

**FOR LEASE**

**OFFICE BUILDING**



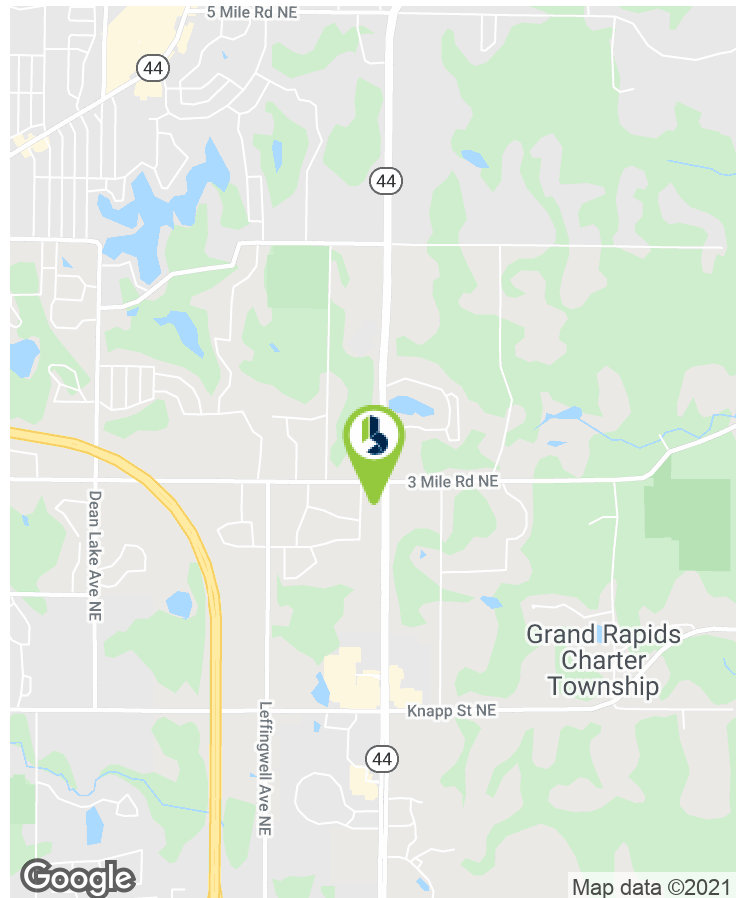
**2727 E. BELTLINE AVE. NE**  
GRAND RAPIDS, MI 49525

**PROPERTY HIGHLIGHTS**

- Excellent location, directly across from new Spectrum Health Campus at 3 Mile Rd. NE
- 2,000-5,000 SF white boxed space
- Multiple suite configurations available
- Space is perfect for medical or general office use
- Built in 2005
- Large windows offer natural light and bright work space
- Many amenities on East Beltline, including the Village at Knapps Corner, Meijer, Celebration Cinema, and many restaurants

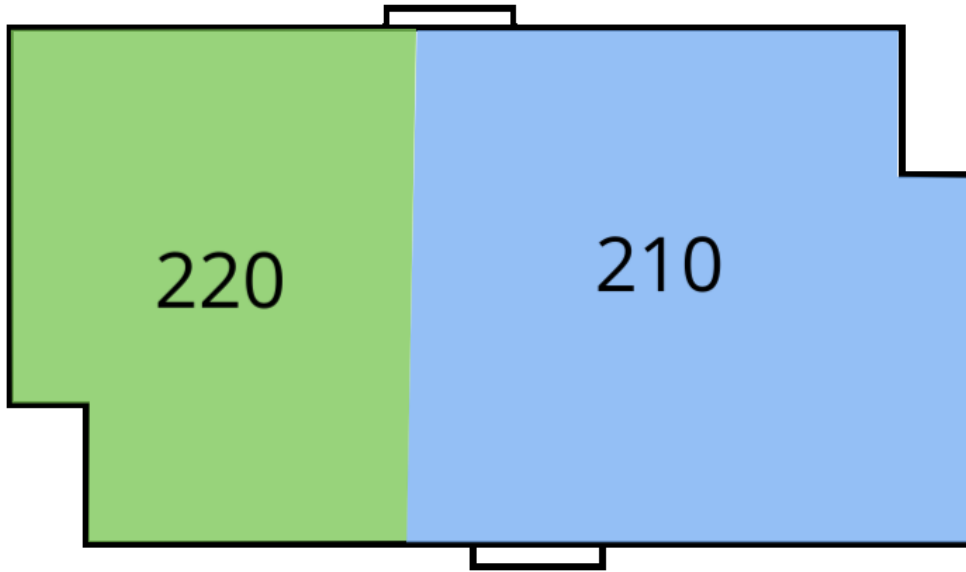
**OFFERING SUMMARY**

Lease Rate:	\$12.95 SF/yr (MG)
Available SF:	2,000 - 5,000 SF
Lot Size:	0.97 Acres
Building Size:	10,000 SF
Market:	Kent County



# AVAILABLE SPACES

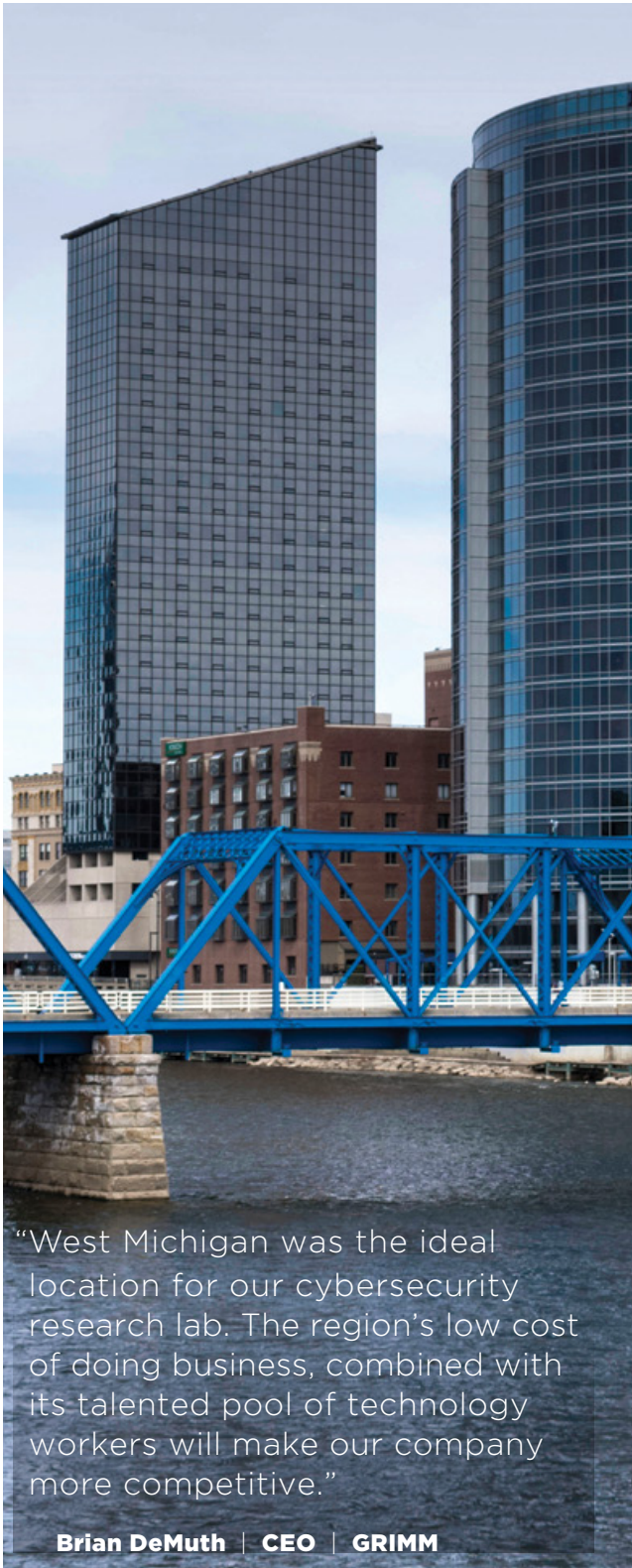
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AVAILABLE ■ AVAILABLE ■

**LEASE TYPE** MG | **TOTAL SPACE** 2,000 - 5,000 SF | **LEASE TERM** NEGOTIABLE | **LEASE RATE** \$12.95 SF/YR

SUITE	TENANT	SIZE	TYPE	RATE
200	Available	5,000 SF	Modified Gross	\$12.95 SF/yr
210	Available	3,000 SF	Modified Gross	\$12.95 SF/yr
220	Available	2,000 SF	Modified Gross	\$12.95 SF/yr



“West Michigan was the ideal location for our cybersecurity research lab. The region’s low cost of doing business, combined with its talented pool of technology workers will make our company more competitive.”

**Brian DeMuth | CEO | GRIMM**

# WELCOME TO WEST MICHIGAN

HOME TO ONE OF THE FASTEST GROWING ECONOMIES IN THE U.S.

Located between Chicago and Detroit, West Michigan is a growing region of more than 1.5 million people and counting. At its core is the thriving and vibrant city of Grand Rapids, the second largest city in the state.

With a strong business climate and exceptionally high quality of life, it is no surprise businesses and talent are flocking to the region. More than 130 international companies are located here, as well as four of Forbes Largest Private Companies. The region is home to the global headquarters of industry leaders like Amway, Steelcase, Herman Miller, Haworth, BISSELL, Wolverine Worldwide, and more.

There is an energy pulsating from West Michigan that is felt throughout the Midwest. Our business and community leaders have set in motion an unprecedented level of growth and investment, cementing our place as a world-class center for advanced manufacturing, life science and medical devices, food processing, and technology.

# WEST MICHIGAN BY THE NUMBERS

## 13-COUNTY REGION POPULATION DATA

**1,606,562**  
POPULATION

**36.9**  
MEDIAN AGE

**584,482**  
HOUSEHOLDS

**832,429**  
LABOR FORCE

**85,483**  
COLLEGE ENROLLMENT

DATA SOURCES: Economic Modeling Specialists International (EMSI), US Census Bureau American Community Survey (ACS), Bureau of Labor Statistics Local Area Unemployment Statistics

## COLLEGES & UNIVERSITIES

## ENROLLMENT

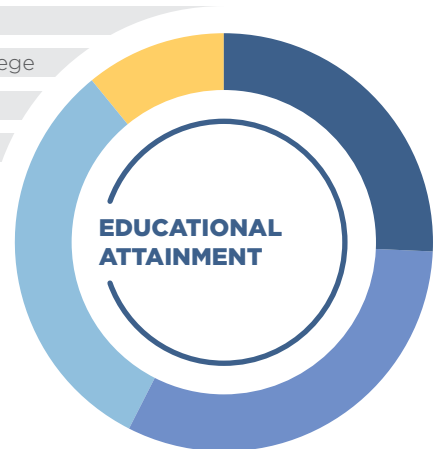
Grand Valley State University	25,049
Grand Rapids Community College	14,269
Ferris State University	13,798
Davenport University - Western Region	7,160
Muskegon Community College	4,311
Calvin College	3,840
Baker College	3,481
Hope College	3,150
Cornerstone University	2,361
Aquinas College	1,716
Montcalm Community College	1,691
Kendall College of Art and Design	1,214
Michigan State University - West	977
Western Michigan University - Grand Rapids	900
Other Area Colleges & Universities	1,566

**Total 85,483**

DATA SOURCE: The Right Place, Inc.

**#1** Top States for Auto Manufacturing Jobs – Michigan  
Bureau of Labor Statistics

<b>25.7%</b>	Bachelor's or Higher
<b>31.8%</b>	Associate/Some College
<b>31.6%</b>	High School Diploma
<b>10.9%</b>	Other



DATA SOURCE: US Census Bureau ACS

## STEM DEGREE COMPLETIONS

## COMPLETIONS

Science (Life & Physical)	1,426
Technology	659
Engineering	1,107
Mathematics	190
Health Sciences	3,769

DATA SOURCE: EMSI