

**FOR LEASE:**  
**136 W. State Street**  
**\$16.00 NNN**



This Downtown, High Visibility, Upper-Level Professional Office Space is One of a Kind and has Features that include . . .

- 2000 SQ. FT.
- Executive office w/ private shower
- Conference room
- 4 bathrooms
- Office or medical layout
- Break room
- Waiting room
- Room for storage and files
- Great lighting (can, spot, under counter)
- Surround sound system
- On site parking
- Beautiful windows & skylights throughout
- Walk to restaurants

**Great Space & Great Location**  
**DOWNTOWN!**

Call for more information:  
**MICHAEL ORDEN**, Associate Broker  
521 Randolph Street  
(231) 946-4040 Office  
(231) 947-9948 Fax  
morden@realestateonetc.com





# REALTOR Professional Report



Select

**Commercial**                      **MLS # 1685690**  
**For Lease**                      **Commercial**  
**Waterfront:** No  
**Current Zoning:** C-4  
**Dimensions:** 99x118  
**Business Name:** Rae of Light, LLC  
**County:** Grand Traverse  
**Township:** Traverse City                      **Sec # 4**

**List Price: \$0**  
**Lease Price/SQFT:** 16.00  
**Lease Price/Month:**  
**Apx Total SQFT:** 2000  
**Sub:** N/A  
**Lot#:** 16  
**Apx Yr Blt:** 1982  
**Remodeled:** 1993  
**Apx # Acres:** 0.27  
**Owner:** Rae of Light, LLC

**Active**                      **136 W STATE ST**                      **Unit #:**                      **Traverse City**                      **49684**

**BUSINESS TYPE:** Medical/Dental, Office Building

**TAX ID #:** 258-51-794-020-00



**HEAT/COOLING:** Natural Gas  
Forced Air

**LOCATION:** Corner Lot  
**CONSTRUCTION:** Wood  
**BASEMENT:** Full, Block  
**ROOF:** Tar/Gravel  
**FLOORING:** Vinyl/Vinyl Tile, Carpet  
**LICENSES:** None  
**EXTRAS:** Air Compressor

**WATER:** Municipal Water  
**WASTE:** Municipal Sewer  
**ZONING:** Commercial  
**ROAD:** City/Village  
**FINANCING:** Gross Lease  
**POSSESSION:** At Closing  
**INCL IN RENT:** Exterior Maintenance, Grounds Maintenance, Snow Plowing, Heating/Cooling, Electric, Water, Sewer

<b>Fix/Equip Value:</b>	<b>Gross Sales:</b>	<b># Restrms:</b>	<b>Parking:</b>
<b>Annual Assn Fee:</b>	<b>Annual Ins Exp:</b>	<b>Lease Expires:</b>	<b>No. Employees:</b>
<b>Rental Expense:</b>	<b>Annual Heat Exp:</b>	<b>Renewable:</b>	<b>Business Incl:</b> No
<b>Rental Income:</b>	<b>Annual Elec Exp:</b>	<b>Inventory Value:</b>	<b>Inventory Incl:</b> No
	<b>Electric Supplier:</b>	<b>Spcl Assess:</b> No	<b>Real Estate Incl:</b> Yes

### Professional Remarks

Incredible opportunity to lease affordable office space. This 2,00 square foot, upper level office is one of a kind! The combination of the perfect location, 11 parking spaces, unique architecture and a fresh, new look adds up to a prime opportunity for a business that is ready to be downtown and noticed. Lease rate is triple net. NNN's estimated @ \$4.00 pst.

### Advertising Remarks

This would be the perfect space for a chiropractor, a dentist or physician with a cosmetic focus, a salon or a skin therapy clinic. However, this space would also lend itself well to other professionals such as architects, CPA or business consultants. Lease rate is triple net. NNN's estimated @ \$4.00 pst.

### Directions

Downtown Traverse City, 1 block west of Union at corner of State and Pine.

<b>List Office ID/Name:</b> 233023	REAL ESTATE ONE	<b>Phone:</b> (231) 946-4040
<b>List Agent ID/Name:</b> 273476	Michael B Orden	<b>Phone:</b> (231) 946-4040
	morden@realestateonetc.com	

**List Agreement Type:** Exclusive Right to Sell                      **Vacant:** Yes                      **Sign:** Yes                      **Dual MLS #:**  
**Buyer Broker Comp:** 1/2 mo                      **Subagent Comp:** 1/2 mo                      **Other Comp:**

**Selling Office ID/Name:**                      **Phone:**  
**Selling Agent ID/NAME:**                      **Phone:**  
**Sold Price:**                      **Sold:**                      **Terms:**

## **Living Light Massage & Wellness Center Needs a Neighbor!**

### **Incredible Opportunity to Lease Affordable Downtown Professional Office Space located at 136 State Street, Traverse City**

This 2000- square foot, upper-level professional office space is one of a kind! The combination of the perfect location, 11 parking spaces, unique architecture and a fresh, new look adds up to a prime opportunity for a business that is ready to be downtown and noticed.

- 2000 sq. ft
- 4 large exam rooms
- Executive office w/ private shower
- Conference room
- 4 large bathrooms
- Laboratory area
- Kitchen area
- Break room area
- Large waiting room area
- Room for storage and files
- Beautifully decorated interior
- Great lighting (can, spot, under counter)
- Surround sound system
- Beautiful windows & skylights throughout
- Immaculate, move-in condition

Living Light Massage & Wellness Center, founded in 2000, occupies the lower level. The center is open seven days a week and attracts a high-end clientele. The exterior has new paint, landscaping, and lighting that reflects the contemporary look of the building. The resulting façade has an upscale, modern, fresh, eye-catching look.

This would be the perfect space for a chiropractor, a dentist or physician with a cosmetic focus, a salon, or a skin therapy clinic. Having our two businesses under one roof could be ideal in terms of synergies and cross-selling. However, this space would also lend itself well to other professionals, such as architects, CPAs or business consultants.

With the continued growth and improvements taking place downtown, including new parking structure(s), upscale restaurants and retail stores, and renovated entertainment venues, this is the place to be. There are not many opportunities left to have a freestanding building within walking distance of this booming district – not to mention one that has sufficient client parking and visual exposure on a street where thousands of people drive by each day.

For a tour and more information on this location and our building, please call Michael Orden, Associate Broker at 231.946.4040.

With best regards,

Raelene Wooden-Hall  
Owner, Living Light Massage & Wellness Center

**See reverse side for floor plan!**



PS: Present this letter for a \$15 discount on any services until October 2008. We are open 7 days, even Sundays! We have 13 therapists available to help you relax, heal and feel rejuvenated.

