



Brokerage  
Retail Site Selection  
Investment  
Development  
Project and Construction  
Consulting

Available For Lease • OFFICE  
**2464 Byron Station Dr. SW**

Byron Center, 49315

# RARE OFFICE SPACE IN BYRON CENTER

## NEWLY REMODELED W/FREE MEETING SPACE & STORAGE

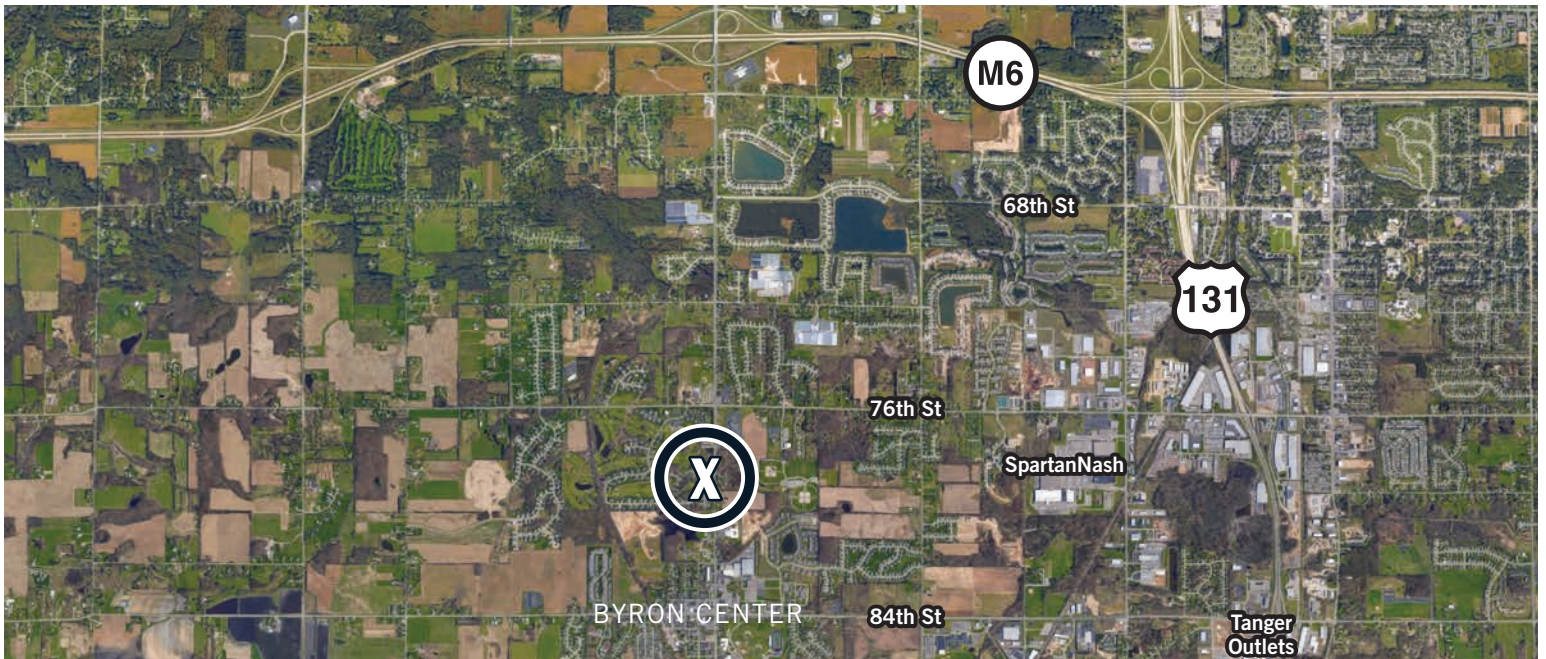


- UNIT B 1,866 RSF • UNIT C 1,777 RSF • FOR LEASE: \$14.95/RSF MDG •
- INCLUDES THE USE OF SHARED CONFERENCE ROOM, COMMON AREA BATHROOMS & BASEMENT STORAGE • MODERN OFFICE INTERIORS •

### RELOCATE YOUR BUSINESS TO BYRON CENTER

Seeking suburban office space with easy freeway access for your team? Byron Station Drive is 2.5 miles south on Byron Center Ave., making for an easy commute. This building is currently undergoing a full interior renovation for a move-in ready space with a clean, modern palette that offers flexibility to personalize to your preference. Plus, you'll never have to worry about parking! This property has an ample amount for your employees around the perimeter of the building.





## BUILDING FLOORPLAN



## HIGHLIGHTS

- \$14.95/RSF + ELECTRIC & JANITORIAL
- LARGE SHARED CONFERENCE ROOM (3 UNITS) AT NO ADDITIONAL COST TO TENANT
- NEWLY REMODELED INTERIORS
- DOUBLE DOOR UPDATED ENTRANCE
- RESEALED AND RE-STRIPED PARKING LOT 2017
- AMPLE FREE ON-SITE PARKING
- RAILSIDE GOLF CLUB ADJACENT TO PROPERTY
- 2.5 MILES FROM M-6 FREEWAY
- EASY ACCESS FOR YOUR EMPLOYEES
- OWNER-OCCUPIED

## AREA STATISTICS

- POPULATION 22,400
- MEDIAN AGE 40
- STRONG DEMOGRAPHIC OF CONSUMERS AND EMPLOYEES
- 820+ BUSINESSES
- 15,400 EMPLOYEES

### CONTACT:

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