



# OFFICE FOR LEASE

620 Stocking Ave NW, Grand Rapids, MI 49504

**MAX GROVER, CCIM**

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# LISTING INFORMATION

620 Stocking Ave NW, Grand Rapids, MI 49504

This 5,712 SF freestanding building is an exceptional opportunity in the bustling and rapidly growing Downtown Northwest Side of Grand Rapids, an area known for its rich history, vibrant community, and diverse attractions. Situated at the high-visibility corner of Stocking Ave NW and 3rd Street, this property offers excellent exposure in a location with steady foot and vehicle traffic. The building includes ample private off-street parking, with the potential for expansion to accommodate further needs.

The two-level building boasts a versatile layout, including a 14-foot overhead door, making it ideal for a variety of uses. Previously utilized for light manufacturing and assembly, it is currently configured for a tech business, which will vacate the property on 03/01/2025. This flexibility makes the space well-suited for businesses seeking a dynamic location in a thriving community.

The Northwest Side of Grand Rapids is renowned for its unique blend of historic charm and modern amenities. It has become a hotspot for development and revitalization, attracting local businesses, restaurants, and cultural hubs. Neighboring establishments like the popular Blue Dog Tavern and Morning Ritual Coffee Bar add to the area's appeal, offering a vibrant and social atmosphere that draws both residents and visitors alike, and near the Amway 8K professional soccer stadium currently in construction.

The NW side is also home to landmarks like the John Ball Zoo, the scenic Blandford Nature Center, and the transformed Highlands, which features miles of trails and green spaces. This mix of recreational, dining, and cultural opportunities has made the NW side one of Grand Rapids' most desirable neighborhoods for businesses and residents alike.

620 Stocking Ave NW represents a prime opportunity to establish a presence in one of Grand Rapids' most dynamic and fast-growing communities.

## Property Highlights:

- ✕ 5,712 SF freestanding, two-level building.
- ✕ Ample private off-street parking with expansion potential.
- ✕ Prime high-visibility corner at Stocking Ave NW and 3rd Street in the heart of Grand Rapids' vibrant Northwest Side.
- ✕ Includes a 14-foot overhead door for easy access.
- ✕ Previously used for light manufacturing and assembly; currently configured for a tech business.
- ✕ Vacating on 03/01/2025.

**5,712**  
SQUARE FEET

**\$14.95**  
ANNUAL/SF



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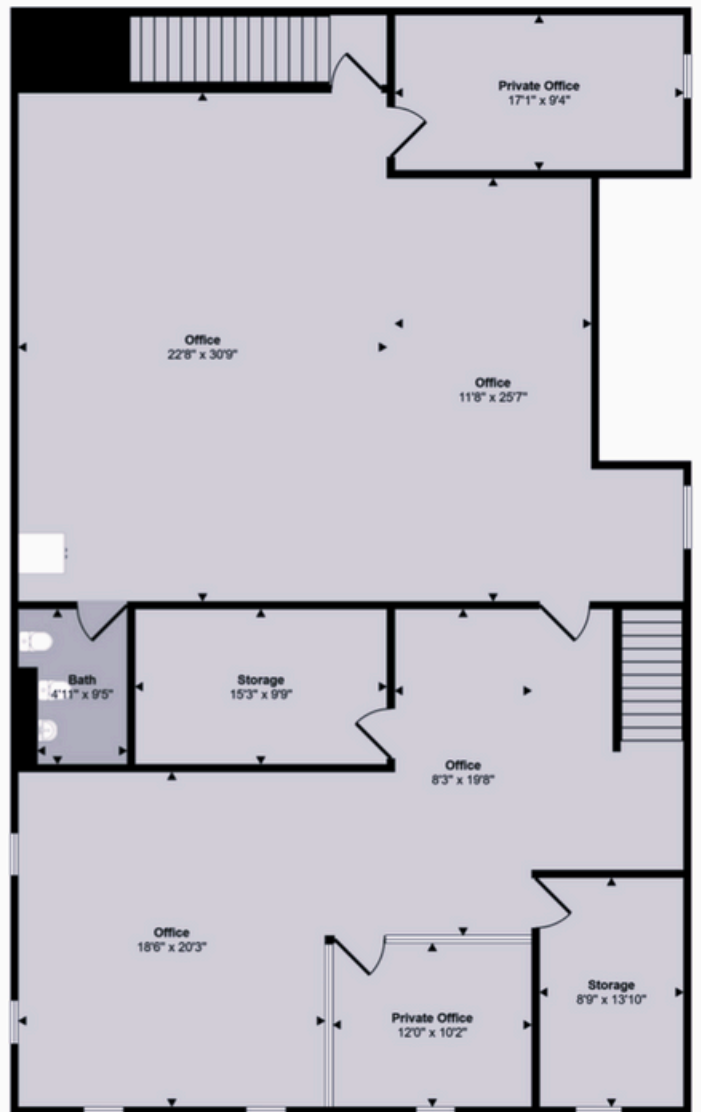
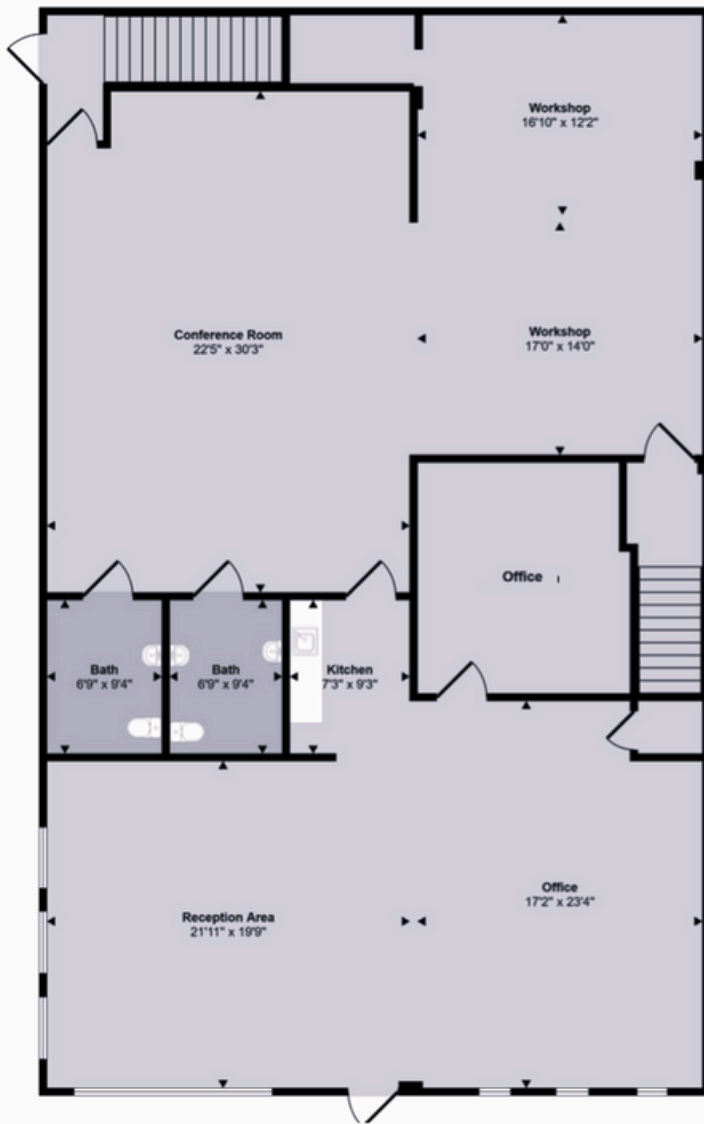
AVAILABLE AREA	5,712 SF
ANNUAL/SF	\$14.95
LIST TYPE	NNN
DATE AVAILABLE	IMMEDIATELY

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	35,400	187,300	377,000
MEDIAN AGE	31	31	33
HOUSEHOLDS	15,800	74,000	132,600
MEDIAN INCOME	\$57,800	\$61,100	\$67,400



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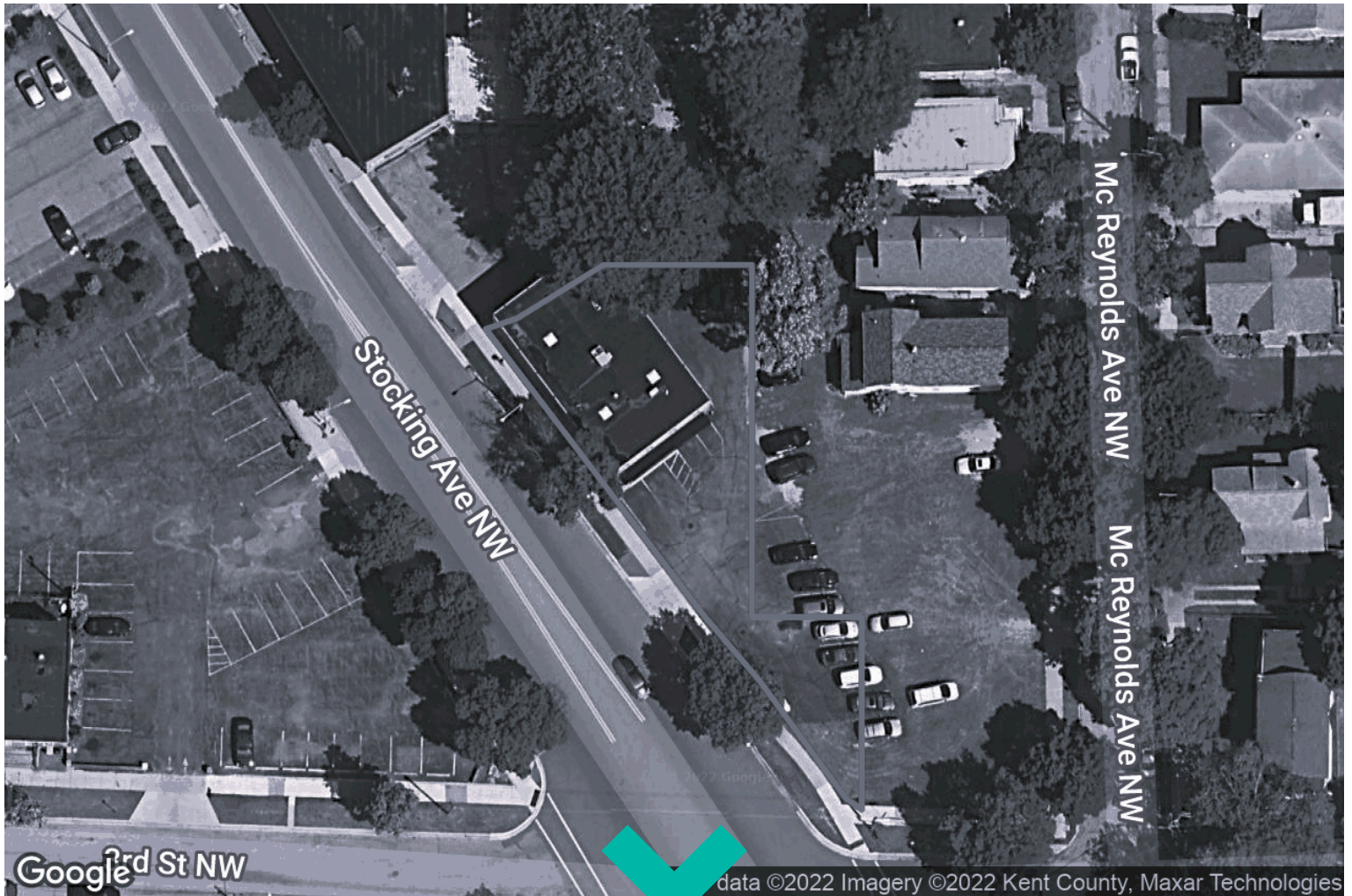


# FLOOR PLAN

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# AERIAL MAPS

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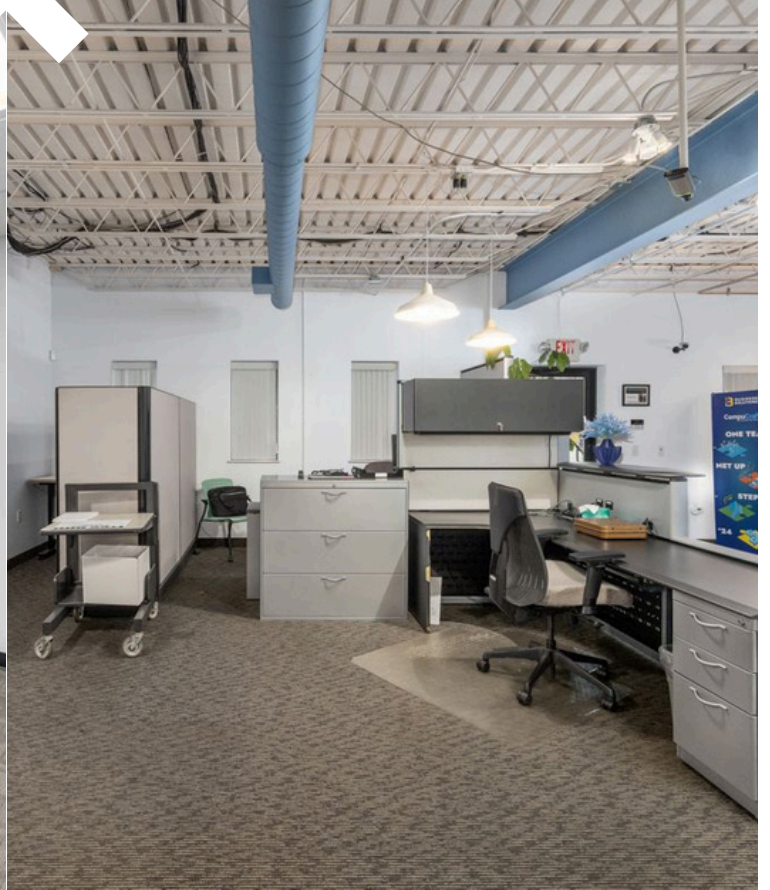
# LISTING IMAGES

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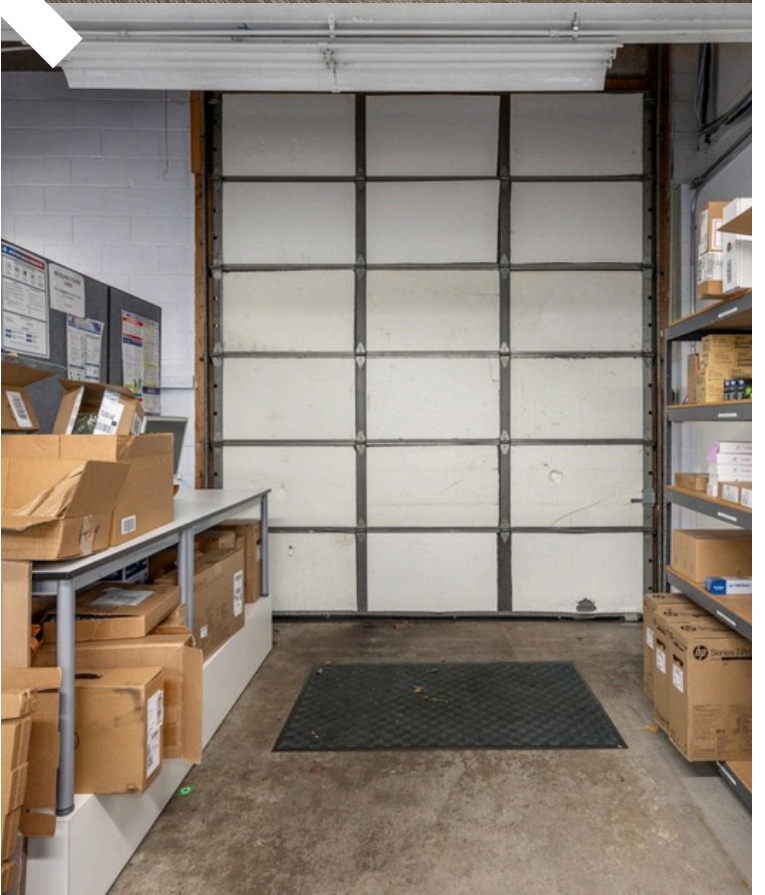
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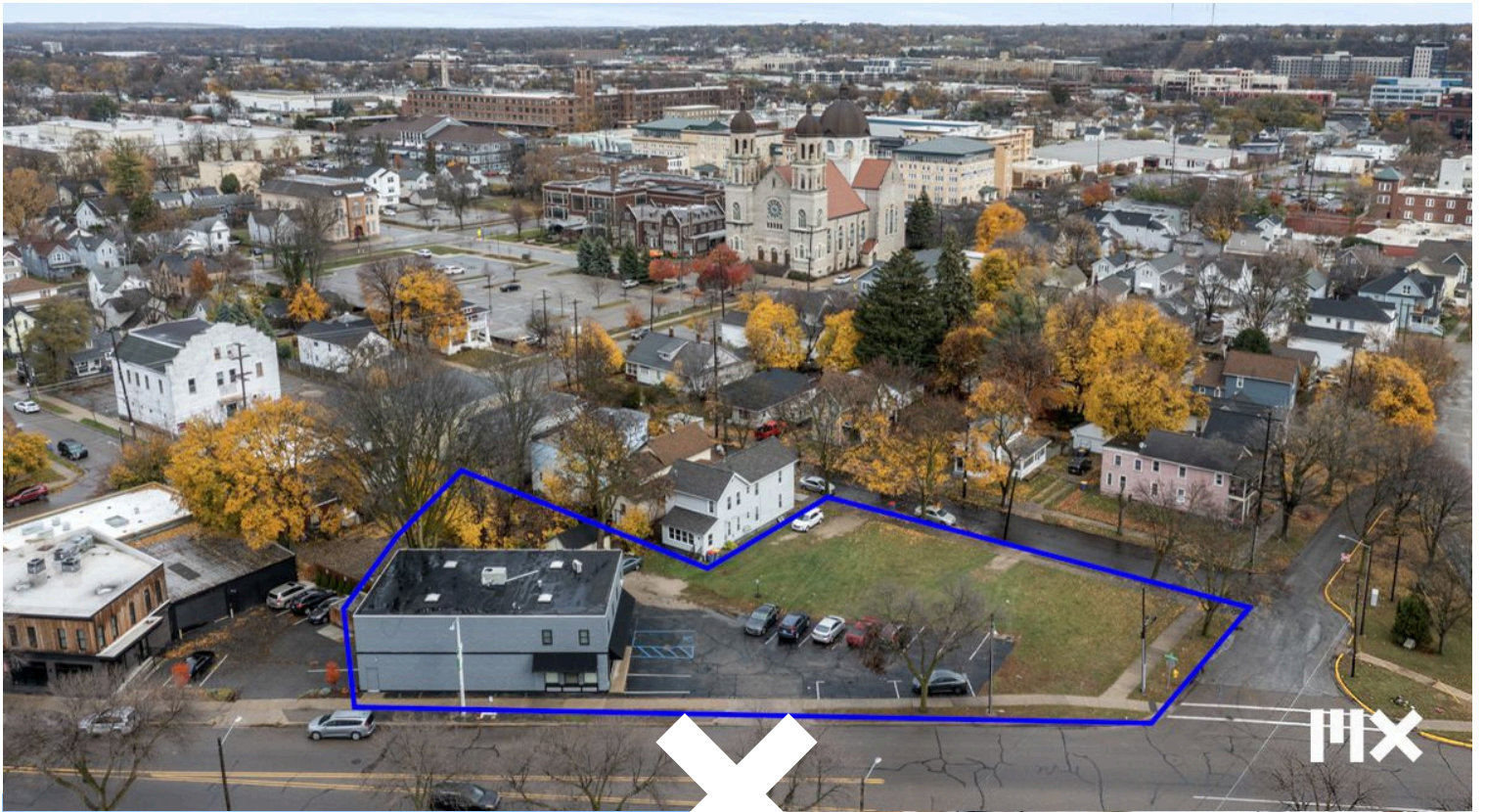
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# CONTACT

**MOXIE IS READY TO MOVE YOU FORWARD.**



# MOXIE

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