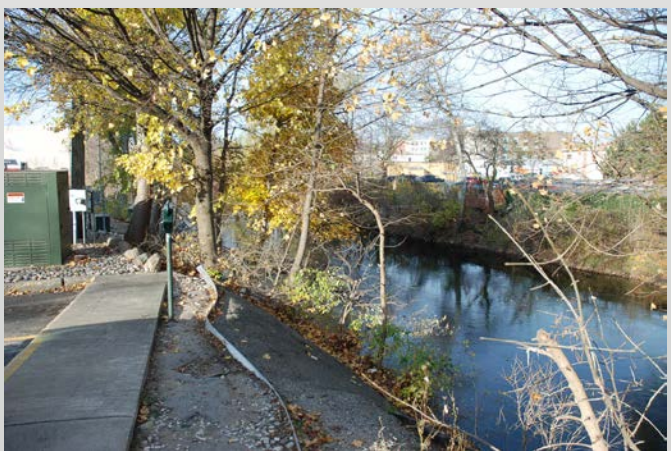


102 W Front St

Traverse City, MI 49684



OFFICE SPACE FOR LEASE

Dan Stiebel

231-633-0432 Cell

231.929.2300 Office

dan@realestateTC.com



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

Property Highlights:

- Variety of lease options
- Parking available nearby
- Almost all offices have windows with views of town or bay

Location Highlights:

- Located in Downtown Traverse City
- Near shopping & restaurants
- 2 city lots for parking near building

Executive Summary



The Property

102 W Front St.
Traverse City, MI 49684

Features:

Excess office space available in the Historic Fifth Third Bank building in the heart of downtown Traverse City on Front Street.

Entire 2nd floor available. Features include:

- 13 offices with windows
- Conference room
- Large open area for cubicles
- Kitchen
- Reception area
- Parking available by permit in city lots
- Additional bathrooms can be added to space

Restrictions

This space shall not be used for bank, savings & loan association, credit union, financial institution, stock brokerage firm or any business offering banking products. Landlord reserves right to approve tenant's use.

Executive Summary

Building Specifications

Building Type: Office building
Parcel Number 28-51-706-001-00
Zoning: C-4B

Lease Price & Options

6,005 SF - Second Floor \$19 psf NNN

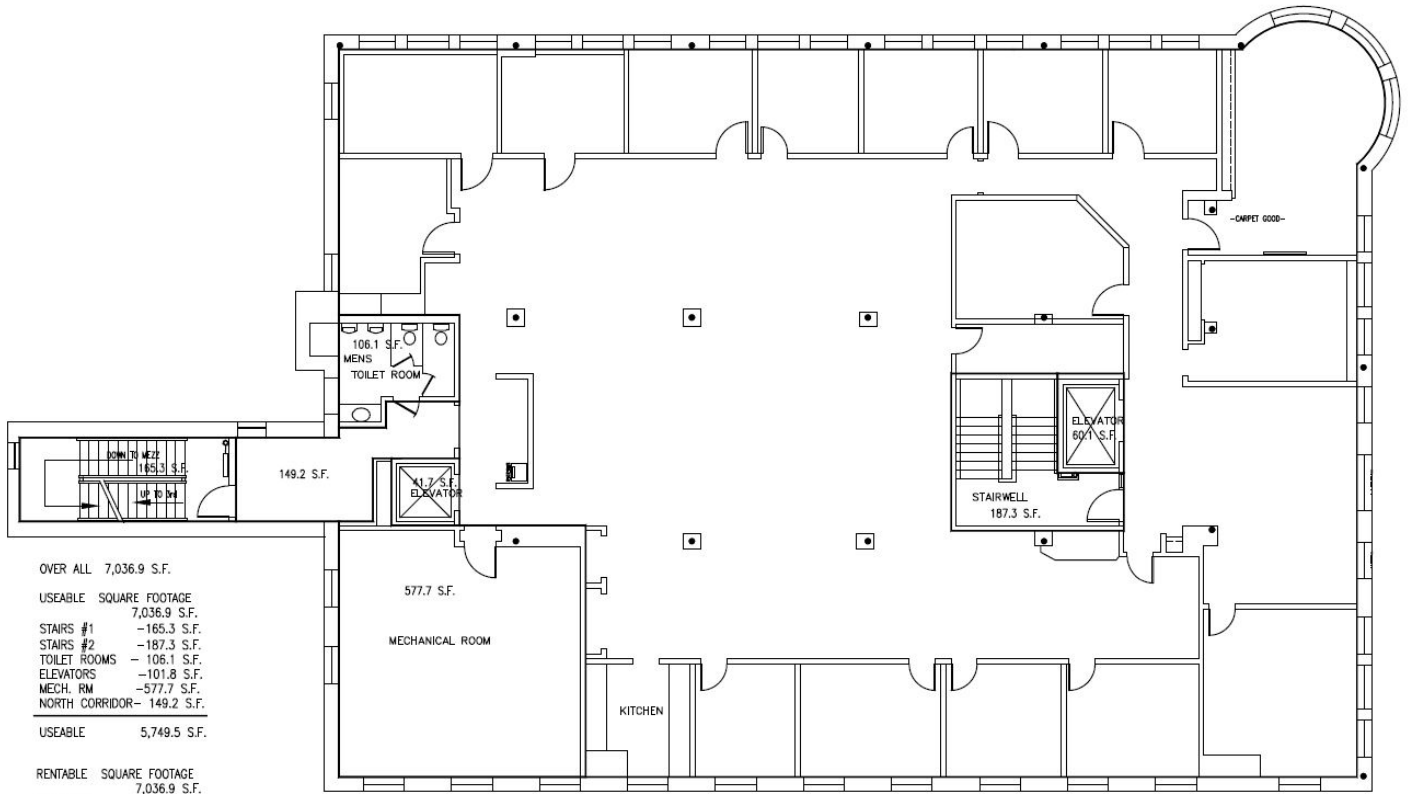
Location

Downtown on the NW corner of Front Street & Union Street.

Other Features

Location:	Corner lot, Freestanding
Zoning:	Office, Commercial
Construction:	Brick
Roof:	Membrane
Heat/Cooling:	Natural Gas, Forced Air, Central Air
Flooring:	Carpet
Water/Waste:	Municipal Well, Municipal sewer

Floorplan



OVER ALL	7,036.9 S.F.
USEABLE	SQUARE FOOTAGE
	7,036.9 S.F.
STAIRS #1	-165.3 S.F.
STAIRS #2	-187.3 S.F.
TOILET ROOMS	-106.1 S.F.
ELEVATORS	-101.8 S.F.
MECH. RM	-577.7 S.F.
NORTH CORRIDOR	-149.2 S.F.
USEABLE	5,749.5 S.F.
RENTABLE	SQUARE FOOTAGE
	7,036.9 S.F.
STAIRS #1	-165.3 S.F.
STAIRS #2	-187.3 S.F.
ELEVATORS	-101.8 S.F.
MECH RM	- 577.7 S.F.
RENTABLE	6,004.8 S.F.

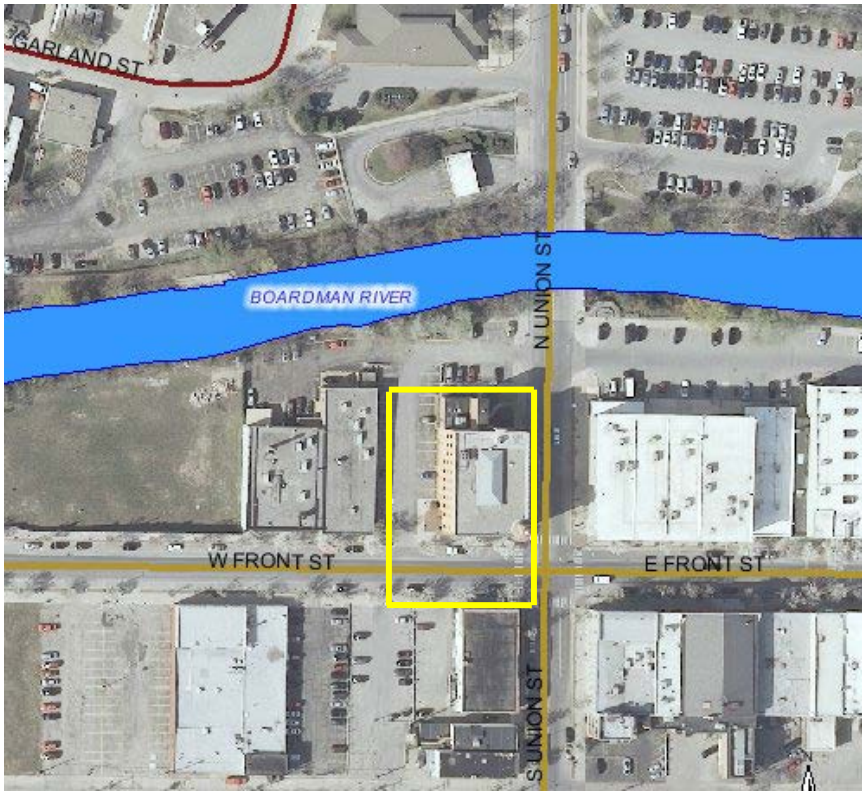
8-2014

TRAVERSE CITY MAIN OFFICE
 SECOND FLOOR -EXISTING
 102 W. FRONT STREET, TRAVERSE CITY

Property Photo's



Maps & Aerials



Contact Information

Contact Info

For more information, please contact:

Dan Stiebel, CCIM

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