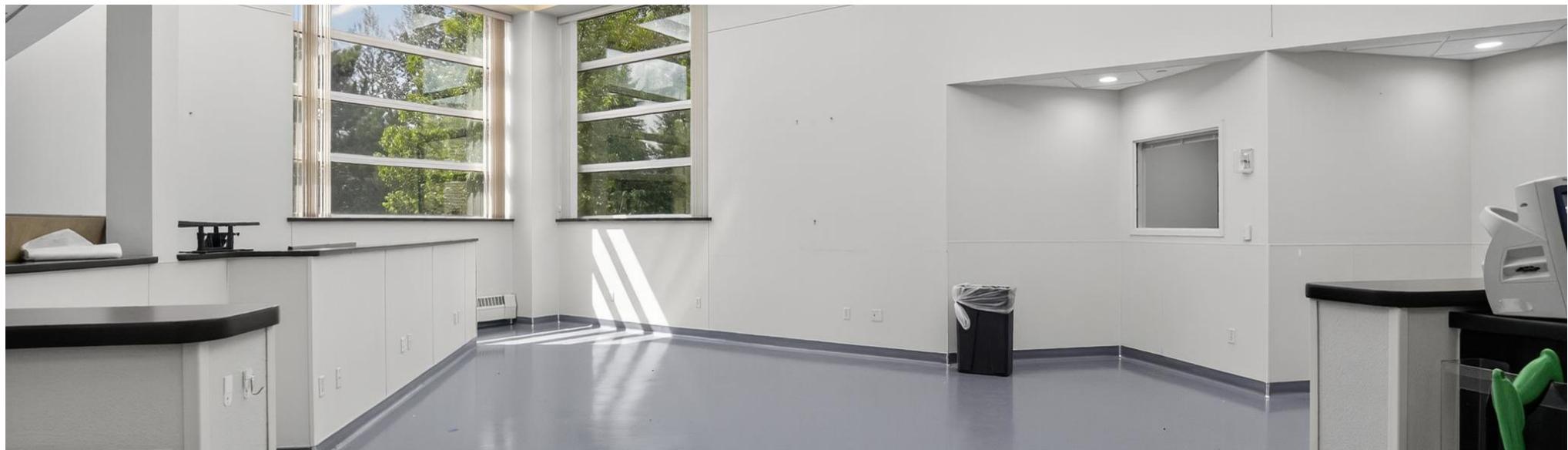
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Location Highlights

- 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, ± 1,599 Employees
 - Northern Michigan University (NMU): Largest Public Employer, ± 1,003 Employees
 - Cleveland-Cliffs, Inc.: Largest Industrial Employer, ± 960 Employees



Property Information

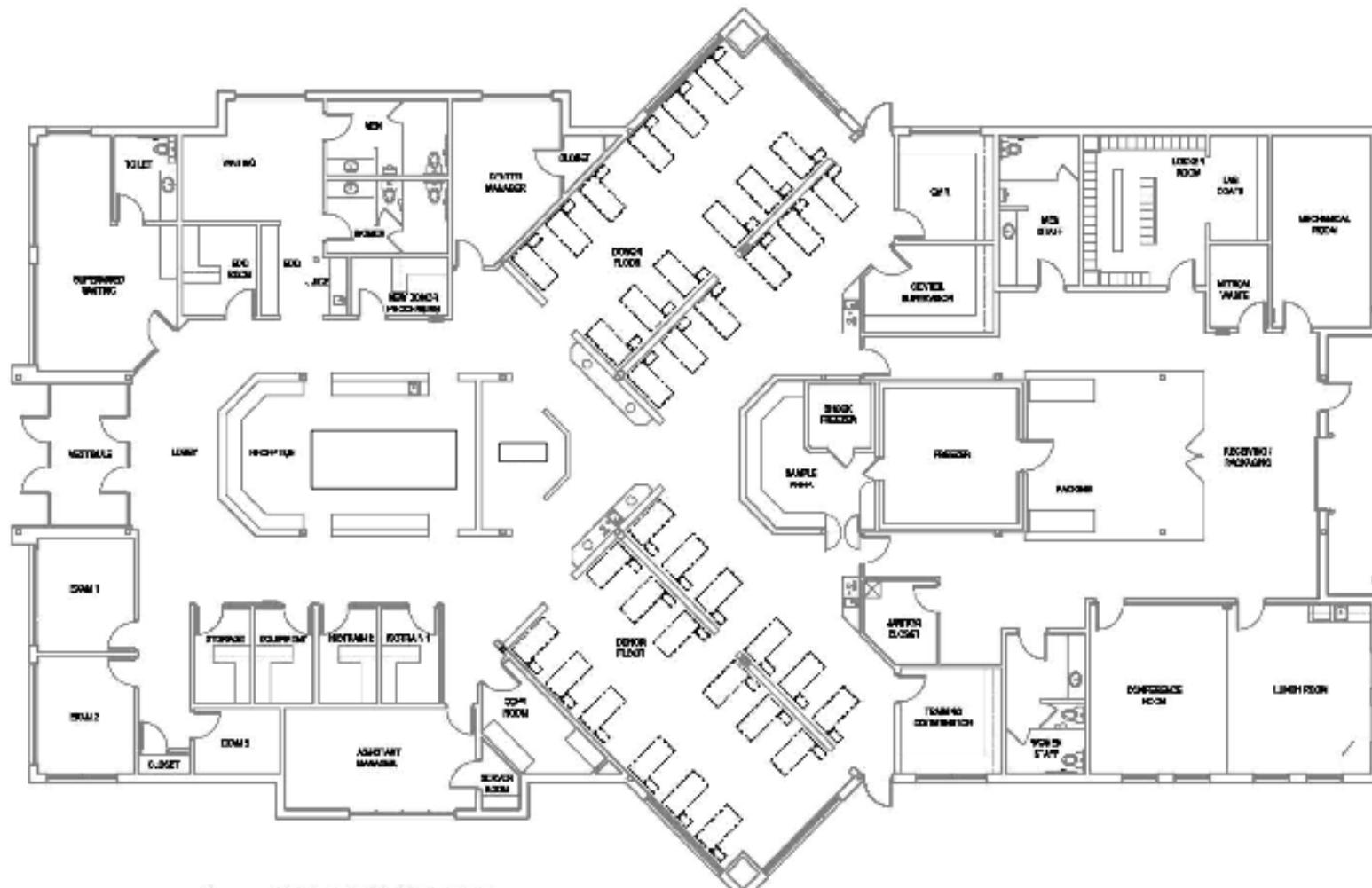
Year Built:	2001
Parking:	126 Spaces
Parcel Id:	52-52-005-109-91
Acreage:	2.13 Acres
Zoning:	PUD
Assessed Value:	\$1,994,100

Financials

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

BUILDING SPECS

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**BIOLIFE PLASMA SERVICES CENTER
MARQUETTE, MICHIGAN**

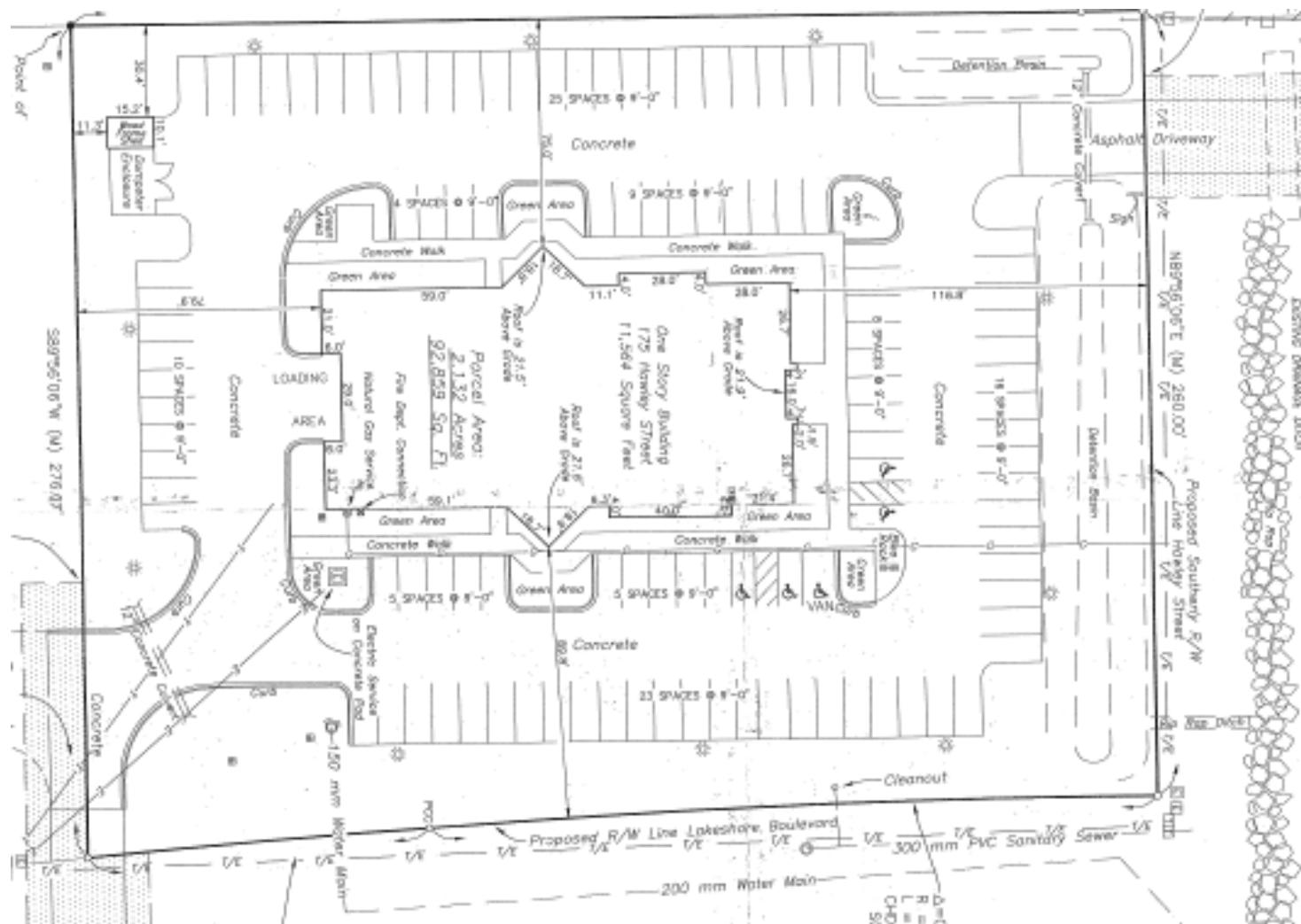
DRAWING PRODUCED FROM PROVIDED INFORMATION - NOT TO SCALE

Build to Suit INDEPENDENT

OPEN
ARCHITECTS

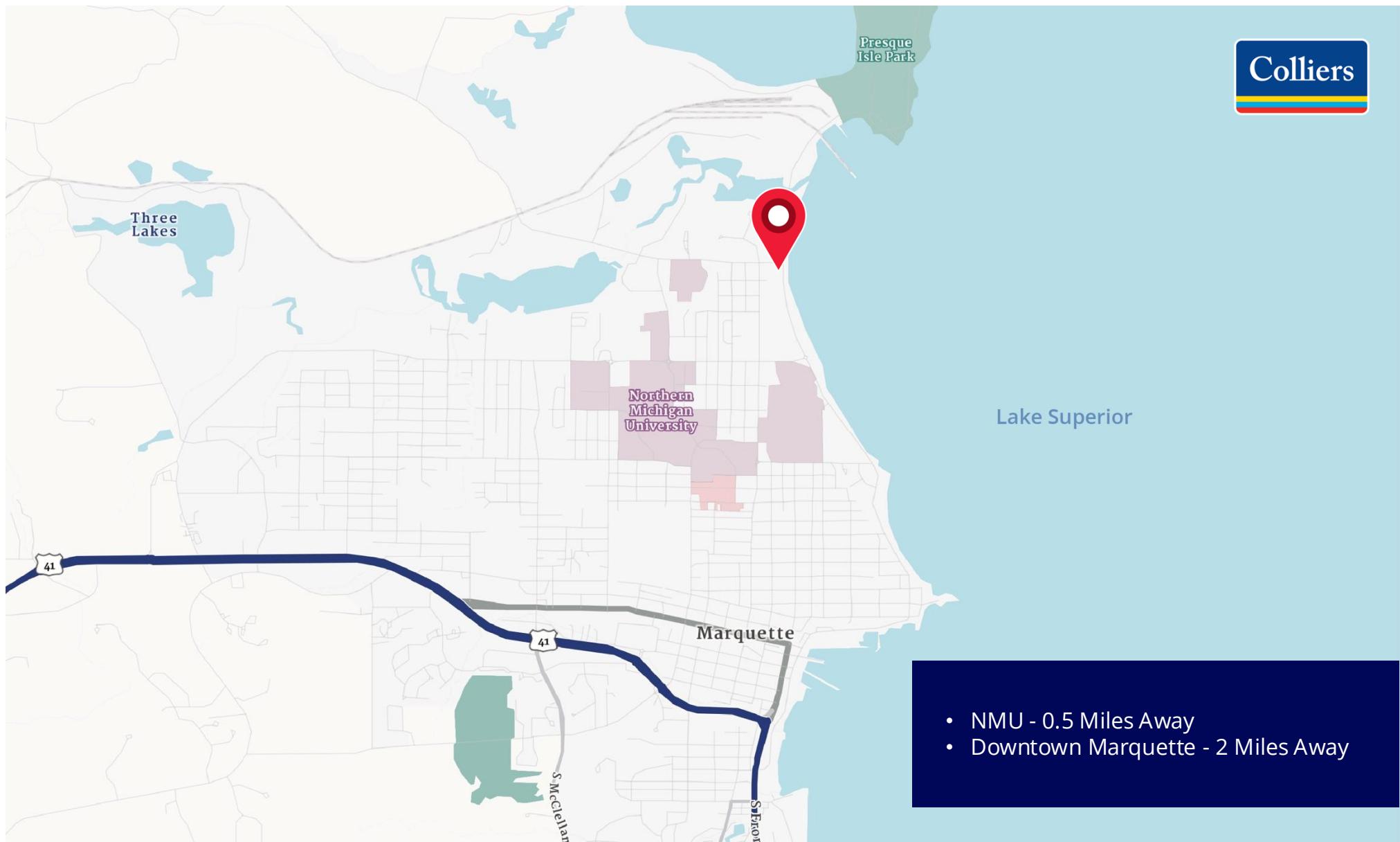
FLOOR PLAN

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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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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



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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