



BROADWAY

L O F T S



- Studio, one-bedroom & two-bedroom lofts
- Pet-friendly
- Convenient downtown location
- Permit parking
- First-floor retail/commercial space
- New construction

410 W. Broadway Street
MT. PLEASANT, MI 48858

Broadway Lofts

MODERN LIVING IN DOWNTOWN MT. PLEASANT

This four-story, new construction building offers modern living with all of the conveniences of a downtown location. GreenTree Cooperative Grocery will open their new expanded location on the first floor, so delicious fresh food is only steps away. These beautiful apartments are located at 410 W. Broadway Street next to Mt. Pleasant City Hall and steps from area park systems. The building is constructed of highly durable steel, brick, and large glass storefronts.

Residents have a main entrance from Broadway Street to the lobby with an elevator and interior mail room. There are 48 apartments in the building, with 16 apartments on each floor. 15 of the units are income-based units requiring renters 80% or less of the Area Median Income (AMI). The units do not come furnished. The energy-efficient lofts are constructed with high-quality fiberglass windows, well insulated exterior walls, sound insulation between units, solid core doors, and LED lighting. The floors are a durable and attractive luxury vinyl tile. The kitchens have stainless steel appliances, electric stoves, and quartz countertops. All apartments have washers and dryers in the unit.

Amenities



Stainless steel appliances

Each unit is equipped with a new stainless steel electric stove, microwave, dishwasher and refrigerator. Kitchen sinks also have a garbage disposal.



Walkable location

Less than a 5-minute walk to Gregory K. Baderschneider Riverwalk, Nelson Park, Island Park and Mill Pond Park. A short walk to the farmers markets at Island Park and West Broadway Street, and many other downtown amenities.



Permitted parking for residents

Resident parking is available both across from the building in Lot 12 and next to the building in Lot 13. Residents can purchase a parking pass at City Hall in the Downtown Development Office; call (989) 779-5347 or visit mt-pleasant.org for more information. Overnight parking passes cost \$25 for 6 months.



Elevator

There is one elevator for residents and two stairwells.



Indoor mailboxes

The indoor mail area is accessible with a tenant key fob and is located on the first floor inside the lobby. Each apartment has its own mailbox.



Secure Building

Residential units are only accessible through the resident lobby. The lobby doors are locked at all times and can only be opened with a tenant key fob. Elevators and stairwells also require a tenant key fob to enter from the first floor. There are security cameras at entryways, the lobby and hallways.



Ground-level grocery, GreenTree

GreenTree Cooperative Grocery is expanding and moving to the Broadway Lofts building. The company prides itself on community-building, sustainability, and quality food. An extensive prepared foods department and indoor and outdoor seating make it easy to enjoy great food on the go!



Studio, one-bedroom, & two-bedroom lofts available

16 studio units, 24 one-bedroom units, and 6 two-bedroom units. There are 48 lofts in the building with 16 on each floor.



All units have one contemporary bathroom

Stand up showers are in studio and one-bedroom units; bathtubs are in the two-bedroom units. Two-bedroom units also have double sink vanities.



Key-less entry

Key fobs are required for entry to the building after designated hours and are required 24 hours a day for access to the elevator and stairways. One key per person on the lease, additional keys can be purchased.



Utility information

Broadway Lofts holds main accounts for electric and water/sewer to give you the best value! Each unit's electric usage will be sub-divided and billed back monthly. Trash is included in the rent. Residents will be responsible for setting up their own cable and Internet.



In-home washer & dryer

New Energy Star washer and dryer units are in every apartment.



Pet-friendly

Studio apartments can have one pet, other units can have up to two pets. The weight of your pet at maturity cannot not exceed 60 pounds; the combined weight of two animals at maturity cannot exceed 75 pounds. Pets require a refundable \$250 deposit and an additional non-refundable \$15 per month, per pet. A full pet policy and registration will be provided to residents wishing to lease with an animal. We are not dog breed discriminatory (as long as other rules are met).

Floorplans

Income-Based

Income-based units require proof of income that is at, or below, 80% of the area median income. These income limits are provided by MSHDA and are specific to each county. Contact the leasing manager to verify your qualification for income-based units.

Studio

432 Square Feet

Market-Rate
\$895/Month

Income-Based
\$830/Month



Studio
Living Space

One-Bedroom, One-Bathroom

540 Square Feet

Market-Rate
\$995/Month

Income-Based
\$882/Month



One-Bedroom
Living Room



Two-Bedroom, One-Bathroom

720 Square Feet • Market-Rate \$1,295/Month

Income-Based \$1001/Month



Two-Bedroom
Kitchen



Building Layout

Permitted Parking for Residents

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GREENTREE
PARKING AREA

ISLAND PARK

CITY HALL &
PARKING LOT 13

Unit Numbers

The building has 3 floors of residential units. Each level has the same layout and unit numbers coincide on with the other floors.



W. BROADWAY STREET

DOWNTOWN

PROPERTY MANAGEMENT
UPTOWN REINVESTMENT

615 S Saginaw Street #5018 • Flint, MI 48502

(O) 810-238-5555 • (F) 810-238-7807

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Accepting Applications Starting September 2021

An application is required with a non-refundable application fee of \$25. A standard credit and criminal screening is done for all applicants 18 years of age and older. To reserve your unit, you must pay a \$100 holding fee; this fee will be applied to your security deposit upon signing a lease. Please sign up on broadwayloftsmi.com or email info@broadwayloftsmi.com to be sent an application when leasing begins in September 2021.
