

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

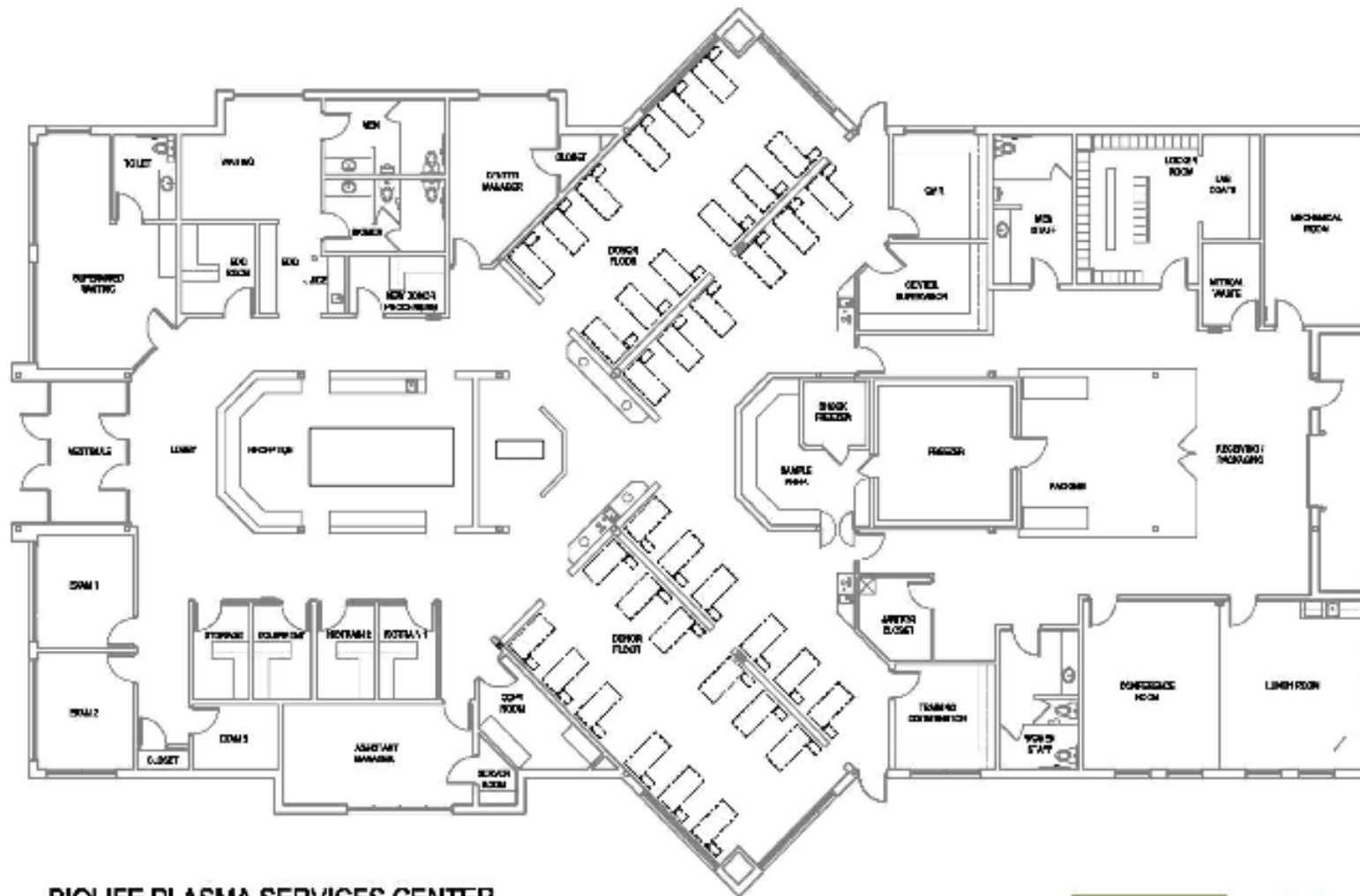
| | |
|------------------------|------------------|
| Year Built: | 2001 |
| Parking: | 126 Spaces |
| Parcel Id: | 52-52-005-109-91 |
| Acreage: | 2.13 Acres |
| Zoning: | PUD |
| Assessed Value: | \$1,994,100 |

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

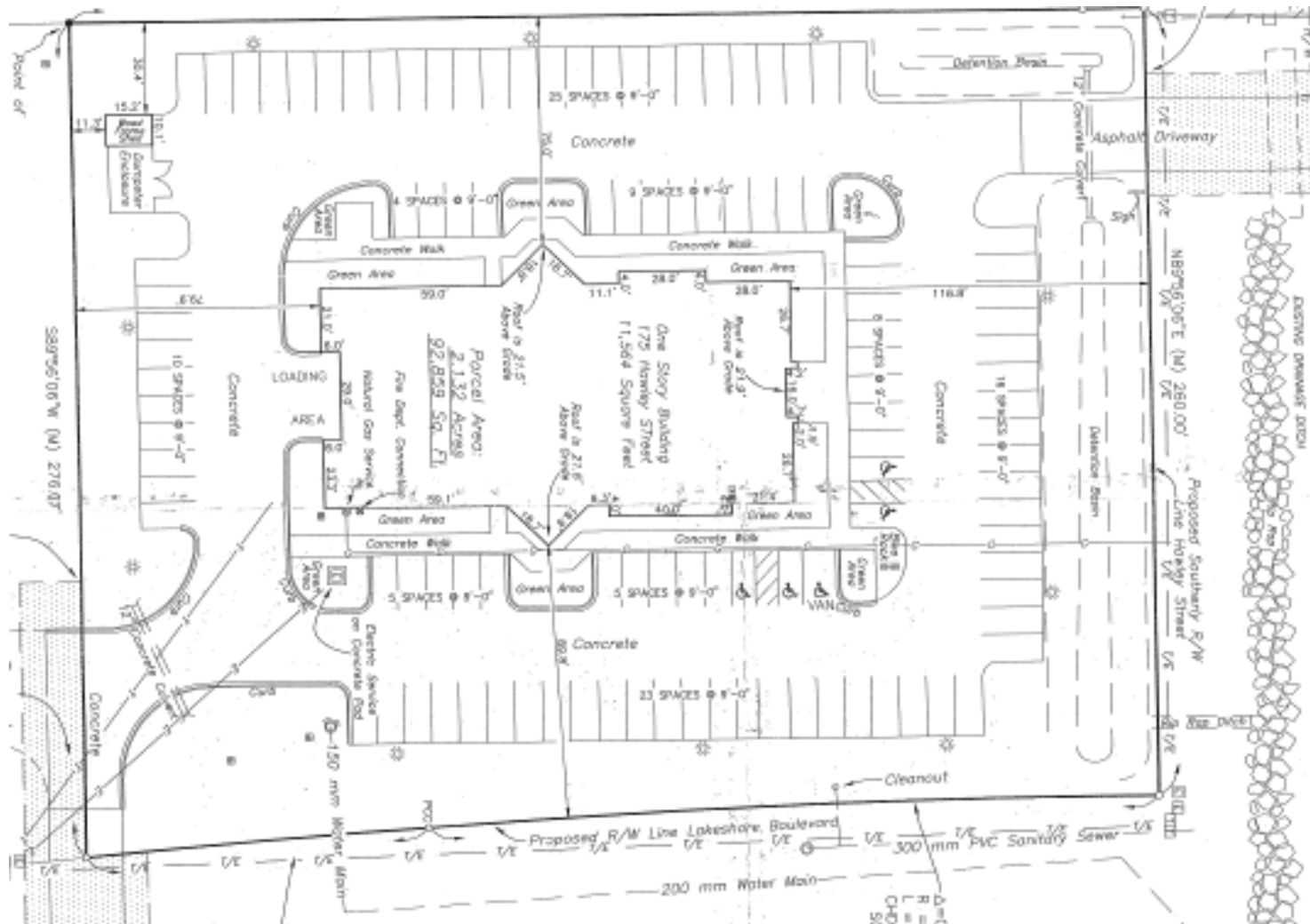
DRAWING PRODUCED FROM PROVIDED INFORMATION - NOT TO SCALE

Build to Suit
INCORPORATED

OPN
ARCHITECTS

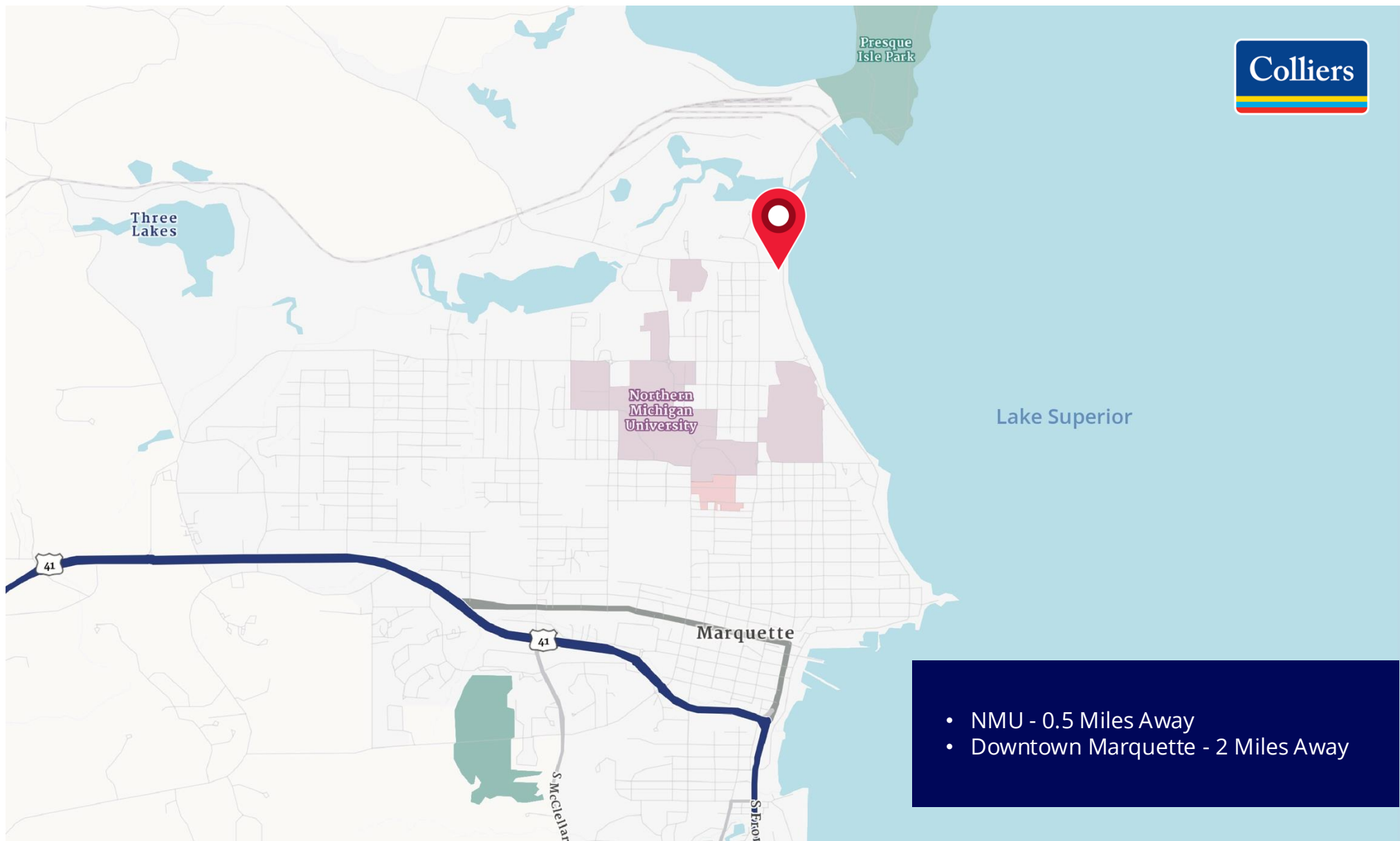
FLOOR PLAN

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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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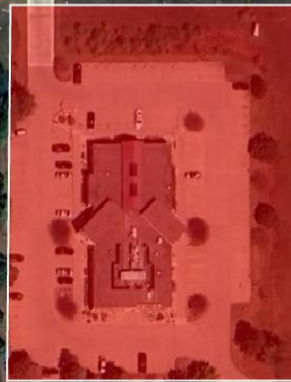
Now Developing:
North Harbor Condominiums

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

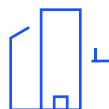


\$75,346
Average
Household
Income



\$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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