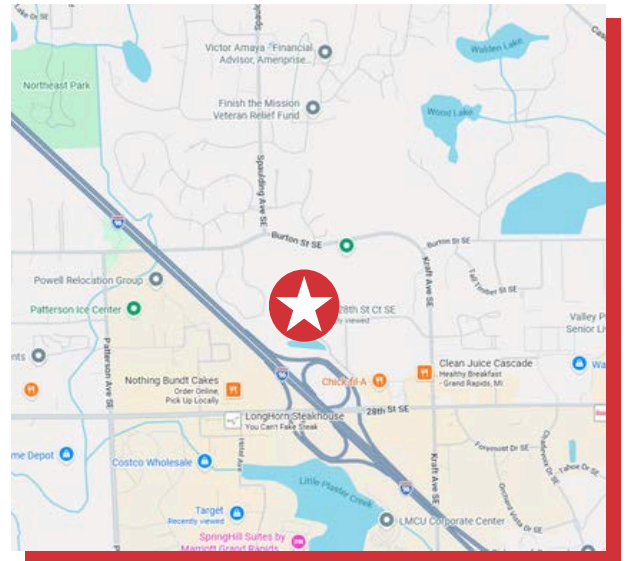




**5303 28<sup>TH</sup> ST CT SE**  
**GRAND RAPIDS, MI 49546**

- Long Term Sublease Available
- Newly Remodeled Space with Furniture Package Included
- Easy Access To and From I-96
- Access to Shared Outdoor Patio Space Overlooking Pond
- Full Building Backup Generator



**FOR MORE INFORMATION, CONTACT:**

**JASON MAKOWSKI, SIOR**  
616.262.8532  
jasonm@naiwwm.com

**MARY ANNE WISINSKI-ROSELY, SIOR, CCIM**  
616.575.7047  
mawr@naiwwm.com

  
naiwwm.com | 616.776.0100

# PROPERTY OVERVIEW

## SUBLEASE OPPORTUNITY

FULLY FURNISHED  
"TURN KEY" OFFICE SPACE

Sublease opportunity through July 2032. Newly remodeled office space with large windows overlooking pond. Existing furniture available for SubTenant's use. Predominantly open floor plan with 54 workstations and 8 private offices, kitchenette, in-suite restrooms, and access to shared outdoor patio area. Benefit from full building back-up generator. Ample on-site parking. Quick and easy access to and from I-96.

## PROPERTY INFORMATION

|                                                                                                                                                |                                       |
|------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|
| <b>Location:</b>                                                                                                                               | Between Patterson and Kraft           |
| <b>Total Building Size:</b>                                                                                                                    | 92,616 SF                             |
| <b>Year Built:</b>                                                                                                                             | 1989                                  |
| <b>Acreage:</b>                                                                                                                                | 8.53 Acres                            |
| <b>Municipality:</b>                                                                                                                           | Cascade Township                      |
| <b>PPN:</b>                                                                                                                                    | 41-19-07-451-013                      |
| <b>Signage:</b>                                                                                                                                | At building entrance                  |
| <b>Parking:</b>                                                                                                                                | On-site surface lot with ample spaces |
| <b>Zoning:</b>                                                                                                                                 | PUD                                   |
| 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.

# LEASE OVERVIEW

## SUBLEASE OPPORTUNITY

FULLY FURNISHED

"TURN KEY" OFFICE SPACE

### LEASE INFORMATION

|                        |                                                                                                                                                                                                                                                          |
|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Lease Type:            | Modified Gross                                                                                                                                                                                                                                           |
| Sublease Term Through: | July 31, 2032                                                                                                                                                                                                                                            |
| Tenant Provides:       | CAM + Utilities                                                                                                                                                                                                                                          |
| Landlord Provides:     | Water/Sewer, Snow Removal, Lawn/Landscaping, Refuse Collection, Taxes, Structural and Roof Repairs/Replacement, Mechanical systems repairs and maintenance, Snow Removal, Driveway, Sidewalks & Parking Lot repairs and Maintenance, Property Management |
| Date Available:        | Immediately                                                                                                                                                                                                                                              |

### AVAILABILITY

| SUITE | RENTABLE SF | RENT/SF/YR | MONTHLY RENT | CAM CHARGE<br>\$5.00/SF<br>INCLUDES UTILITIES | TOTAL MONTHLY RENT |
|-------|-------------|------------|--------------|-----------------------------------------------|--------------------|
| 105   | 9,761 SF    | \$18.45    | \$15,007.54  | \$4,067.09                                    | \$19,074.63        |



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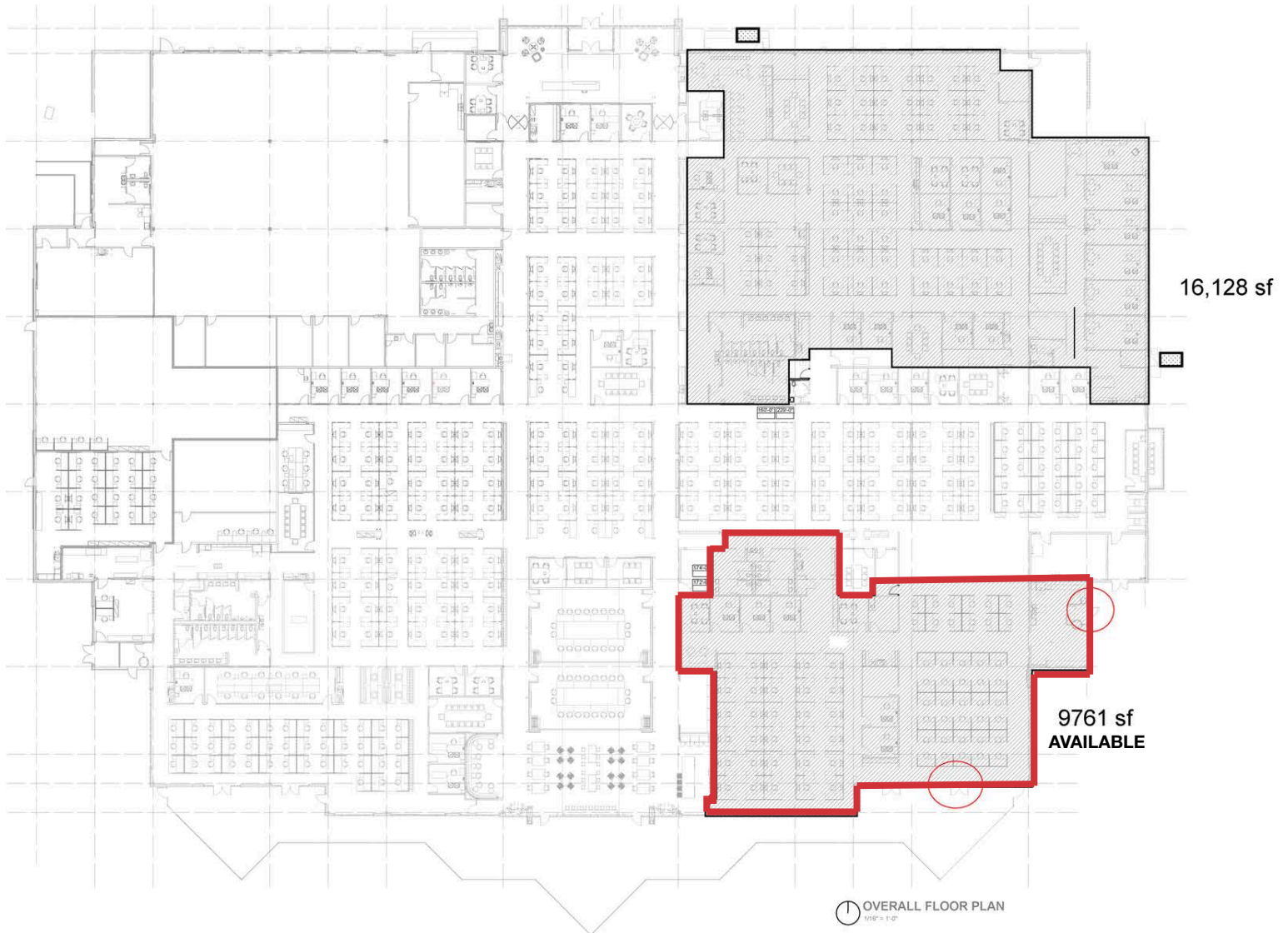
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# FLOOR PLAN

## SUBLEASE OPPORTUNITY

FULLY FURNISHED

"TURN KEY" OFFICE SPACE



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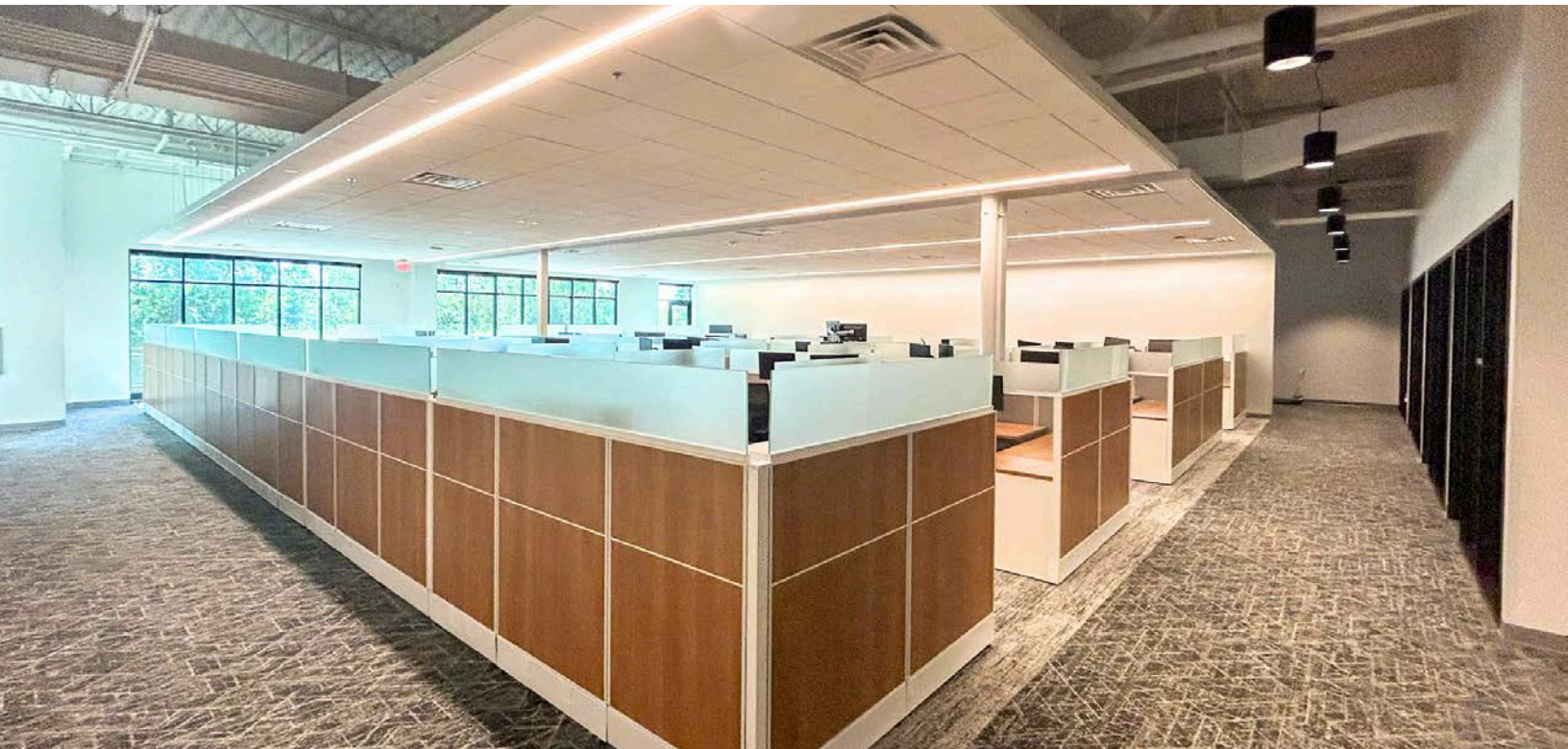
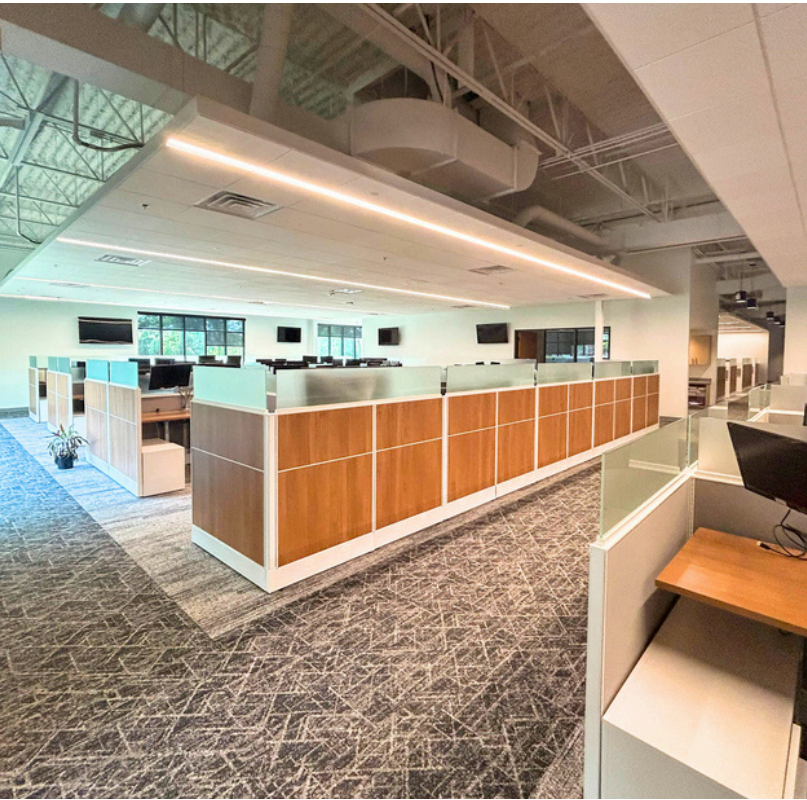
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## PROPERTY PHOTOS

## SUBLEASE OPPORTUNITY

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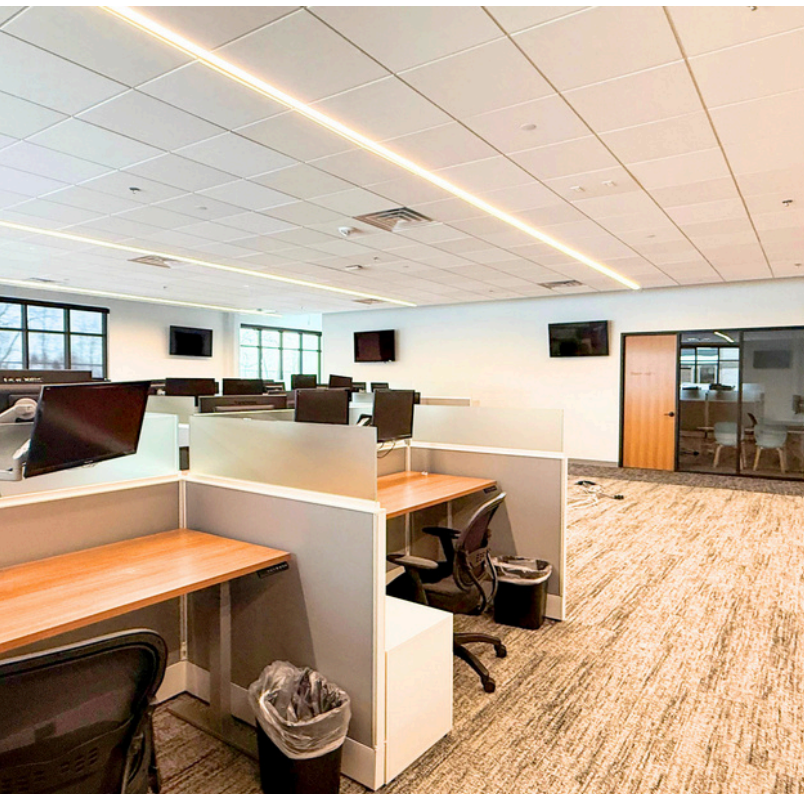
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## PROPERTY PHOTOS

## SUBLEASE OPPORTUNITY

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## PROPERTY PHOTOS

## SUBLEASE OPPORTUNITY

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# PARCEL MAP

## SUBLEASE OPPORTUNITY

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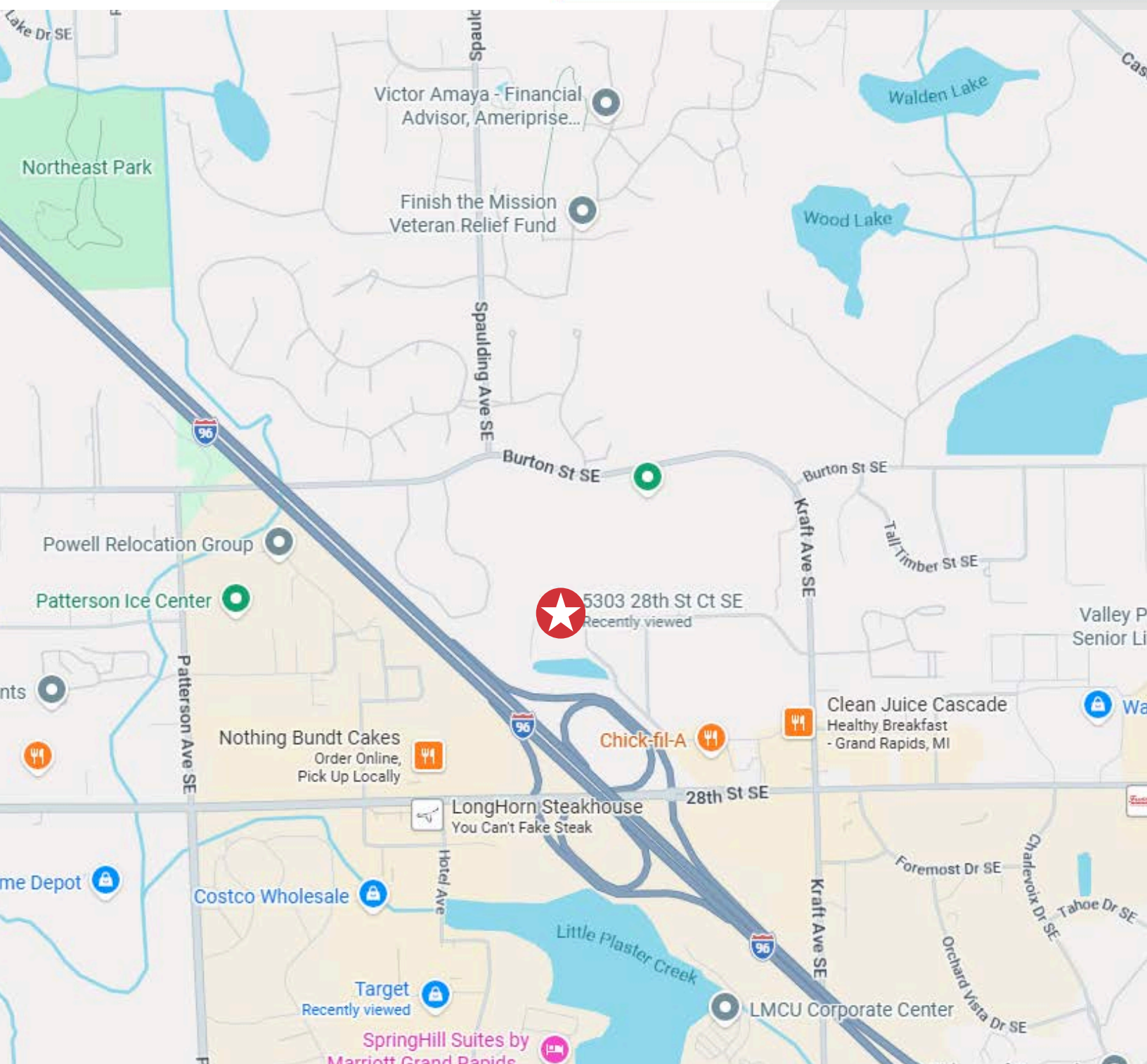
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# LOCATION MAP

## SUBLEASE OPPORTUNITY

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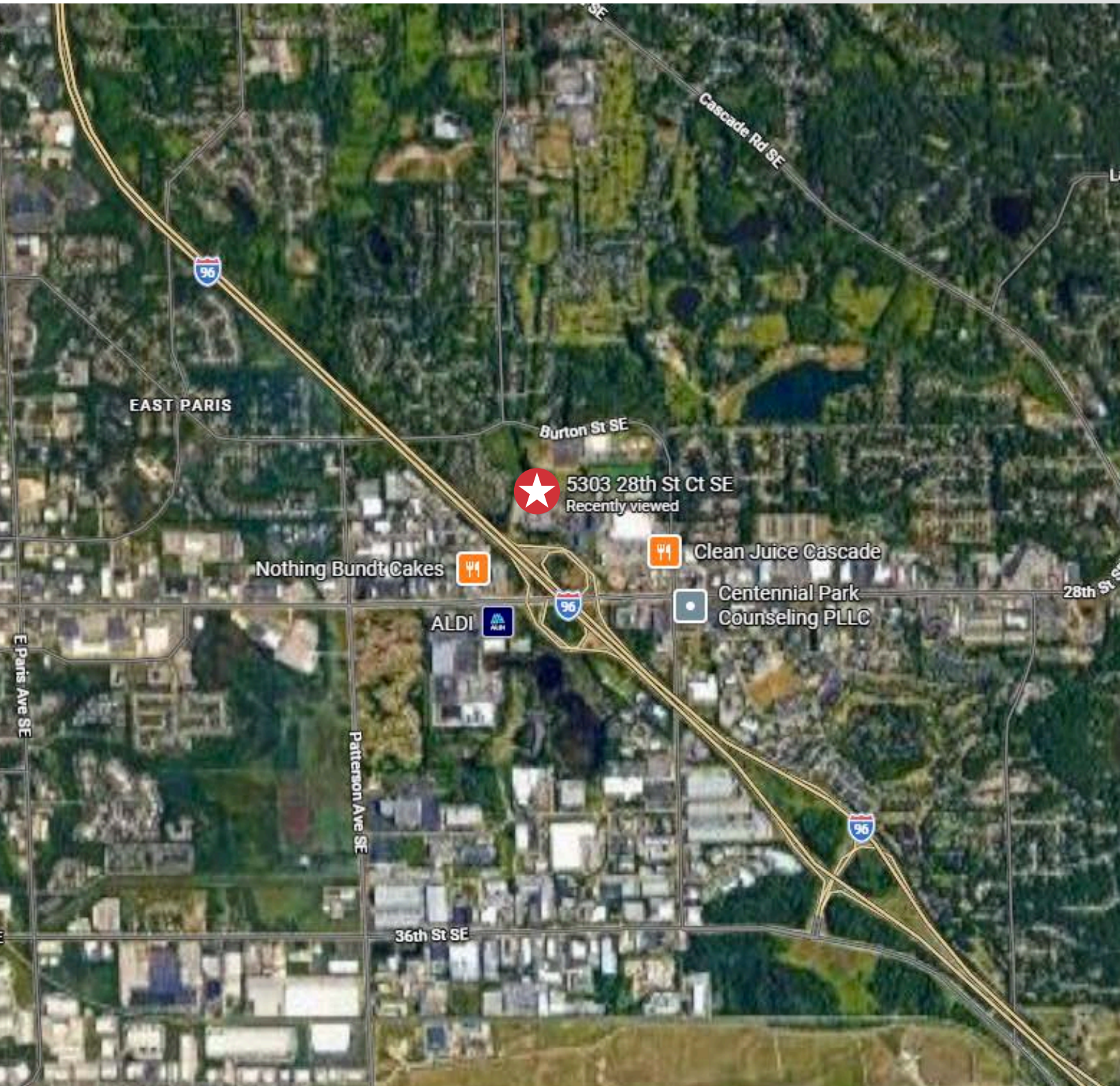
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# AERIAL MAP

## SUBLEASE OPPORTUNITY

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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

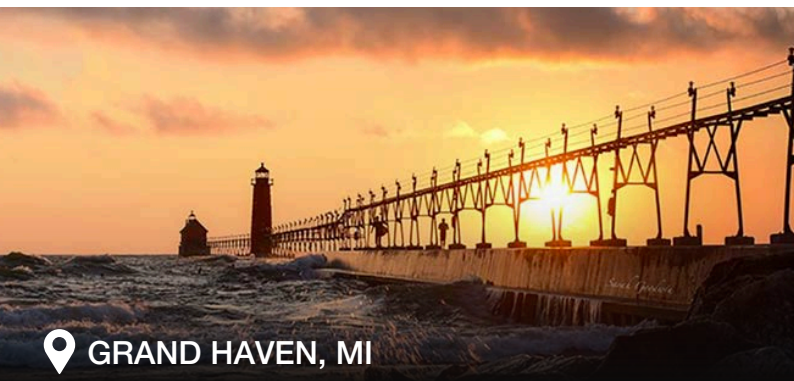
**BEST SMALL CITIES  
FOR STARTING A  
BUSINESS**

Muskegon

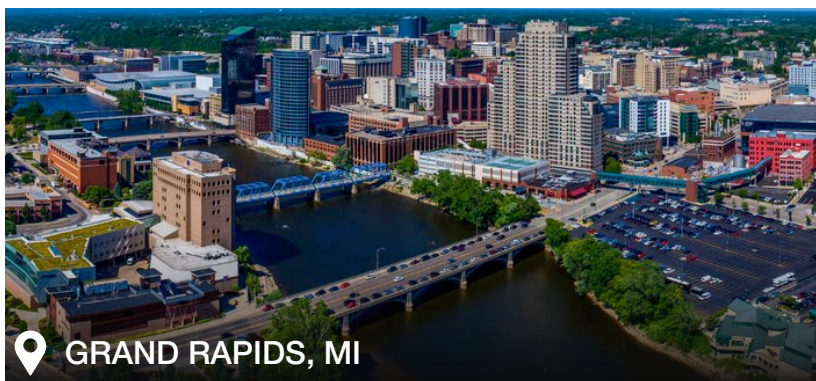


**THE ONLY OFFICIAL  
COAST GUARD CITY,  
USA**

Grand Haven



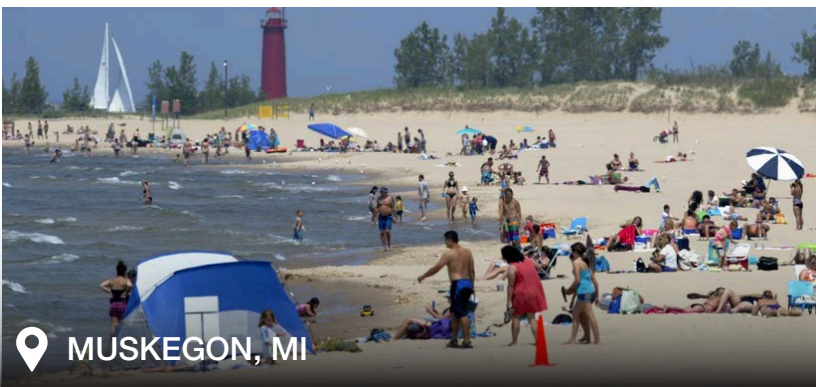
 GRAND HAVEN, MI



 GRAND RAPIDS, MI



 HOLLAND, MI



 MUSKEGON, MI



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