



3639 Cass Rd | Traverse City, MI 49684

AVAILABLE SF:	NORTH HALF - 3,112 SF SUITE 3 - 175 SF
LEASE RATE:	NORTH HALF - \$3500/MONTH PLUS NNN FEES \$600/MONTH SUITE 3 - \$350/MONTH PLUS NNN FEES \$50/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.

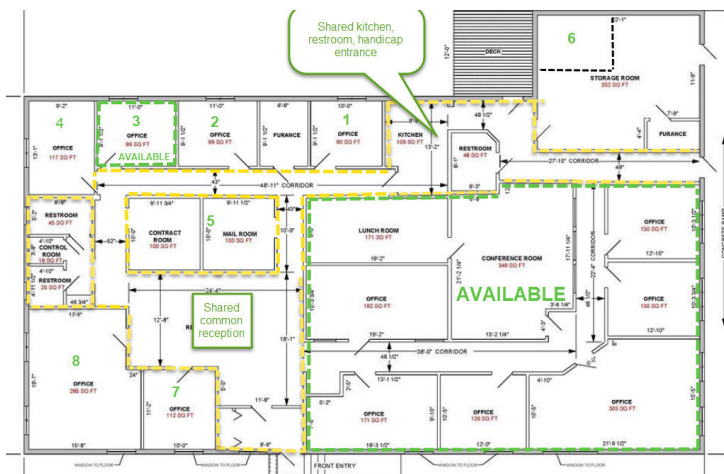
Suite 3

A Private Office Space with 175 SF is 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 shared waiting area and a shared kitchen. Plenty of on site parking. All Net expenses including utilities come to an additional \$50 monthly.

PROPERTY HIGHLIGHTS

- Convenient Location
- Easy Ingress /Egress
- Ample Parking

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OFFICE BUILDING FOR LEASE

3639 Cass Rd

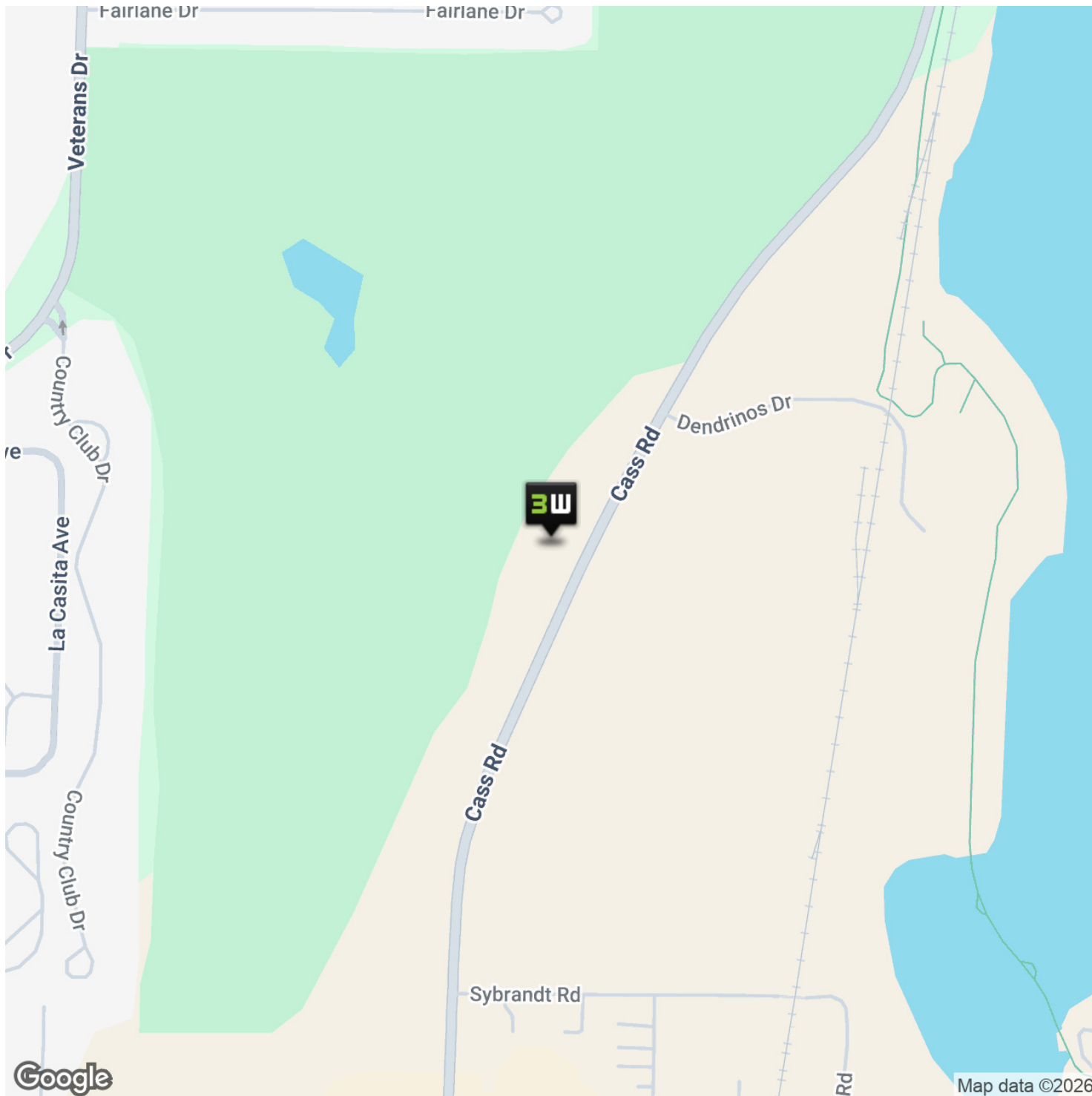


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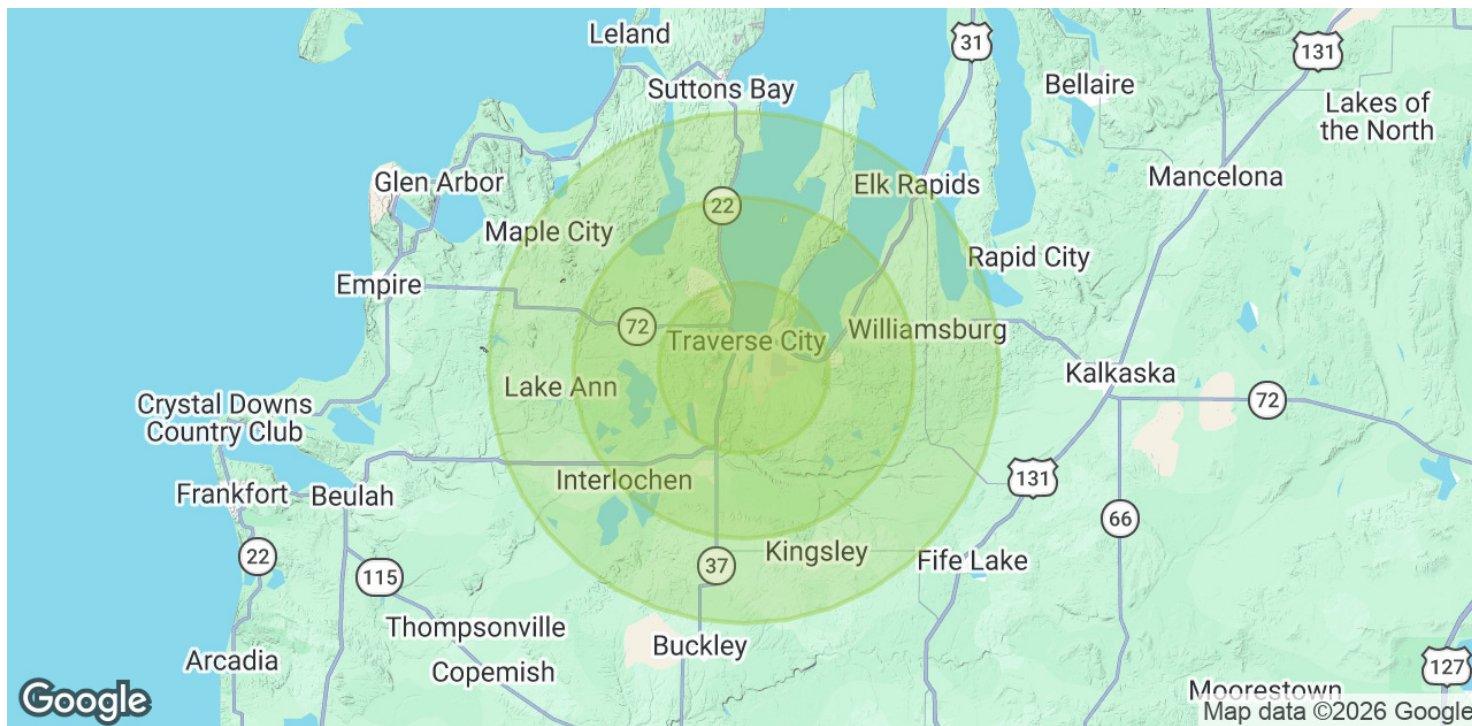


OFFICE BUILDING FOR LEASE

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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)

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