

FOR LEASE
OFFICE BUILDING



PALACE BUILDING
7437 RIVER STREET SE, ADA, MI 49301

PROPERTY HIGHLIGHTS

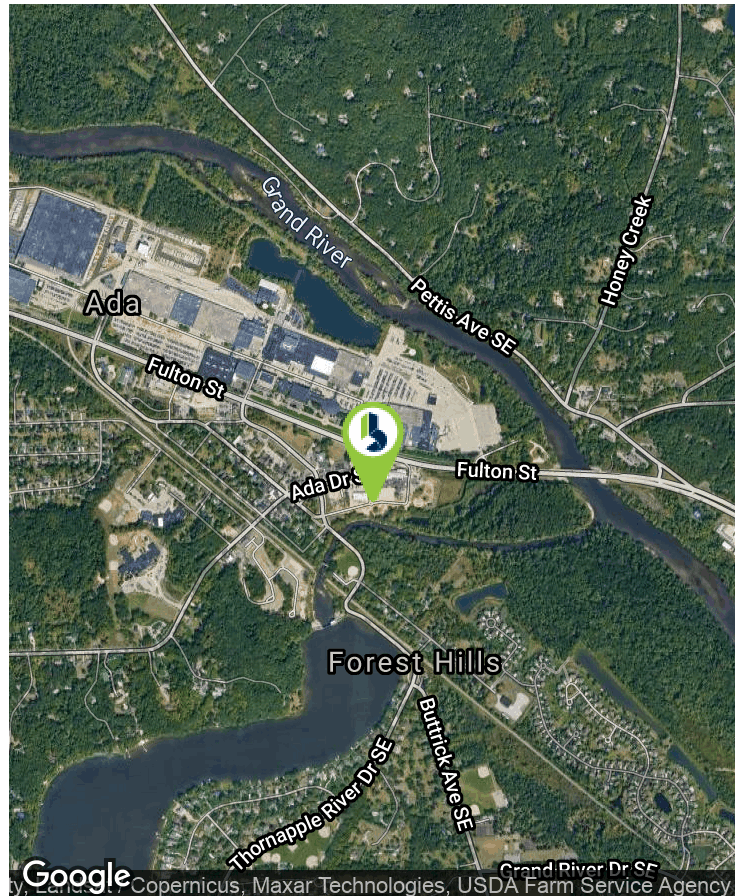
- Proposed 3rd floor office space with 5,743 RSF available in the first quarter of 2021
- Great views overlooking the Thornapple River and Riverfront Park
- First class Zeytin Restaurant anchors the first floor
- Join several new corporate offices relocating to Ada Village to enjoy all the amenities this village has offer
- 2021 CAM estimated at \$6.50/sf/yr

OFFERING SUMMARY

Lease Rate: \$19.50 SF/yr (NNN)
 Year Built: 2018
 Building Size: 5,814 SF
 Zoning: Commercial

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	859	5,673	12,801
Total Population	2,659	16,473	36,747
Average HH Income	\$126,000	\$130,695	\$128,291



AVAILABLE SPACES

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LEASE TYPE | NNN **TOTAL SPACE** | 5,743 SF **LEASE TERM** | Negotiable **LEASE RATE** | \$19.50 SF/yr

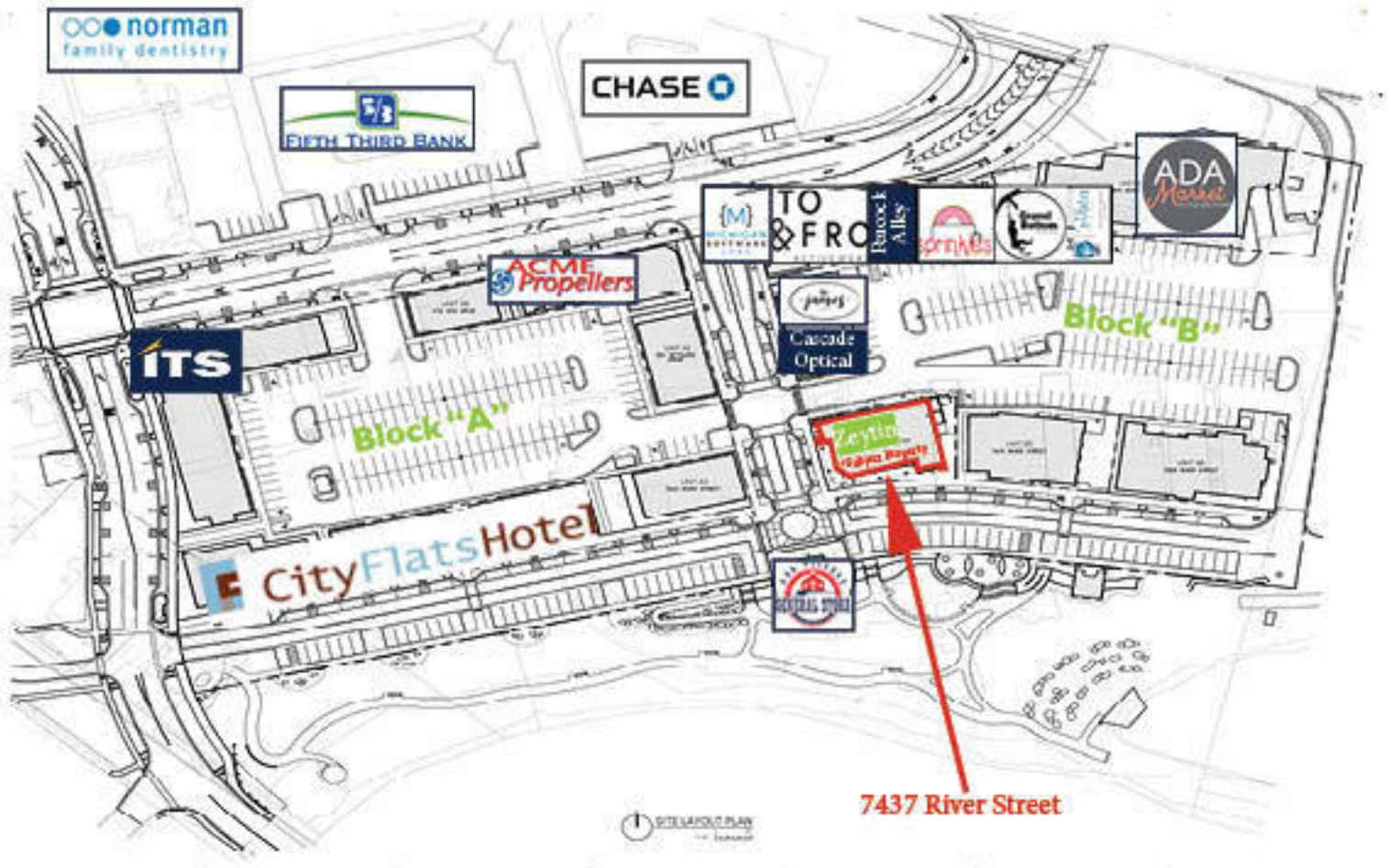


AVAILABLE

SUITE	SIZE	TYPE	RATE
E	5,743 SF	NNN	\$19.50 SF/yr

SITE PLAN

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PROPOSED FOR FALL 2020: THIRD FLOOR

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