



3639 Cass Rd | Traverse City, MI 49684

AVAILABLE SF:	NORTH HALF - 3,112 SF
LEASE RATE:	NORTH HALF - \$3500/MONTH PLUS NNN FEES \$600/MONTH
ZONING:	COMMERCIAL

PROPERTY OVERVIEW

North Half

A Prime Office Space boasting 3,112 SF, recently remodeled and ready to move in. An ideal space for a variety of business endeavors. Highly visible, centrally located on the Cass corridor in Traverse City. The space has a reception area, shared waiting area, 7 offices, large conference room or open work area and a shared kitchen. Plenty of on site parking. All Net expenses including utilities come to an additional \$600 monthly.

PROPERTY HIGHLIGHTS

- Convenient Location
- Easy Ingress /Egress
- Ample Parking

DAVID J. FROST | Senior Associate | Commercial Realtor | 231.929.2955 | dfrost@threewest.com



OFFICE BUILDING FOR LEASE

3639 Cass Rd



DAVID J. FROST // Senior Associate | Commercial Realtor // 231.929.2955 // dfrost@threewest.com



OFFICE BUILDING FOR LEASE

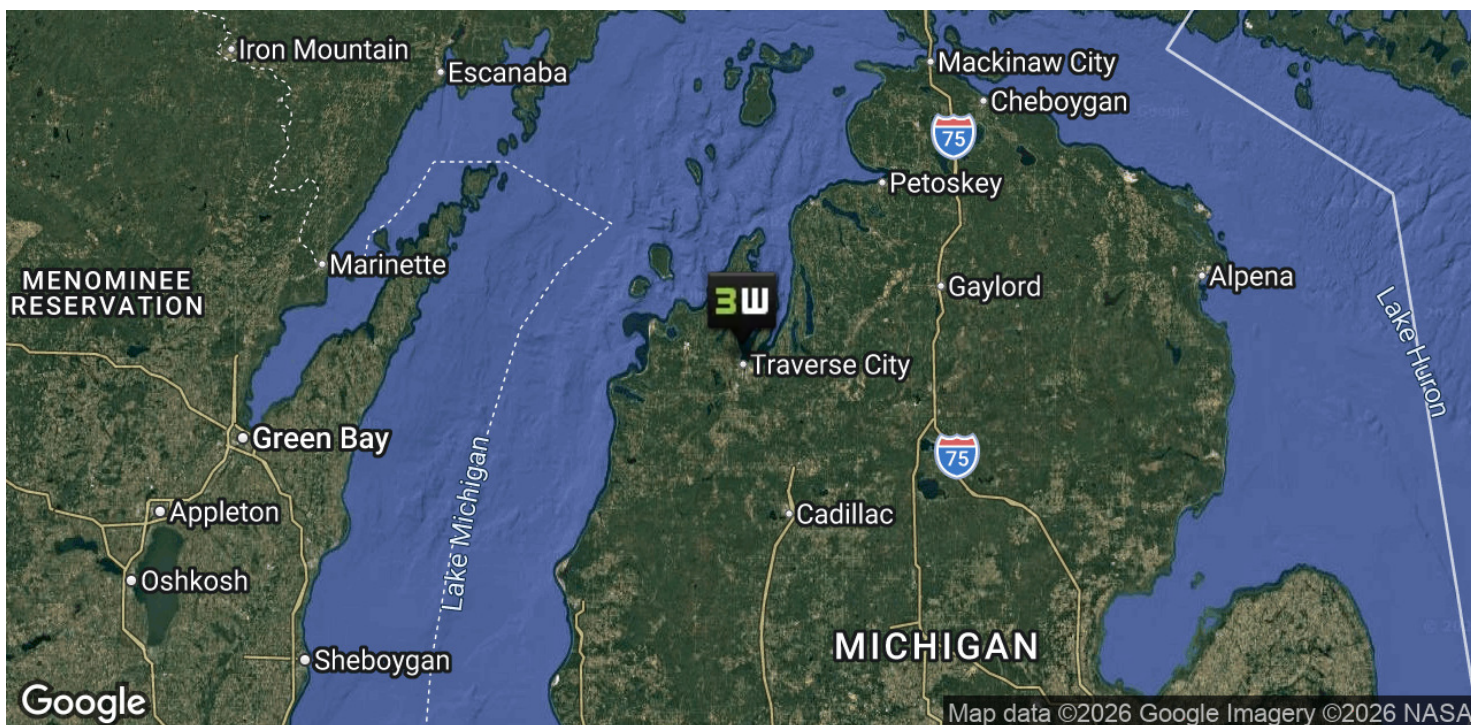
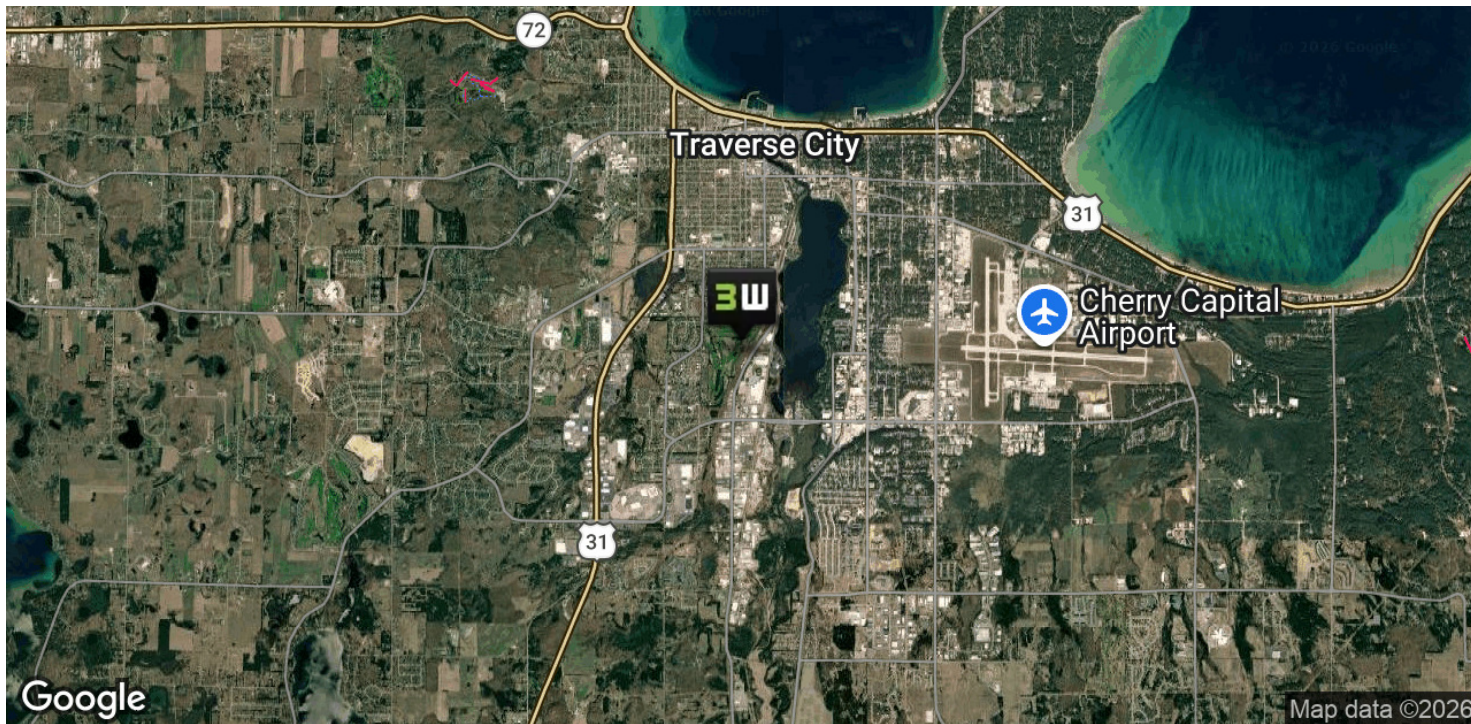
3639 Cass Rd



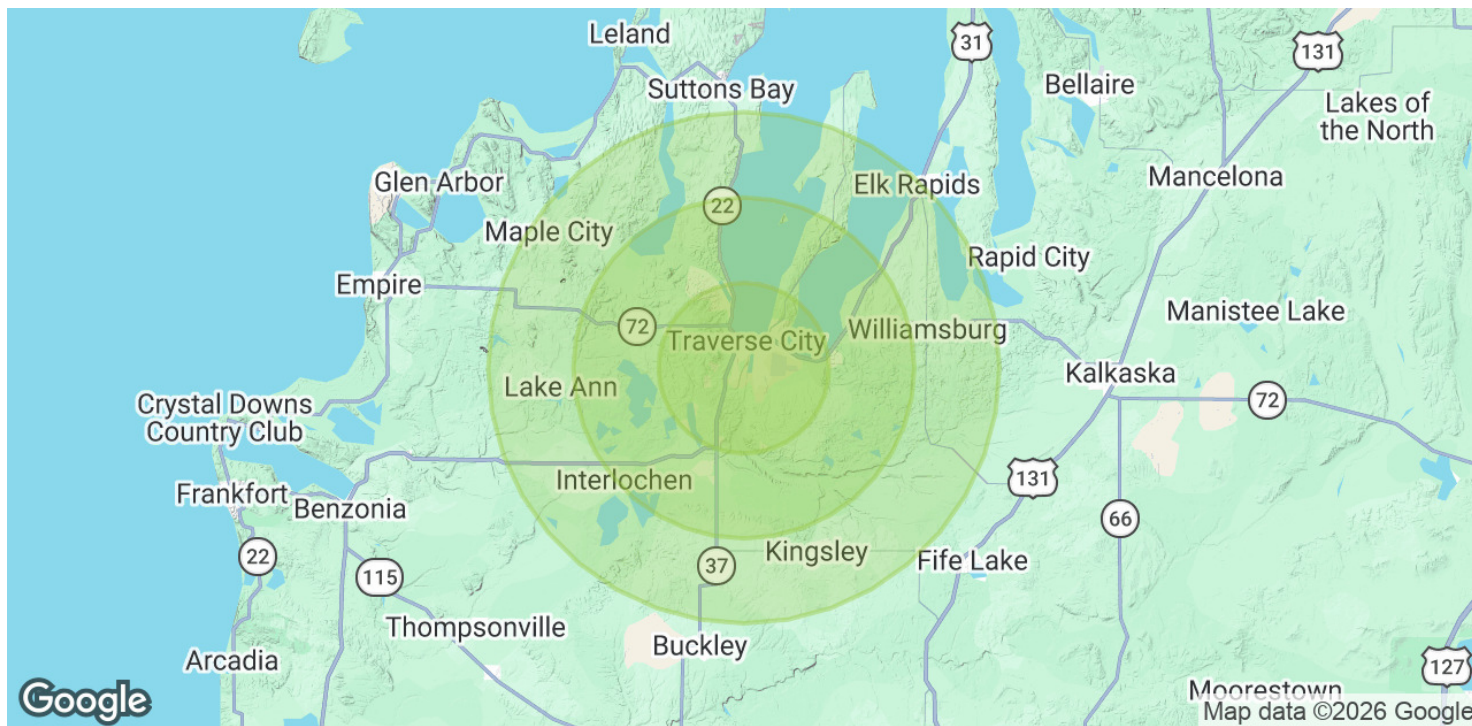
DAVID J. FROST // Senior Associate | Commercial Realtor // 231.929.2955 // dfrost@threewest.com

www.threewest.com

3W THREE WEST
COMMERCIAL



DAVID J. FROST // Senior Associate | Commercial Realtor // 231.929.2955 // dfrost@threewest.com



POPULATION	5 MILES	10 MILES	15 MILES
Total Population	50,302	91,998	113,795
Average Age	44	44	44
Average Age (Male)	43	43	43
Average Age (Female)	46	45	45

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	22,624	39,167	48,042
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$85,435	\$90,281	\$91,833
Average House Value	\$409,095	\$412,970	\$416,037

2020 American Community Survey (ACS)

DAVID J. FROST // Senior Associate | Commercial Realtor // 231.929.2955 // dfrost@threewest.com