



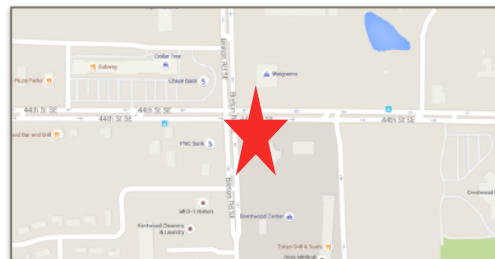
HIGH PROFILE OFFICE SUITE @ 2450 44th Street - Sharp professional building located on the corner of 44th Street & Breton Ave intersection! This excellently maintained building has been completely overhauled from top to bottom! Some updates include All New Modern Common Areas Including Front Entry, New Parking Lot, New Signage, New Landscaping, New EV Station, All New Bathrooms, Nest HVAC Controls, Most of the building has new LED Lighting and some Roof Work! All of this sits on close to 3 Acres and a beautiful scenic pond with natural features. This area in Kentwood has seen a lot of revitalization and has become a great HUB for Businesses. It is close to the airport, highway and also municipal offices.

Nice Corner Office with Natural Light! This space features a nice entry right off the 2nd floor elevator access & stairway. It has 2 large rooms ideal for collaboration space, meetings or open concept workspace. In addition it has another private room ideal for storage.

Suite	Sq. Ft.	Rent \$ SF/ Yr.	CAM \$ Sq. Ft. / Yr.	Total (Rent+CAM)
302-A	1,300	\$10.00	\$3.50	\$1,462.50

Property Highlights:

- > Pond Setting Suite Available
- > Great Location with high traffic
- > Flexible Terms - 24-60 Lease Terms
- > High Profile Location
- > CAM INCLUDES GAS EXPENSE



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