



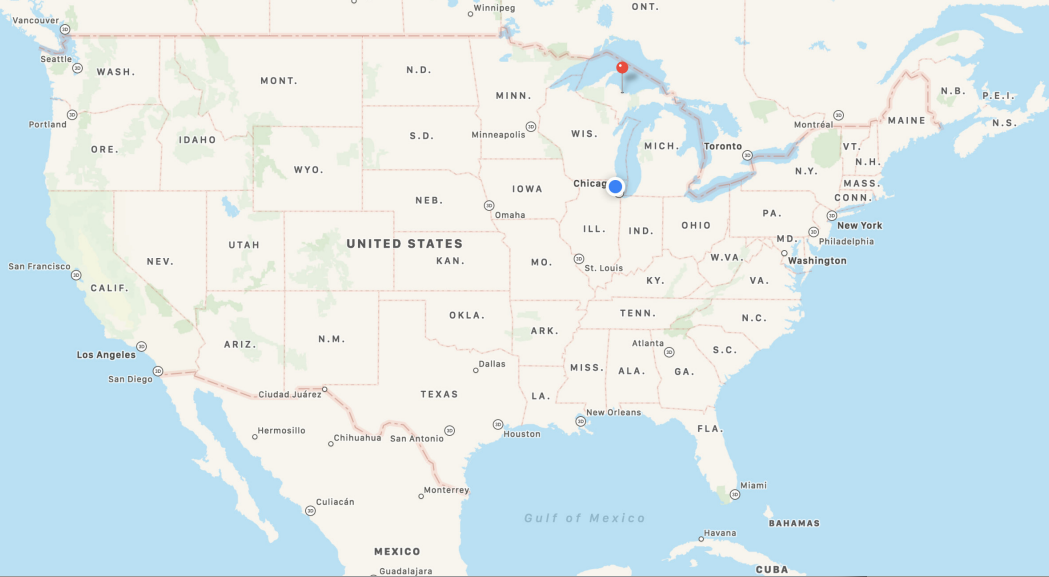
# UP THE SKY

**INVESTMENT OPPORTUNITY**

**[Uptheskylc.com](http://Uptheskylc.com)**



UPTHE SKY



A regional medical center, Marquette General Hospital, serving much of the Upper Peninsula is located in the city.

Marquette Mountain, used for skiing, is located in the city.

Trowbridge Park (an unincorporated part of Marquette Township) is located to the west, and Marquette Township to the northwest of the city.

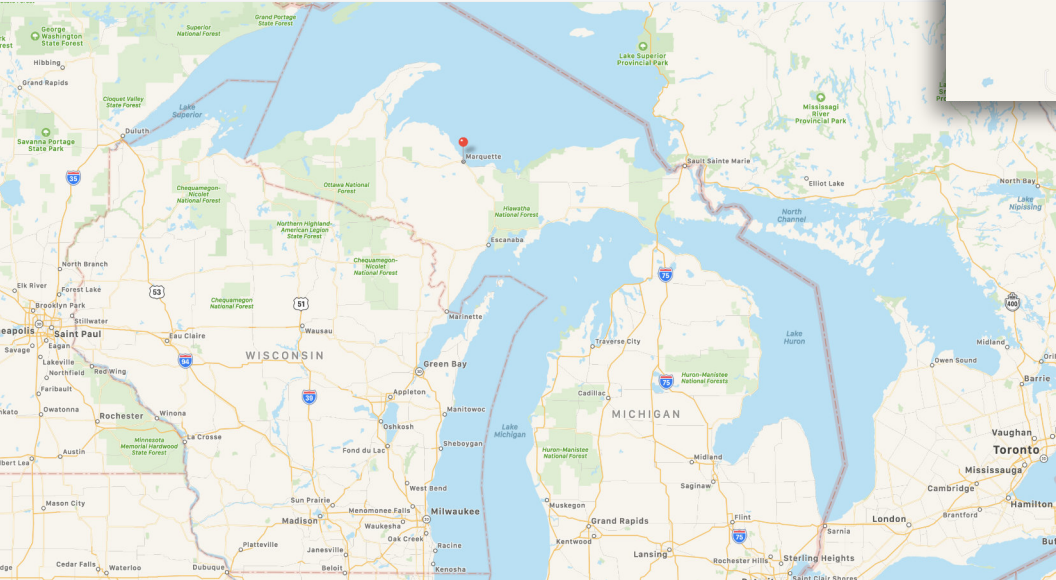
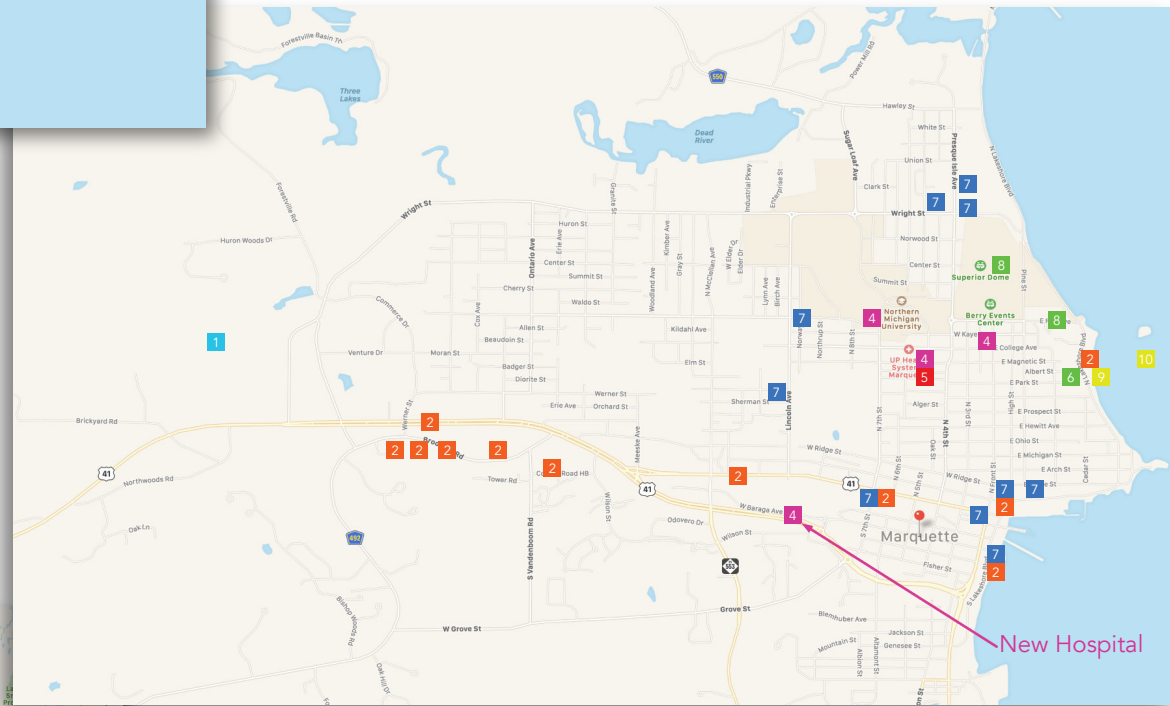
Marquette is home to the largest wooden dome in the world, the Superior Dome. Northern Michigan University owns the facility and holds its home football games there. The dome also hosts numerous private and public events which draw in thousands from around the region.

The city of Marquette is located on the south shore of Lake Superior, on the northern coast of the Upper Peninsula of Michigan.

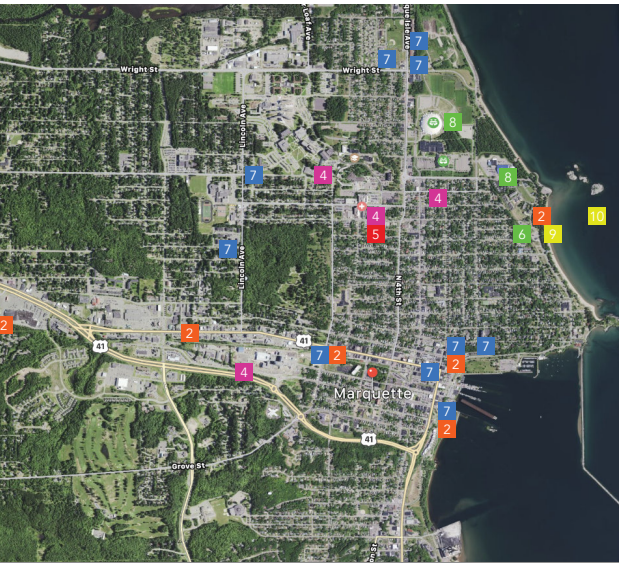
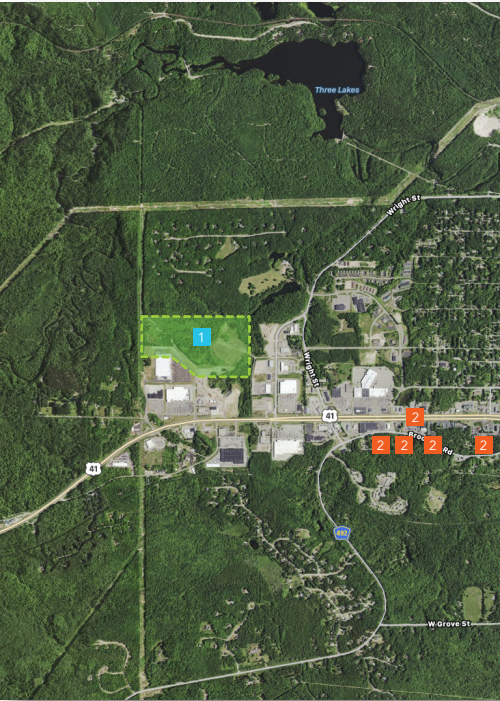
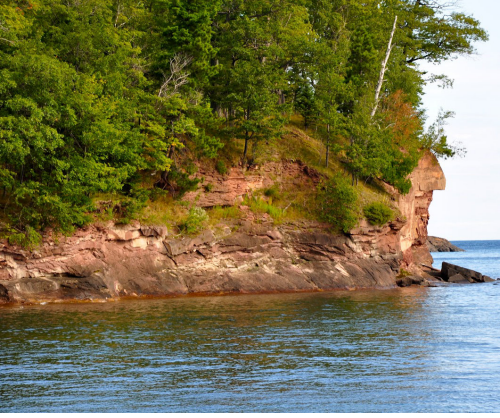
**Marquette is the biggest city in the Upper Peninsula**

Marquette is 182 miles north of Green Bay, Wisconsin; 298 miles north of Milwaukee, Wisconsin; 454 miles north of Chicago, Illinois; 164 miles west of Sault Ste. Marie, Michigan (the second largest city in the U.P.); 173 miles northwest of St. Ignace, Michigan, which is on the U.P. end of the Mackinac Bridge; 460 miles northwest of Detroit, Michigan; 252 miles east of Duluth, Minnesota; and 377 miles northeast of Minneapolis, Minnesota.

In 2004, President George W. Bush made a campaign stop in Marquette, becoming the first sitting U.S. president to visit Michigan's Upper Peninsula since William H. Taft in 1911. Since then President Obama also visited Marquette in 2011.



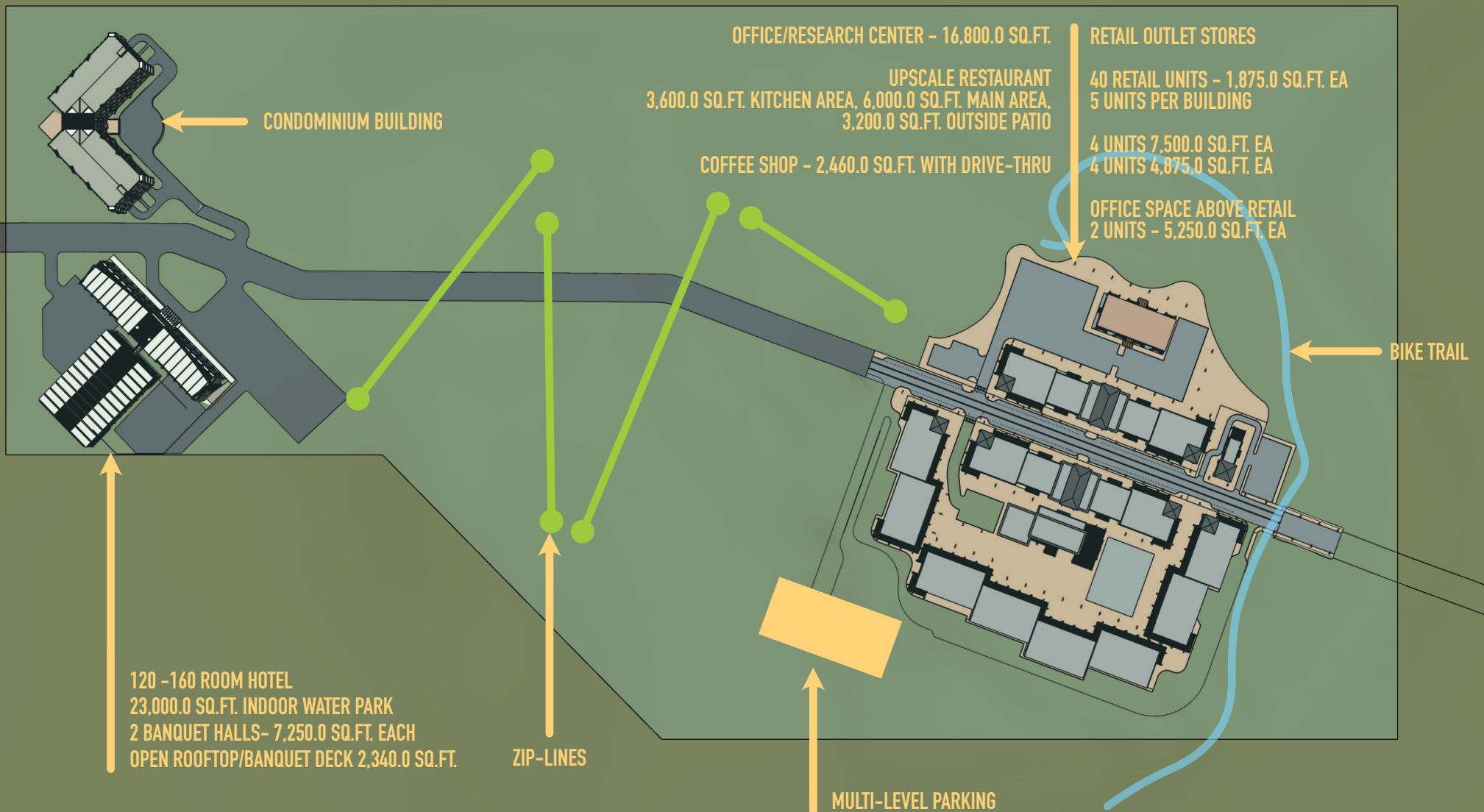
- 1 UP THE SKY**
- 2 HOTELS:** Ramada Marquette, Landmark Inn, Hampton Inn Marquette, Holiday Inn, Settle Inn, Days Inn, Comfort Suites, Country Inn & Suites By Carlson
- 3 RETAIL CENTERS – NONE**
- 4 NORTHERN MICHIGAN UNIVERSITY** – Northern Michigan University's physical campus is made up of more than 50 facilities. It is located just minutes from the shore of Lake Superior and downtown Marquette. Northern has a population of about 9,000 undergraduate and graduate students.
- 5 UP HEALTH SYSTEM MARQUETTE** – is a federally-designated Regional Referral Center for Michigan's Upper Peninsula (UP). Its medical staff of more than 200 doctors works as a team with its more than 1,800 employees in caring for approximately 9,000 inpatients and more than 350,000 outpatients per year.



- 6** PICNIC ROCKS CONDOMINIUMS – Owned by Up The Sky
- 7** Apartment Complexes – City of Marquette serves as main Hub for whole upper Peninsula, population of 21,335.00, it is the UP's largest community and UP's population is 311,360.00. In addition to being a population center, it serves as the regional center for education, health care, recreation, and retail.
- 8** SPORT ARENAS: NMU Superior Dome, Marquette Lakeview Arena
- 9** PICNIC ROCKS beach – most popular beach for students and residents
- 10** PICNIC ROCKS – Nature Reserve in Marquette



# PROJECT OVERVIEW



OFFICE SPACE ABOVE RETAIL

OFFICE/  
RESEARCH  
CENTER

RESTAURANT

RETAIL UNITS

MIDDLE UNIT  
4,875.0 SQ.FT.

CORNER UNIT  
7,500.0 SQ.FT.

COFFEE SHOP

# LOWER PLAZA

MULTI-LEVEL PARKING





# OFFICE/RESEARCH

**OFFICE SPACE/RESEARCH CENTER BY UP THE SKY**

**8,400.0 SQ.FT. (4) UNITS - OFFICE SPACE FOR LEASE - GROUND FLOOR**

**8,400.0 SQ.FT. OFFICE SPACE FOR UNIVERSITY/HOSPITAL LEASE - 2ND FLOOR**

**OPEN PARKING FOR EMPLOYEES CLOSE TO THE BUILDING**

**REAR PATIO FOR EMPLOYEE RECREATIONAL/LUNCH USE FACING NATURAL POND**

**WALKING DISTANCE TO COFFEE SHOP AND RESTAURANT**





# COFFEE SHOP

COFFEE SHOP BY PARTNER VENDOR

2,460.0 SQ.FT. BUILDING WITH DRIVE-THRU CAPABILITY

CLOSE TO BIKE TRAIL SYSTEM, CLOSE TO MAIN ROAD







# OUTLETS





# OUTLETS



## OUTLET STORES BY PARTNER VENDOR

40 RETAIL UNITS - 1,875.0 SQ.FT. EA  
5 UNITS PER BUILDING  
DIFFERENT CONFIGURATION CAPABILITY

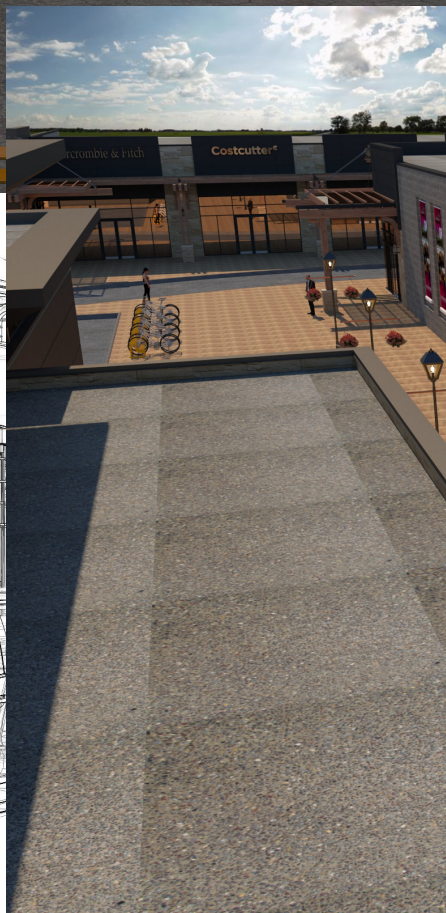
4 UNITS 7,500.0 SQ.FT. EA  
4 UNITS 4,875.0 SQ.FT. EA  
ALL 4 UNITS ARE DIVIDABLE

OFFICE SPACE ABOVE RETAIL  
2 UNITS - 5,250.0 SQ.FT. EA



# OUTLETS







# RESTAURANT



**MODERN RESTAURANT / MICRO BREWERY BY OTHER VENDOR**

**3,600.00 SQ.FT. - KITCHEN/FREEZER AREA**

**6,000.0 SQ.FT. - DINING AREA**

**3,200.00 SQ.FT. - OUTSIDE GARDEN/DINING PATIO AREA**

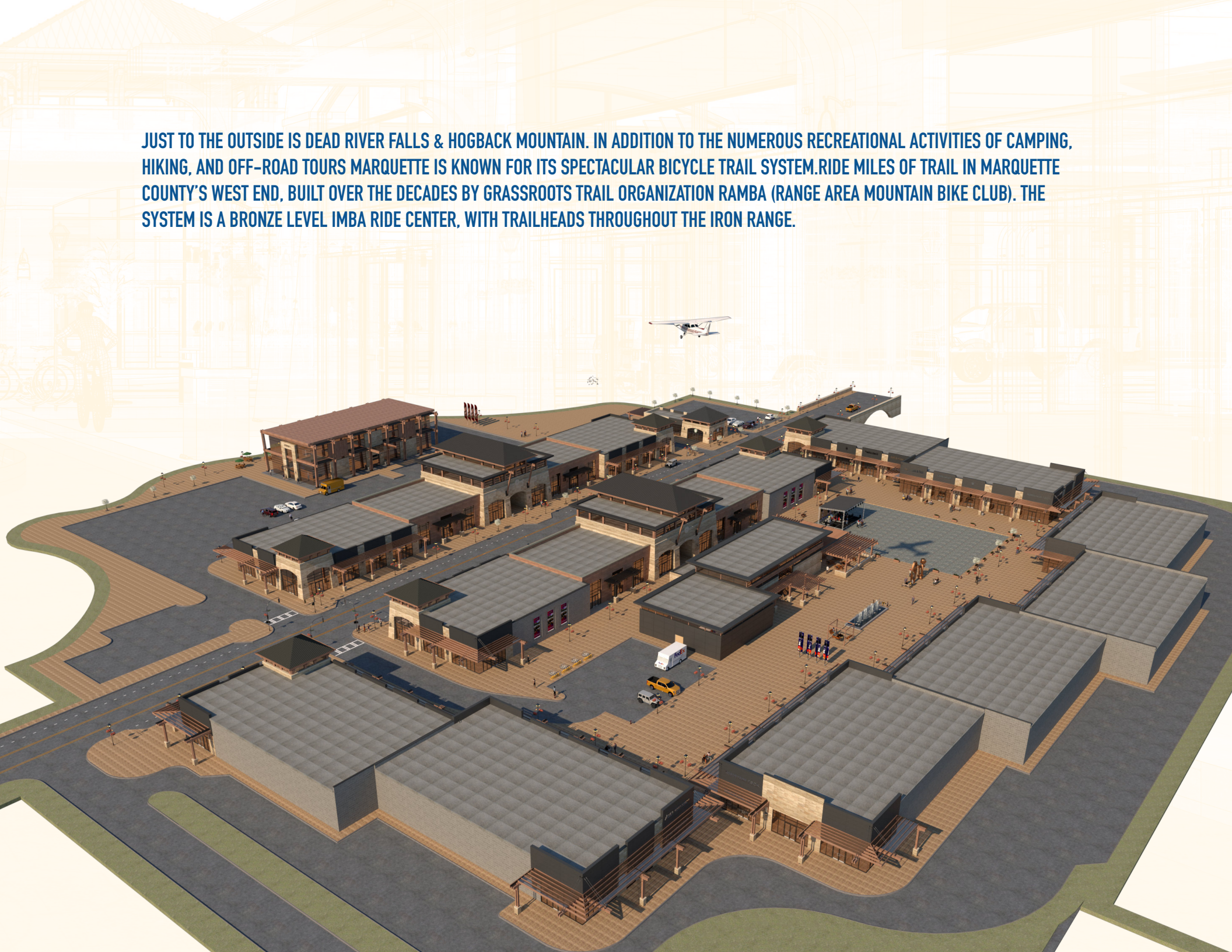
## PREMIUM OUTLETS

DESIGNED TO OFFER CUSTOMERS PRODUCTS OF EXCELLENCE AT ATTRACTIVE COST, ONLY ONE IN THE UPPER PENINSULA.

A VISIT TO MARQUETTE UP-THE-SKY PREMIUM OUTLETS, THE PREMIER HOME OF TOP APPAREL AND ACCESSORY BRANDS, WILL BE AN UNFORGETTABLE EXPERIENCE FOR THE ENTIRE FAMILY.



**JUST TO THE OUTSIDE IS DEAD RIVER FALLS & HOGBACK MOUNTAIN. IN ADDITION TO THE NUMEROUS RECREATIONAL ACTIVITIES OF CAMPING, HIKING, AND OFF-ROAD TOURS MARQUETTE IS KNOWN FOR ITS SPECTACULAR BICYCLE TRAIL SYSTEM. RIDE MILES OF TRAIL IN MARQUETTE COUNTY'S WEST END, BUILT OVER THE DECADES BY GRASSROOTS TRAIL ORGANIZATION RAMBA (RANGE AREA MOUNTAIN BIKE CLUB). THE SYSTEM IS A BRONZE LEVEL IMBA RIDE CENTER, WITH TRAILHEADS THROUGHOUT THE IRON RANGE.**







# CONDOMINIUM

CONDOMINIUM BUILDING BY UP THE SKY

(56) 2 BEDROOM UNITS WITH AMAZING LAKE SUPERIOR VIEW



# HARMONY WITH NATURE

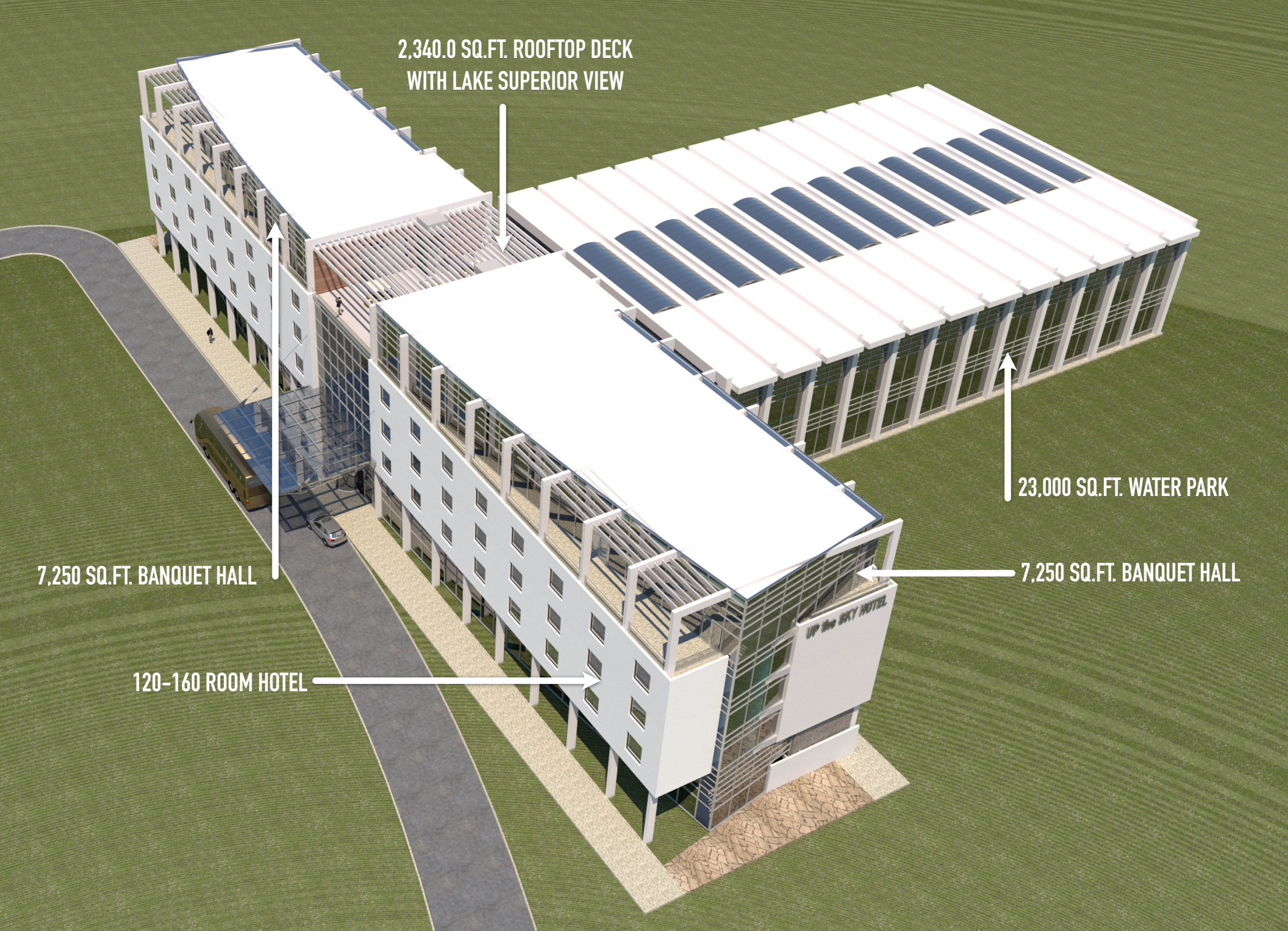




# HOTEL

**120-160 ROOM HOTEL BY PARTNER VENDOR**

**HOTEL WITH SMALL BAR/RESTAURANT, CONVENTION CENTER/BANQUET HALLS ON TOP WITH AMAZING LAKE SUPERIOR VIEW, OPEN ROOFTOP DECK ACCESSIBLE FROM BOTH BANQUET HALLS, 23,000.0 SQ.FT. WATER PARK**



2,340.0 SQ.FT. ROOFTOP DECK  
WITH LAKE SUPERIOR VIEW

23,000 SQ.FT. WATER PARK

7,250 SQ.FT. BANQUET HALL

7,250 SQ.FT. BANQUET HALL

120-160 ROOM HOTEL

VISIT OUR WEBSITE FOR MORE INFORMATION, ANIMATION, DRONE FOOTAGE AND MORE

[www.uptheskylc.com](http://www.uptheskylc.com)



# UP THE SKY

**CONTACT US FOR INVESTMENT OPPORTUNITY.**

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