



OFFICE BUILDING FOR LEASE

700 E Hammond Road

executive summary



700 E Hammond Road | Traverse City, MI 49686

AVAILABLE SF:	SUITE 400 - 3,192 SF
LEASE RATE:	\$15.95 SF/YR (MG)
YEAR BUILT:	2004
ZONING:	COMMERCIAL

PROPERTY OVERVIEW

This Class A Professional office building provides multiple office configurations. The office space is Located off Hammond Road in East Bay Township in the Auto-Owners Insurance Regional HQ building just south of Downtown and the Airport. The property is beautifully landscaped and the site provides ample parking for employees and clients. The lease rate is a modified gross rate with the tenant paying rent plus a \$2.05/SF utility charge. The Owner may consider a partial build-out allowance for any lease with a term of 5 years or longer.

PROPERTY HIGHLIGHTS

- Flexible office configuration options
- Great Visibility & Location
- Beautifully landscaped site
- Ample Parking

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



OFFICE BUILDING FOR LEASE

700 E Hammond Road



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

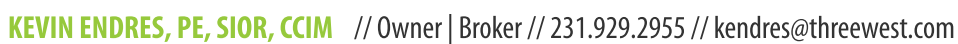


OFFICE BUILDING FOR LEASE

700 E Hammond Road



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





OFFICE BUILDING FOR LEASE

700 E Hammond Road

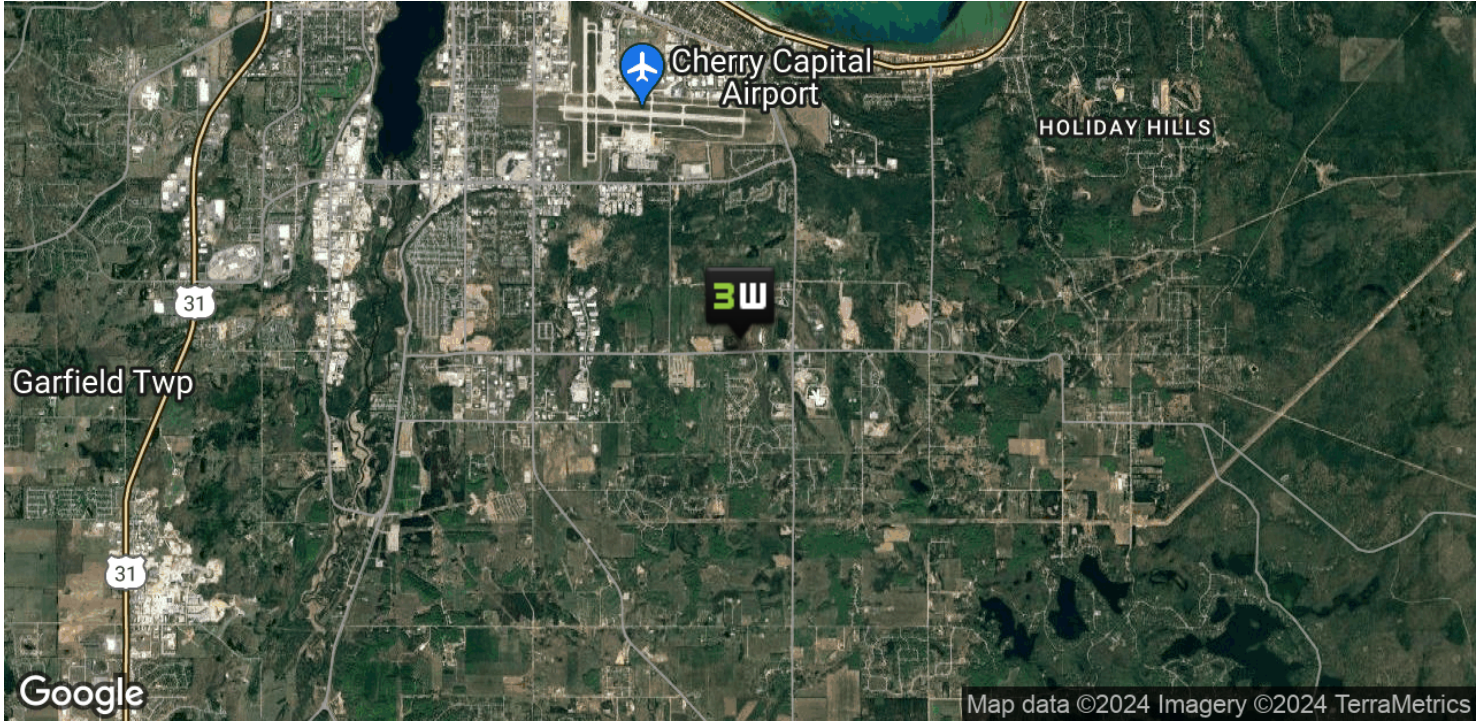


KEVIN ENDRES, PE, SIOR, CCIM // Owner | Broker // 231.929.2955 // kendres@threewest.com



OFFICE BUILDING FOR LEASE

700 E Hammond Road

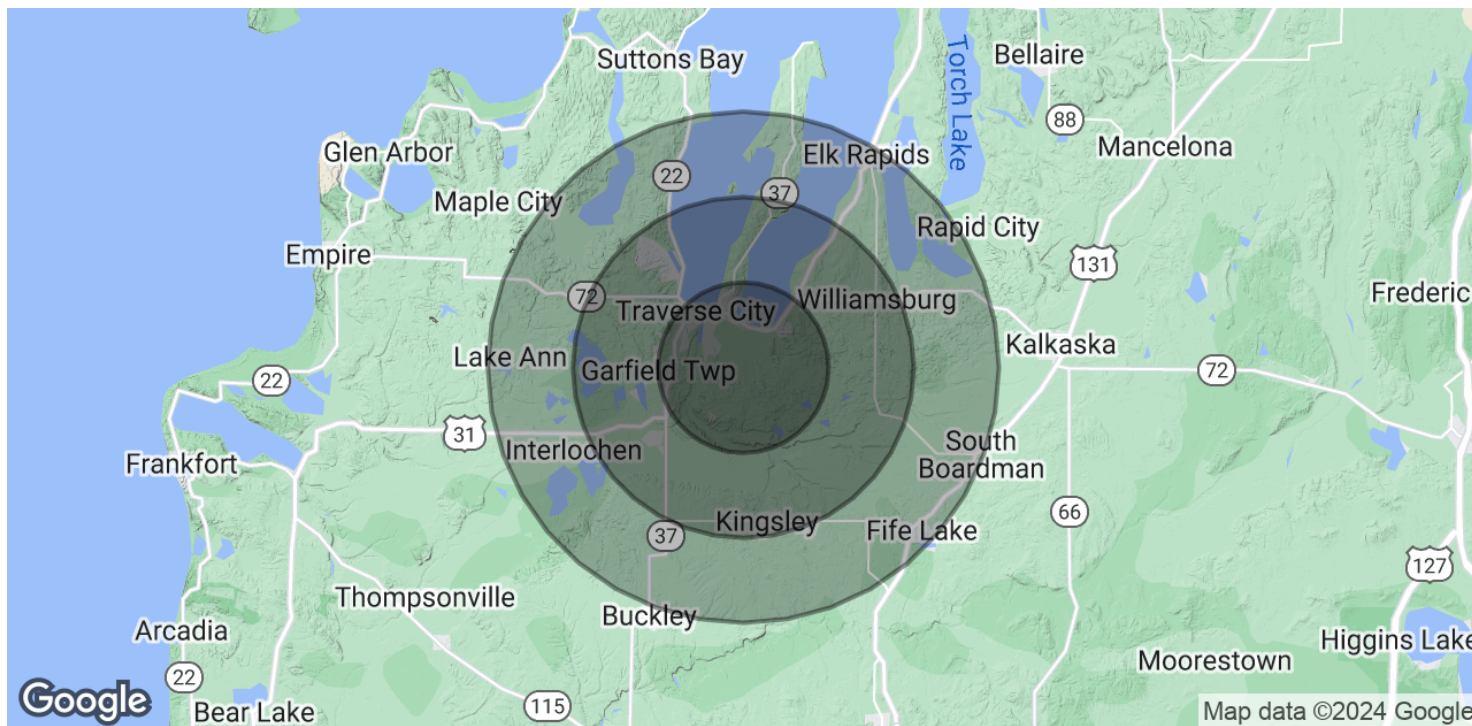


KEVIN ENDRES, PE, SIOR, CCIM // Owner | Broker // 231.929.2955 // kendres@threewest.com



OFFICE BUILDING FOR LEASE

700 E Hammond Road



POPULATION

5 MILES

10 MILES

15 MILES

Total Population	38,724	76,817	106,254
Average Age	42.9	43.0	43.8
Average Age (Male)	40.1	41.2	42.5
Average Age (Female)	46.1	45.2	45.5

HOUSEHOLDS & INCOME

5 MILES

10 MILES

15 MILES

Total Households	19,122	36,470	51,306
# of Persons per HH	2.0	2.1	2.1
Average HH Income	\$68,594	\$74,073	\$71,795
Average House Value	\$233,614	\$251,251	\$252,851

2020 American Community Survey (ACS)

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