# **FOR LEASE**

3949 Sparks Drive SE, Grand Rapids, MI





### SUITE INFORMATION:

- 825-3,512 rentable square feet available
- Tenant pays electric, gas and in-suite janitorial
- · Offices with large windows for natural sunlight

# **BUILDING FEATURES**

- 32,000 SF building with ample on-site parking at three entrances
- On-site ownership, maintenance and management team
- Newly remodeled common areas and restrooms
- Easy ingress and egress from East Paris Ave and Sparks Drive

# **LEASE RATE:**

\$23.95

PSF/YEAR, MODIFIED GROSS

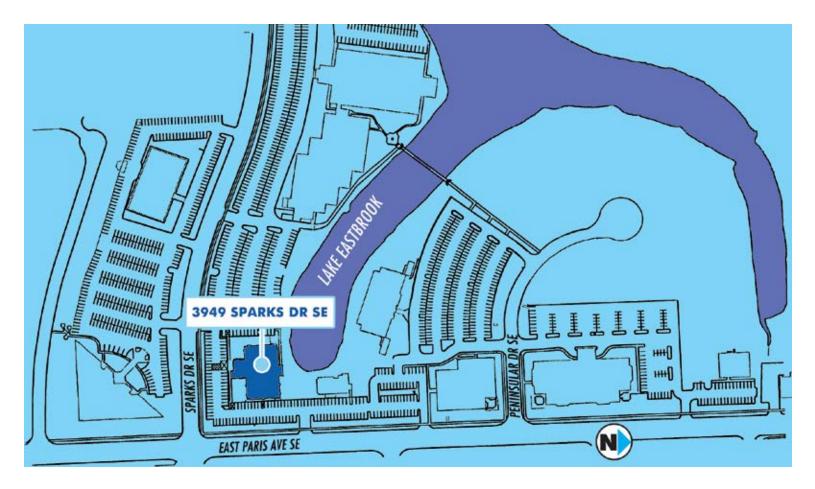
### FOR MORE INFORMATION:

# **Blake Rosekrans**

Vice President, Brokerage Services

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Bridge Pointe Office Park is the premier suburban office park in Grand Rapids, boasting over 250,000 SF of office space in a park like setting near 28th St., between East Paris and E. Beltline.

The Office Park has recently undergone a capital campaign of over \$5MM, modernizing building mechanicals, updating common areas and restrooms, and creating turnkey work spaces to meet the demands of many nationally recognized Tenants.





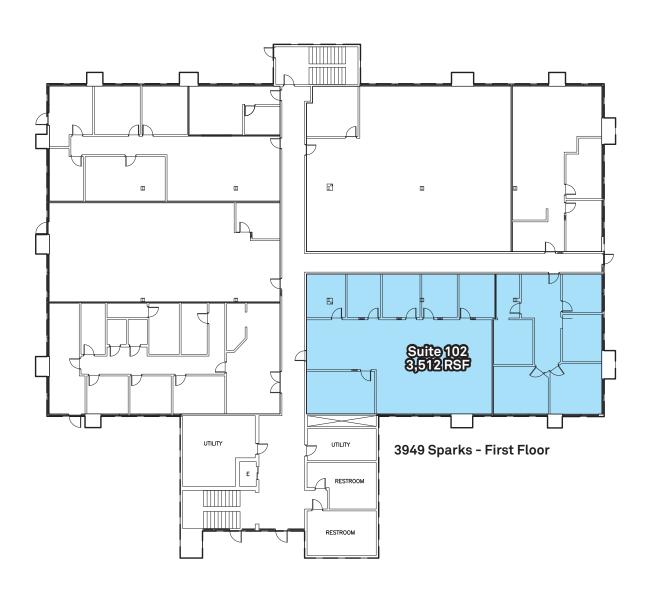


Suite 102: 3,512 SF Available		
Rate	\$23.95 PSF	
Terms	Modified Gross Lease	
Availability	Immediate	

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# SUITE INFORMATION:

• Landlord to provide Tenant Improvement Allowance to finish suite to Tenant's specifications

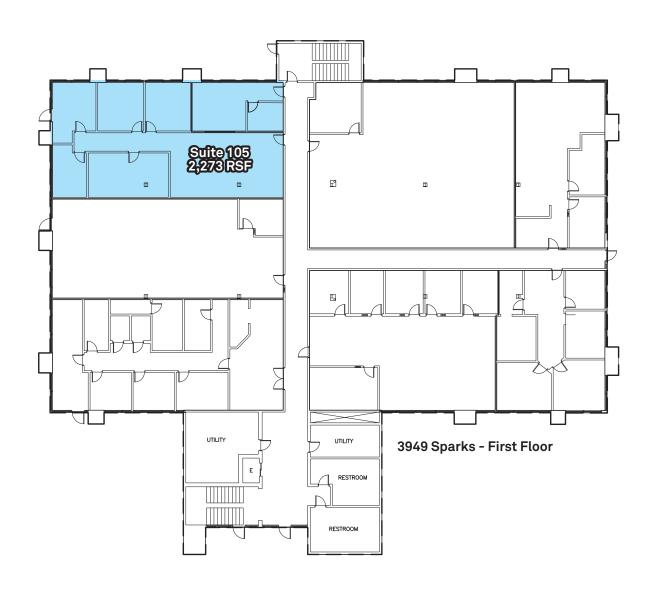


Suite 105: 2,273 SF Available			
Rate	\$23.95 PSF		
Terms	Modified Gross Lease		
Availability	Immediate		

# SUITE INFORMATION:

• Landlord to provide Tenant Improvement Allowance to finish suite to Tenant's specifications

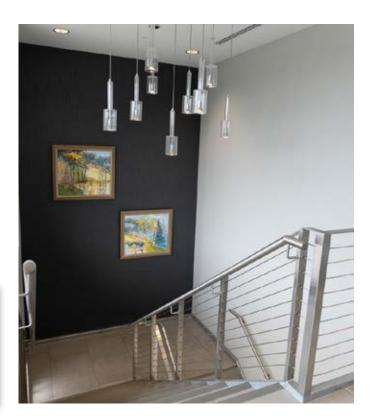


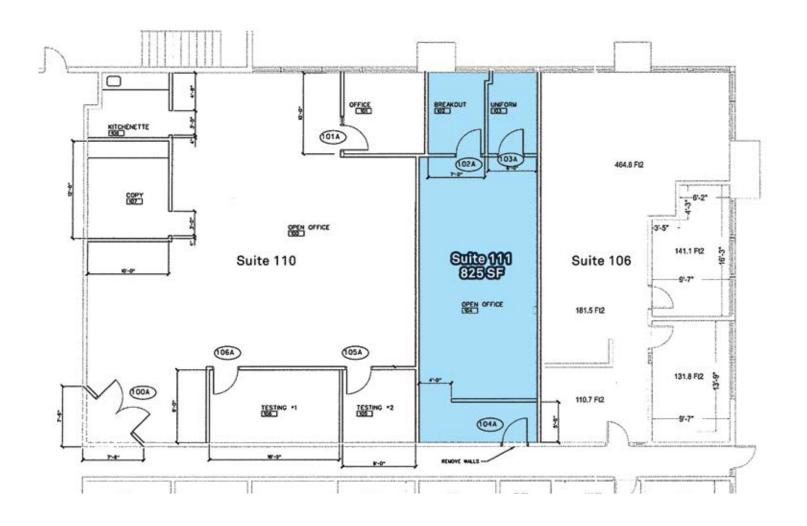


Suite 111: 825 SF Available			
Rate	\$23.95 PSF		
Terms	Modified Gross Lease		
Availability	Immediate		

# SUITE INFORMATION:

- Move in ready, prime first floor suite
- Current floor plan features 2 offices, reception area and open work area.







# AREA INFORMATION:

# 4 Minutes

to The Shops at Centerpoint and Woodland Mall

# 1.8 Miles

to I-96/28th Street interchange

# 3.8 Miles

to Gerald R. Ford International Airport

# 14 Minutes

to Downtown Grand Rapids

# **Convenient**

to restaurants, airport, lodging and interstates

DEMOGRAPHICS					
Proximity	1-Mile	3-Mile	5-Mile		
Population	8,120	59,207	167,847		
Average Households	3,608	23,956	64,227		
Average Household Income	\$56,843	\$101,509	\$99,263		

TRAFFIC COUNTS				
Sparks Drive SE	8,438 VPD			
E. Paris Avenue SE	17,760 VPD			
28th Street	39,492 VPD			



