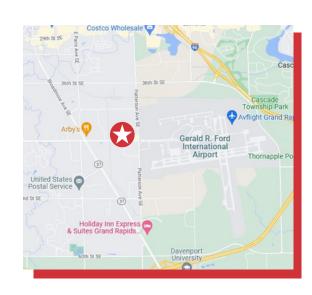






OFFICE - For LEASE

- Great visibility on 44th Street with easy access to highway and very close to Gerald R Ford International Airport
- 1,857 SF, 2,800 SF, and 4,657 SF available
- Ample parking



LISTING AGENTS:

CHRIS PRINS, SIOR
O: 616.242.1107 | C: 616.292.8781
chrisp@naiwwm.com

PAUL 00STERBAANO: 616.575.7054 | C: 269.760.2101
paulo@naiwwm.com

STAY CONNECTED









PROPERTY OVERVIEW



PROPERTY- BUILDING INFORMATION				
Total Building Size:	88,600 SF			
Year Built:	1982-1984			
Acreage:	7.32			
Construction:	Brick / Metal			
Roof:	Standing seam metal			
Ceiling Height:	20'			
Lighting:	Fluorescent			
HVAC:	Gas / Forced air			
Sprinklered:	Yes			
Electric Service:	200amps / 3 Phase			
Floor Drains:	Yes			
Docks / Doors	10 / 13			
Security System:	Yes			
Signage:	Monument			
Parking:	Ample			
Municipality:	City of Kentwood			
PPN:	41-18-25-227-022			
Zoning:	I-1			

UTILITY PROVIDERS	
Electric:	Consumers Energy
Natural Gas:	DTE
Sanitary Sewer:	Municipality
Storm Sewer:	Municipality
Water:	Municipality

We obtained the information in this document from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include future projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

LEASE OVERVIEW

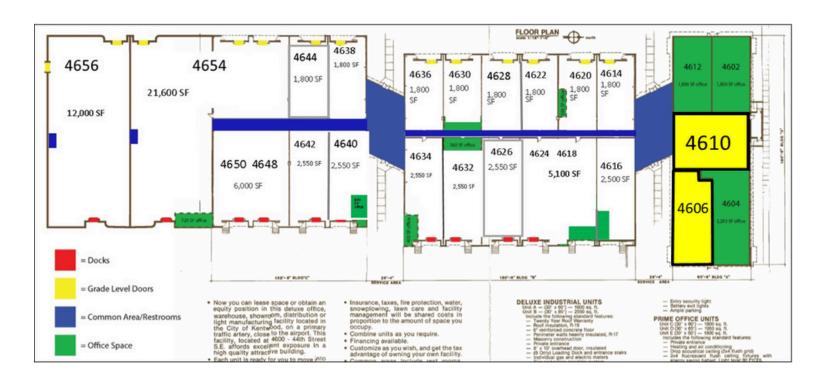


LEASE INFORMATION

Lease Type:	NNN
Terms:	36-60 Months
Tenant Provides:	Taxes, Water/Sewer, Electric, Gas, Phone/Internet. Janitorial, Refuse Collection, Snow/ Lawn care, Driveway, Sidewalks & Parking Lot repairs and Maintenance, Insurance, Nonstructural repairs and maintenance, Mechanical systems repairs and maintenance
Landlord Provides:	Assessments, Structural and Roof Repairs/Replacement, Mechanical systems replacement
Renewal Option:	Yes
Date Available:	6/1/2025

AVAILABILITY

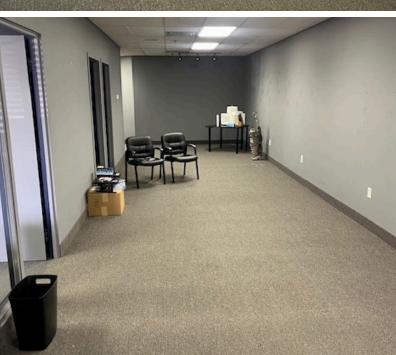
SUITE	RENTABLE SF	RATE/SF/YR	MONTHLY Base rent	CAM MONTHLY est (\$1.97 SF/Y)	TOTAL Monthly Rent
4606	1,857 SF	\$9.50	\$1,470.13	\$304.86	\$1,774.99
4610	2,800 SF	\$8.95	\$2,088.33	\$459.67	\$2,548.00
4606-4610	4,657 SF	\$6.95	\$2,697.18	\$764.52	\$3,461.70













SUITE 4610





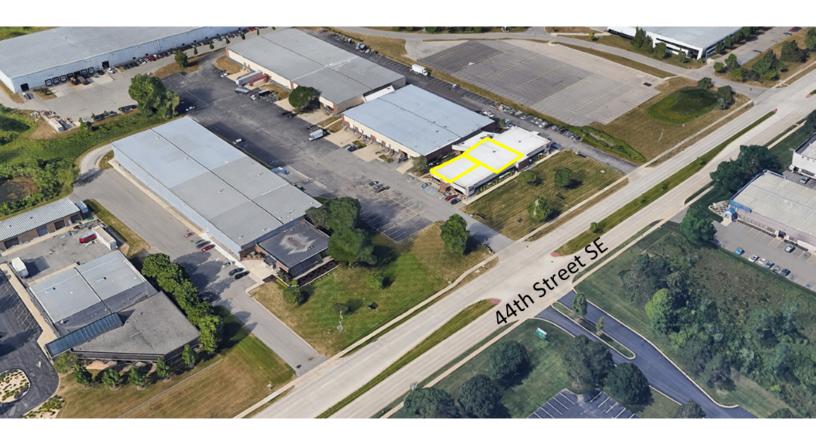






EXTERIOR







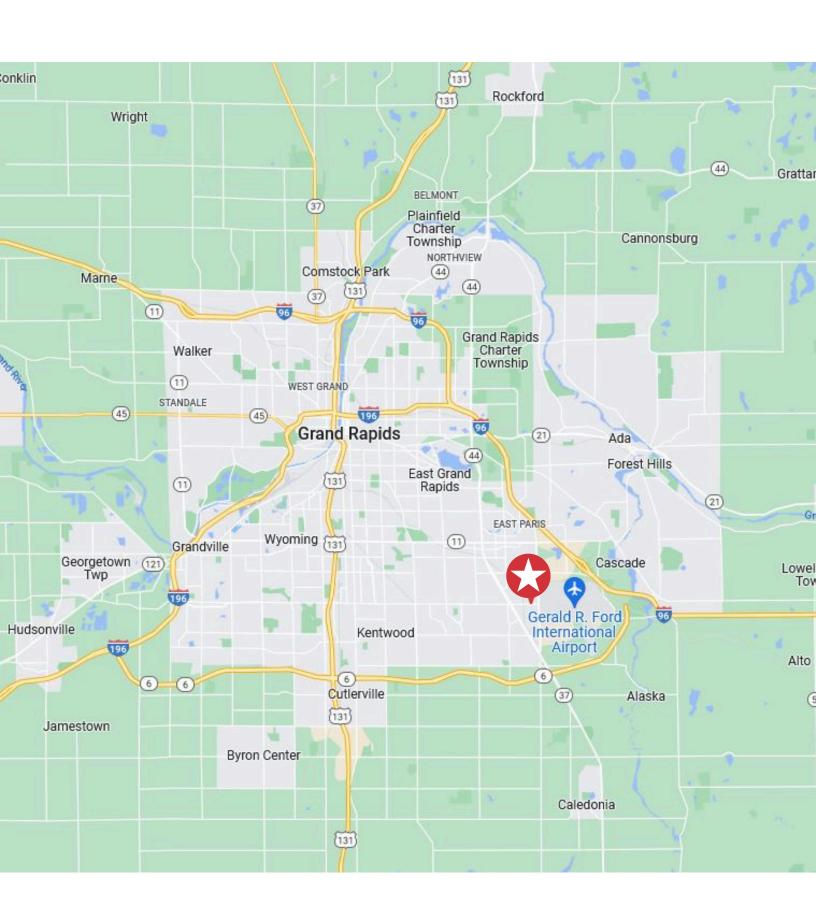
PLAT MAP





LOCATION MAP





WEST MICHIGAN

West Michigan has a vibrant, big-city feel in Grand Rapids while retaining smaller-city charm in its neighborhoods.

michigan.org



GRAND RAPIDS, MI

Grand Rapids offers a lively urban atmosphere alongside the charm of smaller neighborhoods, creating a rich blend of culture, arts, and natural beauty. Positioned between Chicago and Detroit, West Michigan boasts a population exceeding 1.5 million, with Grand Rapids at its thriving heart.



GRAND HAVEN, MI

In Grand Haven, there's something for everyone year-round. From leisurely strolls along the boardwalk to the summer spectacle of the Coast Guard Festival, boat rides on the water, delightful dining experiences, Winter Fest adventures, and serene beach relaxation, the options are endless.



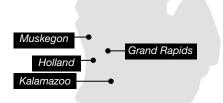
HOLLAND, MI

Holland offers sandy beaches and an acclaimed downtown, merging smalltown intimacy with urban conveniences. The city hosts numerous successful diverse businesses. entertainment options, 4.9 miles of Snowmelt streets, and a calendar packed with year-round events for all ages.



MUSKEGON, MI

Located 42 miles northwest of Grand Rapids, Muskegon is home to 26 miles of Lake Michigan shoreline and dunes, three state parks, endless outdoor activities, and countless other attractions.



US CITIES WITH THE BEST QUALITY OF LIFE 2024

Grand Rapids

THE ONLY OFFICIAL COAST **GUARD CITY, USA**



BEST OF THE MIDWEST AWARD

Holland

MidwestLiving

BEST SMALL CITIES FOR STARTING A BUSINESS

Muskegon



