

# 4100 Park Forest Drive

Traverse City, MI 49684



**FOR LEASE/SALE**

**Dan Stiebel**

231-633-0432 Cell

231-995-7644 Office

dan@realestateTC.com



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

522 E Front Street, Traverse City, MI 49686  
(231) 929-2300

Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks licensed to Coldwell Banker Commercial Affiliates. Each Office is Independently Owned and Operated.

# Executive Summary

## Executive Summary

### Property Highlights:

- Nearly new building
- Well designed medical office condo
- Move-in condition
- Plenty of on-site parking
- Copper Ridge is close to Munson Medical Center.

### Location Highlights:

- Established medical office building
- Centrally located in town.



### *The Property*

4100 Park Forest Drive  
Traverse City, MI 49684  
3,466 sq. ft. condo suite

### *Features:*

Medical office suite with high end finishes in the Northwest Michigan Surgery Center which is one of the nicest medical office buildings in Traverse City. The suite consists of:

- 5 exam rooms
- lead lined x-ray room lab
- reception area
- waiting room
- 3 bathrooms and break room

This suite has 3,466 rentable SF and 2,741 usable SF. There are additional bathrooms and waiting areas in the common area of the building. This is a hospital grade building with back up generator and building security.

# Executive Summary

## Condo Unit Details

Medical office  
Parcel Number: 28-05-014-005-00  
Taxes are approximately \$1,060/mo  
CAM is currently \$1,000/mo

## Price

Lease \$4,300 per month plus taxes, cam and utilities

Purchase \$669,000

## Location

Copper Ridge is off Silver Lake Road just west of Division & 14th Street and east of Barnes Road. The unit is on the second floor of the Northwest Michigan Surgery Center which is the first building in the development on the right.

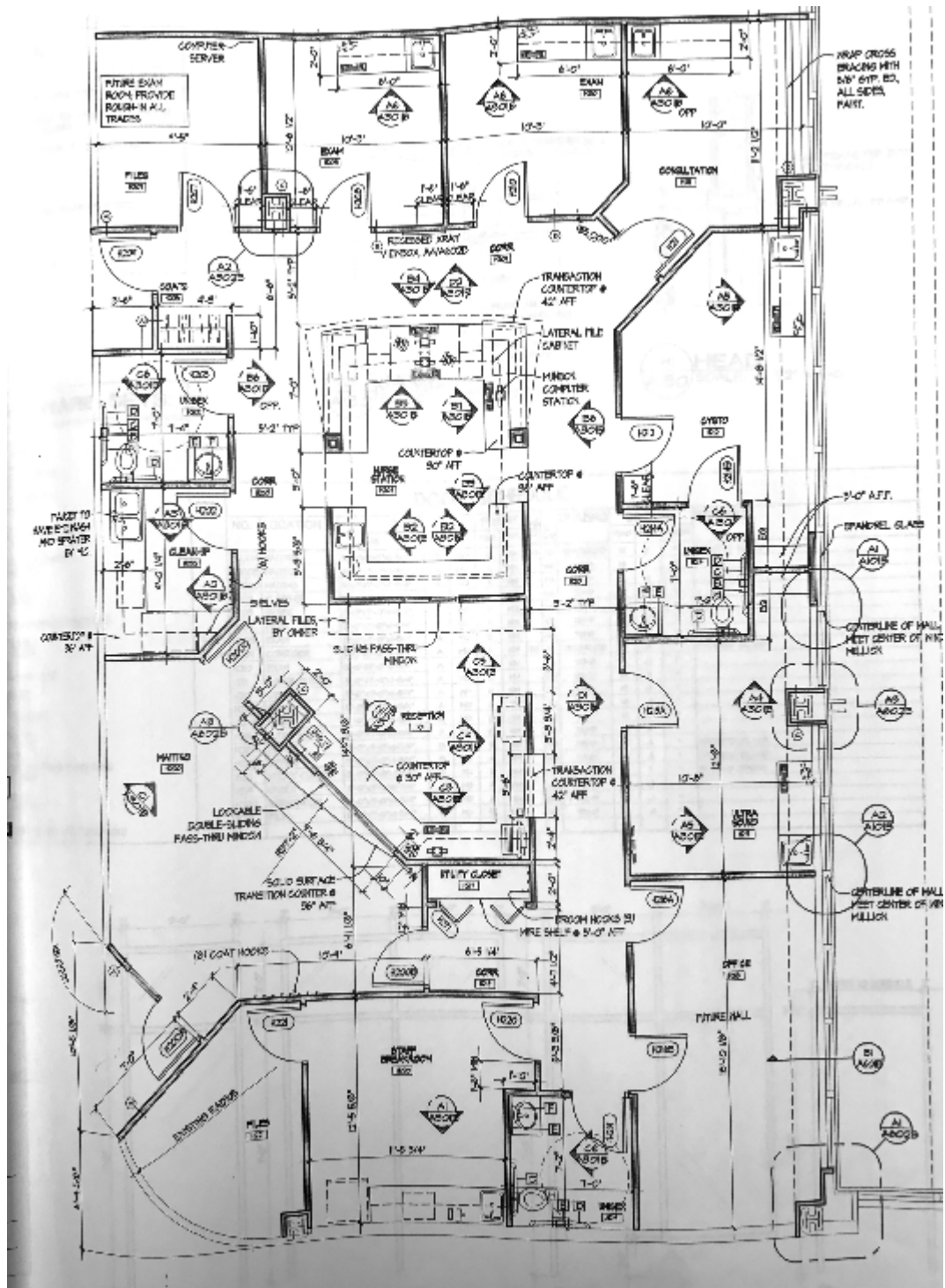
## Other Features

|                  |                                      |
|------------------|--------------------------------------|
| Square feet:     | 3,466 rentable SF, 2,741 usable SF   |
| Road:            | Private, paved                       |
| Construction:    | Brick                                |
| Heat/Cooling:    | Natural Gas, Forced Air, Central air |
| Township:        | Garfield                             |
| County:          | Grand Traverse                       |
| Parking:         | On-site large paved parking lot      |
| Zoning:          | Commercial office                    |
| Assessed Value:  | \$279,600                            |
| True Cash Value: | \$559,200                            |

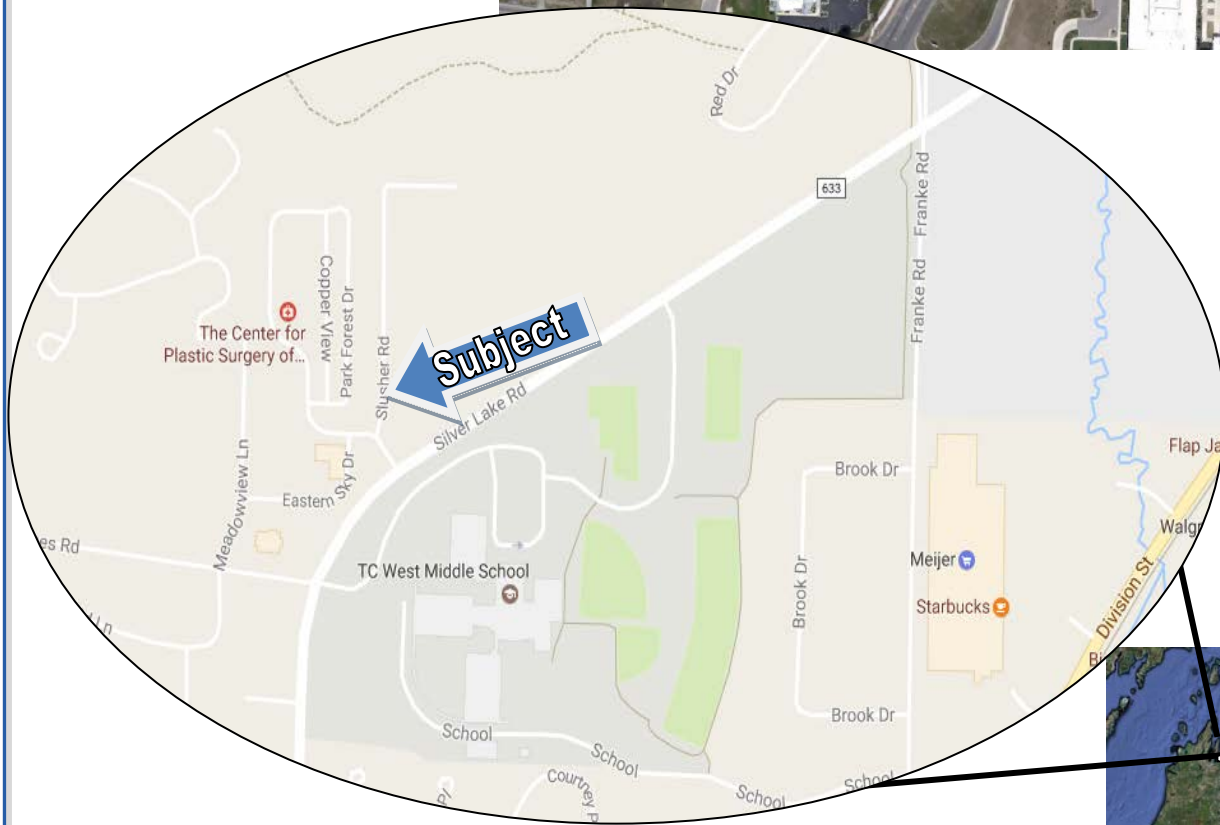
# Property Photos



# Floorplan



# Maps & Aerials



## Contact Information

For more information, please contact:

### **Dan Stiebel, CCIM**

**Coldwell Banker Commercial  
SCHMIDT REALTORS**  
522 E. Front Street  
Traverse City, MI 49686  
**Phone:** (231) 929-2300  
**Fax:** (231) 929-2322  
**Mobile:** (231) 633-0432  
[dan@realestateTC.com](mailto:dan@realestateTC.com)

### **Kayla Anderson, Assistant**

**Coldwell Banker Commercial  
SCHMIDT REALTORS**  
522 E. Front Street  
Traverse City, MI 49686  
**Phone:** (231) 929-2300  
**Fax:** (231) 929-2322  
**Mobile:** (231) 642-0746  
[kayla@realestateTC.com](mailto:kayla@realestateTC.com)