



Brokerage
Retail Site Selection
Investment
Development
Project and Construction
Consulting

Available for Lease • **OFFICE/RETAIL**
368 Diamond Ave SE
Grand Rapids, MI 49506

PRIME REAL ESTATE OPPORTUNITY ON THE CORNER OF WEALTHY STREET AND DIAMOND!



WORK & PLAY IN THE WEALTHY BUSINESS DISTRICT!

- \$1,800/MO. NNN (\$14.40/SF NNN) • NNN CHARGES: ~\$450.00/MONTH •
- RSF: 1,500 (INCLUDES LAND) • TERM: 60-120 MONTHS • FULLY RENOVATED IN 2005 •
- WITHIN WALKING DISTANCE TO SOME OF GR'S BEST RESTAURANTS & RETAIL •
- PARKING AVAILABLE IN THE ADJACENT LOT • HISTORIC & ENERGY-EFFICIENT RESTORATION •

PRIME LOCATION

The Van Dellen building is located on the corner of Diamond and Wealthy in the Wealthy Theatre Historic District. This space was fully renovated by Bazzani in 2005 including: All new mechanical system with central air, new electrical, plumbing, building insulation, windows, and doors, and a new Weather Shield white PVC roof with Sun Ray mansard shingles. Includes land where there's a charming copper and wood trellis and urban rain garden south of building. Work in the booming Uptown neighborhood next to some of Grand Rapids' most popular establishments and within walking distance to Cherry St., Lake Dr., and Eastown! The Van Dellen is perfect for small retail or office business owners looking for a corner location with high visibility and branding potential. This building is move-in ready!





OPEN OFFICE FLOORPLAN

LAND INCLUDED SOUTH OF THE BUILDING



MEET YOUR NEIGHBORS:

THE ELECTRIC CHEETAH **ERB THAI** **THE SPARROWS COFFEE SHOP** **WEALTHY THEATRE** **ATOMIC OBJECT**

THE MEANWHILE **BRICK ROAD PIZZA** **GROVE** **DONKEY TAQUERIA** **HUNTINGTON BANK**

ART OF THE TABLE **WEALTHY MARKET** **THE GREEN WELL** **YESTERDOG** **BREWERY VIVANT**

BAZZANI ASSOCIATES **YOGA FEVER** **LEE & BIRCH**

VENTURES

SPACE DETAILS

RATE: \$1,800/MO. NNN
(\$14.40/SF NNN)
NNN CHARGES: ~\$450.00/MO.
RSF: 1,500 (INCLUDES LAND)
TERM: 60-120 MONTHS

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