

— **FOR LEASE 3 AVAILABLE SPACES**



Premier Cascade Township

Retail, Event Space, Office, Call/Data Center, Warehouse/Storage
(Subject Local Zoning)

6250 28TH ST SE, Grand Rapids, MI 49546



LACUNA COMMERCIAL
Advisors

Doug Todd
(616) 340-7230
Doug@lacunaCRE.com

Real Estate Driven by Relationships

AVAILABLE SPACE FOR LEASE



FOR LEASE (3,916 - 8,075 SF)

Rare Multi-Use Flex Space in Cascade Township – Perfect Retail, Office or Light Industrial!

Located in the well-established Cascade Center, this versatile flex space offers prime visibility just off 28th St., ideally positioned between I-96 and Cascade Rd. The center boasts a newly renovated facade and over 300 parking spaces, providing an exceptional opportunity for a wide range of businesses. Situated in Cascade Township, one of the most affluent areas in the Grand Rapids region, this location combines convenience with strong market demographics.

This space is truly flexible, featuring a roll-up garage door and the versatility to accommodate light industrial, retail, office, call center, lab, or medical uses. Whether you need a dynamic workspace or a customer-facing location, this property offers the functionality and accessibility to support your business.

Surrounded by strong anchor tenants such as AutoZone, AAA, Thornapple Brewing Co., and more, the space benefits from strong traffic and a thriving commercial environment. Pylon and building signage opportunities are available, maximizing visibility for your brand.

Property Features

SPACE SIZE	3,915 - 8,075 SF
TRAFFIC COUNT	15,000+
ZONING	PUD-39
COUNTY	KENT
TOWNSHIP	CASCADE TOWNSHIP
INTERNET	MULTIPLE HIGH SPEED PROVIDERS
PARKING	300+ SPACES

6280 Suite Options/Rate

8,075 SF - FULL SUITE	\$11.75 NNN
4,160 SF - B SIDE	\$12.75 NNN
3,915 SF - A SIDE	\$14.75 NNN

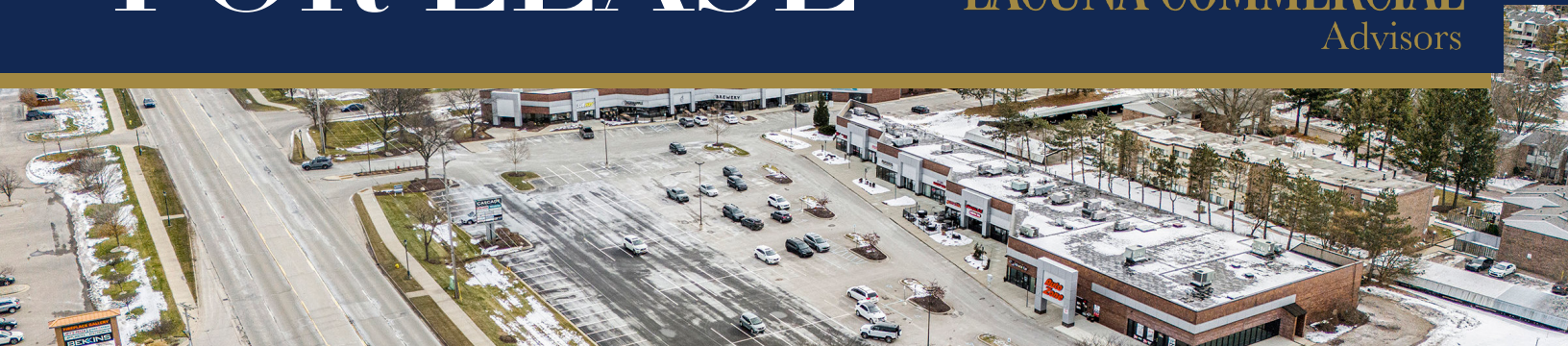
* Lease rate are "Triple Net" or "NNN". Extra Rent is in addition to Base Rent. Extra Rent is for flow through Expenses for Common Area Maintenance (CAM), Property Taxes & Building Casualty Insurance.

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AVAILABLE SPACE FOR LEASE



FOR LEASE 1,983 SF (\$24 PSF NNN)

Rare Retail Space in Cascade Township - High Visibility & Traffic!

Located in the well-established Cascade Center, this versatile retail space offers prime visibility just off 28th St., ideally positioned between I-96 and Cascade Rd. The center boasts a newly renovated facade and over 300 parking spaces, providing an exceptional opportunity for a wide range of businesses. Situated in Cascade Township, one of the most affluent areas in the Grand Rapids region, this location combines convenience with strong market demographics.

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COUNTY	KENT
TOWNSHIP	CASCADE TOWNSHIP
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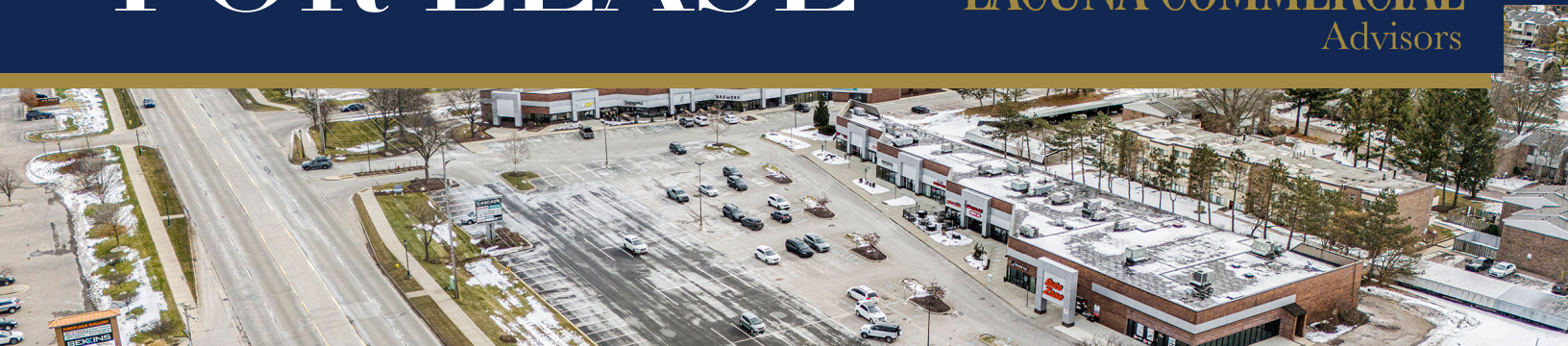


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AVAILABLE SPACE FOR LEASE



FOR LEASE 1,616 SF (\$15.75 PSF NNN)

Rare Retail Space in Cascade Township - High Visibility & Traffic!

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Property Features

SPACE SIZE	1,616 SF
TRAFFIC COUNT	15,000+
ZONING	PUD-39
COUNTY	KENT
TOWNSHIP	CASCADE TOWNSHIP
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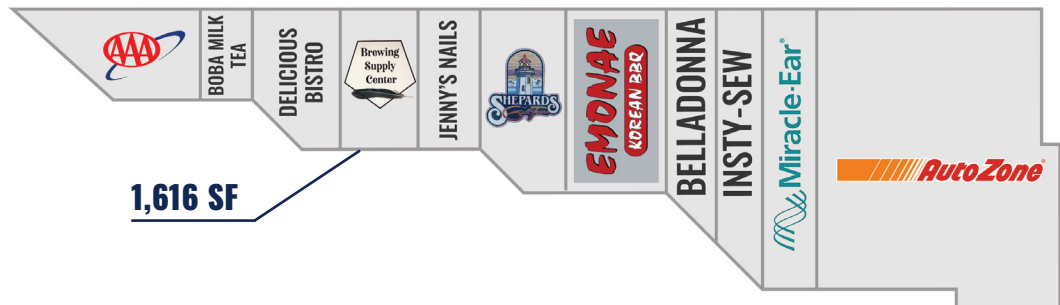
AVAILABLE SPACE FOR LEASE



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BUILDING 2 TENANTS



CASCADE CENTER

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AVAILABLE SPACE FOR LEASE



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6280 Suite Options/Rate

8,075 SF - FULL SUITE

4,160 SF - B SIDE

3,915 SF - A SIDE

THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. LACUNA COMMERCIAL ADVISORS DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

FLOOR PLAN

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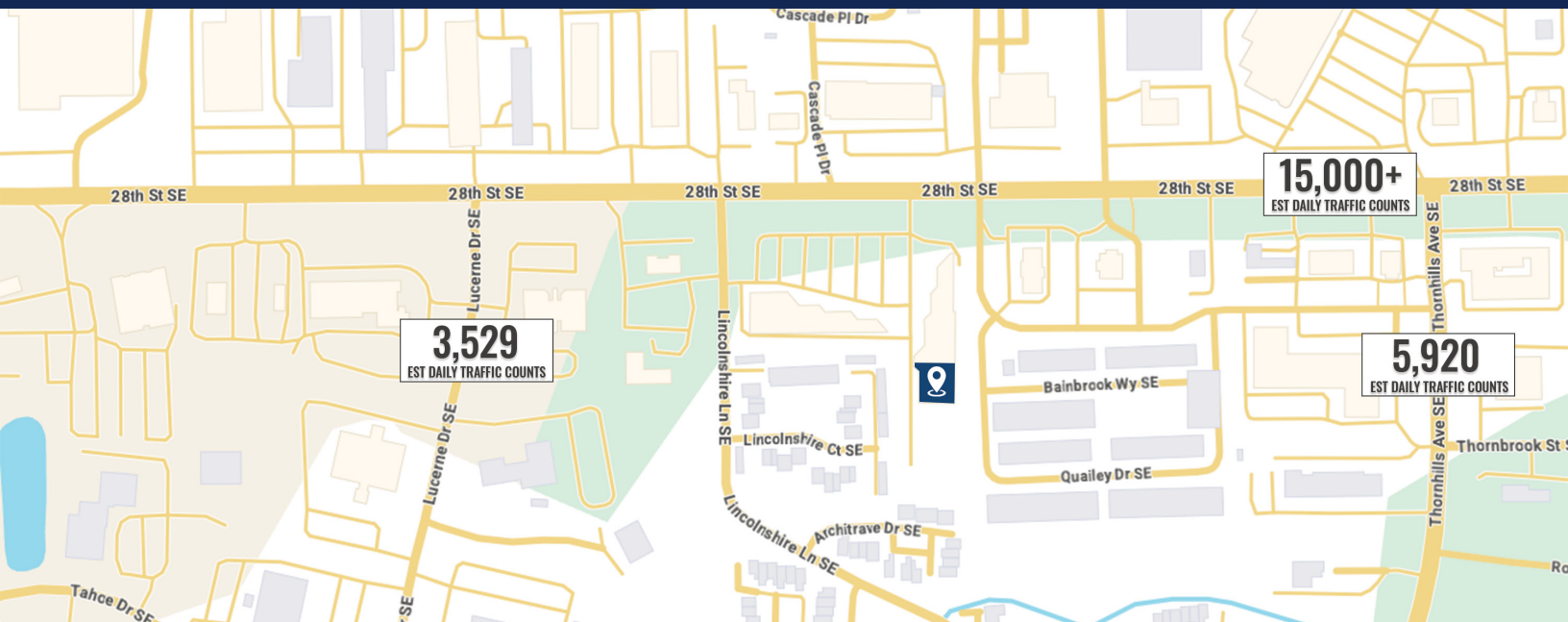
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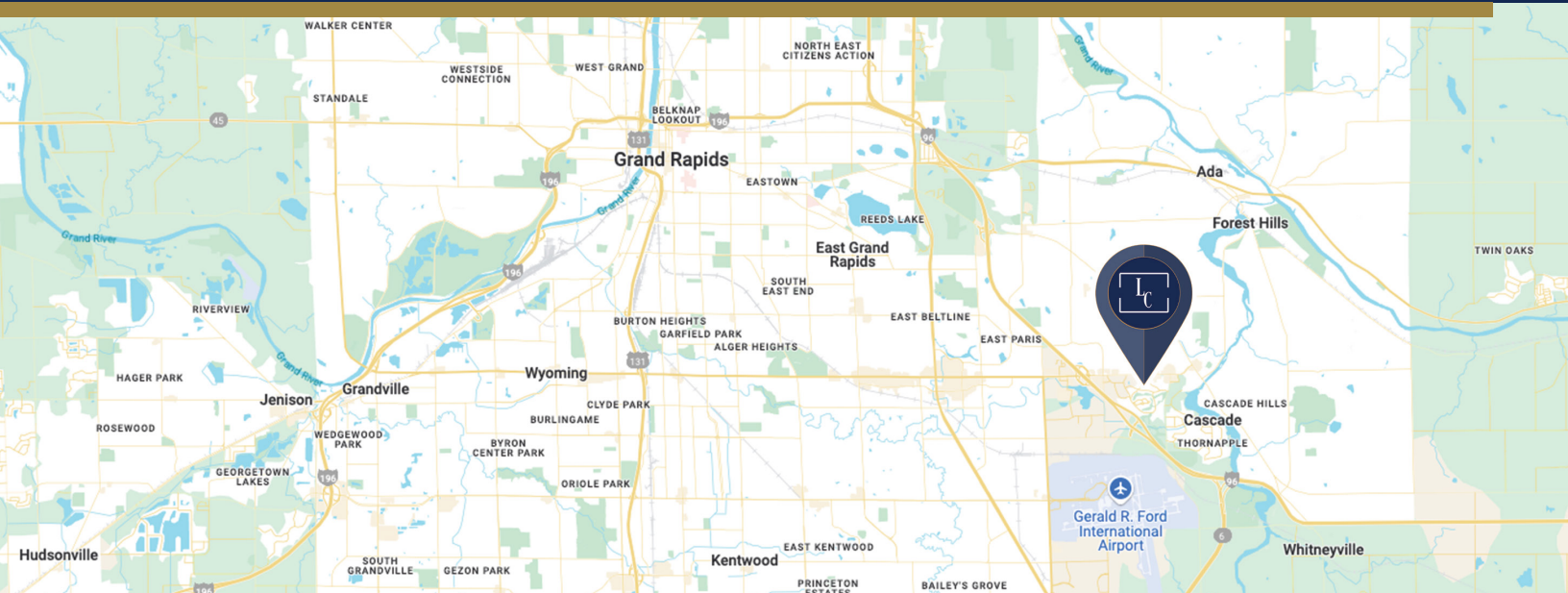
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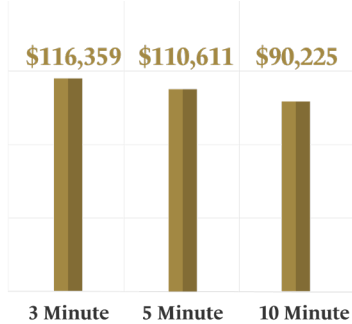
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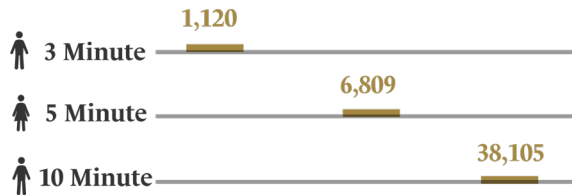
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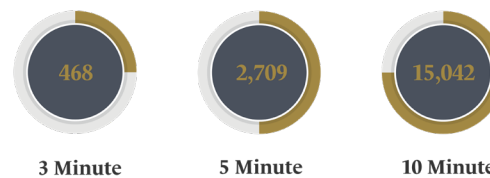
HOUSEHOLD INCOME



POPULATION



NUMBER OF HOUSEHOLDS



DEMOGRAPHICS

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