

LEASE

LAND



HARBOR 31

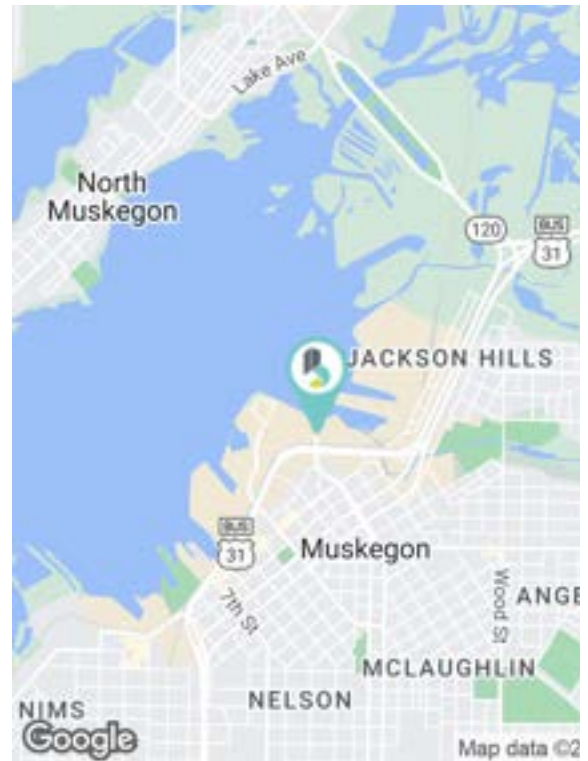


PROPERTY OVERVIEW

Located directly adjacent to the reimagined downtown Muskegon, Harbor 31 is taking the next steps toward transformation of the southern shoreline of Muskegon Lake. In doing so, the new Harbor 31 mixed-use development will include various opportunities to work, play and live. Opportunities include multiple retail/ restaurant locations, a hotel site, Class A office spaces, a watercraft sales and rental site and multiple residential living options all designed with a contemporary architectural style.

PROPERTY HIGHLIGHTS

- Transformation Project for Muskegon Lakeshore
- Multiple Commercial Opportunities
- \$120M + Development
- Walking distance Trinity Health Arena, VanDyke Mortgage Convention Center and downtown retail
- (43) 60 foot slips, (23) small slips and (1) fuel/pump out dock available



LEASE RATE **\$18.00 - 22.00 SF/YR (NNN)**

Available SF:	2,850 - 60,290 SF
Lot Size:	33.30 Acres

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 220 Lyon St. NW, Suite 400
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600 SHORELINE DR., MUSKEGON, MI 49440

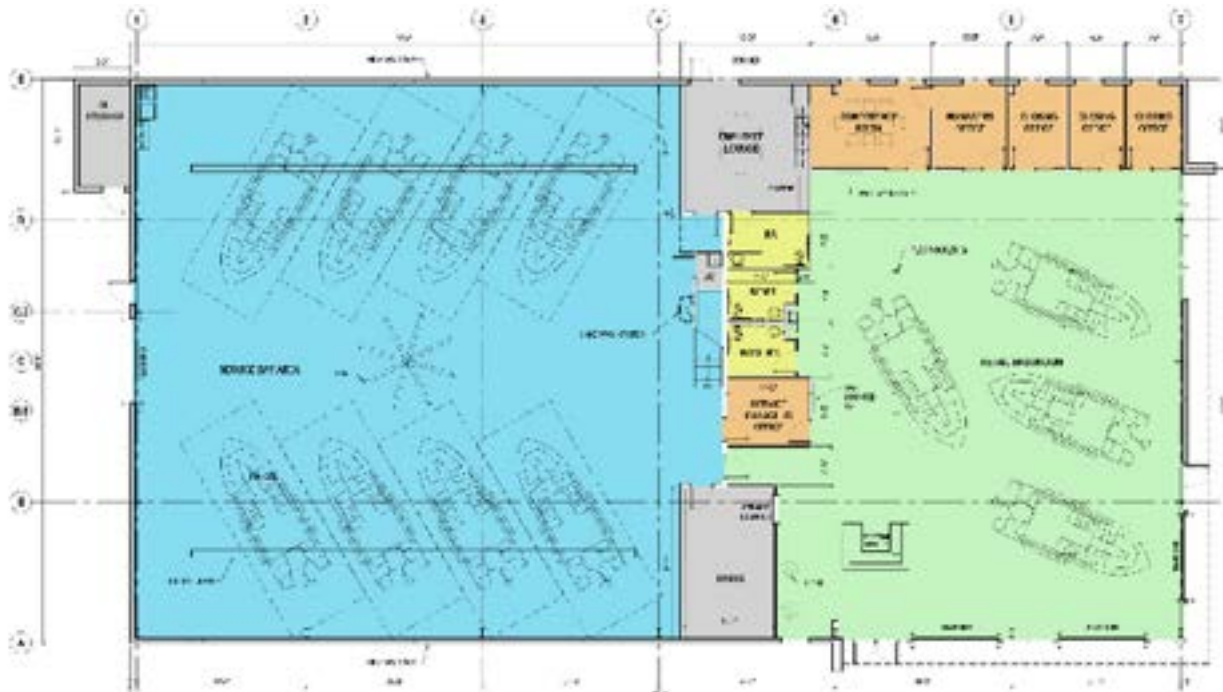
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BOAT SALES & RENTAL

AVAILABLE	SIZE	RATE
Entire Building	12,000 SF	\$18 NNN



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RESTAURANT/RETAIL SITE

AVAILABLE	SIZE	RATE
Entire Building	11,390 SF	\$20 NNN
Lower Level Retail	5,695 SF	\$22 NNN
Upper Level Restaurant	5,695 SF	\$22 NNN
Half of Lower Level Retail	2,850 SF	\$22 NNN



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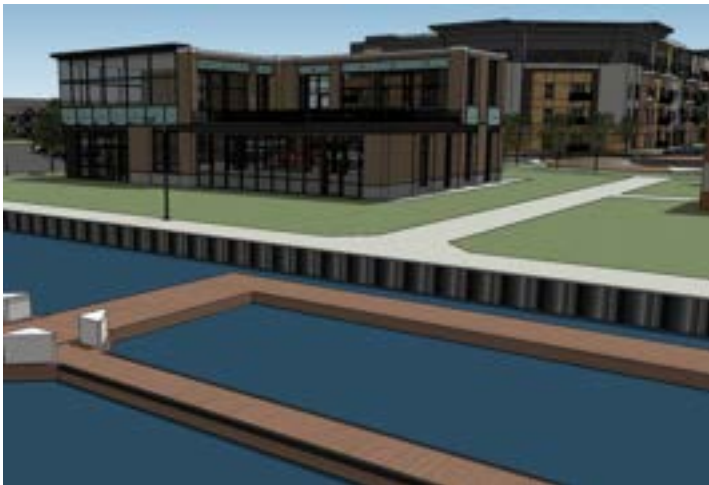
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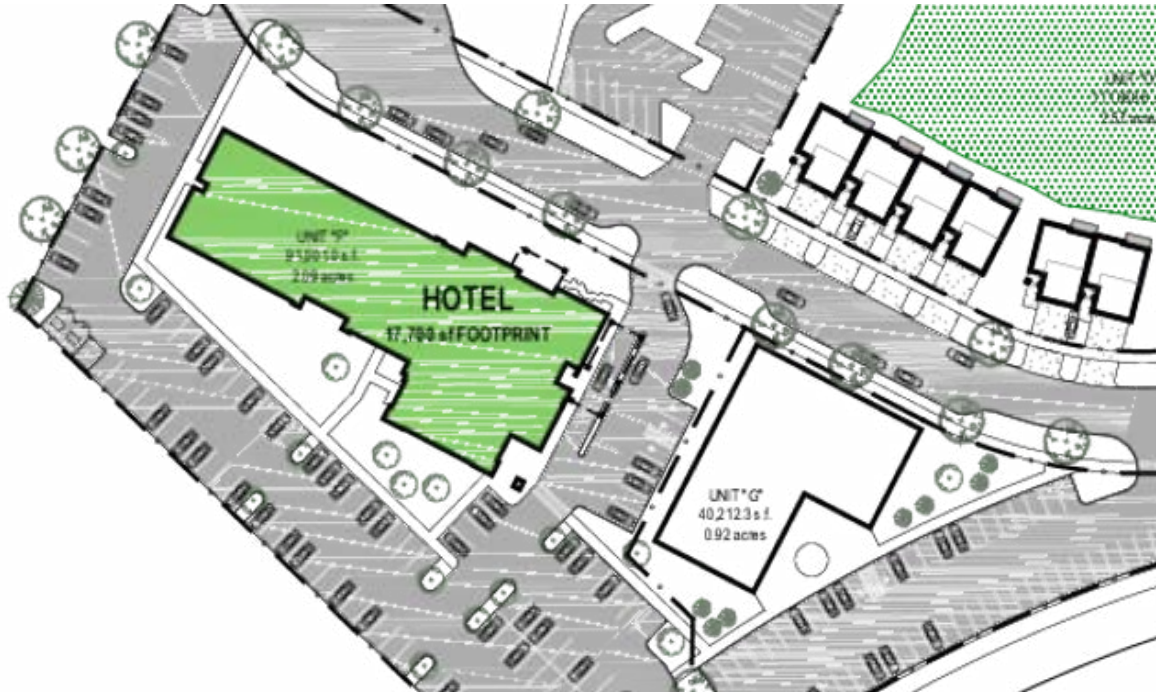
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HOTEL SITE

PENDING	SIZE	RATE
PENDING	17,700 SF	Negotiable



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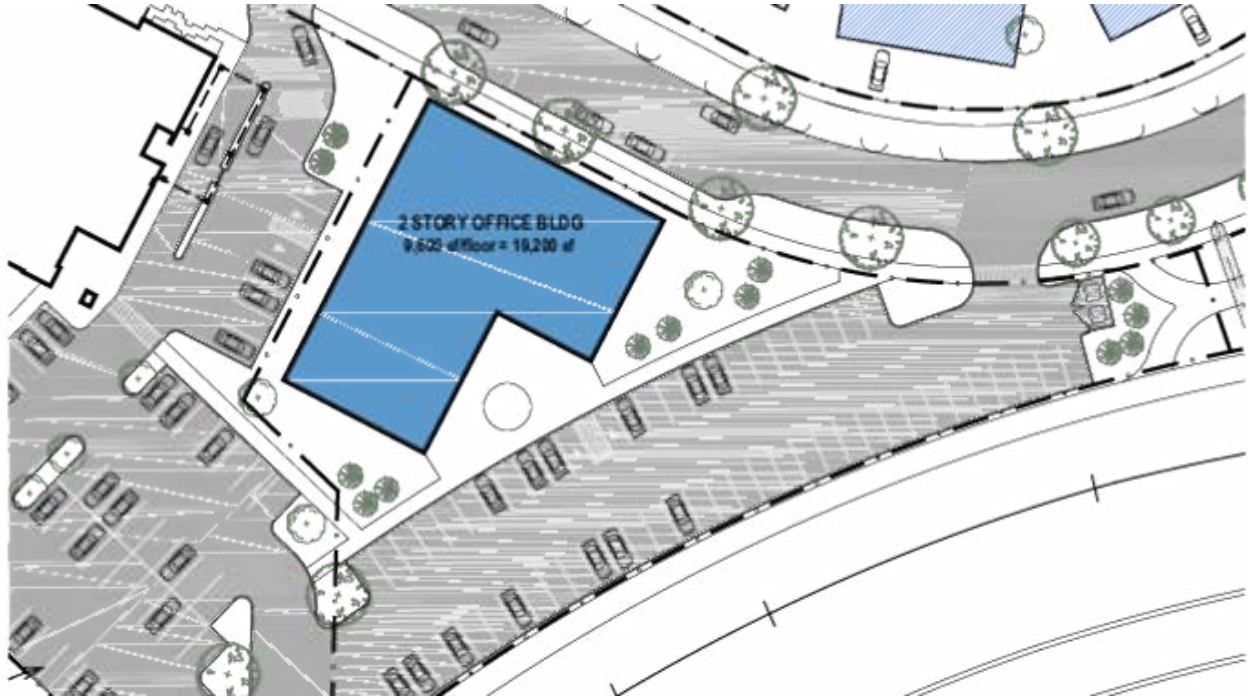
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OFFICE OR DAYCARE SITE

AVAILABLE	SIZE	RATE
Entire Building	19,200 SF	\$18 NNN
Floor 1	9,600 SF	\$20 NNN
Floor 2	9,600 SF	\$20 NNN
Half of Floor 1 or 2	4,800 SF	\$20 NNN



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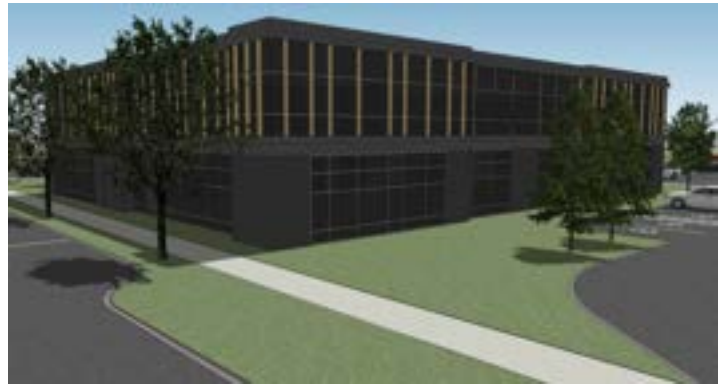
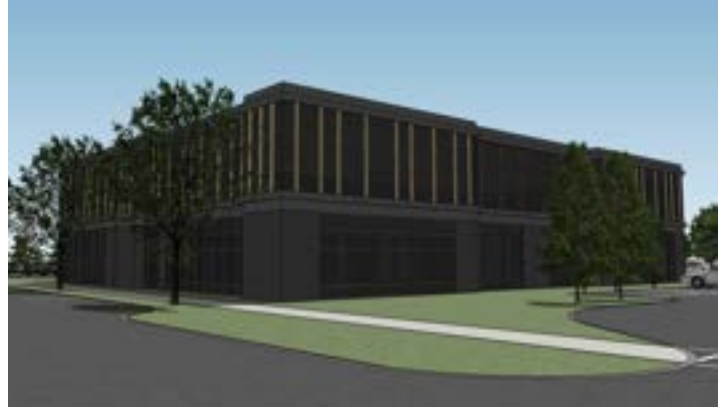
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MEET YOUR NEIGHBORS

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