

3,500 sq. ft. for Lease
Marquette Professional Building
1230 Wilson Street
Marquette, MI 49855



For leasing terms and particulars and for showings:

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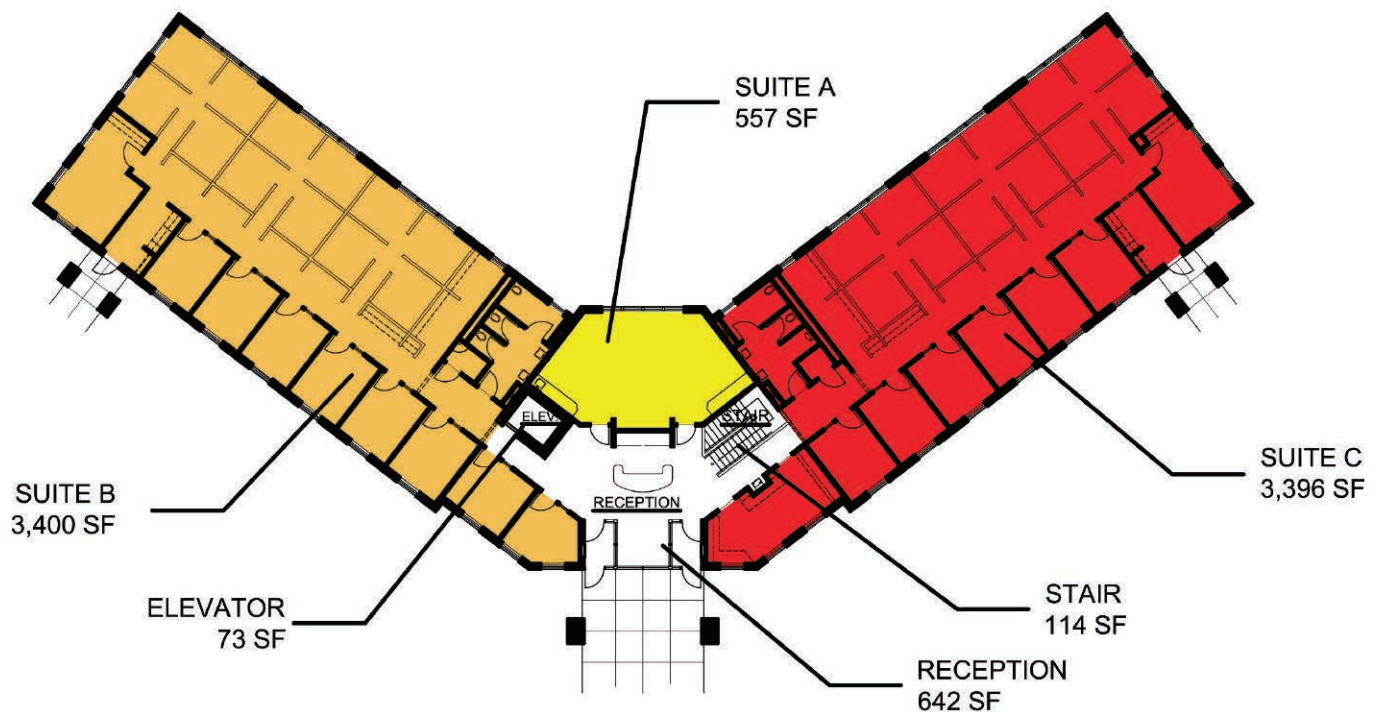
The Property: 16,364 sq.ft. building on a 1.62 acre (70,567 sq.ft.) site located at 1230 Wilson Street, Marquette, MI 49855, about half a mile from the new UP Health System – Marquette Hospital. The style is modern with the quality of construction easily exceeding code requirements; and its open spaces are easily configured to specific Tenant needs, including but not limited to medical building use. 3,500 sq.ft. (approximately half of the lower level) is currently available.

Rent: \$15.00-\$17.00 per sq.ft. per annum modified NNN. (or \$22.00-\$24.00 per sq.ft. gross lease).

Site Description: The upper level fronts Wilson Street, while the lower level with its own separate entrance fronts McClellan Avenue, one of the main traffic routes in the City of Marquette, MI. The property can also be accessed from O'Dovero Drive and is not located in a flood plain.

Parking: 16 parking spaces are assigned to the available space (4.6 spaces for each 1,000 sq.ft.).

Additional Features: The structure consists of clear span design, which lends itself to unrestrained renovation potential as desired. The building is air-conditioned and fully sprinklered with heating a combination of radiant in-floor and high efficiency gas-fired forced air (HVAC). Fiber optic high speed Internet is available; and construction is of reinforced concrete walls, structural steel frame, and brick veneer. The roof is of ballast design, engineered to support a snow load of 70 pounds per sq.ft. Zoning is Commercial; Assessor's Parcel No. 0514236.



FIRST FLOOR PLAN

SCALE: 3/32"=1'-0"
8,182 SQUARE FEET



GROUND FLOOR PLAN

SCALE: 3/32"=1'-0"
8,182 SQUARE FEET



LISA WRATE ARCHITECT, PLLC

115 STANTON AVE
MOHAWK, MICHIGAN
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REVISED
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The ground floor of the building facing Wilson Street.





The ground floor of the building facing McClellan Street.





Amenities: Modern building of high quality construction, featuring; central air conditioning and heating, carpeting throughout, high ceilings, kitchen facilities, elevator, natural light, partitioned offices, reception areas, conference rooms, exposed ceilings, and men's and women's restrooms.

Construction: Reinforced poured concrete walls at the lower level and footings; reinforced concrete floor slab on grade at the lower level and on the metal deck at the upper level; structural steel frame consisting of columns, beams, and bar joists; metal stud walls with brick veneer; and a ballasted single-ply roof membrane.



Aerial view of the Marquette Professional Building showing existing parking configured for 43 spaces on the upper lot and 33 spaces on the lower lot.



Marquette, Michigan

Marquette County is the largest county in land area in the State of Michigan--3,425 sq.mi.--and, with a population of 67,077 as per the 2010 census, the most populous county in the Michigan Upper Peninsula. The county is named for Father Marquette, a Jesuit missionary, and was created in 1843. The Huron Mountains are located within the county, and to the north is Lake Superior.

Marquette County is mostly rural with the cities of Ishpeming, Marquette, and Negaunee comprising its major metropolitan/urban areas. The Marquette Area is the largest population center of the Michigan Upper Peninsula with 31,000 residents living across three municipalities: a) the City of Marquette (21,355 population as per the 2010 census), b) Marquette Township, and c) Chocolay Township. With deep roots as a shipping town for the iron ore coming from the west end of the county, the Marquette Area has become the regional hub for retail, restaurants, education, health care, and outdoor recreation. Major employers include the UP Health System--Marquette (1,924 employees), Northern Michigan University (1,152 employees), and Peninsula Medical Center (650 employees).

The Marquette Area in general and the City of Marquette in particular have received considerable recognition over the past few years, including: Top 10 Best Small Cities in America (Nerd Wallet), Top 5 Places to Retire (CNN/Money), Top 20 Towns for Sportsmen (*Outdoor Life*), 10 Best Small Cities in which to Raise a Family (*Forbes*), and Number One Place to Bike and Live (*Bike Magazine*). In 2012, the City of Marquette was listed among the 10 Best Places to Retire in the U.S. by CBS "Money/Watch."



Local economic development resources include:

Accelerate Up, a nonprofit organization, which offers free and confidential business advice within Marquette County.

Marquette Downtown Development Authority, which focuses on: long-range planning for the city's downtown area; building construction, improvement, rehabilitation, maintenance, and operation; and construction and maintenance of public facilities.

Lake Superior Community Partnership (LSCP), which provides a variety of free and effective development services for businesses and municipalities, making connections between businesses, organizations, leaders, and legislators while advocating for programs and policies that strengthen the regional economy.

And Michigan Works, a system designed to help employers find the skilled workers they need and to help job seekers find good jobs that provide economic self sufficiency.

Transportation: Marquette is served by American Airlines and Delta Airlines out of Sawyer International Airport (KSAW) with daily flights to Chicago, Detroit, and Minneapolis-Saint Paul. The city has limited freight rail service and a public transit system known as MarqTran, which runs buses through the city and to nearby places such as Sawyer International Airport and the nearby City of Ishpeming.





The information contained in this brochure has been obtained from sources deemed reliable. Even so, much of the information, particularly that which relates to construction, predates the owner's acquisition of the property. Further, none of the information has been independently verified; and any prospective lessee is, therefore, encouraged to make his/her own independent investigation.