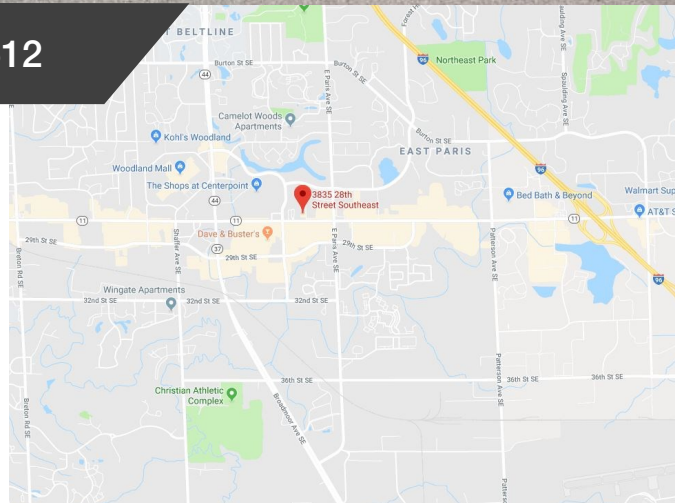


For Lease
Office Space

3835 28TH STREET SE, GRAND RAPIDS, MI 49512

Property Features

- 1,121 – 1,219 SF of office space for lease
- Pylon signage along 28th Street
- Ample on-site parking
- Recently remodeled common areas



For more information, contact:

Jason Makowski

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Mary Anne Wisinski-Rosely, CCIM, SIOR

616 575 7047 direct • mawr@naiwwm.com



Commercial Real Estate Services, Worldwide.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

Asset Overview

3835 28th Street SE
Grand Rapids, MI

More Than An Address

Nice, inexpensive office spaces available for lease in this mixed-use building. Pylon signage along 28th Street available. Ample on-site parking in front & back of building. Restaurants and retail located close by.

The Offering

Lease Rate	\$9.50
Lease Type	Modified Gross
Availability	1,121-1,219 SF



Lease Overview

3835 28th Street SE
Grand Rapids, MI

The Building

Location	E. Beltline and E. Paris
Total Building Size	22,061 SF
Acreage	2.29 Acres
Construction	Block
HVAC	Gas/Forced Air
Air Conditioning	100%
Signage	Pylon
Elevators	NA
Parking	On-site; Ample spaces
Security System	NA
Zoning	C-2

Lease Information

Lease Type	Modified Gross
Terms	24—60 months
Tenant Provides	Electric, Gas/ Heat, Janitorial, Phone
Landlord Provides	Taxes, Insurance, Water, Sewer, Air Conditioning, Snow Removal, Refuse Removal, Roof & Structural
Renewal Option	Yes
Possession	At lease commencement

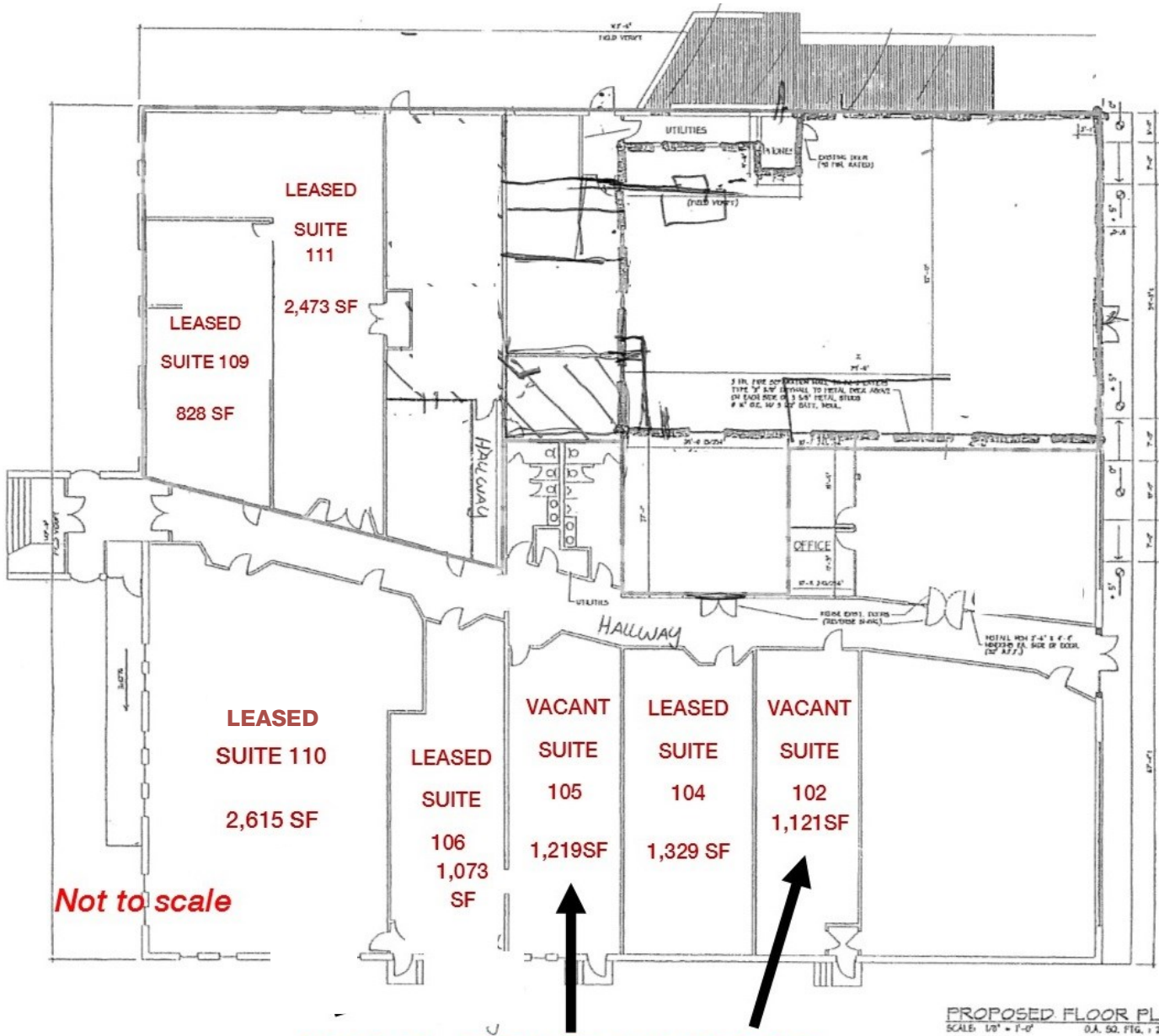
Availability

Suite	Floor	Rentable SF	Rate/SF/Yr	Monthly Rent
102	1	1,121	\$9.50	\$887.46
105	1	1,219	\$9.50	\$965.05



Floor Plan

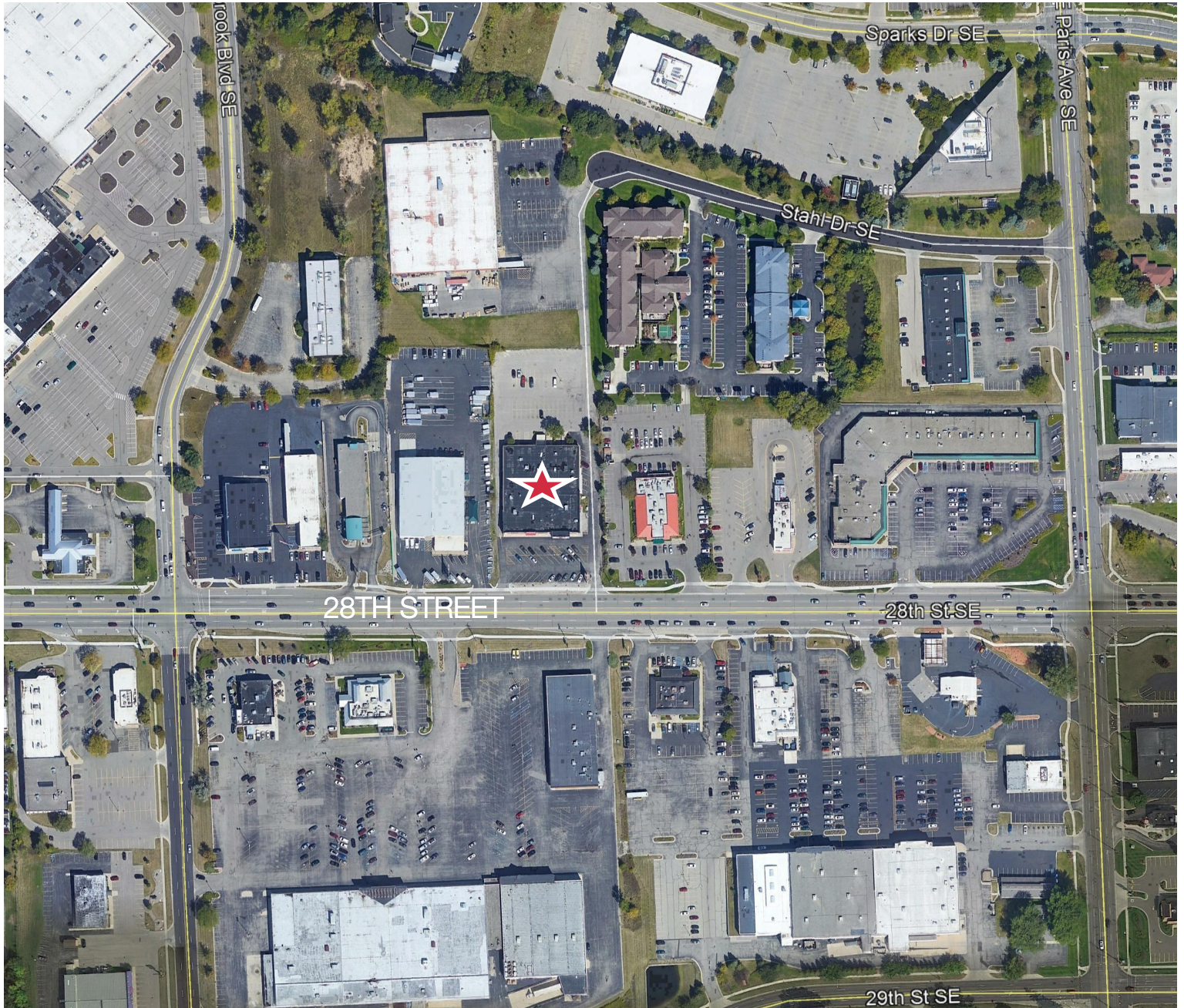
3835 28th Street SE
Grand Rapids, MI



AVAILABLE SUITES

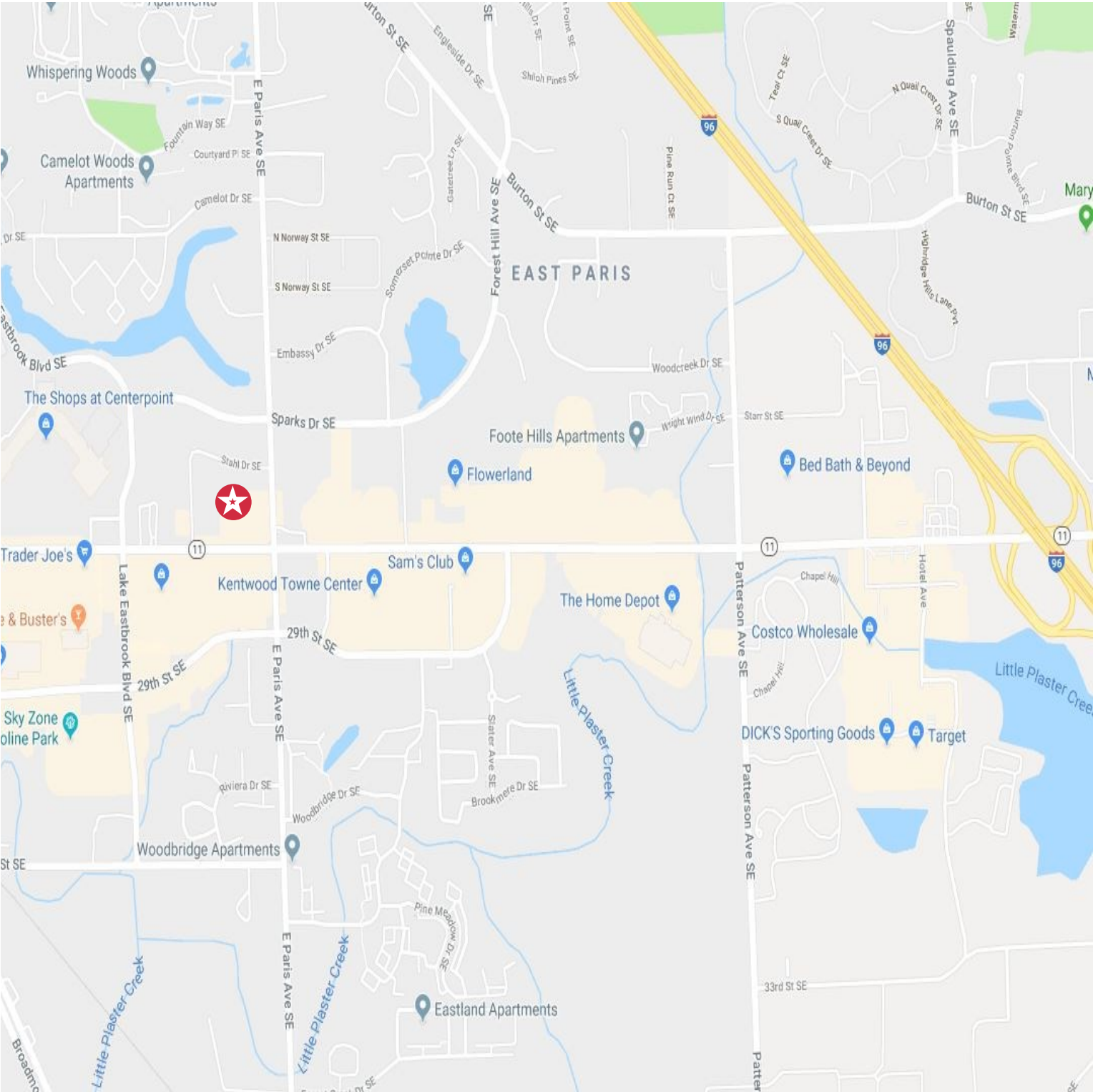
Aerial Photography

3835 28th Street SE
Grand Rapids, MI



Location Map

3835 28th Street SE
Grand Rapids, MI





West Michigan Overview

West Michigan Advantage

West Michigan is a growing region of more than 1.5 million people and is located between Detroit and Chicago. More than 130 international companies are located in West Michigan as well as four of Forbes Largest Private Companies.

The businesses and community leaders have set in motion an unprecedented level of growth and investment throughout the region that has made West Michigan a destination for business success. West Michigan has a vibrant, big-city feel in Grand Rapids while retaining smaller-city charm in its neighborhoods, boutique shopping areas, and tree-lined streets - all combined in a virtual playground of arts, culture and natural beauty

Grand Rapids Rankings

- #1 Fastest Growing US Economy
-HeadlightData
- #19 Best Cities in the US
- USNews
- #3 Big Cities with the Healthiest Markets
-SmartAsset
- #4 Housing Markets to Watch 2017
- Trulia
- #5 Best Large Cities to Start a Business
- WalletHub

Quality of Life

West Michigan has a vibrant, big-city feel in Grand Rapids while retaining smaller-city charm in its neighborhoods.



Entertainment

More than 1.5 million people take advantage of sporting events and live performances every year. West Michigan offers a variety of landscapes which allows for a greater sense of adventure. Lake Michigan has 18 world-class beaches and 288 miles of bike trails.



Skilled Workforce

Out of the 1.5 million residents that live in West Michigan, half are under the age of 35. This is a great opportunity for both employers and college graduates. With the high supply of skilled workers and high demand for jobs, it is easy to understand why the region is a destination for business success.



Arts & Culture

West Michigan is known for their arts and culture. Aside from many museums, the city hosts ArtPrize—a unique, open art competition that gives away the world’s largest art prize. Other attractions include Frederik Meijer Gardens, Grand Rapids Ballet, Civic Theatre, and Symphony.