

FOR LEASE

5211 Cascade Road SE,
Grand Rapids, MI 49546

Beautiful class A multi-tenant office building, up to 7,010 SQ FT available. Building and monument signage available. Located at the NE corner of Cascade Rd at Spaulding. Easy access less than 1.5 miles to and from I-96.



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OFFICE SPACE
1,800 - 7,010 SF

www.LakeshoreCommercial.com

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LISTING INFORMATION

Suite	A & C	Suite 300 (2A)	Suite 330 (2B)
Lease Rate	\$16.95 + NNN	\$19.00 + NNN	\$16.95 + NNN
Total Available SF	7,010 SF	4,505 SF	1,800 SF
Monthly Rent	\$9,901.63 + NNN	\$7,132.92 + NNN	\$2,542.50 +NNN
Lease Type	Triple Net	Triple Net	Triple Net
NNN	\$6.45/PSF	\$6.45/PSF	\$6.45/PSF
Terms	60 Months	60 Months	60 Months
County	Kent		
Zoning	PO		

NNN BREAKDOWN - 2025

RE Taxes	\$1.63
Insurance	\$0.28
Refuse	\$0.09
Janitorial	\$0.37
Utilities	\$2.90
Other	\$1.18
Total	\$6.45/SF

DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,911	14,421	41,369
Total Population	5,590	37,586	106,509
Average HH Income	\$169,504	\$133,551	\$130,483



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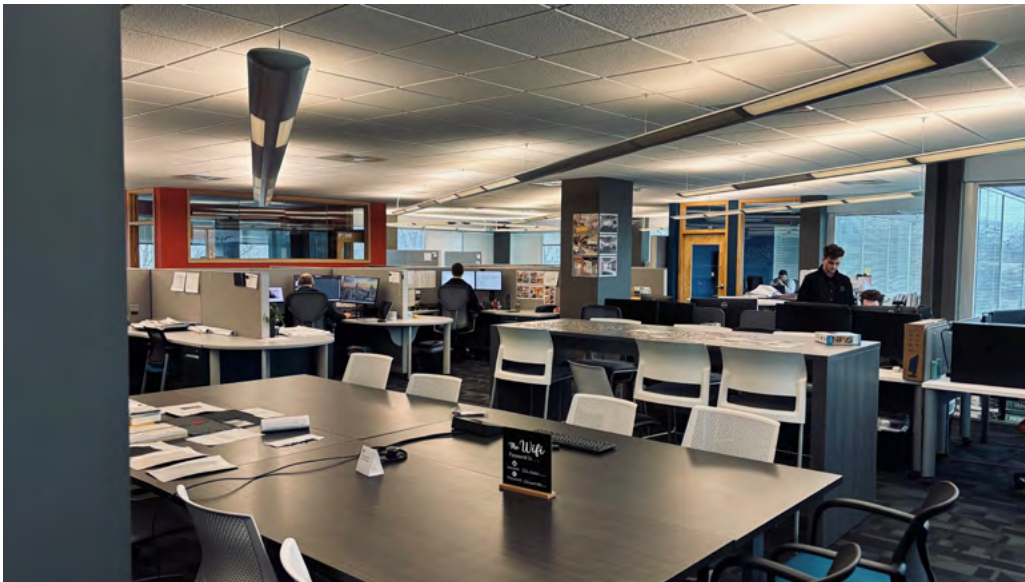
PHOTOS



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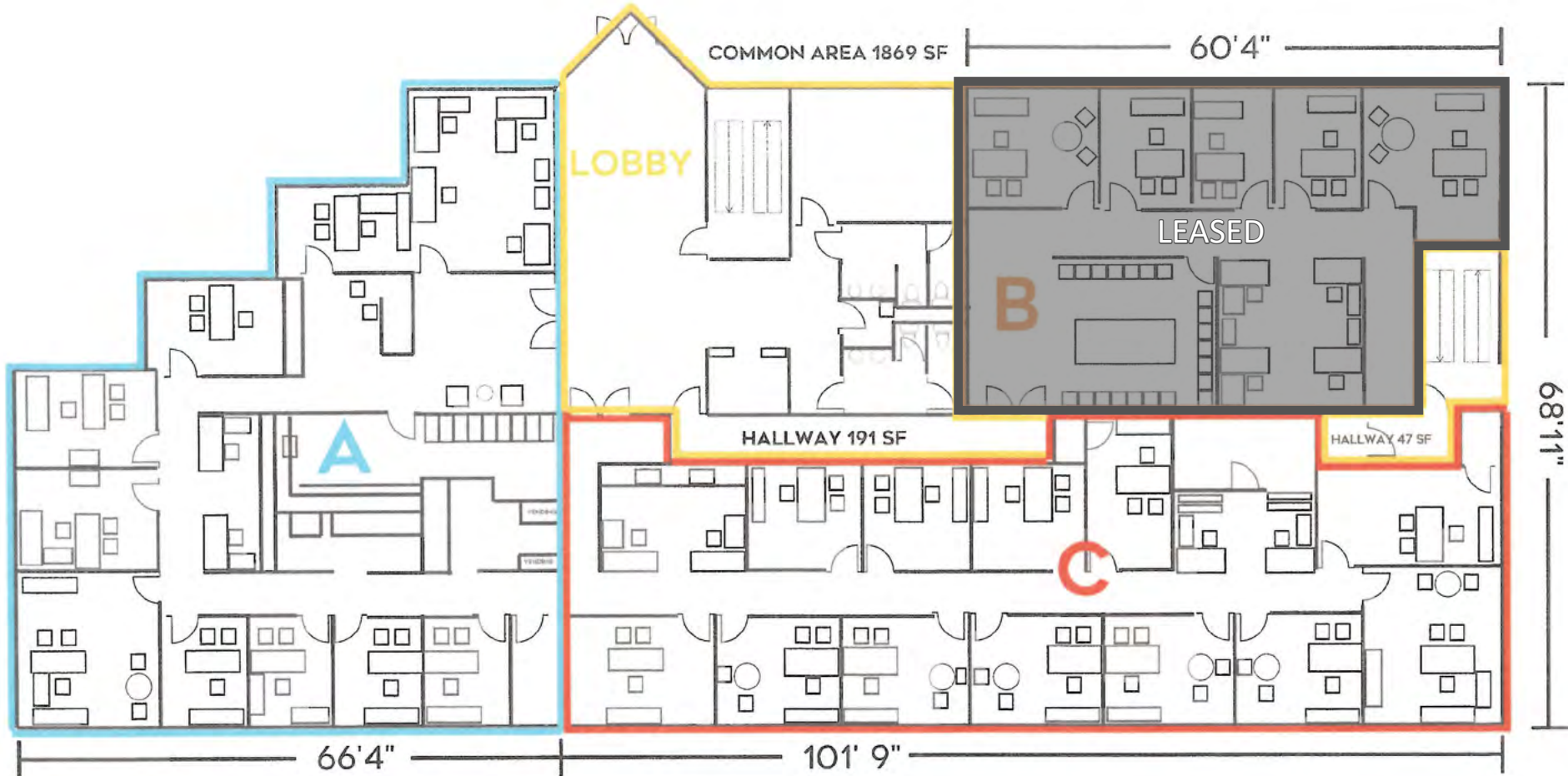
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1ST FLOOR



ESTIMATED SQUARE FOOTAGE

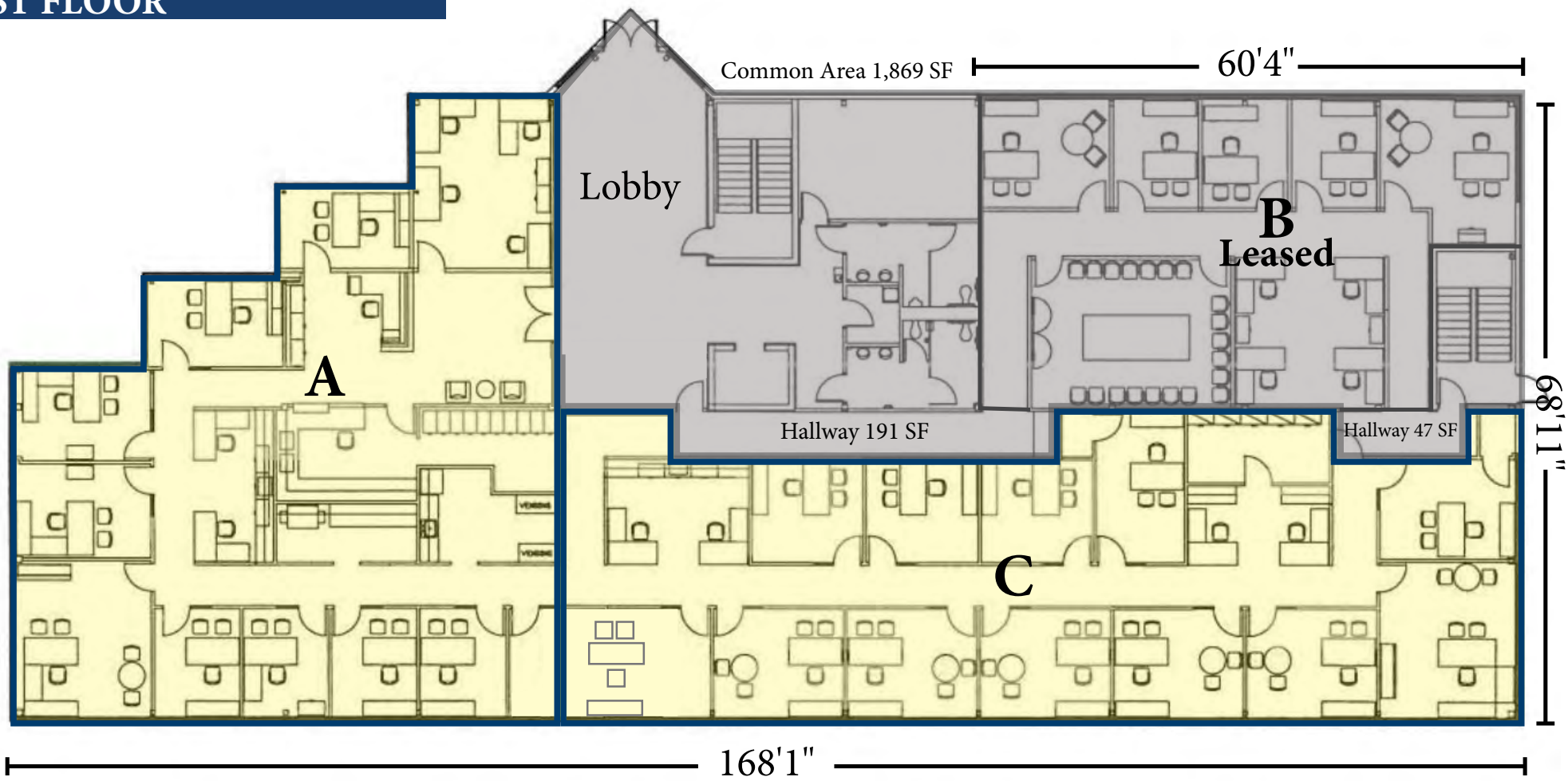
- A: 3540 SF
- B: 1950 SF - LEASED
- C: 3470 SF
- COMMON AREA: 1869 SF

5211 CASCADE OFFICE BUILDING
MAIN LEVEL TENANT SPACES

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1ST FLOOR



Estimated Square Footage
A: 3,540 SF
B: Leased
C: 3,470 SF
A&C: 7,010 SF
Common Area: 1,869 SF

5211 Cascade Office Building
Main Level Tenant Spaces

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2ND FLOOR



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AERIAL



YOUR PREMIER BROKER IN WEST MICHIGAN



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Lakeshore Commercial Real Estate has over 100 years of experience in the industry. We have seen many changes and evolutions over the years, but our focus has always remained the same: to serve businesses in our community and help them achieve their success. We specialize in all aspects of commercial real estate, including sales, management, and leasing. We have a deep understanding of the local market and the unique needs of different businesses. We use our expertise to help our clients find the right property, negotiate the best deals, and manage their properties efficiently and effectively. We don't just have you covered on the Lakeshore. We have created excellent relationships with brokers outside of the Lakeshore area to ensure we are serving you best. We are committed to our clients and their success. We work closely with each client to understand their needs and goals, and we develop customized solutions to help them achieve those goals.