



FOR LEASE | OFFICE

# OFFICE SPACE FOR LEASE IN CENTENNIAL PARK

2959 Lucerne Drive SE, Grand Rapids, MI 49546



## LEASE OVERVIEW

**AVAILABLE SF:** 1,544 - 15,504 SF

**LEASE RATE:** \$12.95 - 13.95 SF/Yr  
(MG)

**BUILDING SIZE:** 39,276 SF

**BUILDING CLASS:** A

**ZONING:** PUD-Office

**MARKET:** Grand Rapids

**SUB MARKET:** Kent County

**CROSS STREETS:** 28th St. And Kraft Ave.

## PROPERTY DESCRIPTION

Well maintained professional office building in Centennial Park, offering flexible floor plans and numerous windows. Generous parking to accommodate all uses. Easy access off of Tahoe Drive or Lucerne Drive. Close to I-96 and Gerald R. Ford International Airport

## PROPERTY HIGHLIGHTS

- Beautiful Centennial Park at 28th St. and Kraft Ave.
- 3/4 mile east of I-96 and 28th street interchange
- 10 minutes to Gerald R. Ford International Airport
- Abundance of stores, restaurants, shopping, etc.
- Up to 20,000 sq. ft. available.
- Renovated in 2014
- Rent ranges from \$12.95 to \$14.95 per sq. ft.



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Photos



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## Available Spaces

**Lease Rate:** \$12.95 - 13.95 SF/YR (MG)      **Total Space** 1,544 - 15,504 SF  
**Lease Type:** MG      **Lease Term:**

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 100	Office Building	\$12.95 SF/YR	Modified Gross	15,504 SF	Negotiable	
Suite 102	Office Building	\$12.95 SF/YR	Modified Gross	2,616 SF	Negotiable	
Suite 104	Office Building	\$12.95 SF/YR	Modified Gross	2,317 SF	Negotiable	
Suites 102 & 104	Office Building	\$12.95 SF/YR	Modified Gross	4,933 SF	Negotiable	
Suite 103	Office Building	\$12.95 SF/YR	Modified Gross	8,036 SF	Negotiable	
Suite 215	Office Building	\$13.95 SF/YR	Modified Gross	1,544 SF	Negotiable	
Suite 220	Office Building	\$13.95 SF/YR	Modified Gross	4,315 SF	Negotiable	
Suites 215 & 220	Office Building	\$13.95 SF/YR	Modified Gross	5,860 SF	Negotiable	



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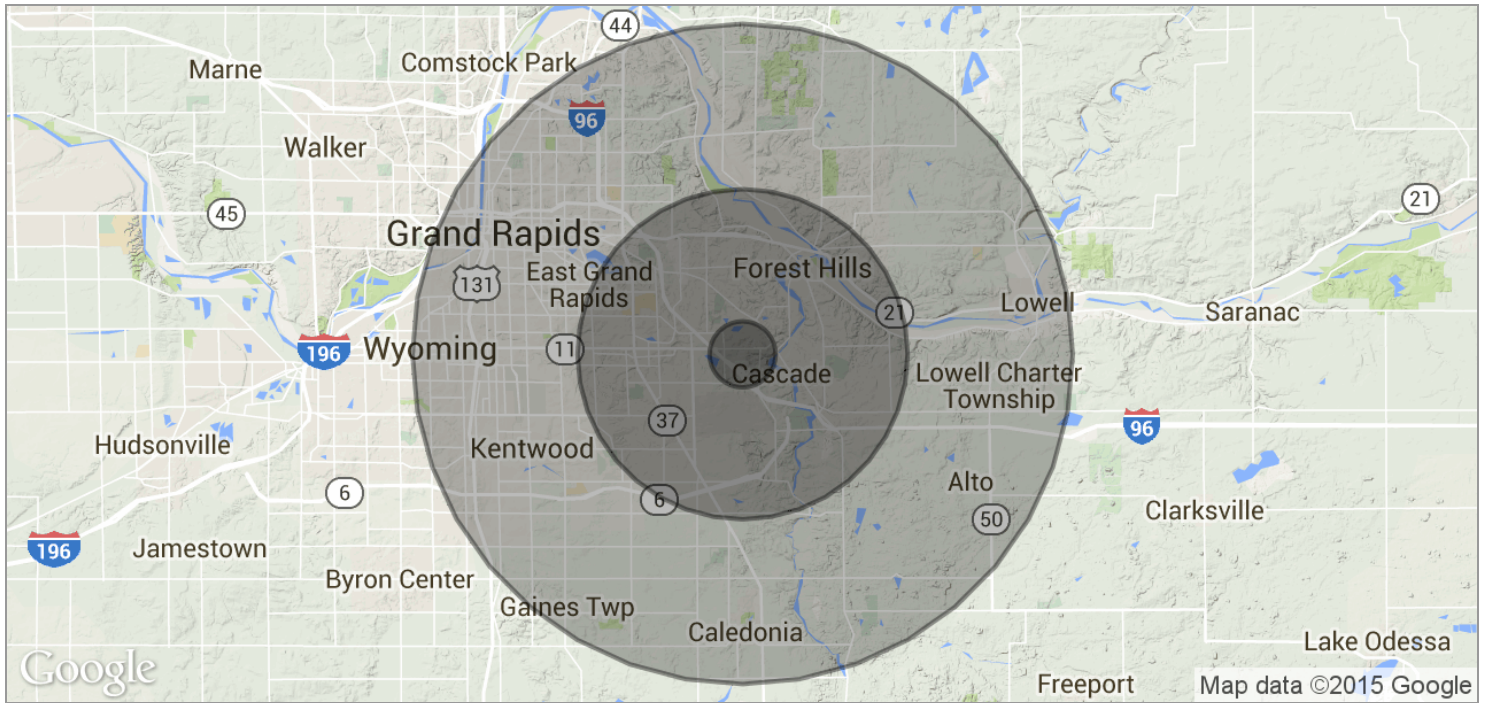
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL POPULATION	1,698	60,858	318,246
MEDIAN AGE	43.1	36.3	34.5
MEDIAN AGE (MALE)	40.3	34.9	33.5
MEDIAN AGE (FEMALE)	46.4	38.2	35.5
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL HOUSEHOLDS	652	23,135	119,535
# OF PERSONS PER HH	2.6	2.6	2.7
AVERAGE HH INCOME	\$119,467	\$92,291	\$72,661
AVERAGE HOUSE VALUE	\$297,072	\$276,486	\$207,377



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