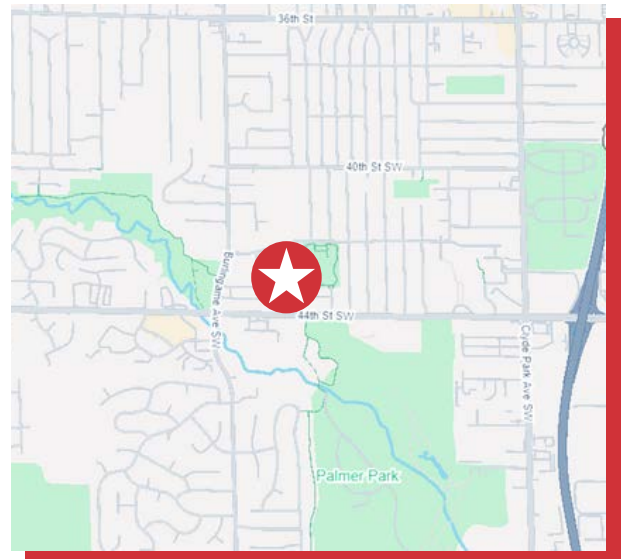




**1535 44<sup>TH</sup> ST SW**  
**WYOMING, MI 49509**

- Great Visibility and Location on 44<sup>th</sup> Street east of Burlingame
- Professional Office Building
- On-Site Parking
- Monument Signage Available



**FOR MORE INFORMATION, CONTACT:**

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# LEASE OVERVIEW

**FOR LEASE**  
OFFICE SPACE

## PROPERTY INFORMATION

<b>Location:</b>	On 44 <sup>th</sup> Street between 131 and Burlingame
<b>Total Building Size:</b>	9,427 SF
<b>Year Built:</b>	1994
<b>Acreage:</b>	1.32 Acres
<b>Signage:</b>	Monument Signage on 44th
<b>Parking:</b>	On-site; Flat Surface
<b>Zoning:</b>	RO1

## LEASE INFORMATION

<b>Lease Type:</b>	Modified Gross
<b>Terms:</b>	24-60 months
<b>Tenant Provides:</b>	Gas, Electric, Phone/Data, In-Suite Janitorial, Insurance, and Snow Removal
<b>Landlord Provides:</b>	Roof & Structural, Taxes, Insurance, Common Area Maintenance, Water/Sewer, Refuse Removal, and Lawn Care
<b>Renewal Option</b>	Yes
<b>Possession:</b>	At Lease Commencement

## AVAILABLE SPACE FOR LEASE

SUITE	FLOOR	RENTABLE SF	RATE/SF/YR	MONTHLY RENT
D	1	1,037 SF	\$18.95	\$1,637.60

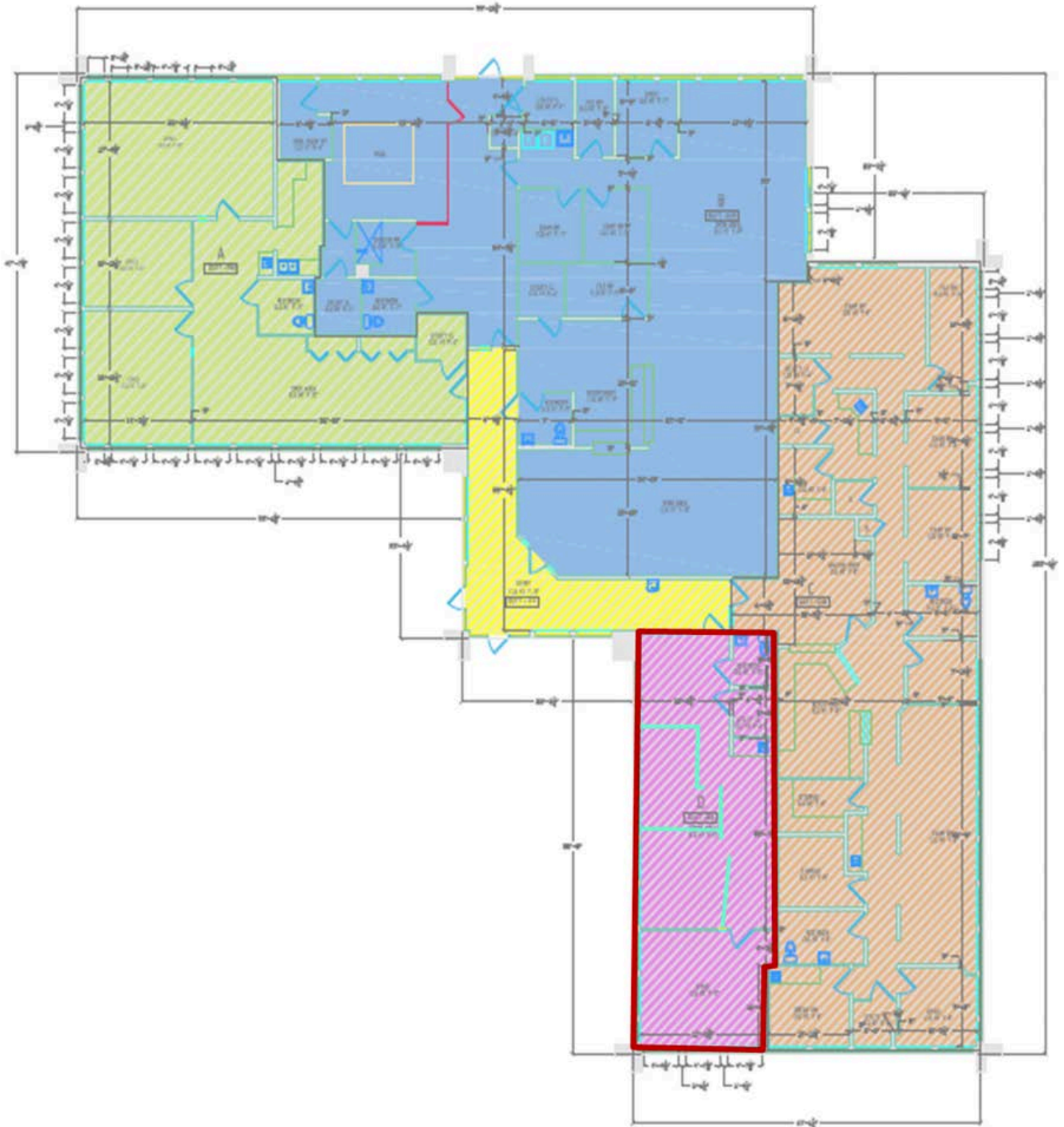


 **1535 44<sup>TH</sup> ST SW**  
WYOMING, MI 49509

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West Michigan

# FLOOR PLAN

**FOR LEASE**  
OFFICE SPACE



 **1535 44<sup>TH</sup> ST SW**  
WYOMING, MI 49509

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# PROPERTY PHOTOS

**FOR LEASE**  
OFFICE SPACE



 **1535 44<sup>TH</sup> ST SW**  
WYOMING, MI 49509

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# PARCEL MAP

**FOR LEASE**  
OFFICE SPACE



**1535 44<sup>TH</sup> ST SW**  
WYOMING, MI 49509

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# RETAIL MAP

**FOR LEASE**  
OFFICE SPACE



SUBJECT PROPERTY 7 MINUTES EAST

 **1535 44<sup>TH</sup> ST SW**  
WYOMING, MI 49509

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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

**BEST OF THE  
MIDWEST AWARD**

Holland

**BUSINESS  
INSIDER**

**US CITIES WITH THE  
BEST QUALITY OF  
LIFE 2024**

Grand Rapids

**W** WalletHub

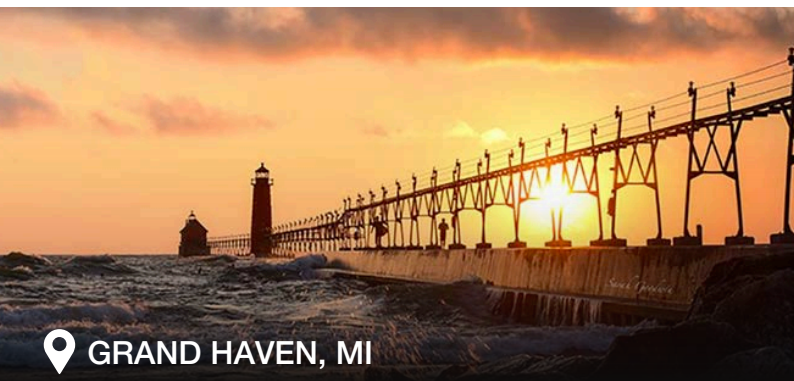
**BEST SMALL CITIES  
FOR STARTING A  
BUSINESS**

Muskegon

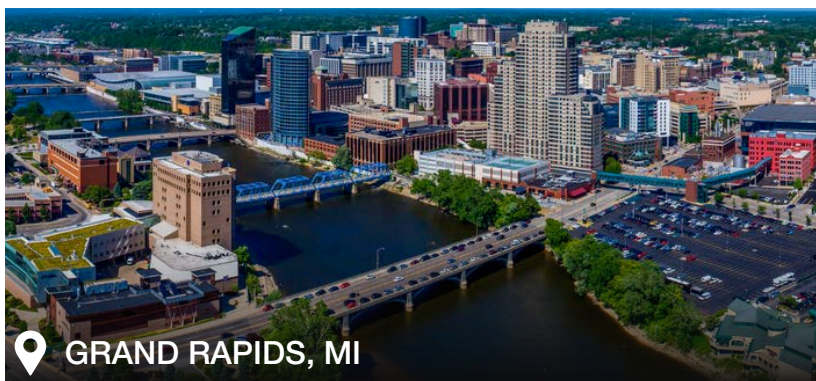


**THE ONLY OFFICIAL  
COAST GUARD CITY,  
USA**

Grand Haven



📍 GRAND HAVEN, MI



📍 GRAND RAPIDS, MI



📍 HOLLAND, MI



📍 MUSKEGON, MI



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