



**HINMAN**

DEVELOPMENT ♦ MANAGEMENT ♦ LEASING

OFFICE SPACE FOR LEASE  
**TERRACE POINT**

700 TERRACE POINT ROAD | MUSKEGON, MI 49440

MUSKEGON OFFICE | 616.957.3711 | 316 MORRIS STREET, SUITE LL110, MUSKEGON, MI 49440



## OFFICE SPACE FOR LEASE

# TERRACE POINT

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TERRACE POINT IS A 4-STORY, 49,636 SF, CLASS A OFFICE BUILDING LOCATED ON MUSKEGON LAKE IN DOWNTOWN MUSKEGON; ADJACENT TO THE SHORELINE INN & TERRACE POINT MARINA. THIS ICONIC BUILDING OFFERS A SERENE SETTING WITH 360 VIEWS AND A COMPLIMENTARY ON-SITE FITNESS CENTER. TERRACE POINT'S REGIONAL LOCATION OFFERS EASY ACCESS TO BUSINESS US-31, US-31 & I-96.



ICONIC, CLASS A  
OFFICE SETTING,  
PROFESSIONALLY  
MANAGED



MULTIPLE RETAIL &  
DINING OPTIONS  
WITHIN WALKING  
DISTANCE



CONVENIENT &  
FREE EMPLOYEE /  
VISITOR PARKING



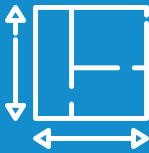
REGIONAL  
LOCATION WITH  
EASY ACCESS TO  
I-96 & US-31



24 HOUR CARD  
ACCESS & VIDEO  
SECURITY



8 MILES TO  
MUSKEGON  
COUNTY AIRPORT



FLEXIBILITY TO  
HANDLE FUTURE  
SPACE NEEDS  
WITHIN AREA



LESS THAN 10  
MINUTE WALK TO  
TRANSPORTATION  
CENTER



HIGHLY VISIBLE  
LOCATION WITH  
BOARDWALK ON  
MUSKEGON LAKE

LEASING //

[HINMANCOMPANY.COM](http://HINMANCOMPANY.COM)



**KIRK DRISENGA**  
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# TERRACE POINT

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# MUSKEGON MARKET OVERVIEW

## TERRACE POINT

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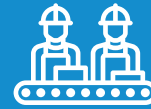
MUSKEGON COUNTY IS A FAST-GROWING LAKESHORE COMMUNITY IN WESTERN MICHIGAN.



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 //

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