

# FOR LEASE



2nd Floor Office Space Available - Alger Heights

2417 Eastern Ave SE, Grand Rapids, MI



LACUNA COMMERCIAL  
Advisors

Real Estate Driven by Relationships

(616) 340-7230  
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# OFFICE SPACE FOR LEASE

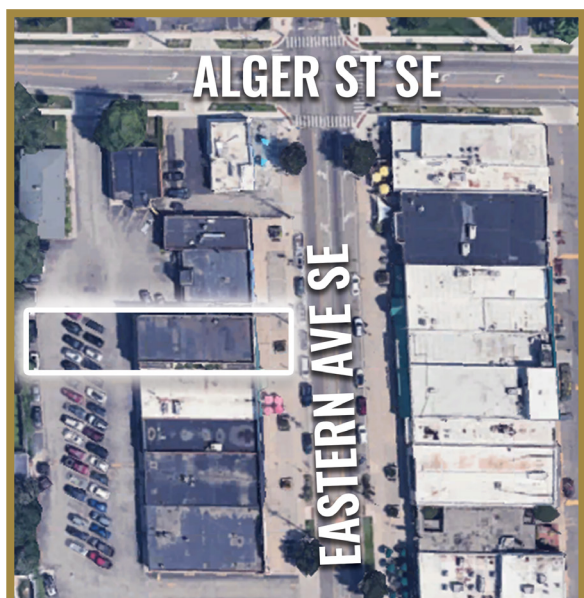


## FOR LEASE

**Located in One of the Hottest Neighborhoods in Grand Rapids!**

2417 Easter Ave is in the heart of the bustling social district of the Alger Heights neighborhood. Home to numerous unique and cute shops and dining options, Alger Heights attracts consumers from all over the West side of the state. It is one of the hottest residential and commercial real estate sub-markets in the Grand Rapids area.

The building has a long-standing tenant Re-inspired Treasures, with an additional empty shell on the second floor with two separate side entrances. The second floor is a blank canvas for 2,900 +/- sqft of office lease space.



## Property Features

<b>BUILDING SIZE</b>	<b>5,644 SF (APPROX)</b>
<b>LOT SIZE</b>	<b>8,015 SF (APPROX)</b>
<b>PARCEL NO.</b>	<b>41-18-07-428-015</b>
<b>ZONING</b>	<b>TN (TRADITIONAL NEIGHBORHOOD)</b>
<b>MUNICIPALITY</b>	<b>CITY OF GRAND RAPIDS</b>
<b>COUNTY</b>	<b>KENT</b>
<b>INTERNET</b>	<b>MULTIPLE HIGH SPEED PROVIDERS</b>
<b>FREE PARKING</b>	<b>AMPLE PARKING IN FRONT &amp; BACK</b>

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DISCLAIMER: INFORMATION IS BELIEVED TO BE ACCURATE, BUT BUYERS SHALL COMPLETE THEIR INDEPENDENT DUE DILIGENCE.

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## **OPTION A - SUITE #200**

- WHOLE 2ND FLOOR (2,880 SF)
- \$14.50 PSF (NNN)

## **OPTION B - SUITE #200-A**

SUITE A 2ND FLOOR (1,960 SF)

- \$15.50 PSF (NNN)

SUITE B 2ND FLOOR (920 SF)

- \$15.50 PSF (NNN)

## **OPTION C - SUITE #200-A CO-WORKING SPACE**

PRIVATE OFFICE - SUITE #A-200

- \$550 GROSS INCLUDING UTILITIES

PRIVATE OFFICE - SUITE #A-202

- \$625 GROSS INCLUDING UTILITIES

PRIVATE OFFICE - SUITE #A-204

- \$575 GROSS INCLUDING UTILITIES

CO-WORKING POP-IN PSACE

- \$275 MONTHLY MEMBERSHIP
- NON-ASSIGNED DESK & OPEN WORK AREA -

**ALL OPTION C LEASES INCLUDE 24/7 KEYCARD ACCESS,  
COFFEE BAR, CONFERENCE ROOM & PHONE BOOTH**

# LEASE OPTIONS



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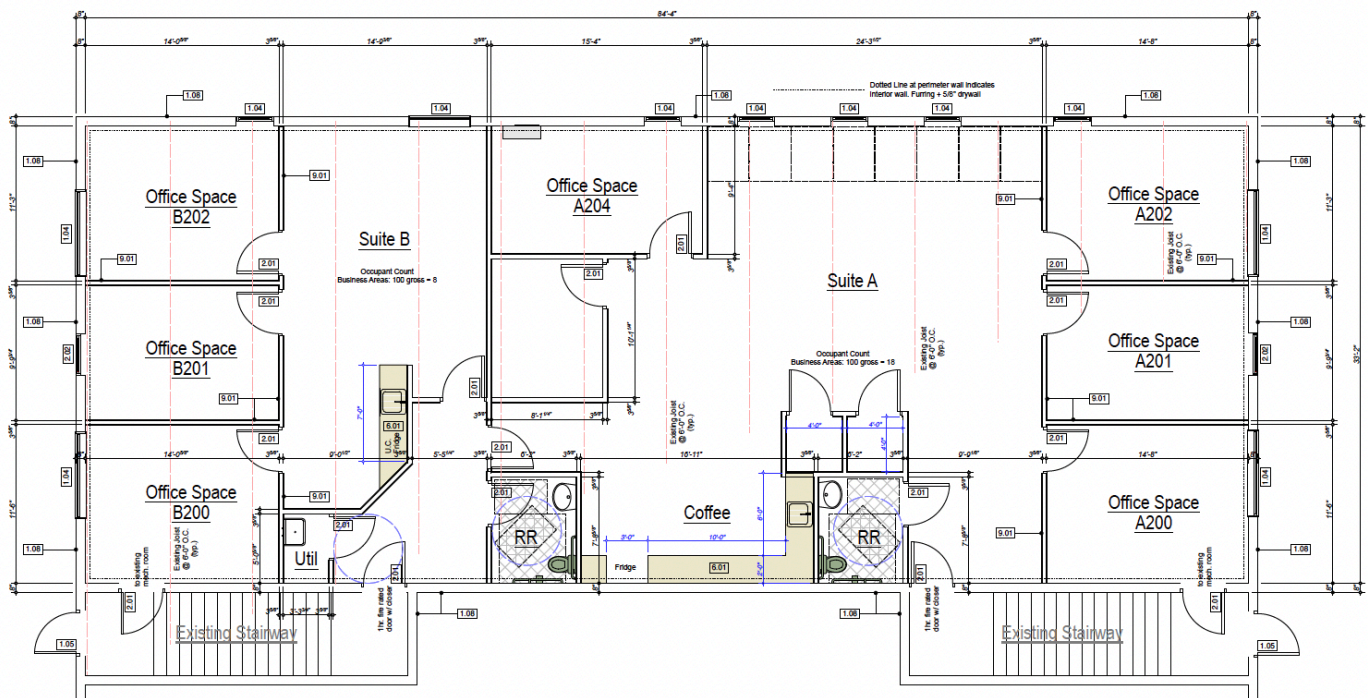
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## Upper Level Office Suites

2417 Eastern Ave (2nd floor)



# FLOOR PLAN

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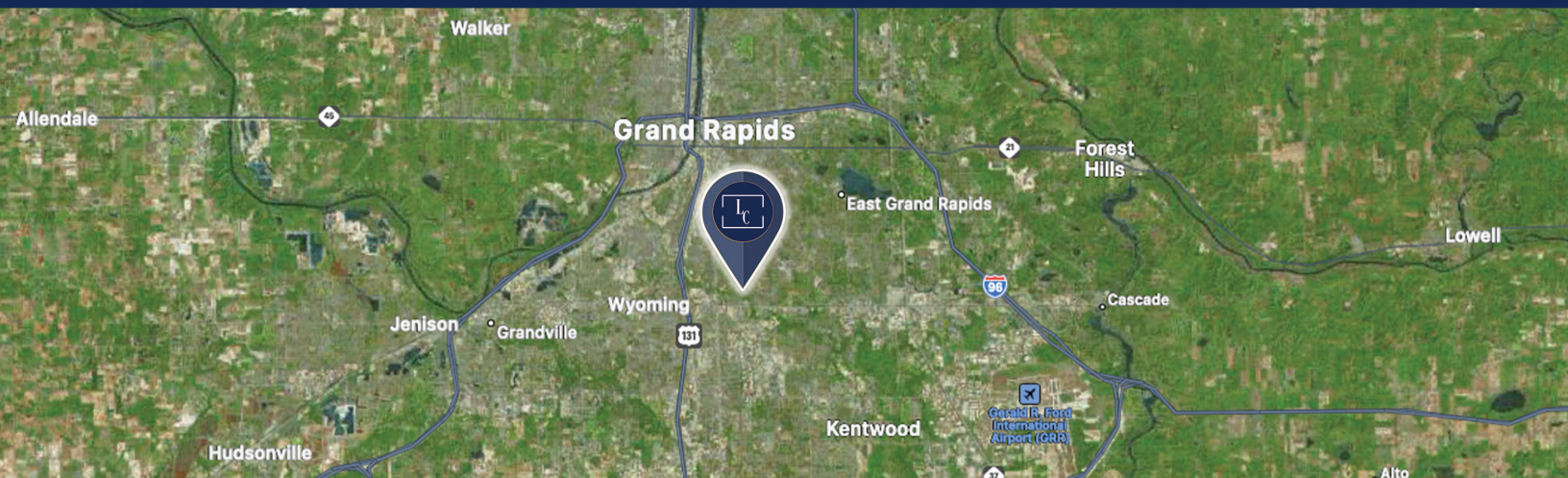
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