

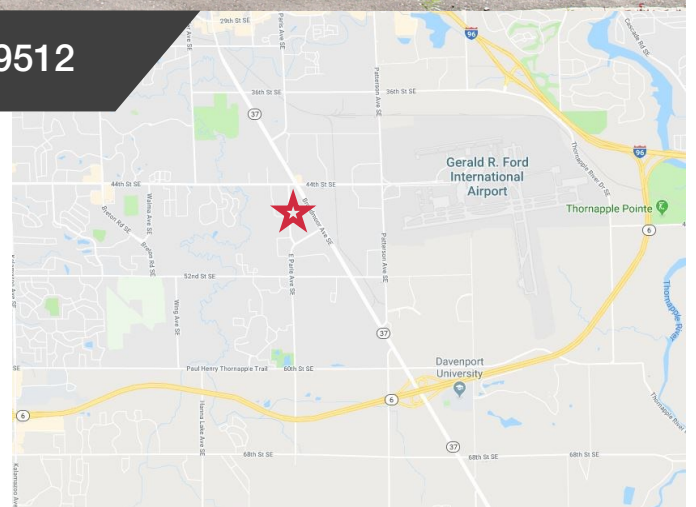
For Lease
Office Suites



4595 BROADMOOR AVE SE, KENTWOOD, MI 49512

Property Features

- Professional Office and Flex/Warehouse Space
- 2017 Common Space Renovation with New Carpet, Paint, Lighting and Ceiling Tiles
- Close Proximity to Gerald R. Ford International Airport, M6 and I-96
- Excellent Signage and Exposure on Broadmoor



For more information, contact:

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Asset Overview

4595 Broadmoor Ave
Kentwood, MI

More Than An Address

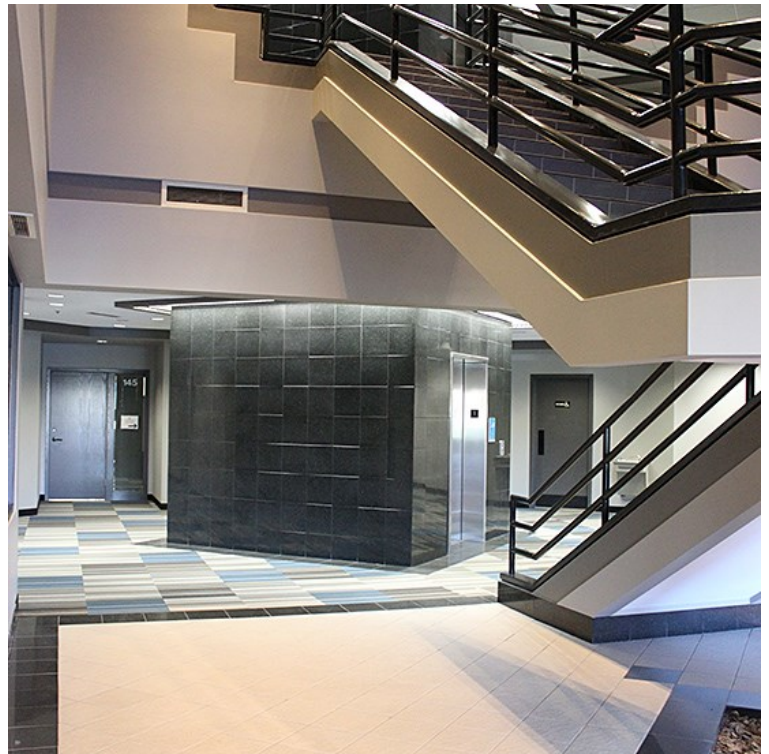
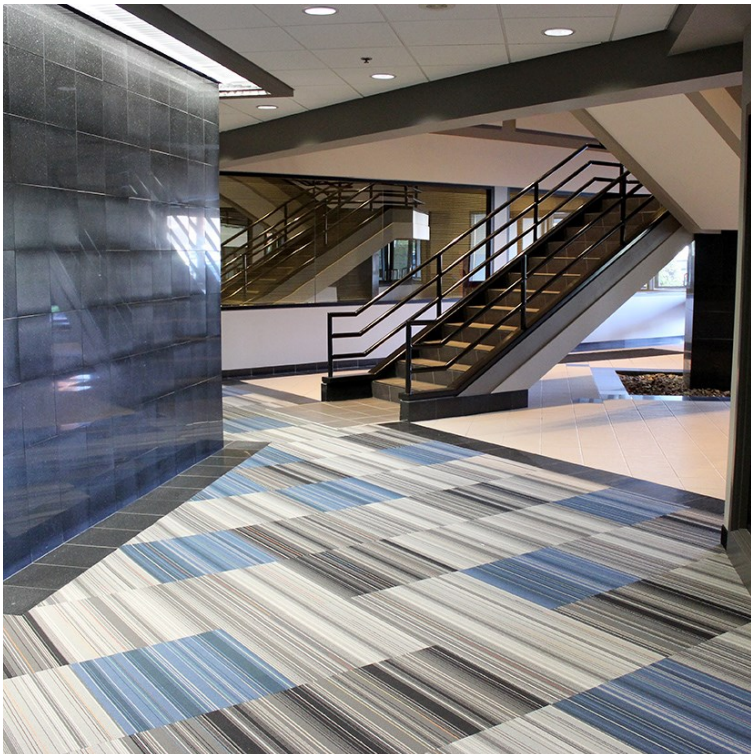
Nice office space located directly on Broadmoor Avenue one mile from the Gerald R. Ford International Airport, 2 miles from M-6 and close to 28th Street. Various professional suite sizes and some warehouse space available. Common area and conference room included. Renovation in 2017 of the common area including new paint, carpeting, lighting and ceiling tiles.

Excellent signage and exposure on Broadmoor.

Zoned light industrial.

The Offering

Lease Rate	\$6.95—\$9.95 SF
Lease Type	NNN
Availability	800—9,897 SF



Lease Overview

4595 Broadmoor Ave
Kentwood, MI

The Building

Location	Between 44th Street and 52nd Street on Broadmoor
Total Building Size	97,737 SF
Acreage	5.62 Acres
Dimensions	454' x 554'
Construction	Steel
HVAC	Gas/Forced Air
Air Conditioning	100%
Signage	Yes
Elevators	1
Parking	On-Site; 145 Spaces
Sprinklered	Yes
Zoning	L-1

Lease Information

Lease Type	NNN
Terms	36—60 Months
Tenant Provides	Taxes, Insurance, Water, Sewer, Electric, Air Conditioning, Gas/Heat, Snow Removal, Janitorial, Refuse Removal, Phone
Landlord Provides	Roof & Structural
Renewal Option	Yes
Possession	At Lease Commencement



Suites Available

4595 Broadmoor Ave
Kentwood, MI

Suite	Floor	Rentable SF	Rate/SF/Yr	Monthly Rent	CAM/Month (\$3.85)	Total Monthly Rent
130	1	1,815	\$9.95	\$1,504	\$ 582.31	\$2,086.31
131	1	1,951	\$6.95	\$1,130	\$ 625.95	\$1,755.95
136	1	4,106	\$9.95	\$3,405	\$1,317.34	\$4,722.34
130 + 136	1	5,921	\$9.95	\$4,909	\$1,899.65	\$6,808.65
140	1	2,754	\$9.95	\$2,284	\$ 883.58	\$3,167.58
150	1	2,290	\$9.95	\$1,899	\$ 734.71	\$2,633.71
180A	1	2,125	\$9.95	\$1,762	\$ 681.77	\$2,443.77
205	2	2,548	\$8.95	\$1,900	\$ 817.48	\$2,717.48
220	2	1,913	\$8.95	\$1,427	\$ 613.75	\$2,040.75
240	2	9,897	\$8.95	\$7,382	\$3,175.29	\$10,557.29
270	2	2,562	\$8.95	\$1,911	\$ 821.98	\$2,732.98
291	2	800	\$8.95	\$ 597	\$ 256.67	\$ 853.67
295	2	963	\$8.95	\$ 718	\$ 308.96	\$1,026.96

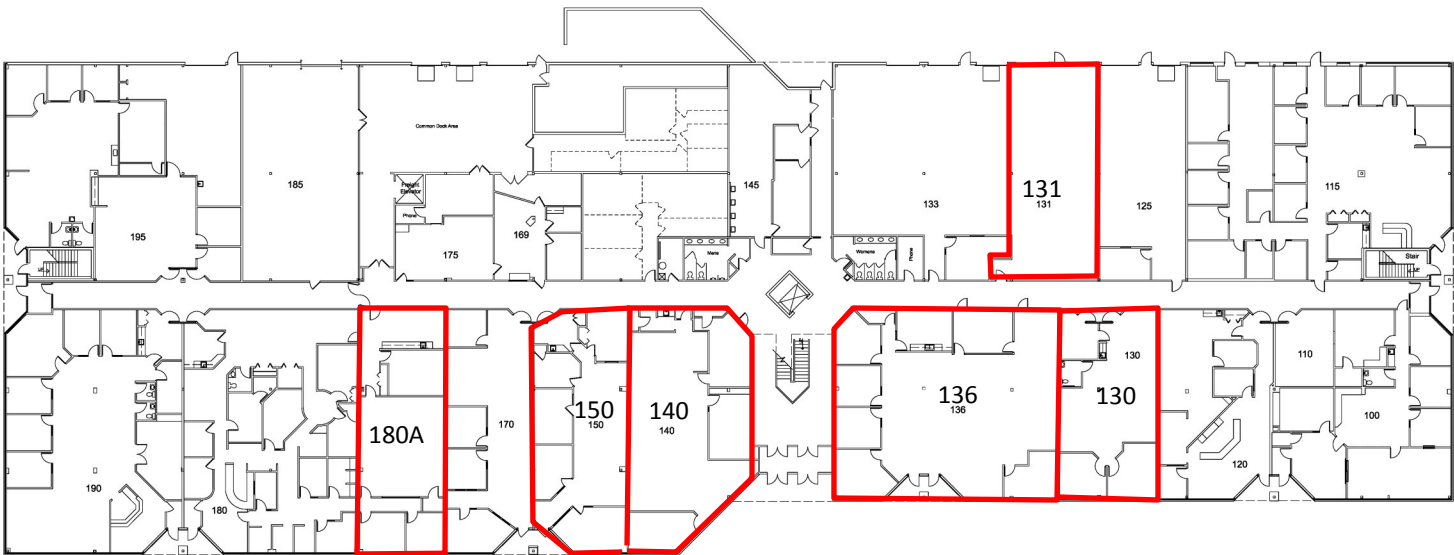
Property Photography

4595 Broadmoor Ave
Kentwood, MI



Floor Plan

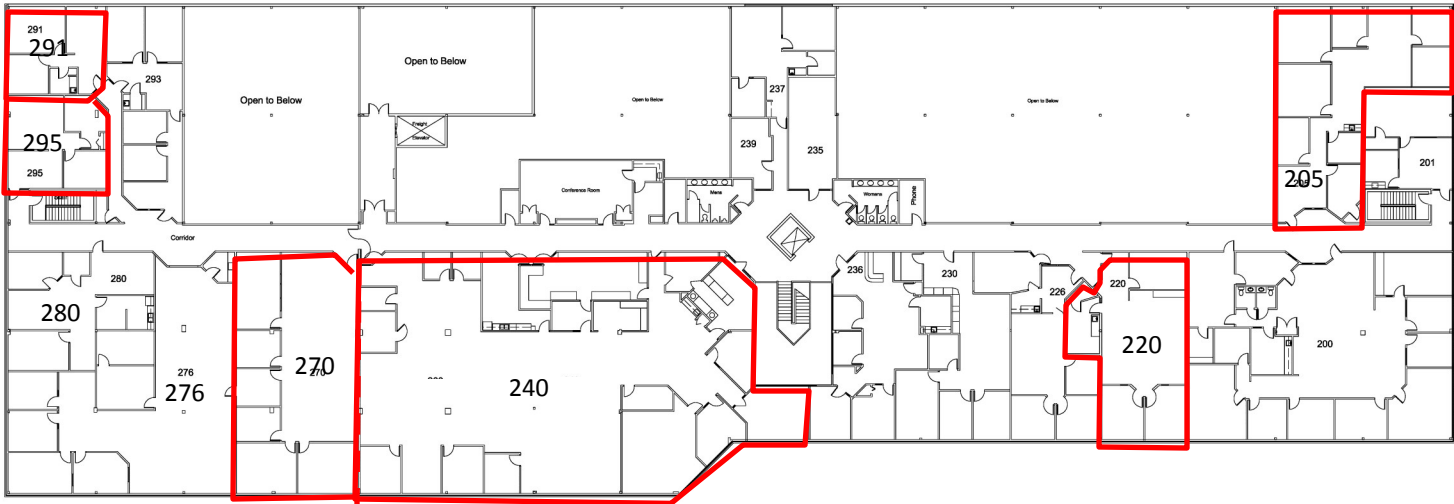
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Kentwood, MI



FIRST FLOOR PLAN

Floor Plan

4595 Broadmoor Ave
Kentwood, MI



SECOND FLOOR PLAN

Aerial Photography

4595 Broadmoor Ave
Kentwood, MI



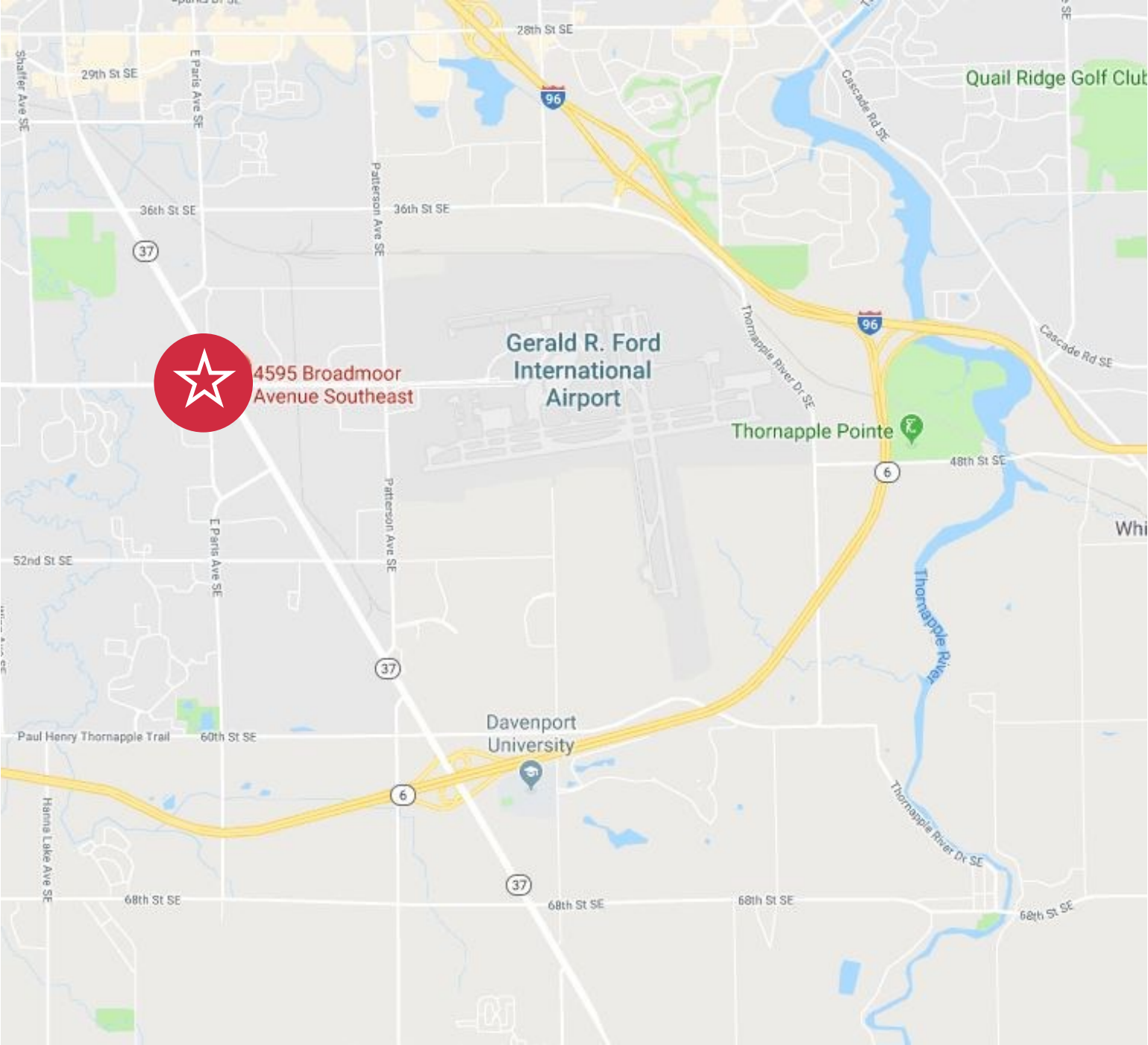
Aerial Photography

4595 Broadmoor Ave
Kentwood, MI



Location Map

4595 Broadmoor Ave
Kentwood, 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

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.

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