



OFFICE BUILDING FOR LEASE

309 Cass St

executive summary



309 Cass St | Traverse City, MI 49684

AVAILABLE SF:	SUITE B - 1,294 SF
LEASE RATE:	\$21.00 SF/YR (NNN)
YEAR BUILT:	2012
ZONING:	COMMERCIAL

#### PROPERTY OVERVIEW

Conveniently located 2 blocks from Front St on the banks of the Boardman River, this professional office space is complete with contemporary finishes, abundance of natural light, private offices, conference room, reception area, restroom, kitchenette, work area and open reception area. The NNN Fees for this space are approximately \$8.00/SF.

#### PROPERTY HIGHLIGHTS

- Contemporary Finishes
- Downtown Location
- River Views
- Natural Light

KEVIN ENDRES, PE, SIOR, CCIM | Owner | Broker | 231.929.2955 | kendres@threewest.com

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

**3W** THREE WEST  
COMMERCIAL





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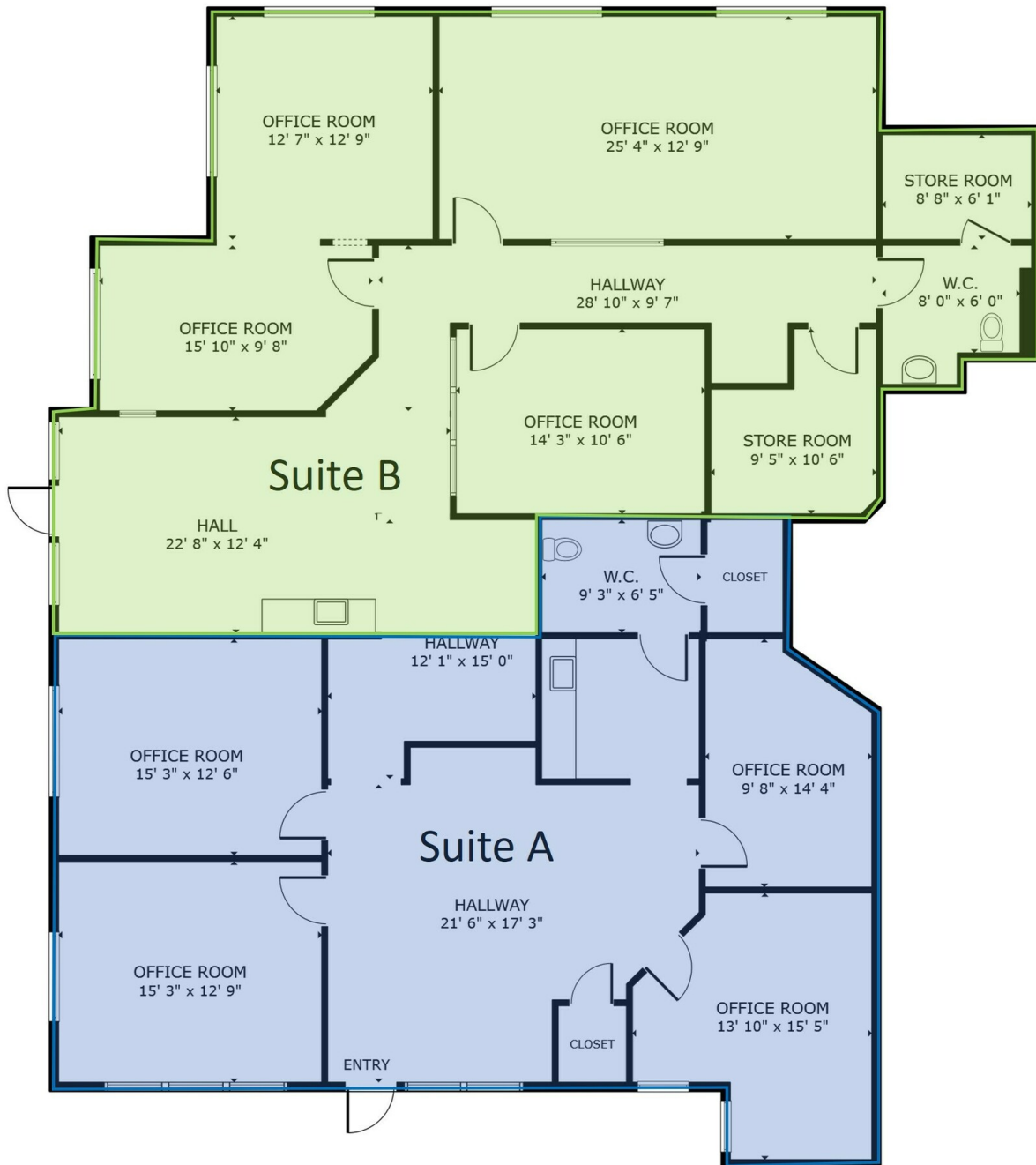
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FLOOR PLAN

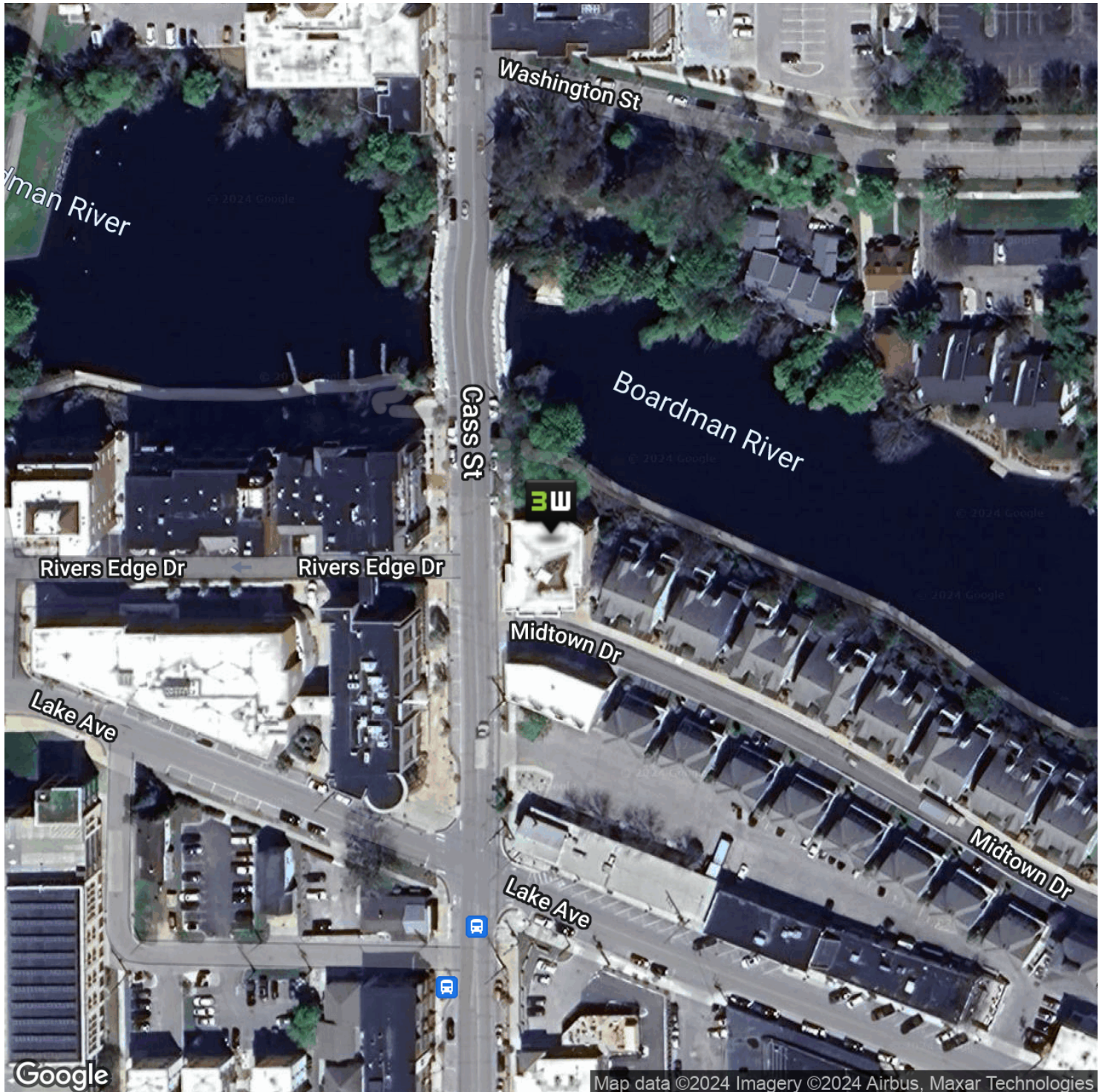
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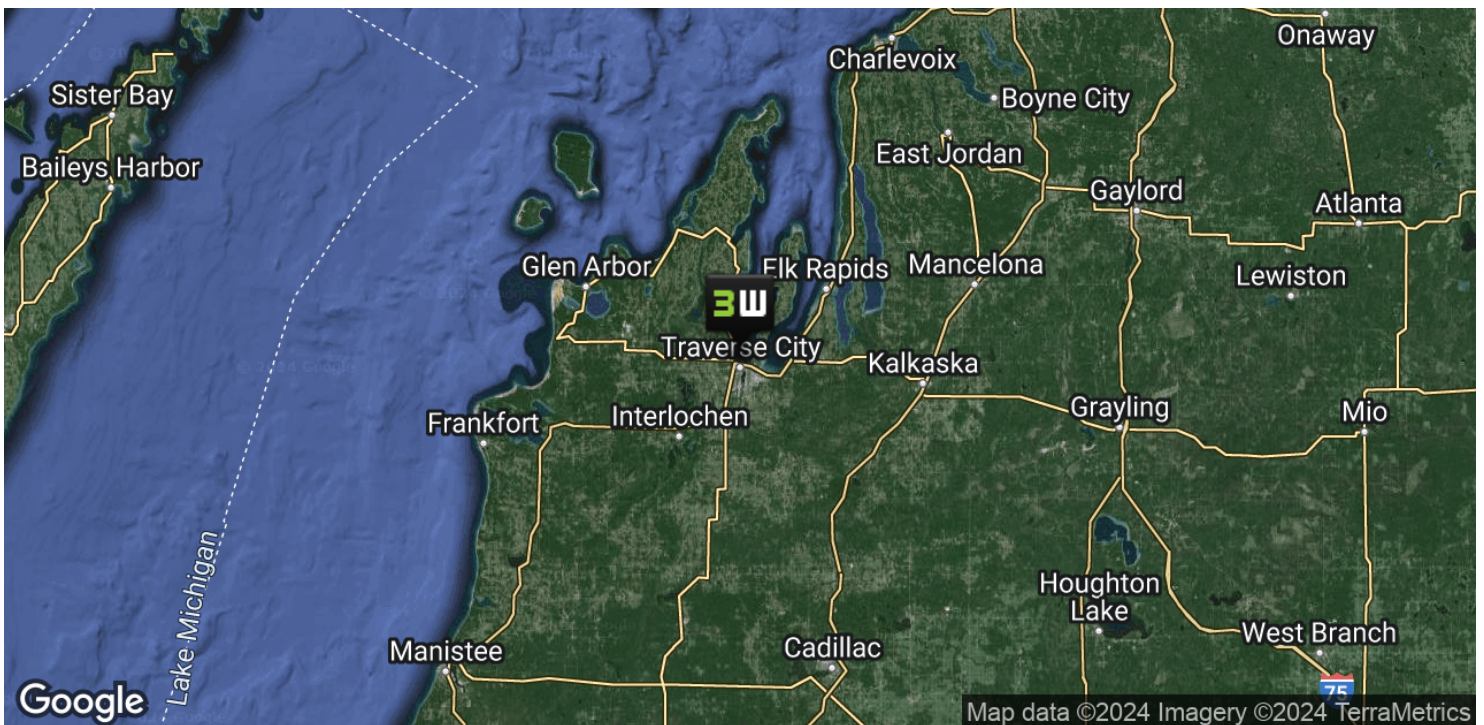
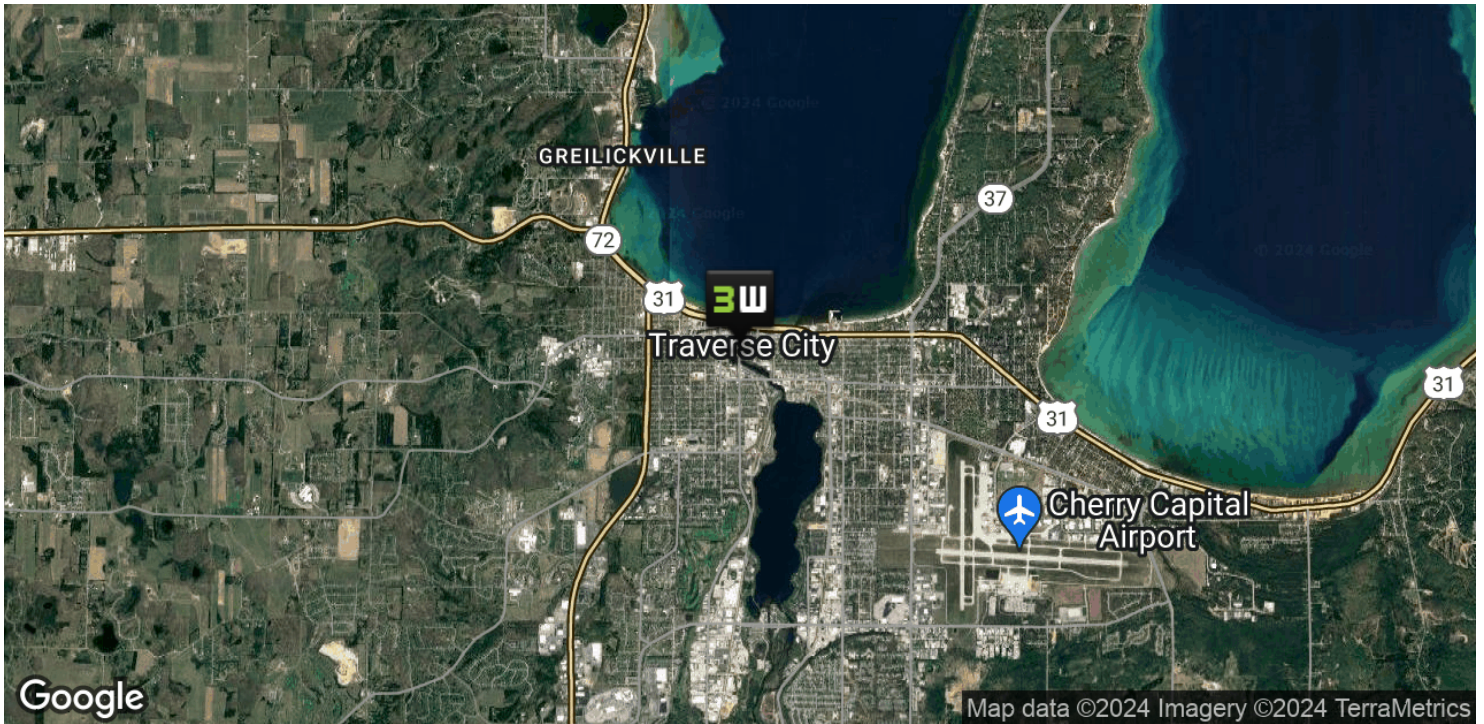
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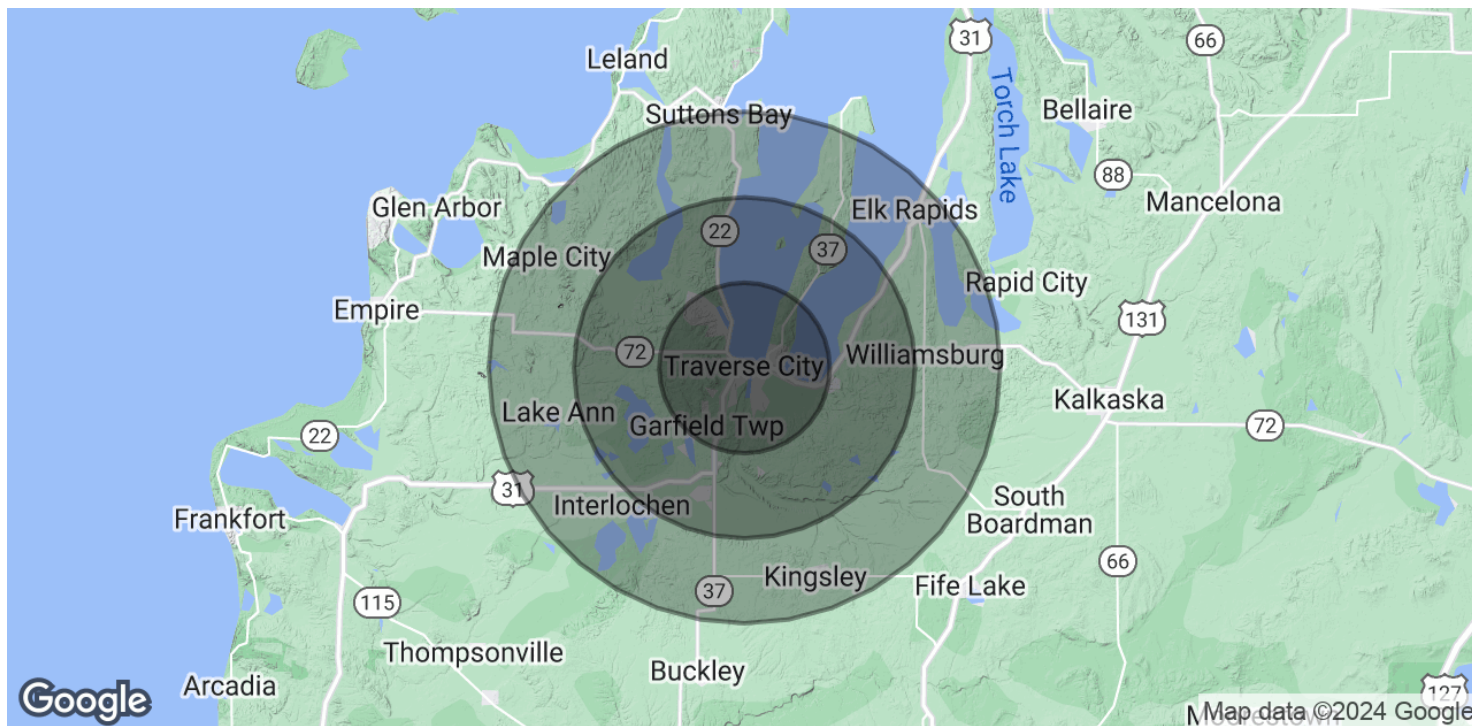
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# OFFICE BUILDING FOR LEASE

## 309 Cass St



### POPULATION

#### 5 MILES

#### 10 MILES

#### 15 MILES

Total Population	40,464	79,022	107,395
Average Age	44.0	43.7	44.4
Average Age (Male)	41.4	42.1	43.0
Average Age (Female)	47.0	45.8	46.2

### HOUSEHOLDS & INCOME

#### 5 MILES

#### 10 MILES

#### 15 MILES

Total Households	20,001	37,690	53,030
# of Persons per HH	2.0	2.1	2.0
Average HH Income	\$72,279	\$74,175	\$71,969
Average House Value	\$264,395	\$259,172	\$261,281

2020 American Community Survey (ACS)

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