



**OFFICE BUILDING FOR LEASE**

333 Grandview Pkwy

1,210 - 3,705 SF of Office Space



333 Grandview Pkwy | Traverse City, MI 49684

**Kevin Endres, PE, SIOR, CCIM**

Owner | Broker

231.929.2955

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[www.threewest.com](http://www.threewest.com)

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COMMERCIAL**



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executive summary



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AVAILABLE SF:	SUITE 200 - 3,705 SF
	SUITE 301 - 1201 SF
LEASE RATE:	\$22.00 SF/YR (NNN)
CAM FEES:	SUITE 200 - \$7.85 SF/YR
	SUITE 301 - \$7.34 SF/YR
LOT SIZE:	1.65 ACRES
BUILDING SIZE:	33,269 SF
YEAR BUILT:	2000

#### PROPERTY OVERVIEW

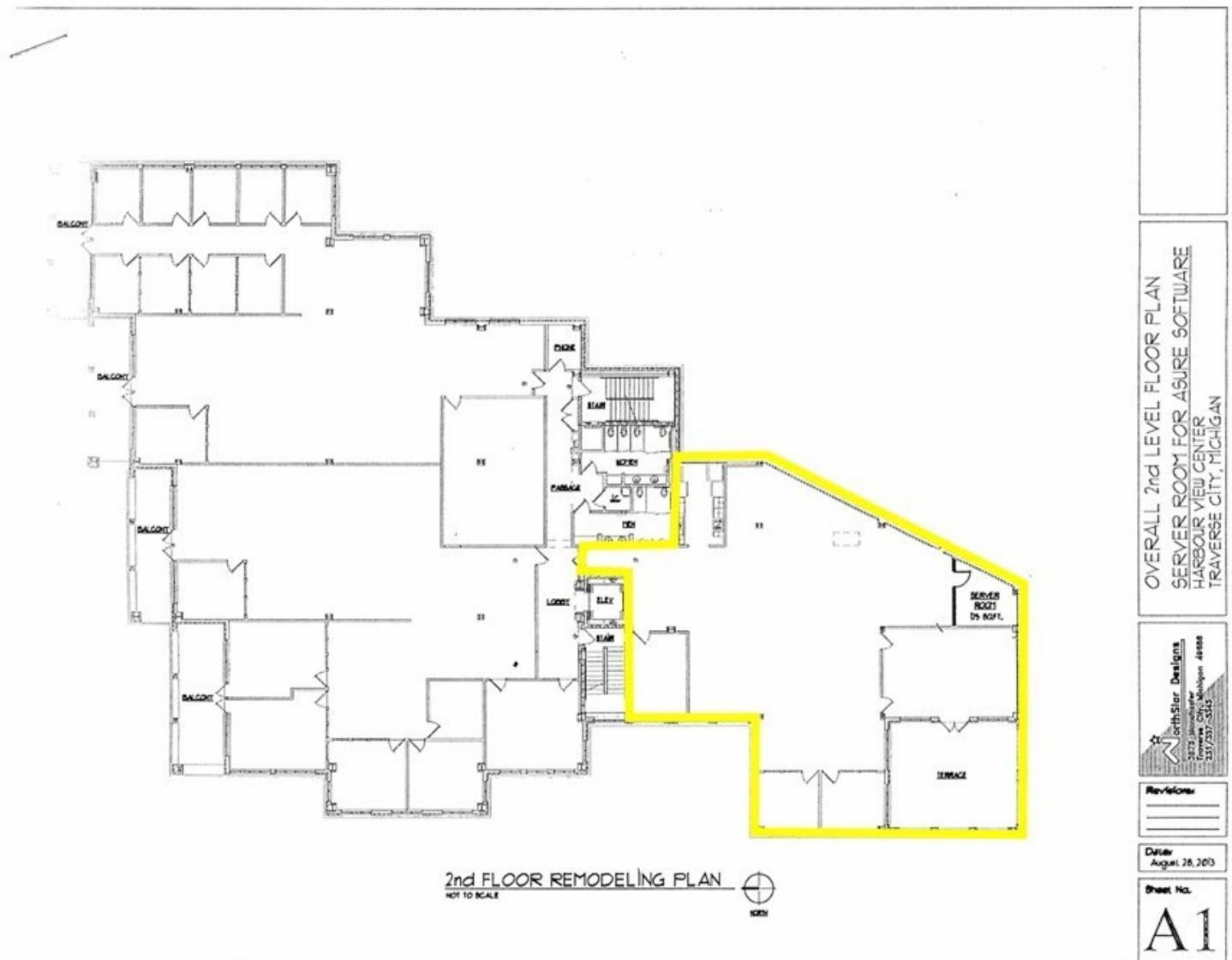
Prime Class A office space at the Harbour View Centre building on Grandview Pkwy directly across from the Beach Volleyball Courts on West Grand Traverse Bay. Extremely high visibility and high traffic location with easy ingress and egress both to the north and the south. Be among other quality tenants such as Independent Bank and Merrill Lynch. The site provides for ample parking and is in walking distance to the Warehouse District and Downtown Traverse City.

Be a part of the growing business community in Northern Michigan's favorite destination.

#### PROPERTY HIGHLIGHTS

- Class A Professional Mixed-Use Building
- Ample Private Parking
- High Visibility
- High Traffic
- Easy Ingress and Egress

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Prime office space of 3582 sq ft on the second floor of the Harbour View Centre with large executive board room that opens onto a beautiful outdoor balcony space with views of West Grand Traverse Bay. Private offices are offered around the outside walls with a large bullpen area in the middle and separate kitchen.

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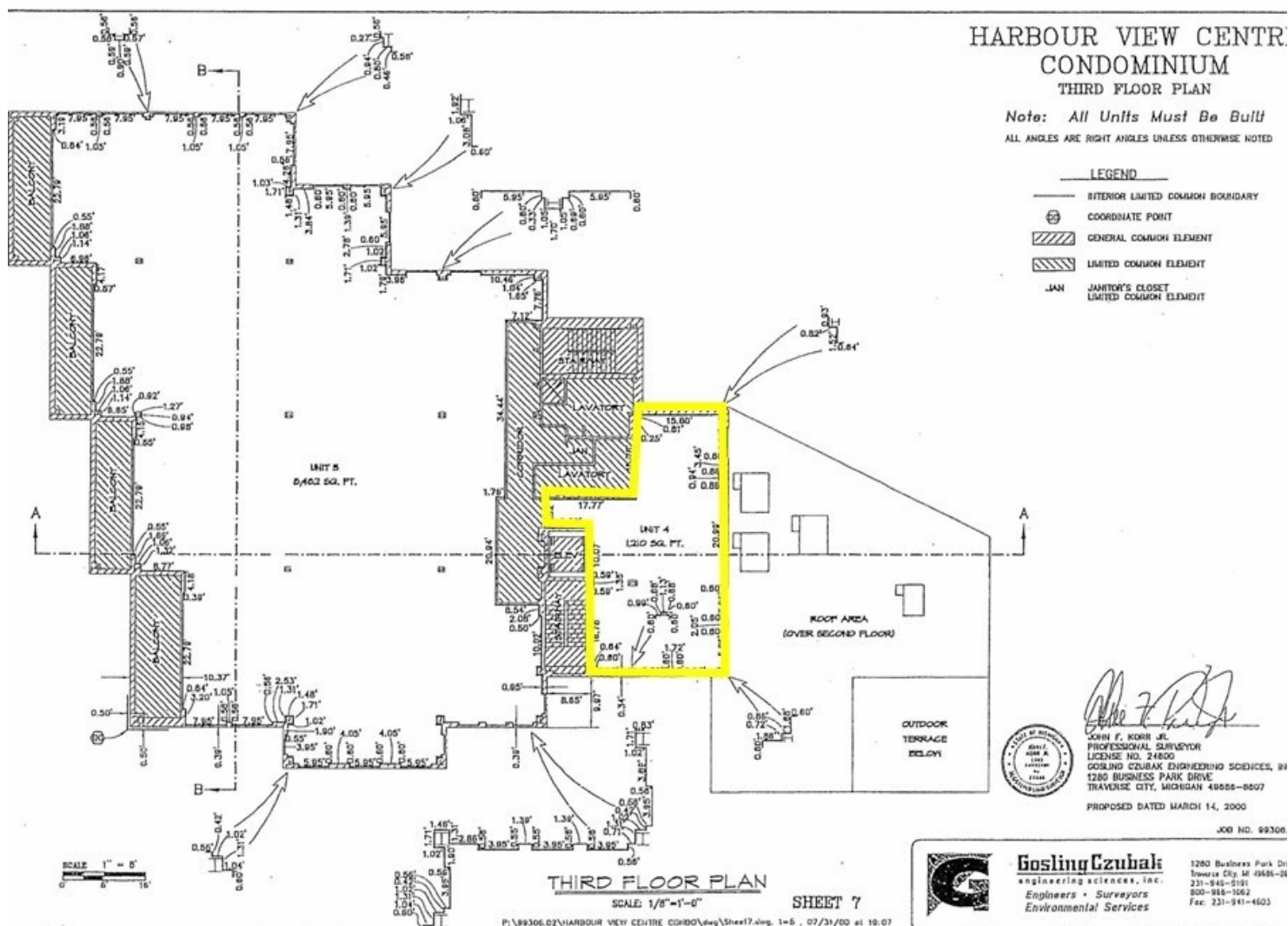


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Prime white box office space of 1210 sq ft on the third floor of the Harbour View Centre. Bring your plans and build out your dream office space in this Class A building with high quality finishes and professional setting. Large windows provide for a lot of natural light and high ceilings make this space feel larger than it is. The western wall of windows provides views of West Grand Traverse Bay.

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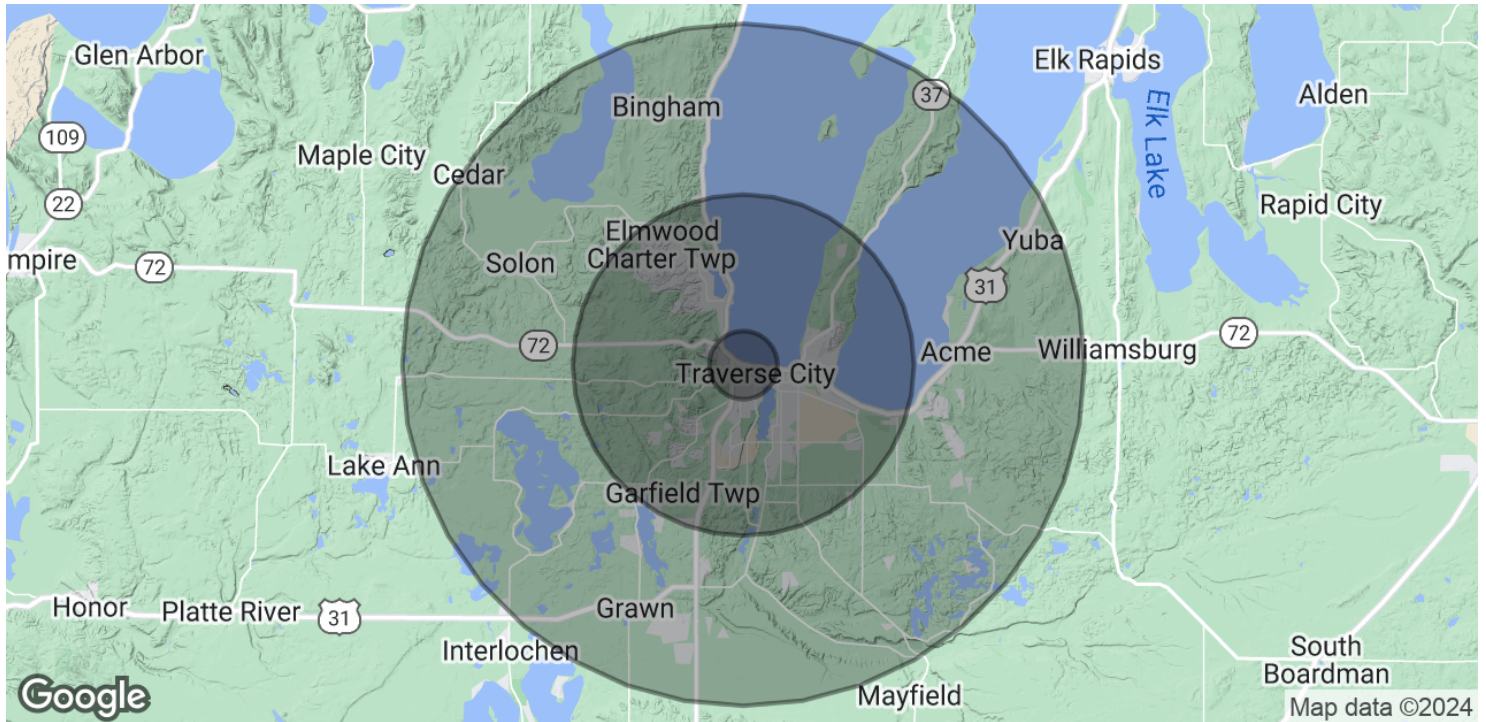
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## OFFICE BUILDING FOR LEASE

# 333 Grandview Pkwy



### POPULATION

#### 1 MILE

#### 5 MILES

#### 10 MILES

Total Population	2,350	36,329	69,074
Average age	38.1	40.7	41.1
Average age (Male)	36.8	38.2	39.1
Average age (Female)	41.4	43.7	43.4

### HOUSEHOLDS & INCOME

#### 1 MILE

#### 5 MILES

#### 10 MILES

Total households	1,091	16,632	29,519
# of persons per HH	2.2	2.2	2.3
Average HH income	\$63,217	\$56,590	\$61,290
Average house value	\$238,380	\$240,004	\$237,796

\* Demographic data derived from 2020 ACS - US Census

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