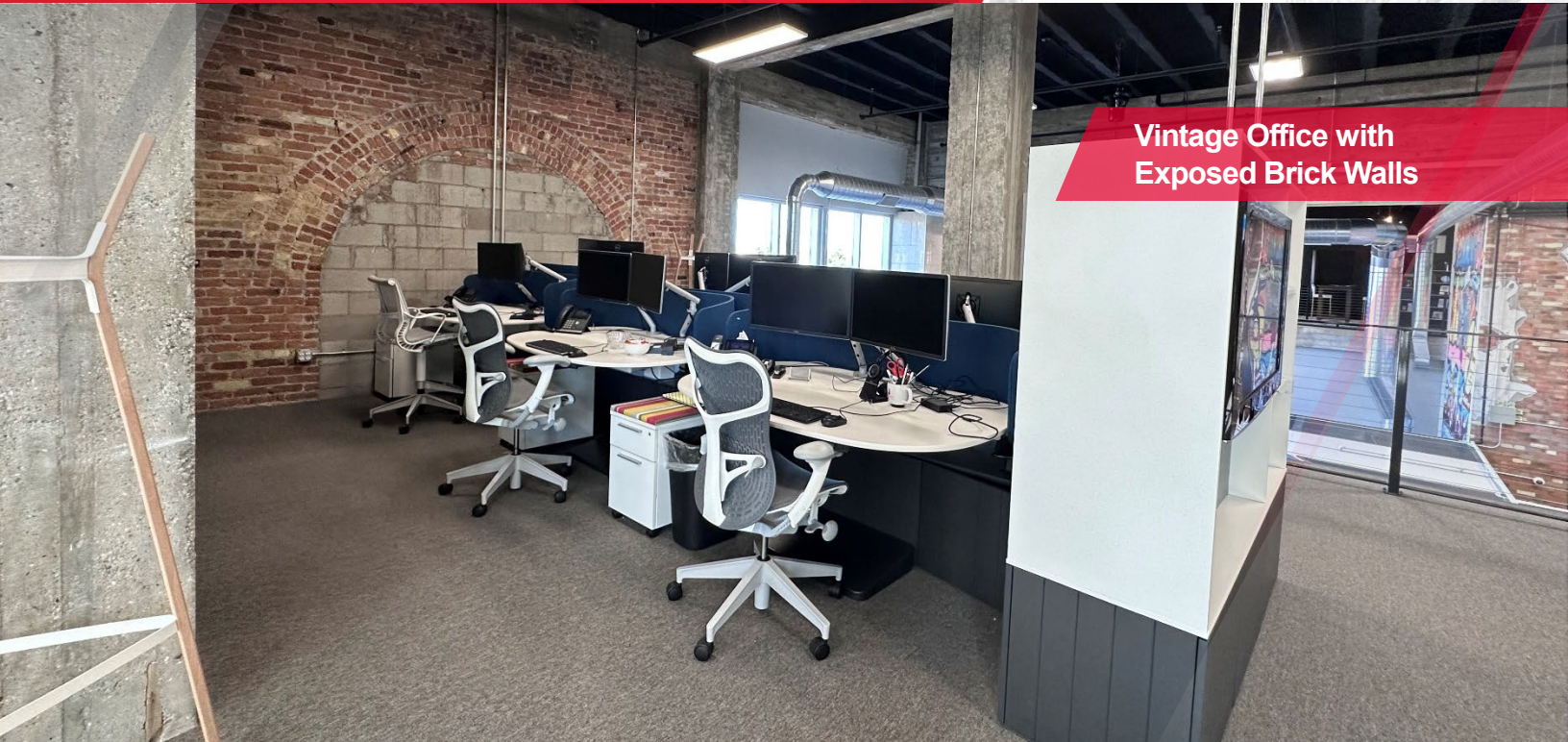


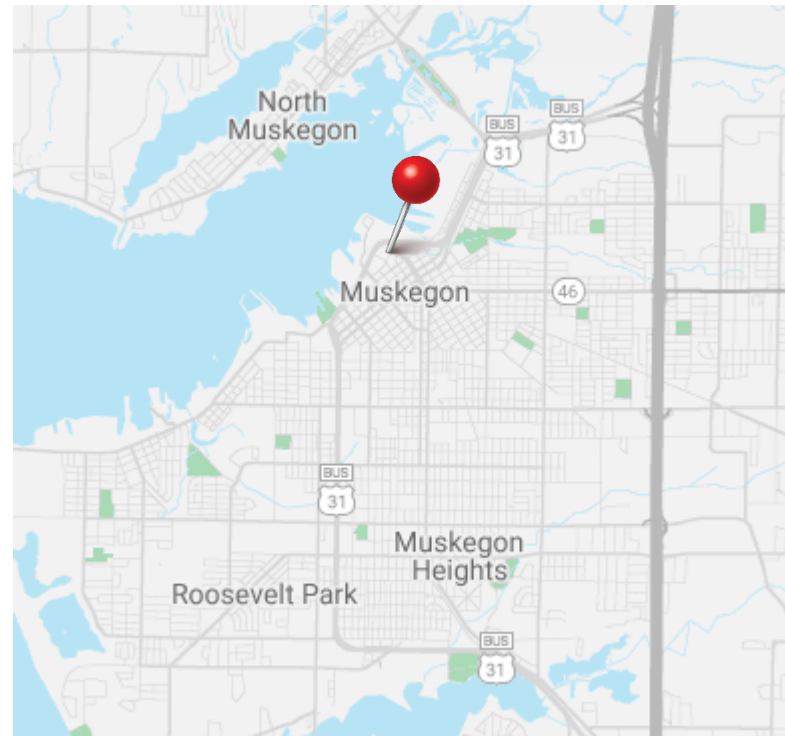
FOR SUBLEASE
HighPoint Flats
285 Western Ave, Suite 204, Muskegon



Renovated in 2018 this high-rise mixed-use office building is in Downtown Muskegon. Minutes away from Lake Muskegon in a walkable community.

Property Highlights

- 2,023 SF office for sublease through 8/31/26
- Space boasts abundant natural lighting
- Open lay out for collaboration
- Furniture can stay in place
- Nearby local restaurants and retailers
- Immediate access to BUS-31
- Onsite fitness center

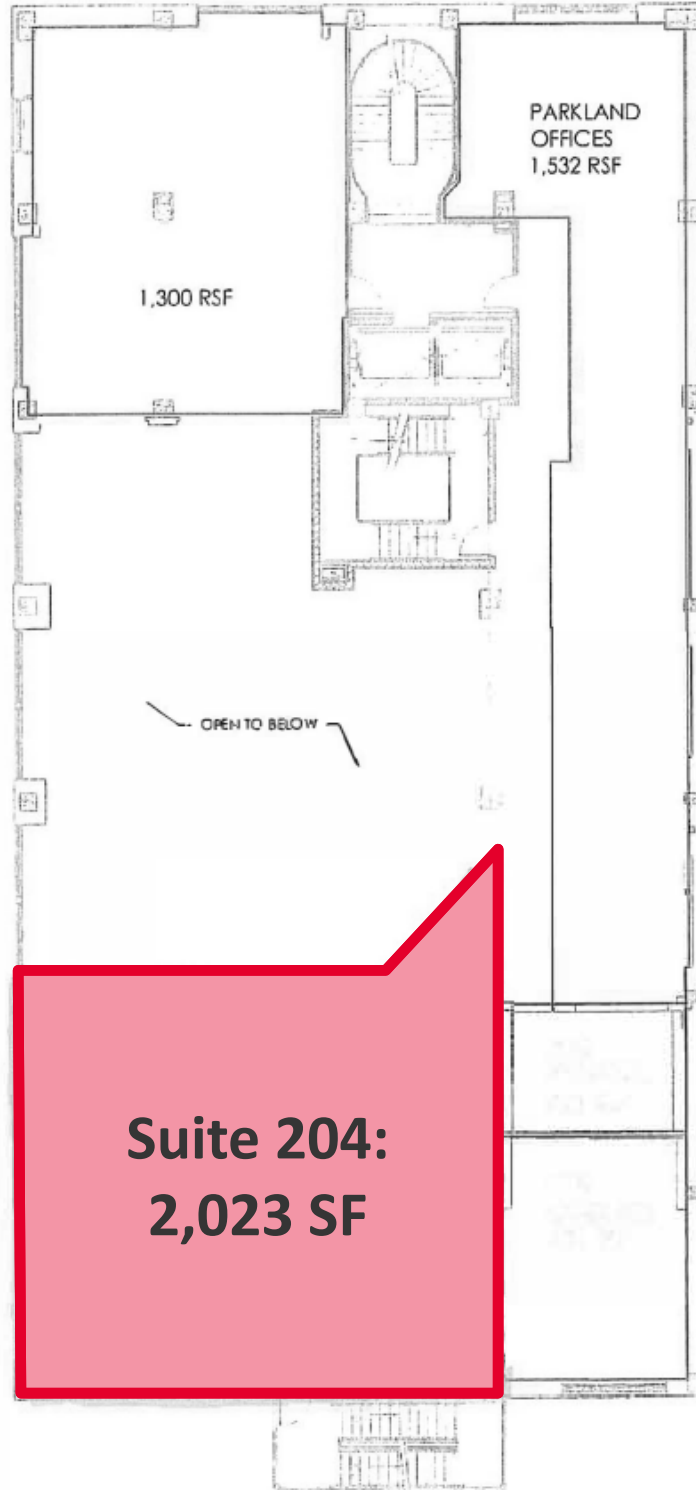


Contact

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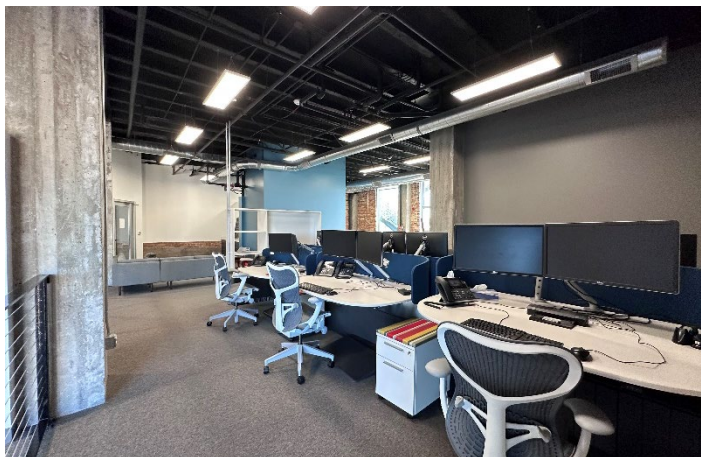
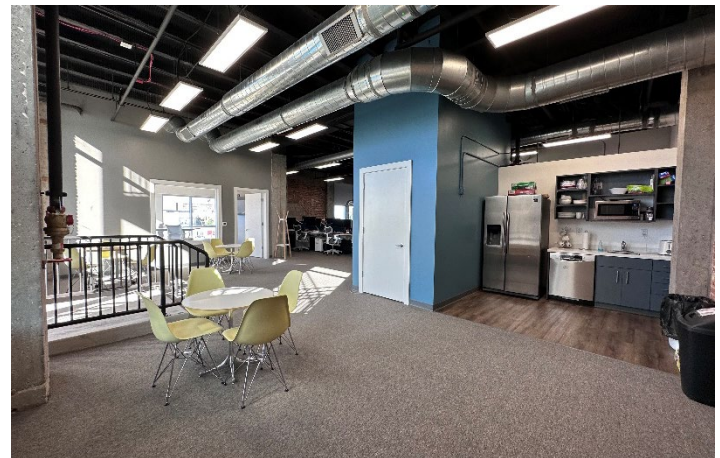
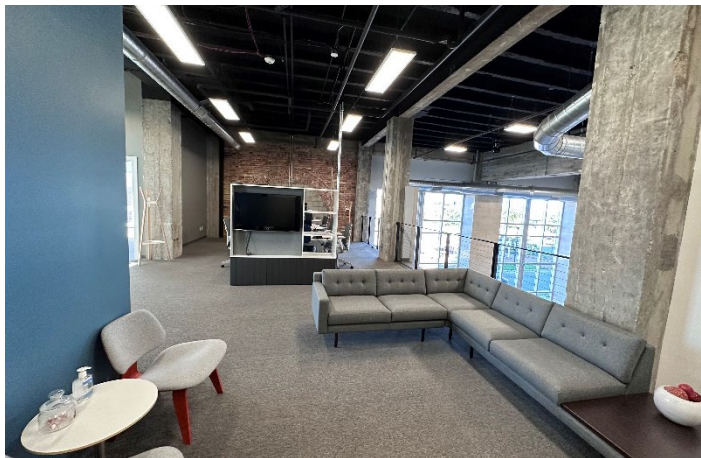
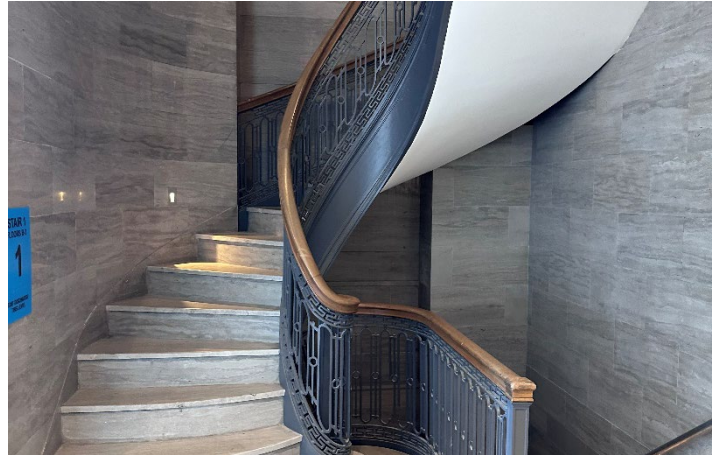


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Property lines are approximate

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GENERAL INFORMATION

Address	285 Western Ave Muskegon, MI 49440
Total Building Area	52,216 SF
Area For Sublease	Suite 204: 2,023 SF
Primary Use	Office/ Retail/ Multi-Family
Year Renovated	2018
Stories	8

PRICING

Rental Rate	\$14.34/SF
Monthly Rent	\$2,336.77
Lease Type	NNN

LISTING AGENT

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DEMOGRAPHICS

	Population	Average Household Income	Daytime Population
2 Mile	29,117	\$45,470	14,565
5 Miles	94,365	\$60,189	45,139
10 Miles	149,824	\$65,860	61,055

SITE DETAILS

Total Land Area	1.00 AC
Zoning	B-3
Parcel ID	24-234-000-0001-00
Parking	85 surface spaces
Frontage	75' on Western Ave
Major Crossroads	First and W Western Ave
Neighboring Businesses	United States Post Office Melt Gourmet Sandwiches Muskegon Farmers Market Western Market Drip Drop Coffee Rootdown Yoga Hometown Creamry