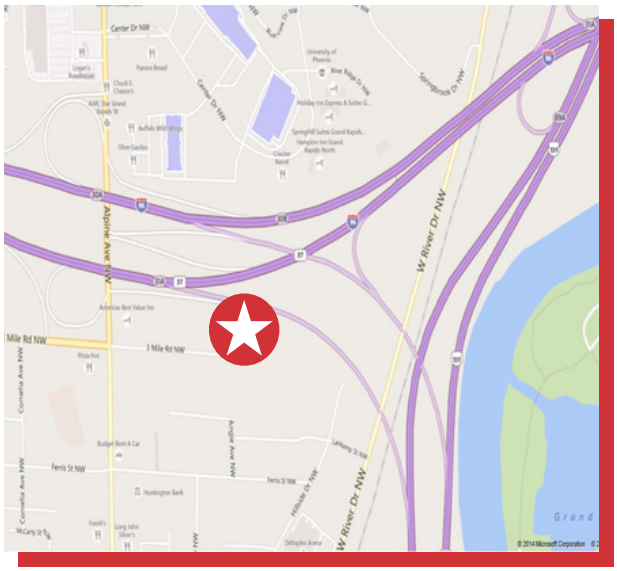
NAI Wisinski of West Michigan

FOR LEASE
OFFICE



601 3 MILE RD NW
GRAND RAPIDS, MI 49544

- First class Office Building with great location at I-96 and US 131 interchange via Alpine Ave exit
- Main floor suite available with 868 SF
- Ample parking



FOR MORE INFORMATION, CONTACT:

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616.242.1116
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PROPERTY OVERVIEW

FOR LEASE
OFFICE

Quiet office park-like setting with great convenience to Alpine Ave and 3 Mile Road area which is a major retail and commercial corridor and the center point of business in NW Grand Rapids. Main floor suite with common area restrooms. Well maintained building and landscaping.

PROPERTY - BUILDING INFORMATION

Total Building Size:	13,652 SF
Building Class:	B
Year Built:	1996
Acreage:	1.33
Construction:	Brick and Glass
Roof:	Shingled
HVAC:	Natural gas; Forced air
Air Conditioning:	Yes
Security System:	Yes
Zoning:	C3- Commercial
	It is recommended that interested parties contact the Zoning Department to verify that their intended use conforms to the current zoning code.

Floors:	2
Private Offices	Yes
Conference Rooms	Yes
Restrooms:	Yes
Ceiling Height:	11'
Signage:	Monument
Parking:	Ample
Municipality:	City of Walker
PPN:	41-13-01-376-001



UTILITY PROVIDERS

Electric:	Consumers Energy
Natural Gas:	DTE
Sanitary Sewer:	Municipality
Storm Sewer:	Municipality
Water:	Municipality

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

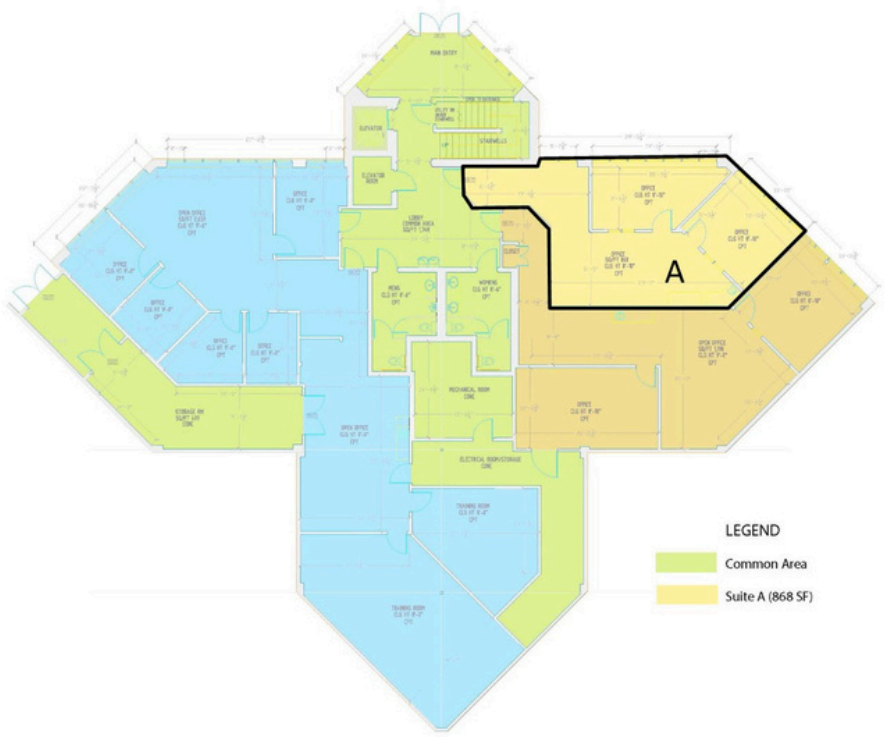
FOR LEASE
OFFICE

LEASE INFORMATION

Lease Type:	NNN
Terms:	36-60 months
Tenant Provides:	Electric- which is prorated and invoiced each month to Tenant Phone/Internet, Janitorial, Insurance, Nonstructural repairs and maintenance
Landlord Provides:	Taxes/Assessments, Casualty Insurance, Gas, Water/Sewer, Snow/Lawn care, Refuse collection, Driveway/Sidewalks/Parking lot repairs & maintenance, Nonstructural Replacement, Structural and Roof Repairs/Replacement, Mechanical systems replacement
Renewal Option:	Yes
Date Available:	10/1/2026

AVAILABILITY

SUITE	SF	PRIVATE OFFICES	BASE RENT PSF	MONTHLY BASE RENT
A	**868**	**2**	**$19.95**	**$1,443.05**



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PROPERTY PHOTOS
ENTRYWAY

FOR LEASE
OFFICE









601 3 MILE RD NW
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PROPERTY PHOTOS
SUITE A

FOR LEASE
OFFICE







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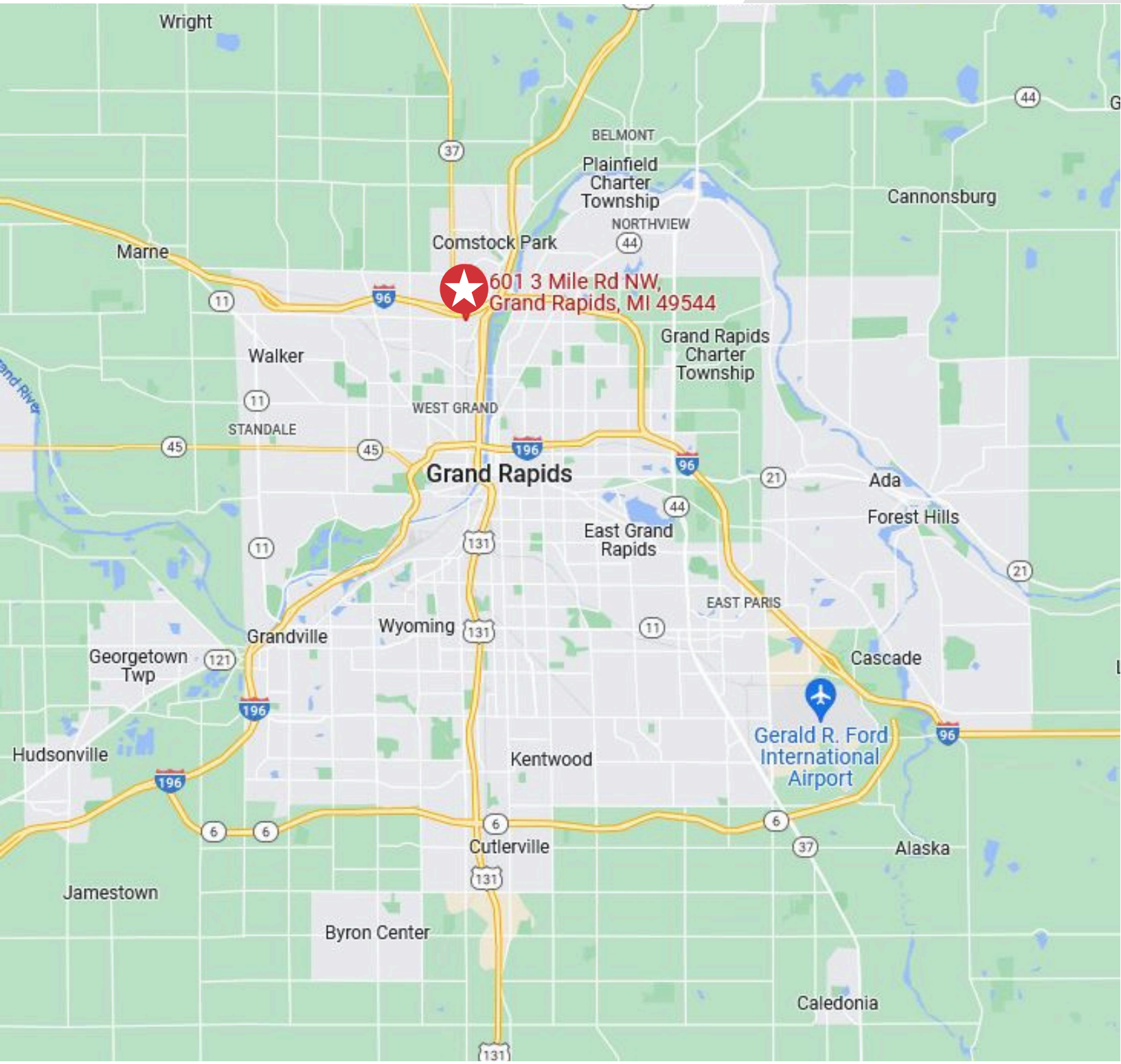
LOCATION MAP

FOR LEASE
OFFICE



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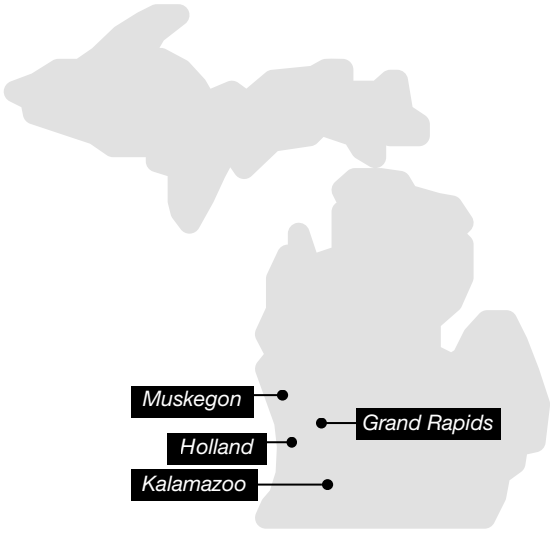
LOCATION OVERVIEW

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.



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Grand Rapids

WalletHub

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Muskegon

THE ONLY OFFICIAL COAST GUARD CITY, USA

Grand Haven









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