



Brokerage
 Retail Site Selection
 Investment
 Development
 Project and Construction
 Consulting

FOR LEASE • OFFICE

456 Plymouth Ave. NE

Grand Rapids, MI 49505

850 SF AVAILABLE NEAR DOWNTOWN

APPROX. 850 RSF • MOVE-IN READY • \$1,000/MO MOD GROSS • FOR LEASE

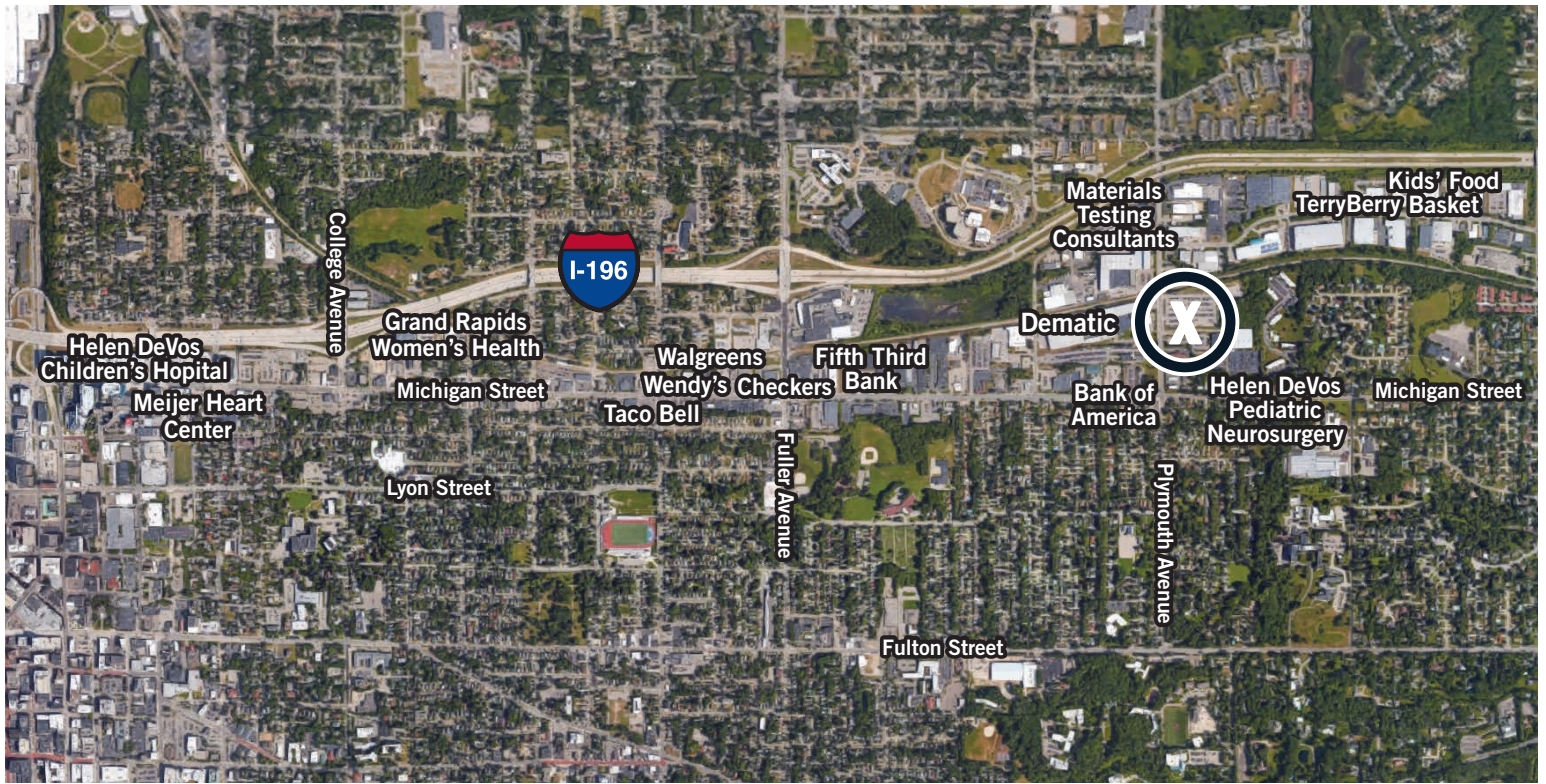


JUST OFF THE CORNER OF PLYMOUTH AND MICHIGAN STREET

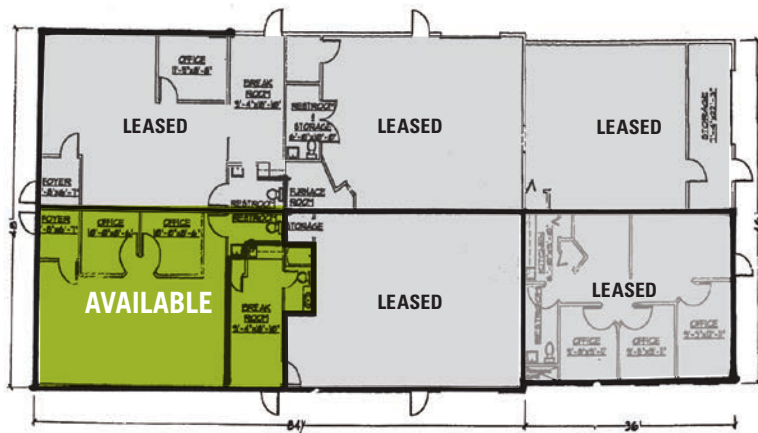
LOCATION, LOCATION, LOCATION



SUITE INTERIOR



BUILDING FLOOR PLAN



Total Building
Square Footage
5,688 SF

SITE DETAILS

- APPROXIMATELY 850 RSF
- \$1,000/MO
- MODIFIED GROSS LEASE (TENANT PAYS: ELECTRIC, GAS, JANITORIAL, REFUSE)
- MOVE-IN READY
- FREE ON-SITE PARKING
- EASY SUITE ACCESS VIA INDIVIDUAL OUTSIDE ENTRANCES
- MONUMENT SIGNAGE

MEET YOUR NEIGHBORS:

DEMATIC

**HELEN DEVOS PEDIATRIC
NEUROSURGERY**
BANK OF AMERICA
FIFTH THIRD BANK
MATERIAL TESTING
CONSULTANTS



**TOOLING SYSTEMS
GROUP**

**WALGREENS
TACO BELL
VANDER MILL
GRAND RAPIDS**

DEMOGRAPHICS (3-MILE RADIUS)

- POPULATION: 112,848
- DAILY TRAFFIC COUNT: 10,920
- MEDIAN AGE: 33
- STRONG DEMOGRAPHIC OF CONSUMERS AND EMPLOYEES:
 - 5,057 BUSINESSES
 - 101,813 EMPLOYEES

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