



THE HINMAN COMPANY

TERRACE POINT

700 Terrace Point Drive Muskegon, MI



Terrace Point sits on beautifully landscaped, rolling terrain along the shoreline of Muskegon Lake. Near the downtown area, which is currently under renovation, the pyramidal shaped building has a ceramic tile base and rose-cinnabar colored, reflective glass walls. Terrace Point's first floor is a large auditorium, opening up to an impressive granite lobby with a 58 foot atrium. The Point Building also includes a mirrored exercise studio with locker rooms. The second and third floors are made-up of spacious, private offices with separate restrooms, a board room and an audio/visual projection room. The fourth floor has a modern open floor plan with panoramic views of Muskegon Lake and two exterior patios. All floors have modern restrooms and kitchenettes. A boardwalk surrounds the building along the lakeshore on the northeast side of Muskegon Lake. Boaters may access Lake Michigan from Muskegon Lake via Terrace Point Marina.



Please contact:
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AVAILABLE SPACE:
9,228 SF - 43,793 SF

LEASE RATE:
\$12 - \$18 PSF NNN

LEASE TERMS:
60 - 120 Months

FEATURES:

- Class A office space, Former corporate headquarters
- Scenic view of Muskegon Lake
- 4 stories, 44,772 GSF
- High-tech security system and internet access available
- 36 enclosed/secured parking spaces
- Audio/visual projection room
- Boardwalk access to nearby marina
- 80 foot Boat slip on Muskegon Lake with shore power and adjacent parking lot
- Convenient access to US-31 and I-96
- Area attracts more than 3 million tourists annually
- Short drive time to affluent neighborhoods

COMMERCIAL REAL ESTATE, INVESTMENT, DEVELOPMENT, MANAGEMENT & LEASING

The Hinman Company 750 Trade Centre Way Suite 100 Kalamazoo, MI 49002
phone (269) 342-8600 fax (269) 342-1949 www.hinmancompany.com



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\$185 million Downtown renovation underway



SURROUNDING ATTRACTIONS:

- Terrace Point Marina (private boat slip), Hartshorn Marina & Fisherman's Landing (boat launch & public access sites)
- Shoreline Inn at Terrace Point (on Muskegon Lake with twelve penthouse suites)
- Rafferty's Dockside Restaurant (fine dining with views of Muskegon Lake, banquet facilities also available)
- Muskegon County Airport (round trips daily to Detroit, MI and Milwaukee, WI)
- Lake Express High Speed Ferry (round trips daily across Lake Michigan between Milwaukee, WI and Muskegon, MI)
- Double JJ Ranch & Golf Resort (horseback riding, golf, swimming pools, conference center & more)
- Frauenthal Center for the Performing Arts & Beardsley Theater (Muskegon Film Festival), - 150,000 annual visitors
- Michigan's Adventure (amusement & water Park) - 600,000 annual visitors
- L.C. Walker Arena (Fury Hockey & Michigan Mayhem Basketball) - 500,000 annual visitors
- Muskegon Winter Sports Complex (skiing, skating, luge & events)
- P.J. Hoffmaster State Park & Gillette Nature Center - 620,872 annual visitors
- Heritage Landing Park (Muskegon Summer Celebration) - 800,000 to 1 million annual visitors
- Muskegon State Park (along the shores of Lake Michigan and Muskegon Lake)

Please contact:

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