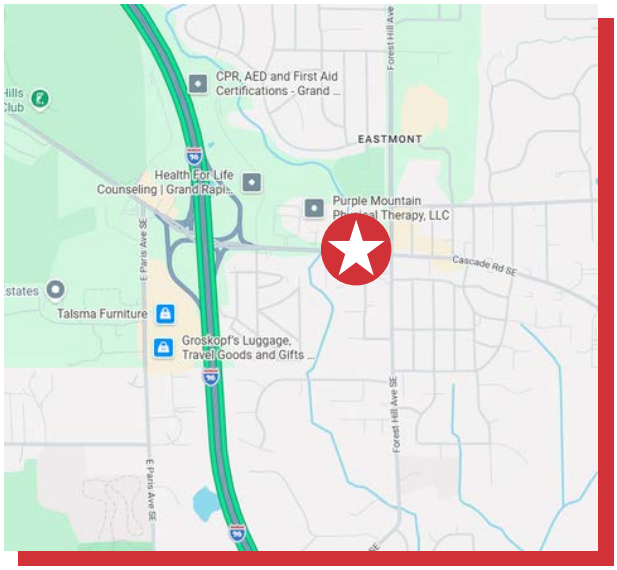
NAI Wisinski of West Michigan

FOR LEASE
OFFICE SUITE



4500 CASCADE ROAD SE
GRAND RAPIDS, MI 49546

- 2,604 SF Office Suite with Three Private Offices, Conference Room, Open Area, and Kitchenette
- Common Area and Suite Renovated in 2020
- Up to Date Finishes
- Monument Signage on Cascade Road
- Easy Access to I-96
- Access to Forest Hill Ave. Via Medical Park Dr.



FOR MORE INFORMATION, CONTACT:

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PROPERTY OVERVIEW

FOR LEASE
OFFICE SUITE

Nicely finished office space on Cascade Rd with three private offices, conference room, open area, and kitchenette. Common area and suite were completely remodeled in 2020 with up-to-date finishes. Monument signage along Cascade Rd. Direct access to Cascade Rd or access to Forest Hill Dr via Medical Park Dr. Easy access to and from I-96.

PROPERTY INFORMATION

Location:	Cascade Road Between Forest Hill Ave and I-96
Total Building Size:	17,383 SF
Year Built:	1971 | Renovated in 2020
Acreage:	1.89 Acres
Municipality:	Grand Rapids Township
PPN:	41-14-36-451-014
Signage:	Monument
Parking:	Ample, On-Site
Zoning:	C-2
	It is recommended that interested parties contact the Zoning Department to verify that their intended use conforms to the current zoning code.



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.

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LEASE OVERVIEW

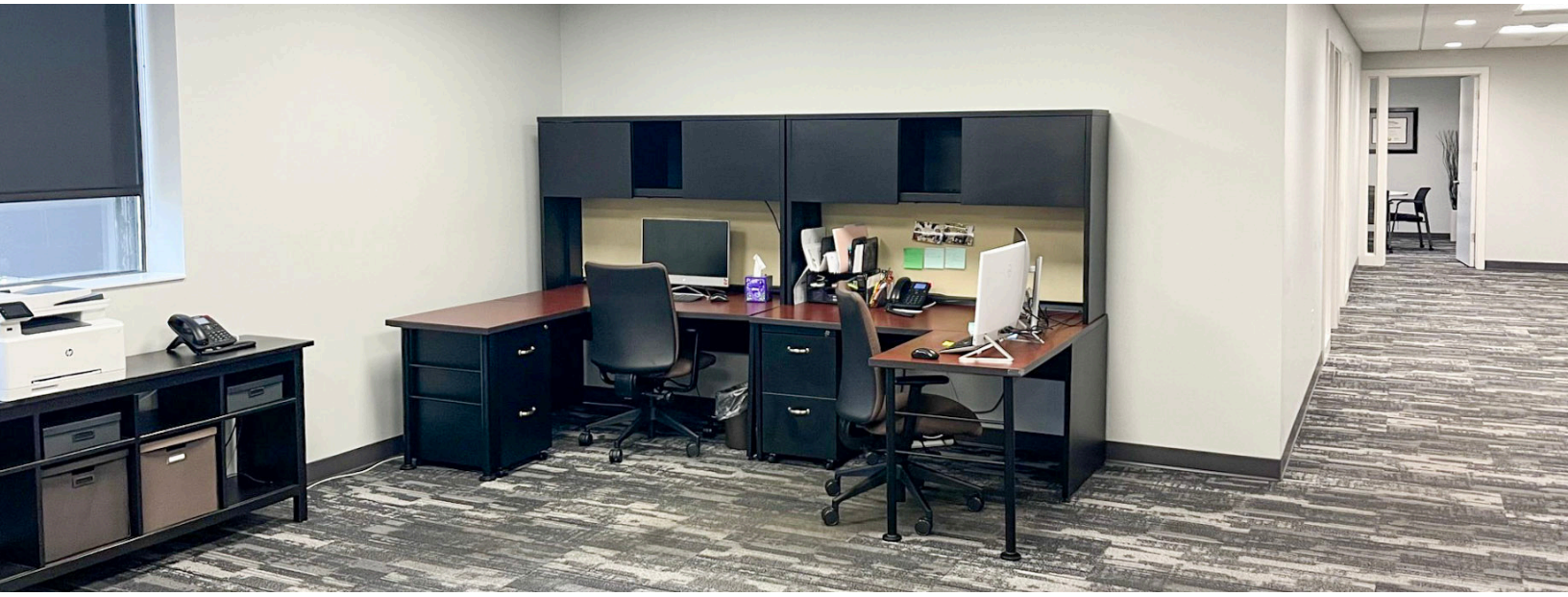
FOR LEASE
OFFICE SUITE

LEASE INFORMATION

Lease Type:	Modified Gross
Terms:	60 Month
Tenant Provides:	Electric, Phone/Internet, Janitorial, Insurance
Landlord Provides:	Taxes, Structural and Roof Repairs/Replacement, Mechanical systems repairs and maintenance, Water/Sewer, Refuse Collection, Snow/ Lawn care, Driveway, Sidewalks & Parking Lot repairs and Maintenance, Gas
Renewal Option:	Yes
Date Available:	1/1/2027

AVAILABILITY

SUITE	RENTABLE SF	RENT/SF/YR	MONTHLY RENT
204	2,604 SF	$20.95	$4546.15



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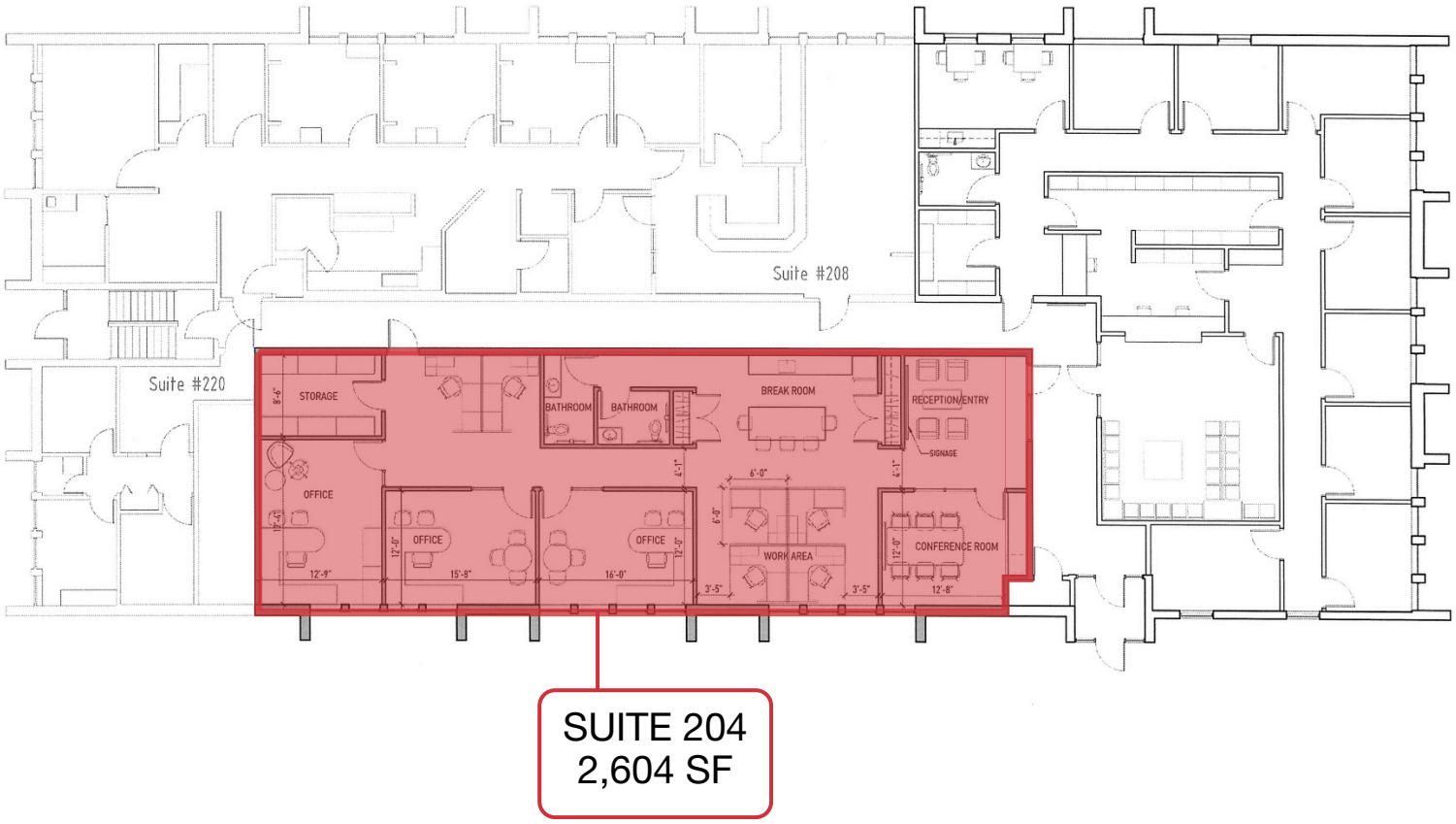
FLOOR PLAN
SUITE 204

FOR LEASE
OFFICE SUITE



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PROPERTY PHOTOS

FOR LEASE
OFFICE SUITE









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PARCEL MAP

FOR LEASE
OFFICE SUITE



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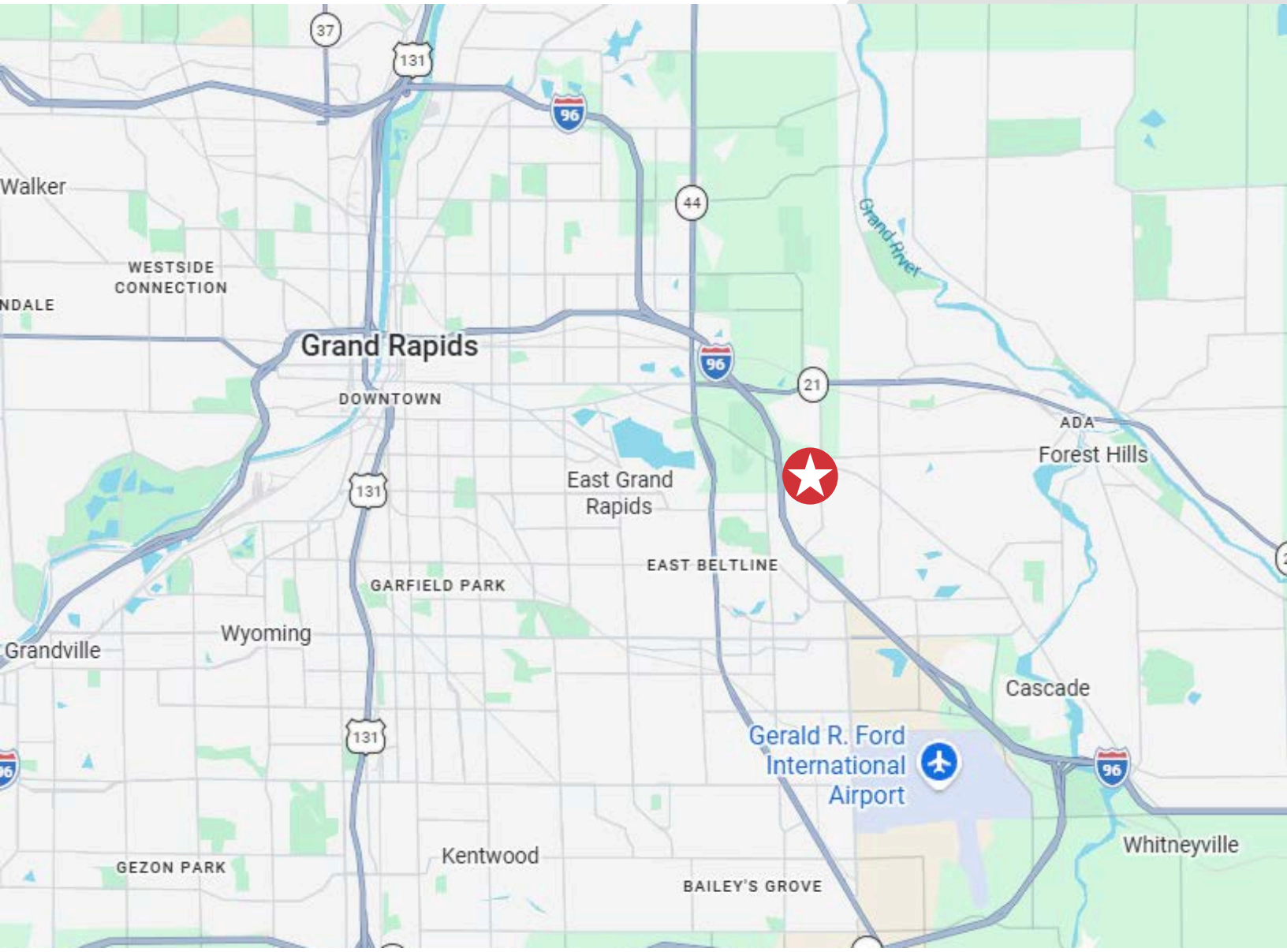
LOCATION MAP

FOR LEASE
OFFICE SUITE



PROXIMITY

US 131	7.3 miles
I 96	0.5 miles
I - 196	3.5 miles
Gerald R. Ford International Airport	8.0 miles

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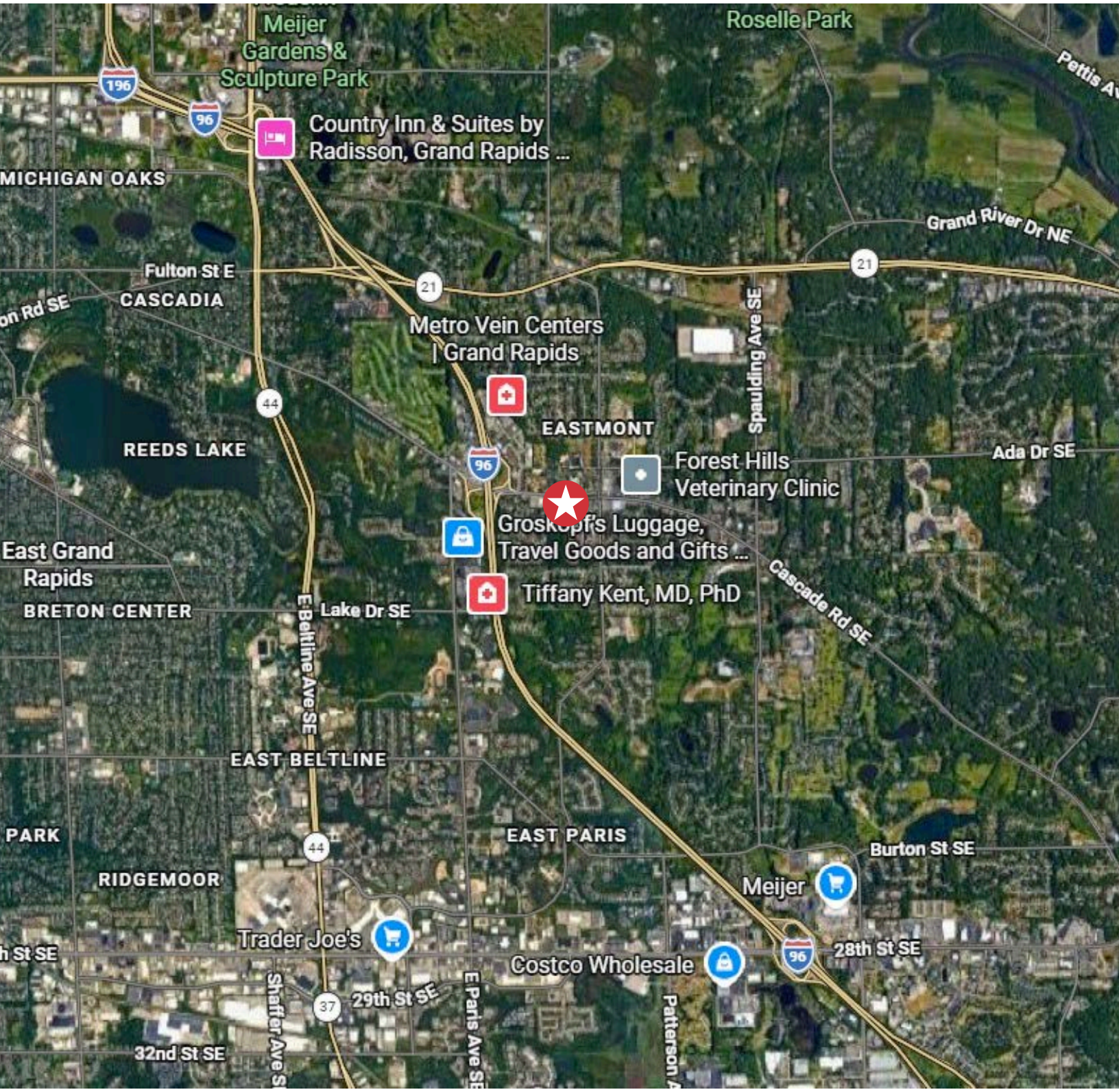
AERIAL MAP

FOR LEASE
OFFICE SUITE



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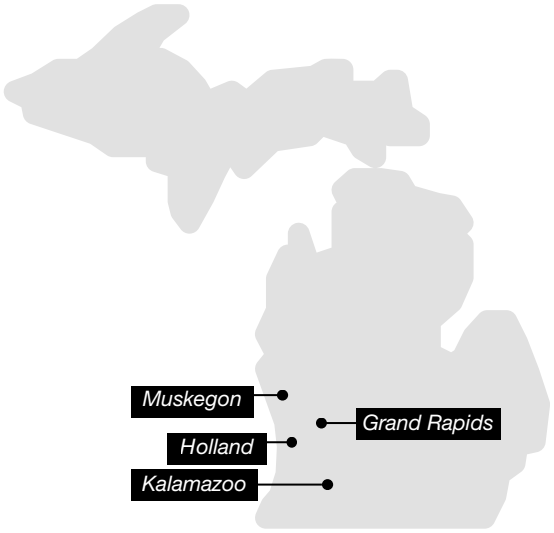
LOCATION OVERVIEW

WEST MICHIGAN

West Michigan blends vibrant cities and small-town charm. Grand Rapids offers arts, culture, and a lively urban feel.

Grand Haven is full of year-round activities, from the Coast Guard Festival to peaceful boardwalk strolls. Holland combines sandy beaches with a bustling downtown, Snowmelt streets, and events for all ages. Muskegon features 26 miles of Lake Michigan shoreline, three state parks, and nonstop outdoor fun.

With a population of over 1.5 million and a location between Chicago and Detroit, West Michigan is a dynamic region where natural beauty, culture, and recreation come together in every season.



MidwestLiving

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Holland

BUSINESS INSIDER

US CITIES WITH THE BEST QUALITY OF LIFE 2024

Grand Rapids

WalletHub

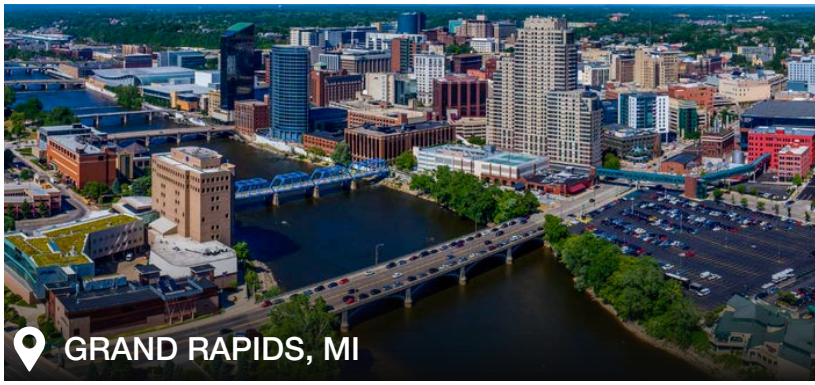
BEST SMALL CITIES FOR STARTING A BUSINESS

Muskegon

THE ONLY OFFICIAL COAST GUARD CITY, USA

Grand Haven









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