

LEASE

OFFICE



6401 PRAIRIE ST



6401 PRAIRIE ST, NORTON SHORES, MI 49444

PROPERTY OVERVIEW

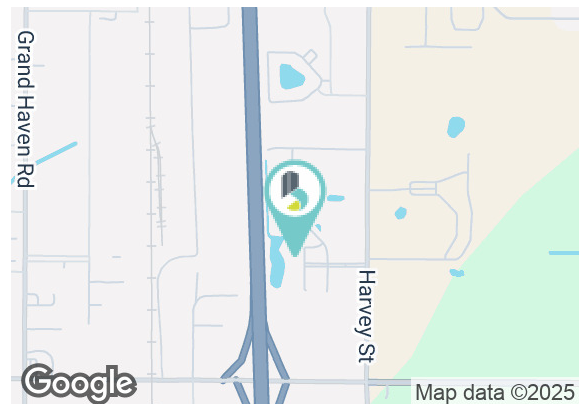
Medical and office space is available for lease within the Trinity Health Lakes Village complex at 6401 Prairie Street in Norton Shores. The building offers first-floor and upper-level suites ranging from 2,019 to 8,589 square feet, with flexible configurations ideal for a variety of healthcare and office users. Existing on-site services include pharmacy, imaging, lab, obstetrics, pelvic floor/breast care, and physical therapy provided by Trinity Health. The property is conveniently located just off US-31 at Pontaluna Road, offering excellent access and visibility, and is surrounded by new residential development and the region's primary retail corridor along Harvey Street.

PROPERTY HIGHLIGHTS

- Multiple Office Options Available: 2,019 SF to 8,589 SF
- Trinity Health currently offers pharmacy, obstetrics, lab, imaging, pelvic floor/breast care, and physical therapy at this location
- Highly Accessible Location just off US-31 at Pontaluna Road, Centrally positioned to serve North Ottawa and Muskegon Counties

LEASE RATE \$18.00 SF/YR (NNN)

Available SF: 2,019 - 8,589 SF



BRADLEY COMPANY
220 Lyon St. NW, Suite 400
Grand Rapids, MI 49503
616.254.0005

TERESA DATEMA
Advisor, Healthcare Facilities Specialist
616.309.7395
tdatema@bradleyco.com

JEFF TUCKER
Senior Managing Director, Brokerage | Principal
616.254.0014 x564
jtucker@bradleyco.com



BRADLEYCO.COM

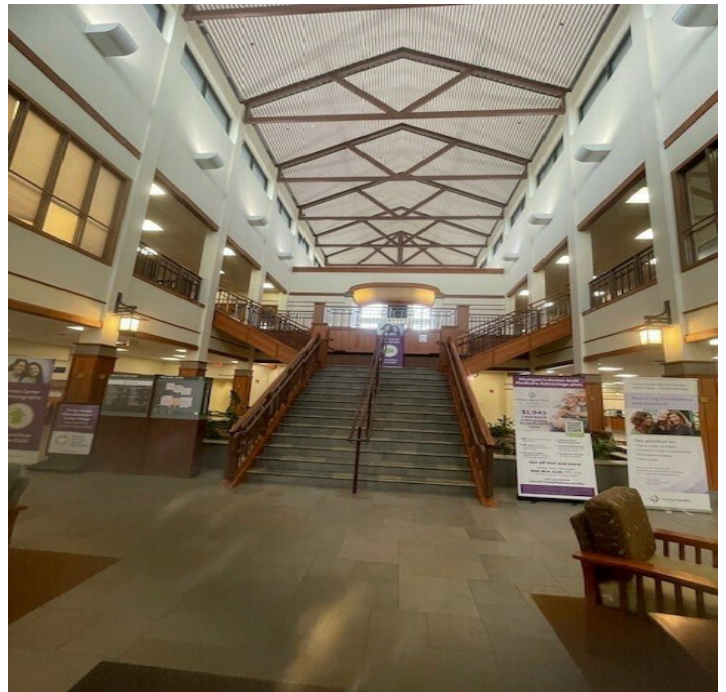


INTERIOR & EXTERIOR PHOTOS

6401 PRAIRIE ST, NORTON SHORES, MI 49444

LEASE

OFFICE



TERESA DATEMA

Advisor, Healthcare Facilities Specialist
616.309.7395
tdatema@bradleyco.com

JEFF TUCKER

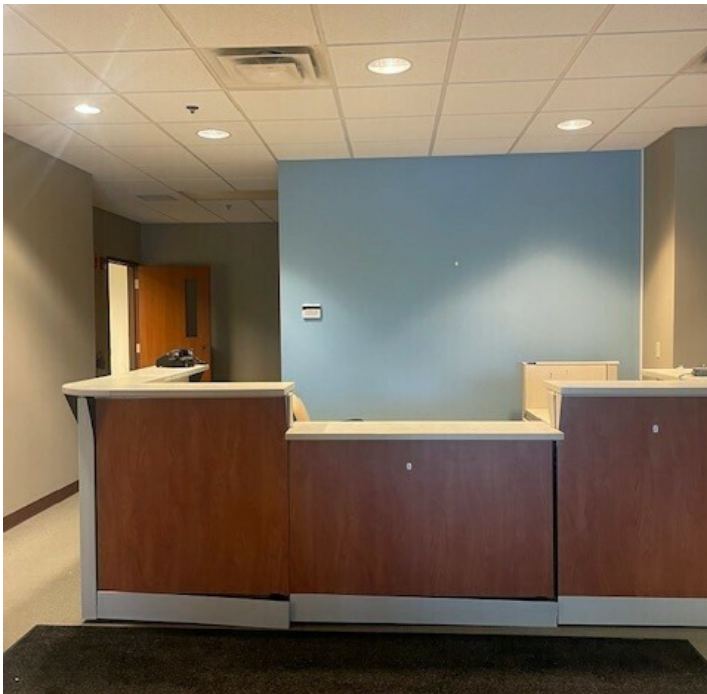
Senior Managing Director, Brokerage | Principal
616.254.0014 x564
jtucker@bradleyco.com



6401 PRAIRIE ST, NORTON SHORES, MI 49444

LEASE

OFFICE



TERESA DATEMA
Advisor, Healthcare Facilities Specialist
616.309.7395
tdatema@bradleyco.com

JEFF TUCKER
Senior Managing Director, Brokerage | Principal
616.254.0014 x564
jtucker@bradleyco.com

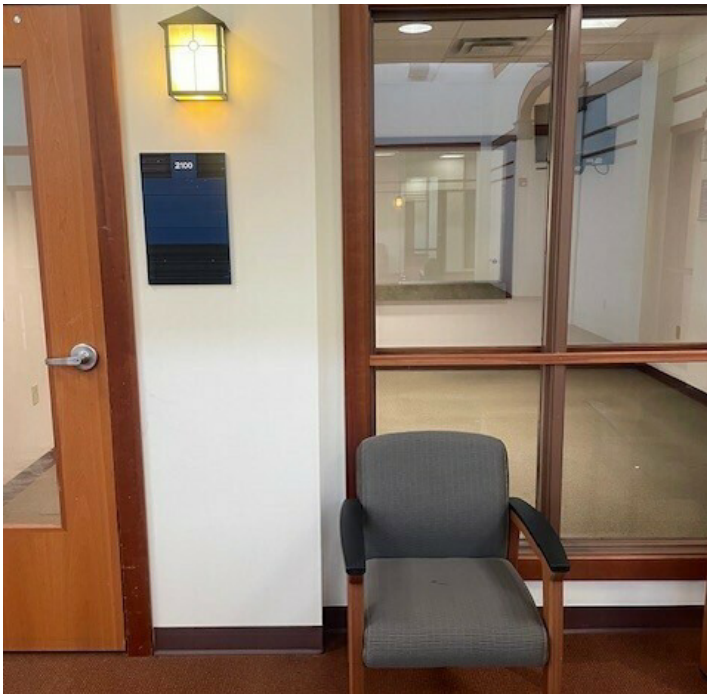


SUITE 2100 PHOTOS

6401 PRAIRIE ST, NORTON SHORES, MI 49444

LEASE

OFFICE



TERESA DATEMA
Advisor, Healthcare Facilities Specialist
616.309.7395
tdatema@bradleyco.com

JEFF TUCKER
Senior Managing Director, Brokerage | Principal
616.254.0014 x564
jtucker@bradleyco.com

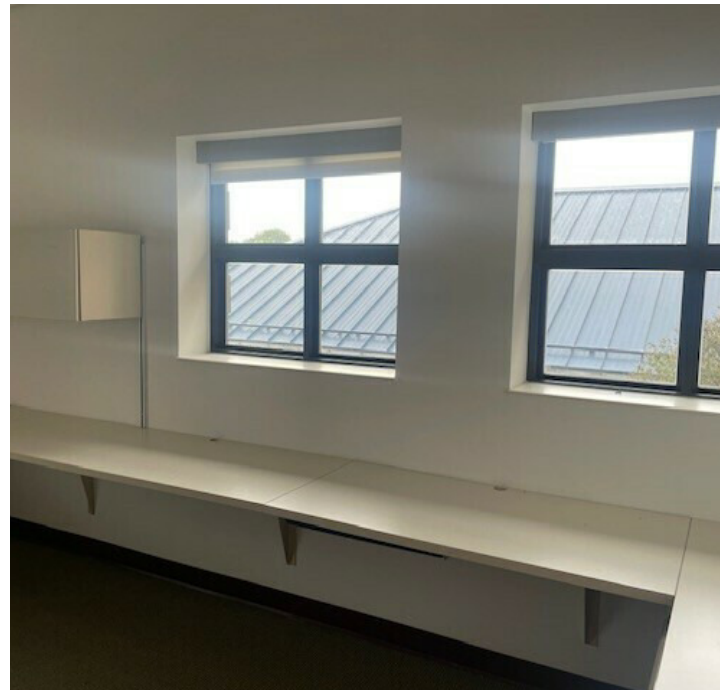


SUITE 2700 PHOTOS

6401 PRAIRIE ST, NORTON SHORES, MI 49444

LEASE

OFFICE



TERESA DATEMA
Advisor, Healthcare Facilities Specialist
616.309.7395
tdatema@bradleyco.com

JEFF TUCKER
Senior Managing Director, Brokerage | Principal
616.254.0014 x564
jtucker@bradleyco.com



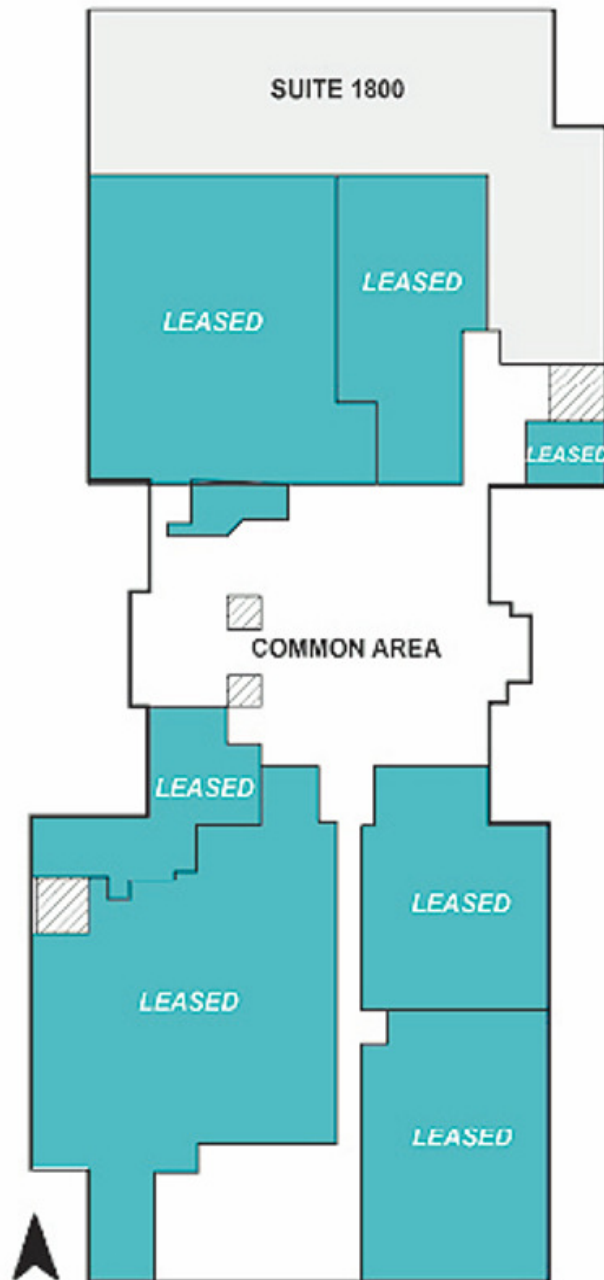
1ST FLOOR FLOORPLAN

6401 PRAIRIE ST, NORTON SHORES, MI 49444

LEASE

OFFICE

Floor Plan – 1st Floor



TERESA DATEMA

Advisor, Healthcare Facilities Specialist
616.309.7395
tdatema@bradleyco.com

JEFF TUCKER

Senior Managing Director, Brokerage | Principal
616.254.0014 x564
jtucker@bradleyco.com



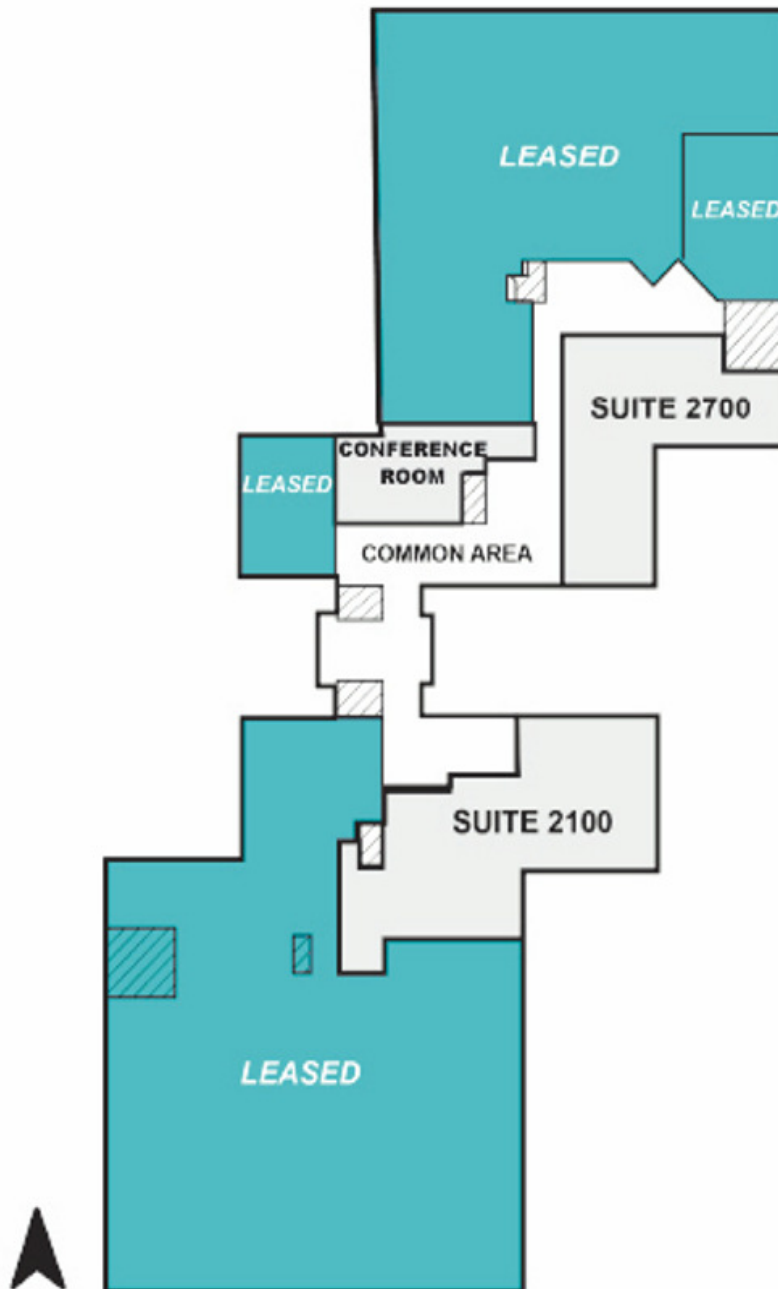
2ND FLOOR FLOORPLAN

6401 PRAIRIE ST, NORTON SHORES, MI 49444

LEASE

OFFICE

Floor Plan – 2nd Floor



TERESA DATEMA

Advisor, Healthcare Facilities Specialist
616.309.7395
tdatema@bradleyco.com

JEFF TUCKER

Senior Managing Director, Brokerage | Principal
616.254.0014 x564
jtucker@bradleyco.com



6401 PRAIRIE ST, NORTON SHORES, MI 49444

LEASE

OFFICE

AVAILABLE SPACES

	SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
■	1800	8,589 SF	NNN	\$18.00 SF/yr
■	1800-A	3,500 SF	NNN	\$18.00 SF/yr
■	1800-B	5,089 SF	NNN	\$18.00 SF/yr
■	2100	2,813 SF	NNN	\$18.00 SF/yr
■	2700	2,019 SF	NNN	\$18.00 SF/yr

TERESA DATEMA
Advisor, Healthcare Facilities Specialist
616.309.7395
tdatema@bradleyco.com

JEFF TUCKER
Senior Managing Director, Brokerage | Principal
616.254.0014 x564
jtucker@bradleyco.com



RETAILER MAP

6401 PRAIRIE ST, NORTON SHORES, MI 49444

LEASE

OFFICE



TERESA DATEMA
Advisor, Healthcare Facilities Specialist
616.309.7395
tdatema@bradleyco.com

JEFF TUCKER
Senior Managing Director, Brokerage | Principal
616.254.0014 x564
jtucker@bradleyco.com

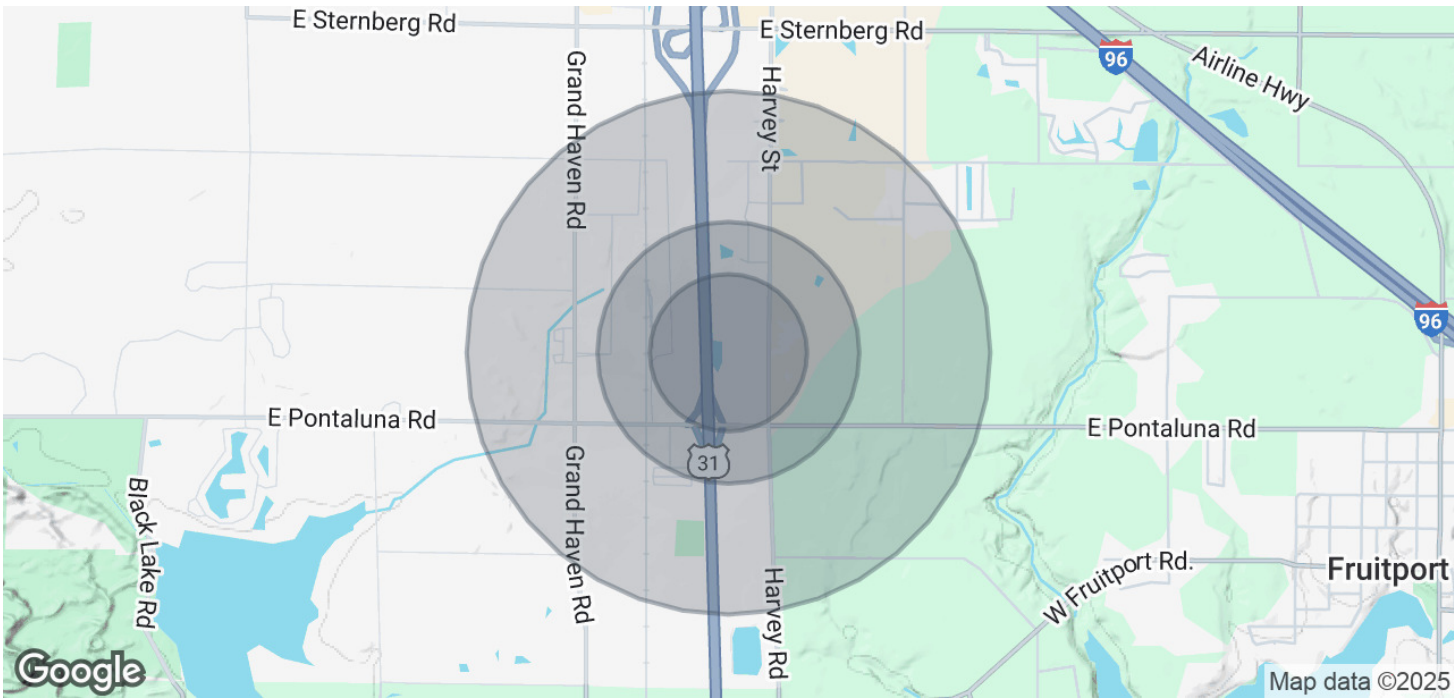


DEMOGRAPHICS MAP & REPORT

6401 PRAIRIE ST, NORTON SHORES, MI 49444

LEASE

OFFICE



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	159	646	2,251
Average Age	41	42	43
Average Age (Male)	40	40	41
Average Age (Female)	42	43	45
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	75	302	998
# of Persons per HH	2.1	2.1	2.3
Average HH Income	\$72,198	\$73,682	\$81,662
Average House Value	\$272,190	\$274,235	\$302,226

Demographics data derived from AlphaMap

TERESA DATEMA
Advisor, Healthcare Facilities Specialist
616.309.7395
tdatema@bradleyco.com

JEFF TUCKER
Senior Managing Director, Brokerage | Principal
616.254.0014 x564
jtucker@bradleyco.com