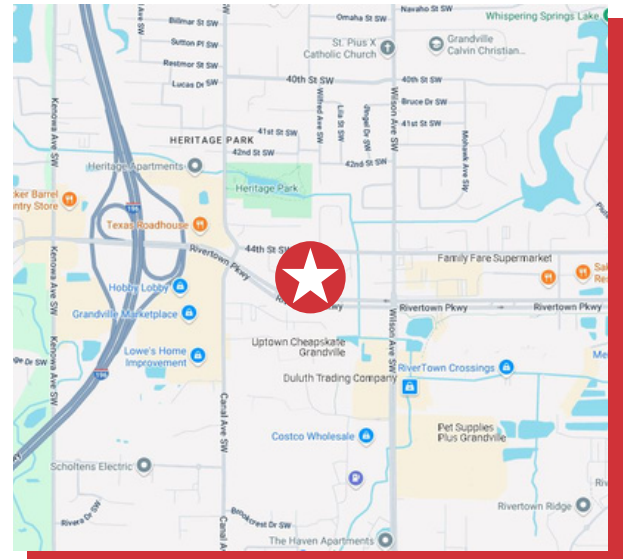




4249 PARKWAY PLACE DR SW GRANDVILLE, MI 49418

- Great location with easy access to highway
- Ample parking
- Well maintained building
- 3,000 SF suites available



FOR MORE INFORMATION, CONTACT:

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PROPERTY OVERVIEW

FOR LEASE
OFFICE SUITES

The subject property is a self-contained, own door access, modern office building with high quality finishes throughout. The building is conveniently located just off 44th Street SW with easy access to 196. Neighboring occupiers include Edward Jones, Pine Rest, First American Title, and Grandville Health Centre. Parkway Place is close to a multitude of Restaurants and Rivertown Mall is just a 4-minute drive from the building.

PROPERTY INFORMATION

Location:	Just off 44 th Street
Total Building Size:	11,382 SF
Municipality:	City of Grandville
PPN:	41-17-30-227-001
HVAC:	Natural Gas
Parking:	Surface Lot / On-Site with Ample Spaces
Zoning:	OS - 1
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.

 **4249 PARKWAY PLACE DR SW**
GRANDVILLE, MI 49418

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West Michigan

LEASE OVERVIEW

FOR LEASE
OFFICE SUITES

LEASE INFORMATION

Lease Type:	NNN
Terms:	36 - 60 Months
Tenant Provides:	Separately metered Electric and Gas, Phone/Internet, Janitorial
Cam Includes	Taxes, Water/Sewer, Refuse Collection, Snow/ Lawn care, Insurance, Property Management Fee
Landlord Provides:	Roof & Structural

AVAILABILITY

SUITE	RENTABLE SF	RATE/SF/YR	MONTHLY RENT	CAM MONTHLY \$8.26 / SF	TOTAL MONTHLY RENT
B - (4249)	3,000 SF	\$18.95	\$4,737.50	\$2,065.00	\$6,802.50



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PROPERTY PHOTOS

SUITE B - 4279

FOR LEASE
OFFICE SUITES



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PROPERTY PHOTOS

SUITE B - 4279

FOR LEASE
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FLOOR PLAN
SUITE B - 4279

FOR LEASE
OFFICE SUITES



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

PARCEL MAP

FOR LEASE
OFFICE SUITES

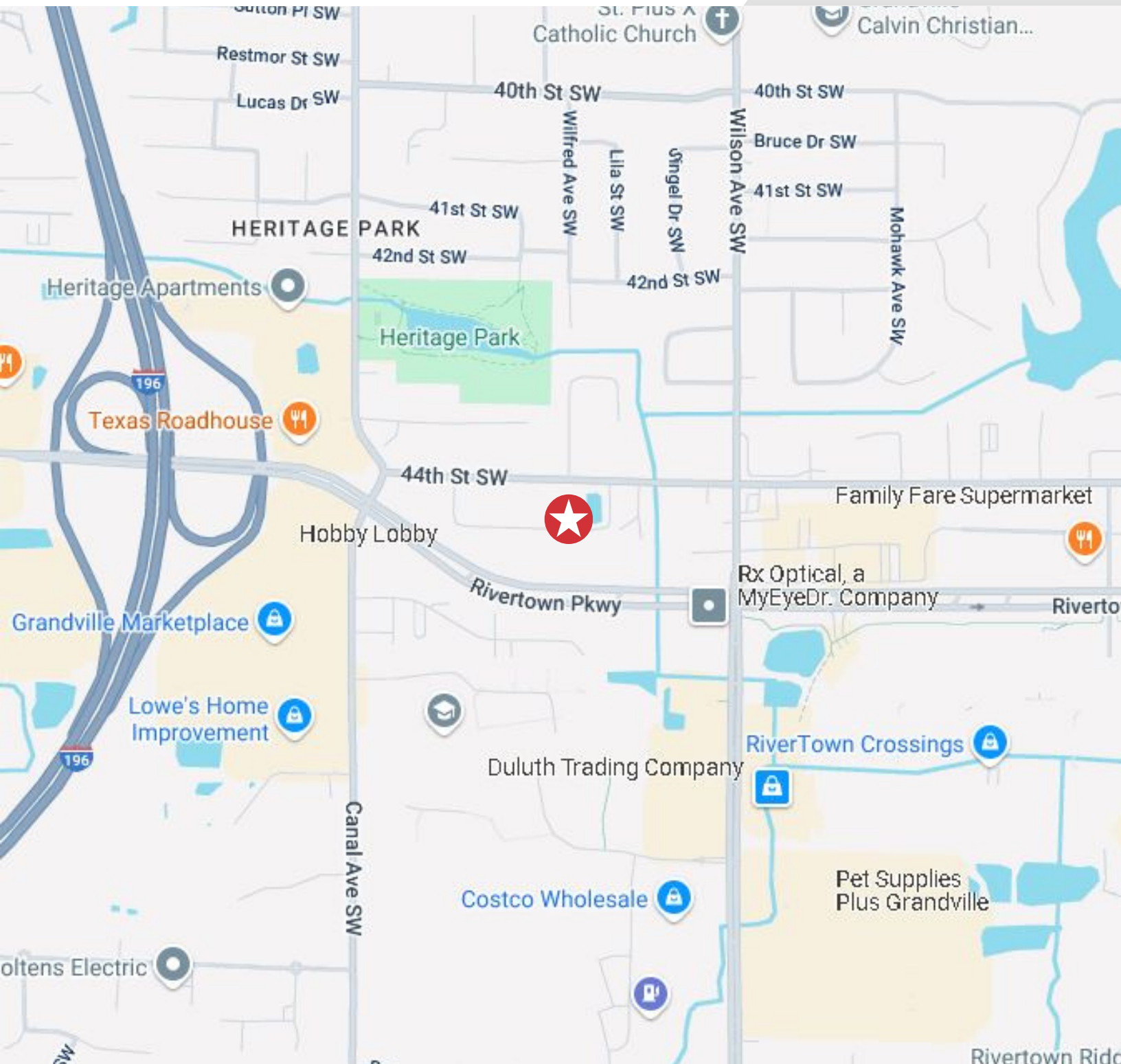


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LOCATION MAP

FOR LEASE
OFFICE SUITES

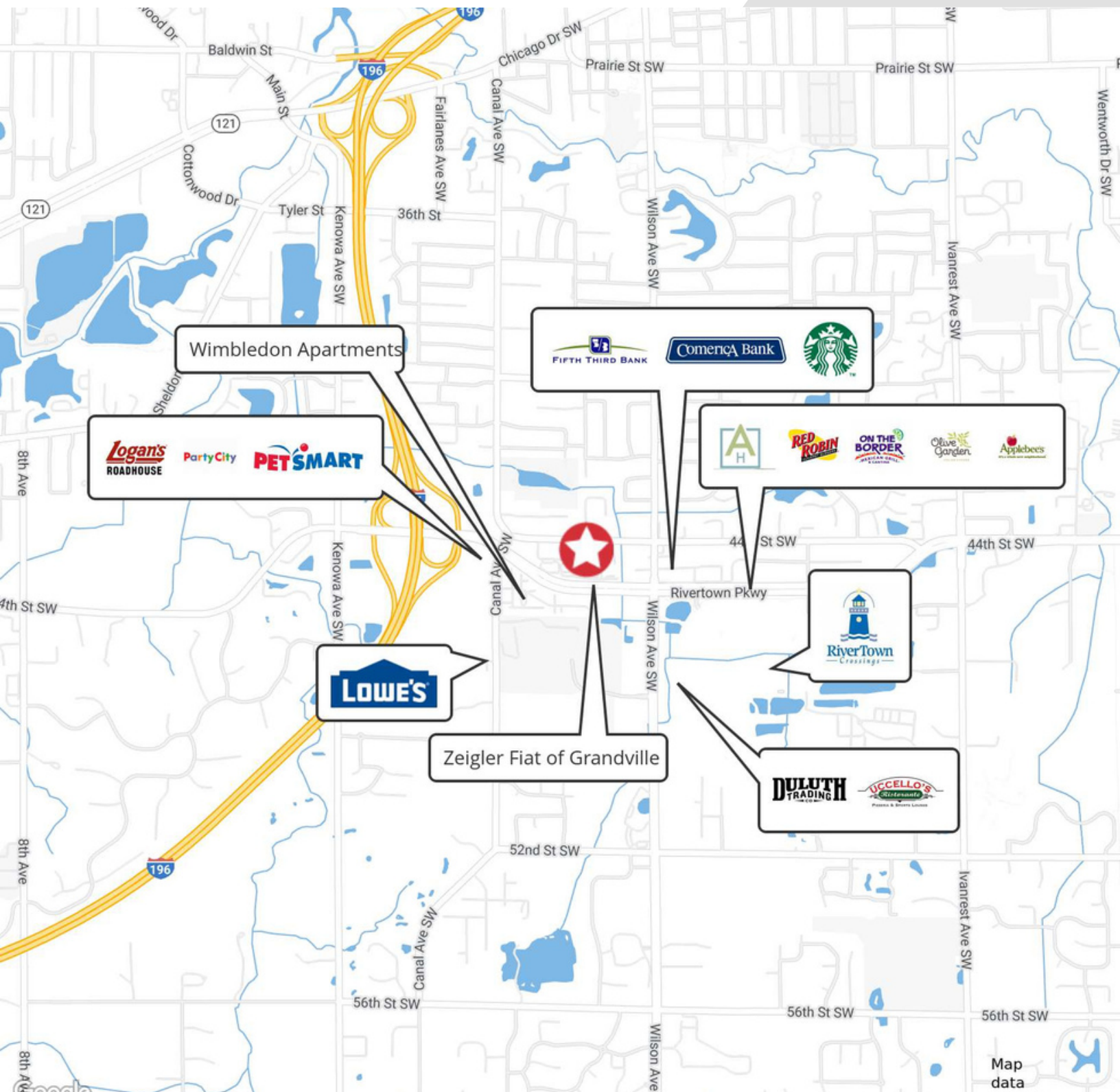


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RETAILER MAP

FOR LEASE
OFFICE SUITES



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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

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MIDWEST AWARD**

Holland

**BUSINESS
INSIDER**

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

Grand Rapids

W WalletHub

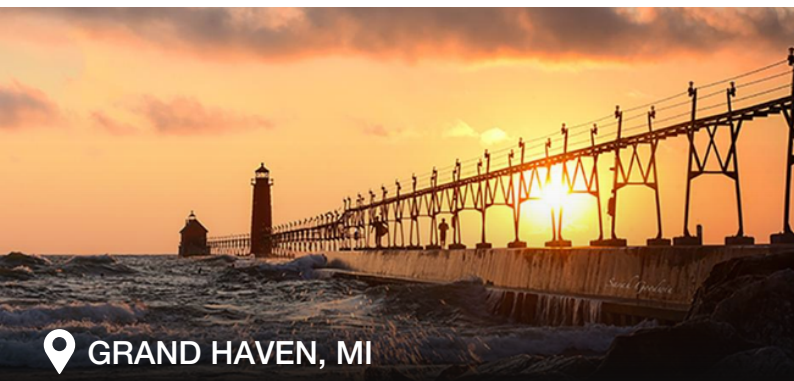
**BEST SMALL CITIES
FOR STARTING A
BUSINESS**

Muskegon



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

Grand Haven



 **GRAND HAVEN, MI**



 **GRAND RAPIDS, MI**



 **HOLLAND, MI**



 **MUSKEGON, MI**



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