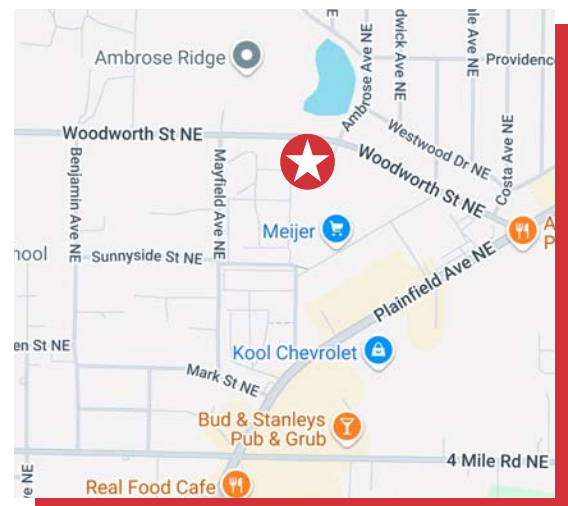




1624 WOODWORTH ST NE GRAND RAPIDS, MI 49525

Office Building for Lease

- 5,500 SF Available
- Current floor plan has a nice mix of private offices and large training rooms
- Ample parking
- Quiet office setting
- Building and pylon signage Available
- Private entrance for lower level tenant



LISTING AGENT:

PAUL OOSTERBAAN

O: 616.575.7054 | C: 269.760.2101
paulo@naiwwm.com

CHRIS PRINS, SIOR

O: 616.242.1107 | C: 616.292.8781
chrisp@naiwwm.com

STAY CONNECTED

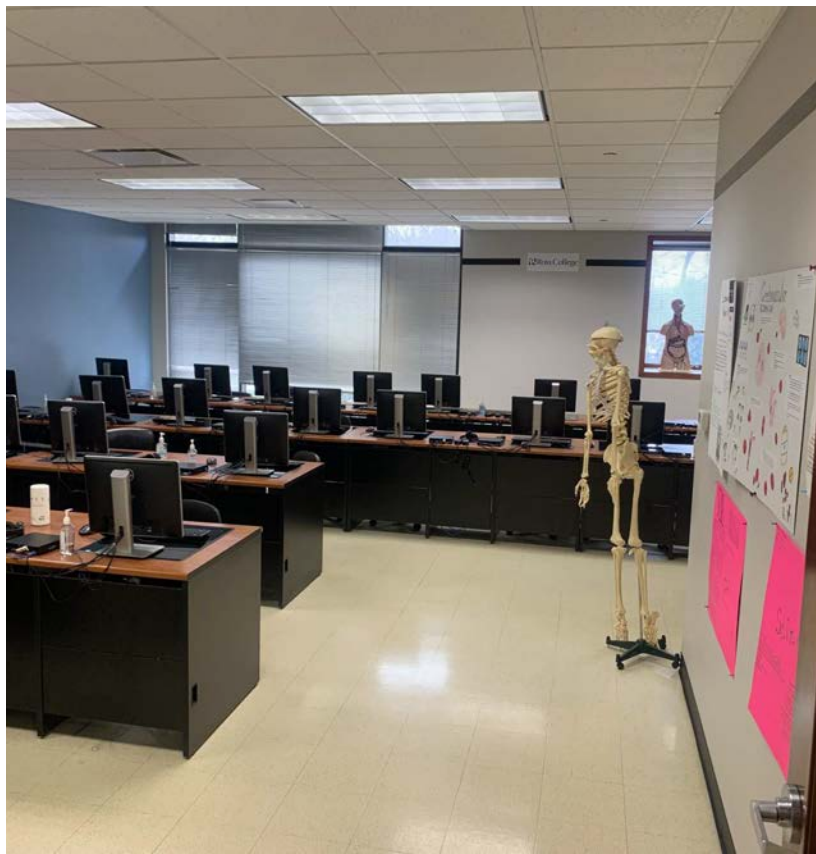


naiwwm.com
616.776.0100

PROPERTY OVERVIEW

PROPERTY INFORMATION

Location:	Off Plainfield between 4 Mile Rd and Jupiter Ave
Total Building Size:	13,270 SF
Year Built/Renovated:	2006
Acreage:	3.36 acres
Municipality:	Plainfield Township
PPN:	41-10-33-302-024
Construction:	Wood Frame
HVAC:	Gas/Forced Air
Air Conditioning:	Yes
Sprinklers:	Yes
Parking:	On-Site; Surface Lot with Ample Spaces
Signage:	Building
Zoning:	Office
Building Class:	C



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

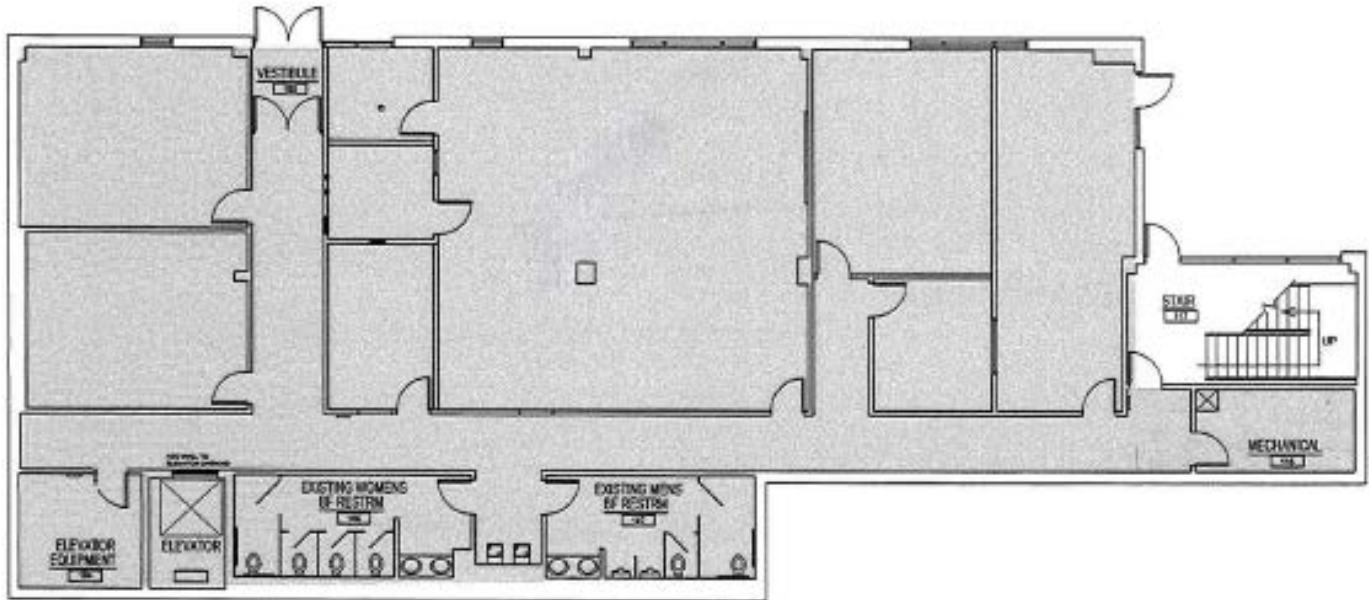
LEASE INFORMATION

Lease Type:	NNN
Terms:	60-120 Months
Tenant Provides:	Air Conditioning, Electric, Gas/Heat, Insurance, Janitorial, Phone, Refuse Removal, Sewer, Snow Removal, Taxes, Water
Landlord Provides:	N/A
Available:	Immediately

AVAILABILITY

SUITE	RENTABLE SF	RATE/SF/YR	MONTHLY RENT
Lower Level	5,500 SF	\$12.00	\$5,500.00



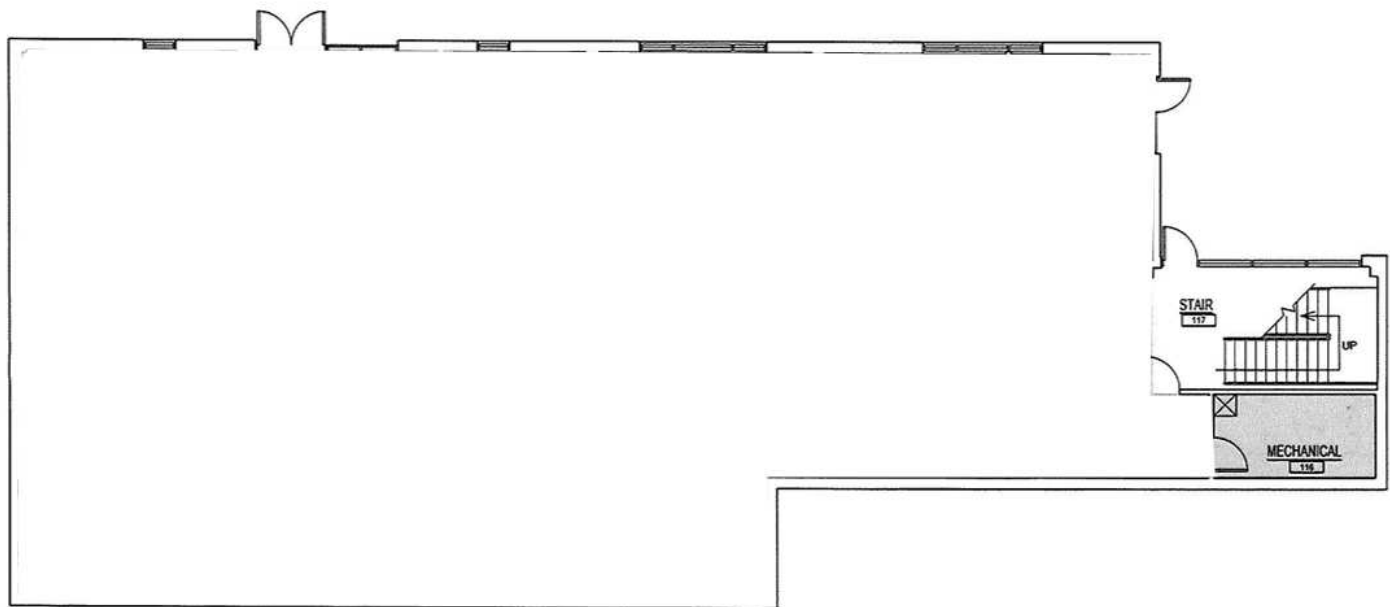


ARCHITECTS
PLANNERS
INTERIOR DESIGN
SCOTT MONCHIK
& ASSOCIATES, INC.
1700 STUTZ DRIVE
SUITE 104-B
TROY, MICHIGAN
48064
TEL: 248-654-1310
FAX: 248-654-3002
SCOTT@SMAARCH.COM



LOWER LEVEL FLOOR PLAN

**1625 WOODWORTH STREET NE
GRAND RAPIDS, MICHIGAN**



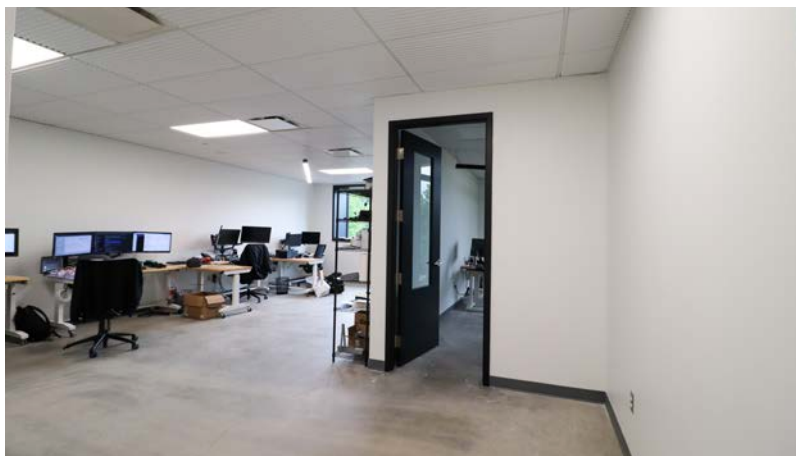
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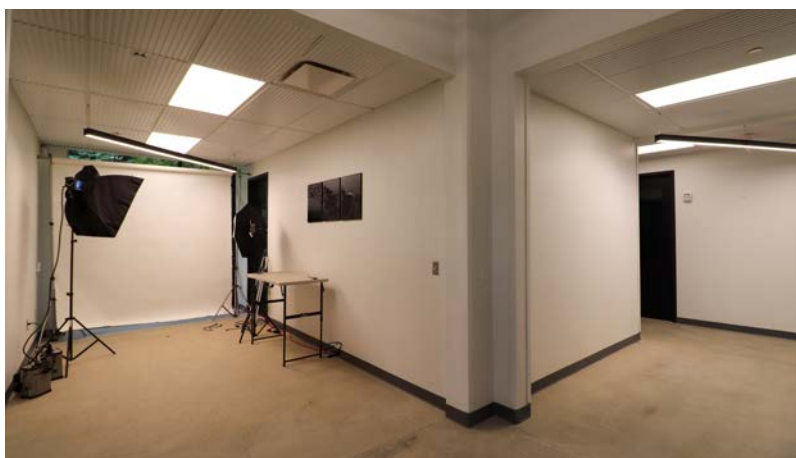
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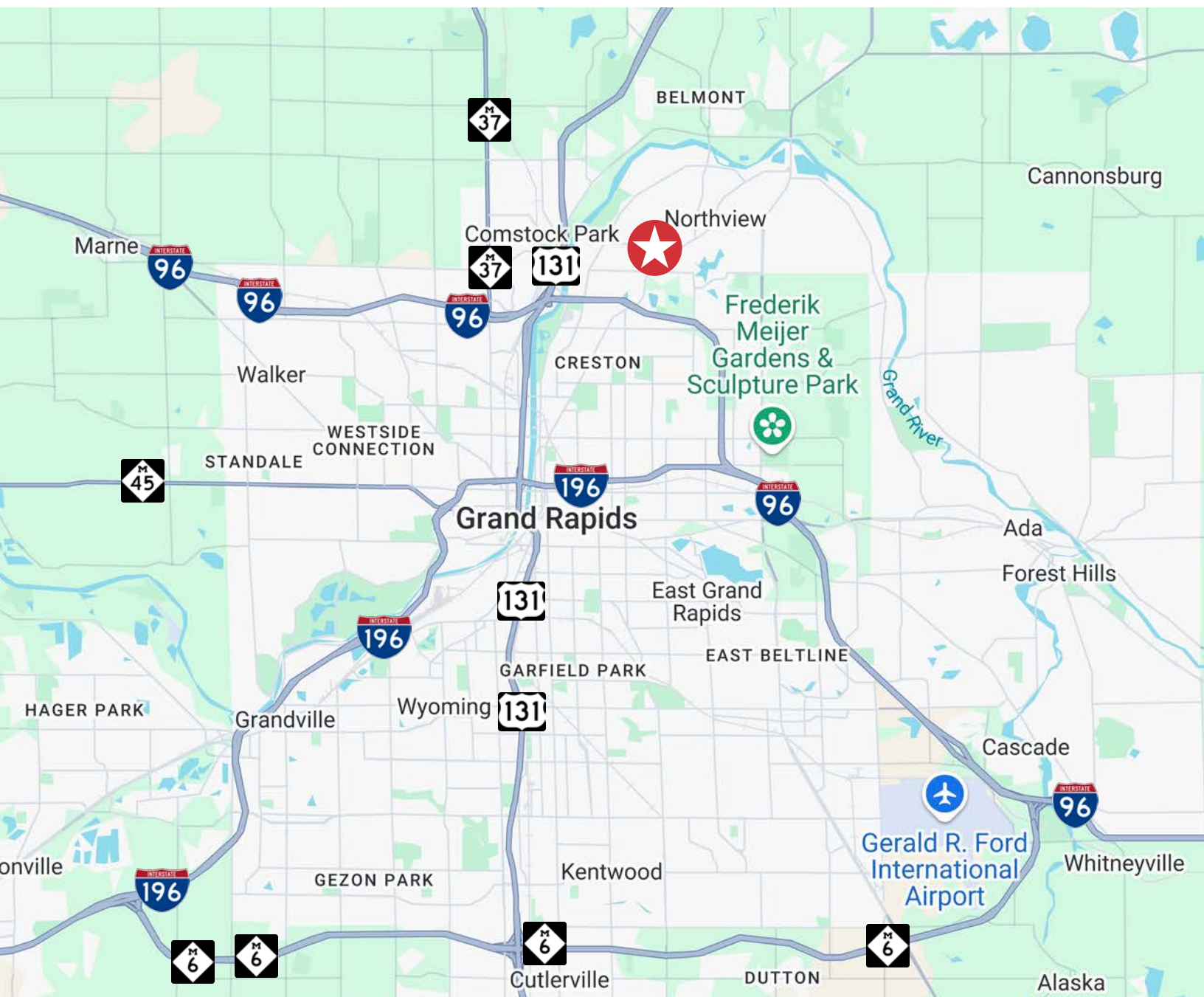
RECENTLY RENOVATED TOP FLOOR PHOTOS



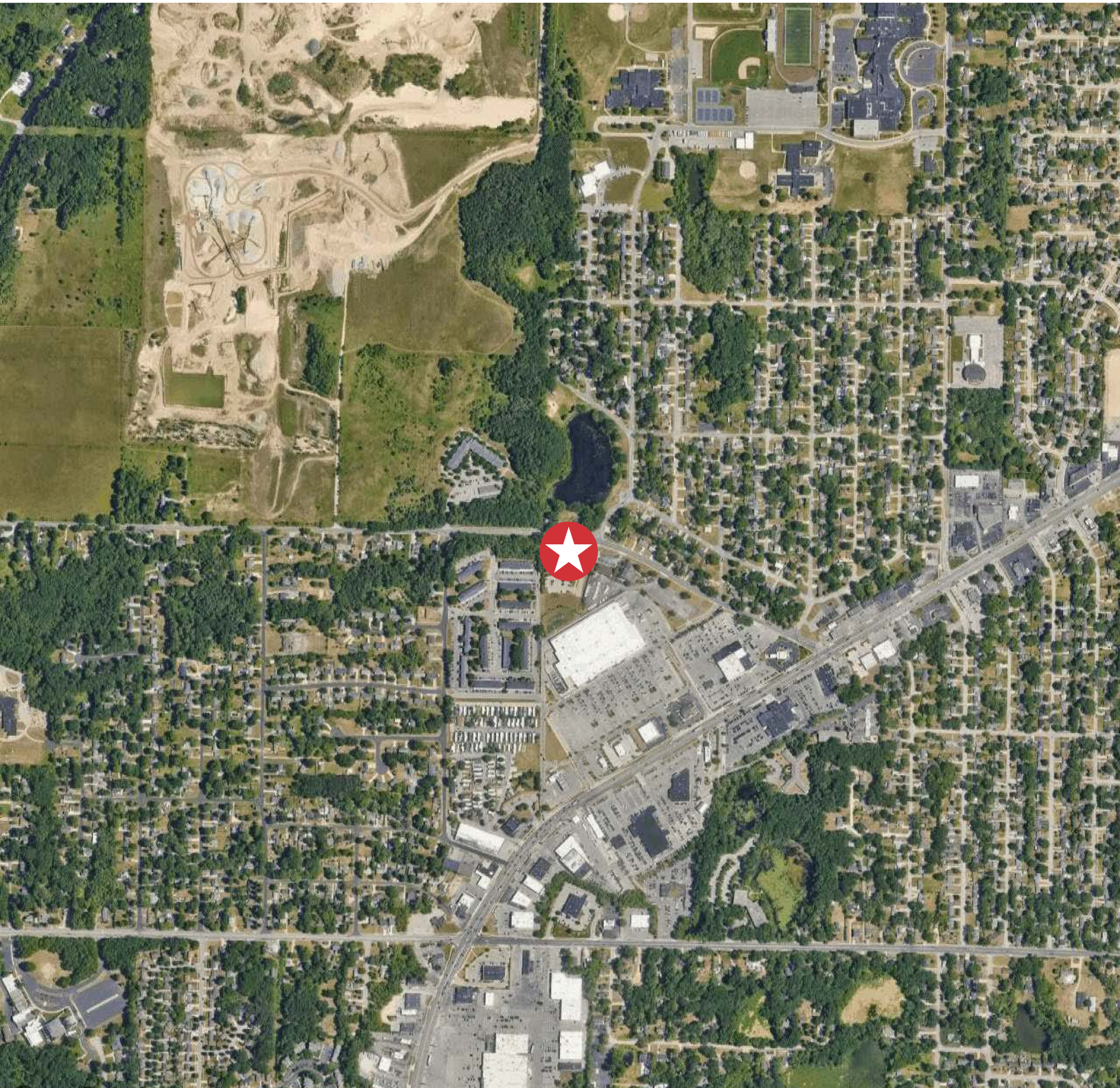
RECENTLY RENOVATED TOP FLOOR PHOTOS



LOCATION MAP

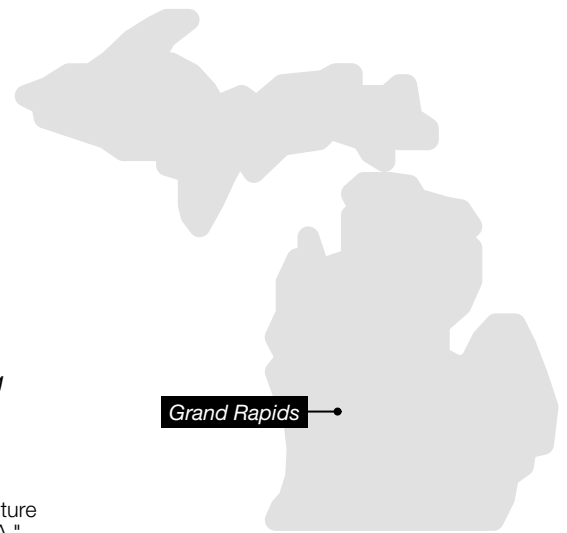


PROXIMITY	
I-96	1.36 Miles
US-131	2.89 Miles
I-96 @ US-131	6.65 Miles
M-6 @ I-96	14.26 Miles
M-6 @ US-131	15.49 Miles
Airport	14.83 Miles



Welcome to

GRAND RAPIDS



Grand Rapids is a vibrant city that is home to a mix of arts and culture, breweries, restaurants, shopping and outdoor activities.

michigan.org



THINGS TO DO

Grand Rapids used to be known as America's Furniture Capital. More recently, it was named "Beer City USA," boasting over 40 breweries. The city is renowned for its cultural vibrancy, offering attractions such as the Frederick Meijer Gardens, the Gerald Ford Presidential Museum, and the Grand Rapids Public Museum.



ARTS & CULTURE

Grand Rapids hosts ArtPrize, one of the most popular art festivals in the world, drawing in over a quarter of a million people in each year. Every June, Festival of the Arts takes place in Grand Rapids and attracts 300,000 visitors. Gilda's LaughFest features stand-up, improv, and showcases and brings in 50,000 attendees.



SKILLED WORKFORCE

Grand Rapids serves as the corporate hub for numerous major firms, including Spectrum Health, Meijer, Amway, Mercy Health, Gentex, and Steelcase. The top 10 biggest employers in Grand Rapids collectively hire more than 66,000 individuals, spanning across sectors such as healthcare, retail, consumer goods, manufacturing, technology, automotive, education, and furniture.



DEMOGRAPHICS

The population in Grand Rapids has grown to 196,608 as of 2023. It has a median household income of \$61,634 and an average age of 31.8 years. These demographics are indicative of economic stability and potential for development.



GRAND RAPIDS ADVANTAGE

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.

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#2 BEST PLACES TO LIVE IN MICHIGAN

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