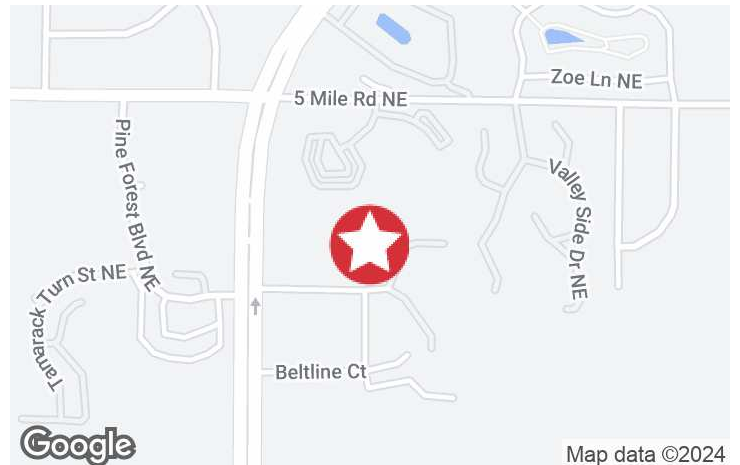




3299 Clear Vista Court NE
Grand Rapids, Michigan 49525

Property Highlights

- Professional Office Building
- 2,287 - 4,889 SF with full basement storage
- Large Reception/Atrium
- 17 Private Offices, 10 with Windows
- Private exterior entrance for staff



For More Information

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Property Overview

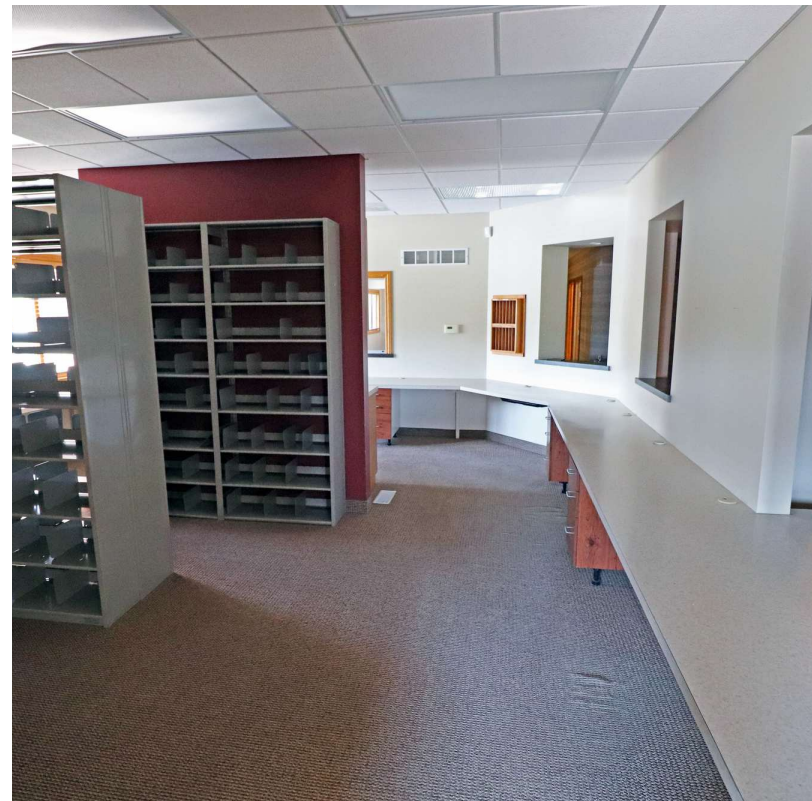
3299 Clear Vista Court NE
Grand Rapids, Michigan 49525

Property Information

Location:	On Clear Vista Ct, Off East Beltline between 4 Mile and 5 Mile
Total Building Size:	10,250 SF
Year Built:	2004
Acreage:	1.660
Signage:	Monument
Parking:	On-site, ample
Zoning:	O-Office
Building Class:	B

Office Information

Office SF:	4,889 SF
HVAC:	Yes
Air Conditioning:	Yes
Sprinklered:	Yes
Ceiling Height:	10'
Lighting:	Fluorescent
Private Offices:	17
Lunch Room:	1
Restrooms:	3



Lease Overview

3299 Clear Vista Court NE
Grand Rapids, Michigan 49525

Lease Information

Lease Type:	Modified Gross
Terms:	36-120 Months
Tenant Provides:	A/C, Electric, Gas/Heat, Insurance, In-suite Janitorial, Telephone/Data
Landlord Provides:	Taxes, Water/Sewer, Refuse Removal, Lawn Care, Snow Removal, Management Fees
PPN:	41-10-35-125-003

Availability

SUITE	RENTABLE SF	RATE / SF / YR	MONTHLY RENT
Suite A - B	4,889 SF	\$18.50	\$7,537.21
Suite A	2,287 SF	\$18.50	\$3,525.79
Suite B	2,602 SF	\$18.50	\$4,011.42

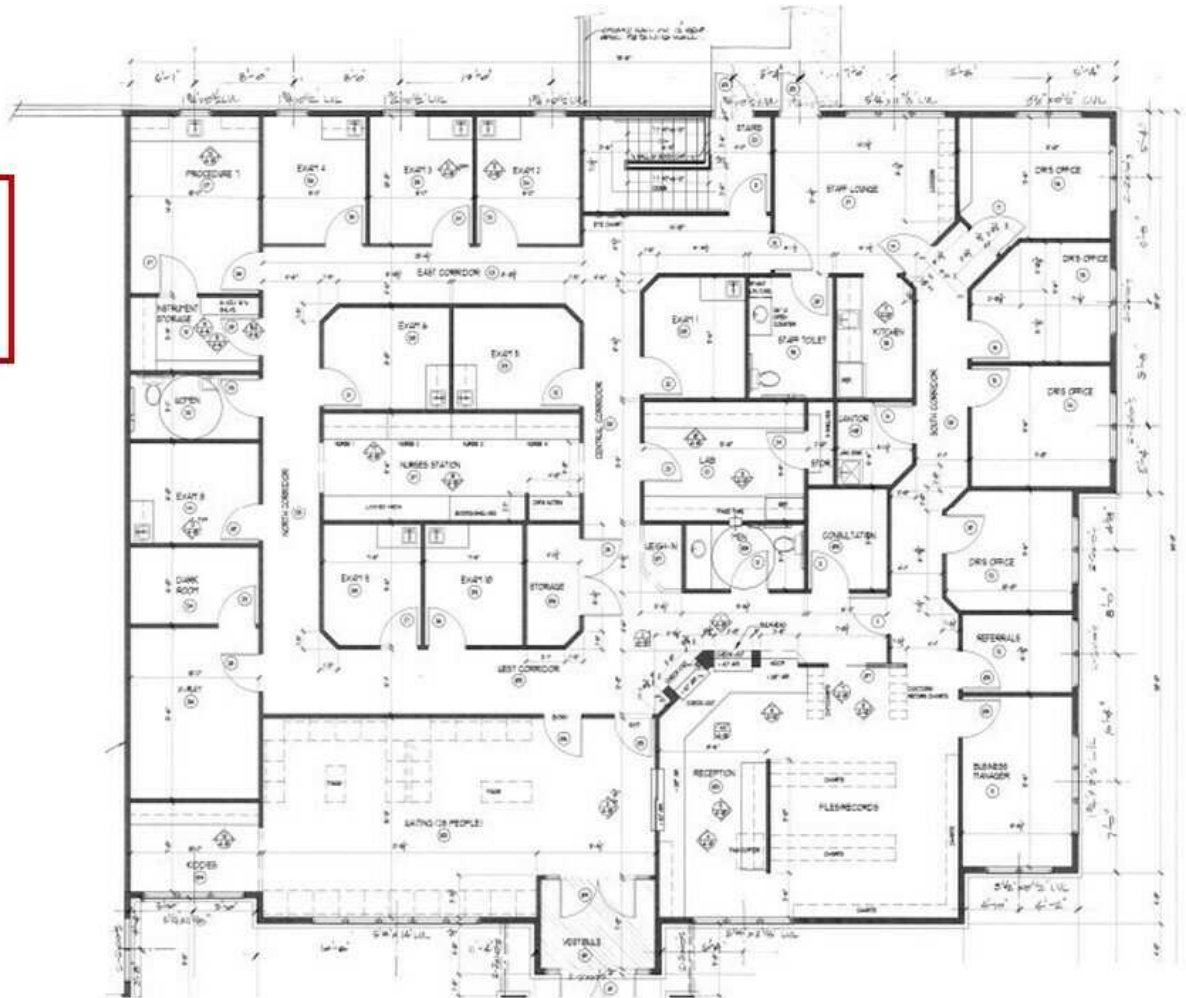


Floor Plan

3299 Clear Vista Court NE
Grand Rapids, Michigan 49525

Video Tour

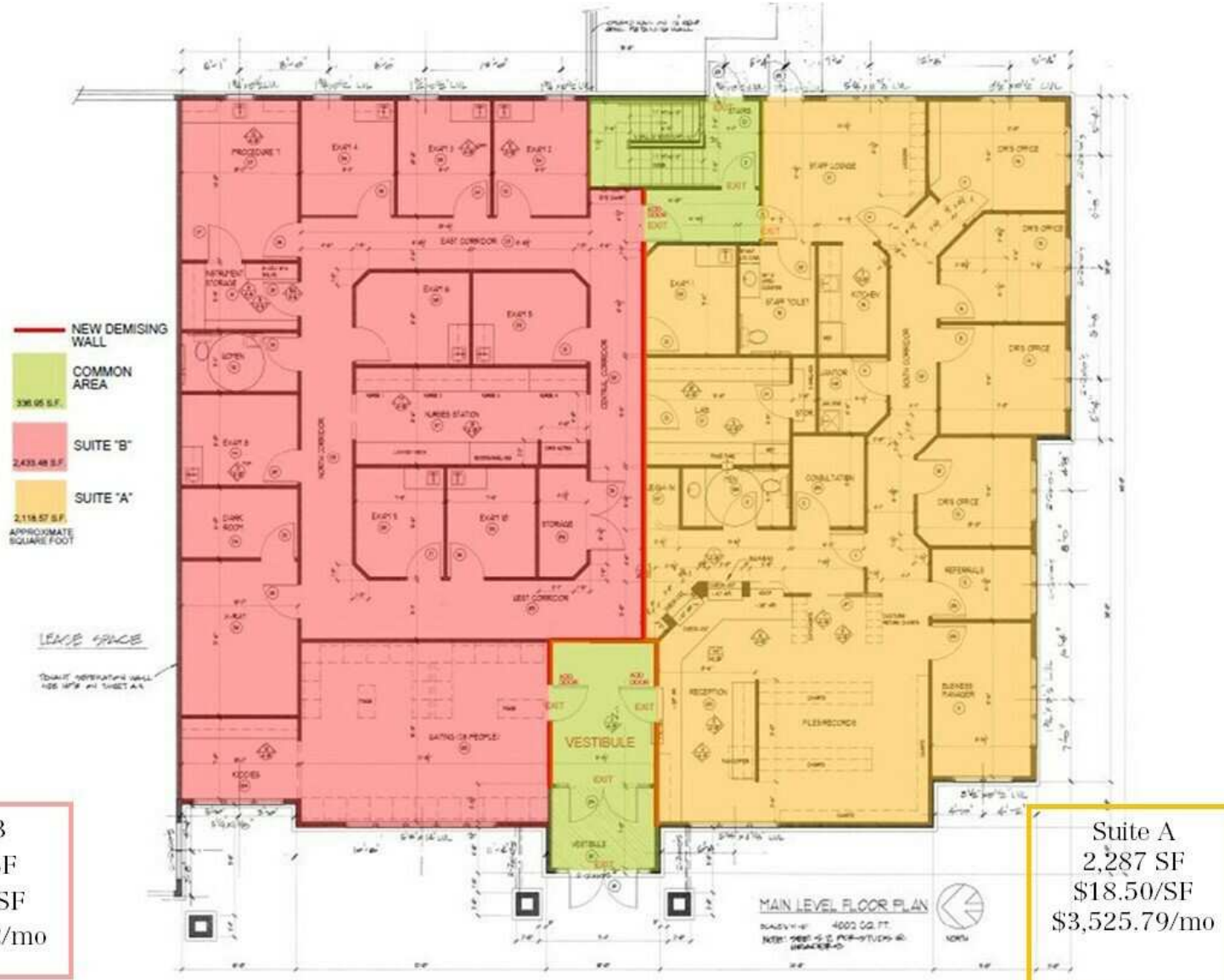
Suite A-B
4,889 SF
\$18.50/SF
\$7,537.21/mo



Floor Plans

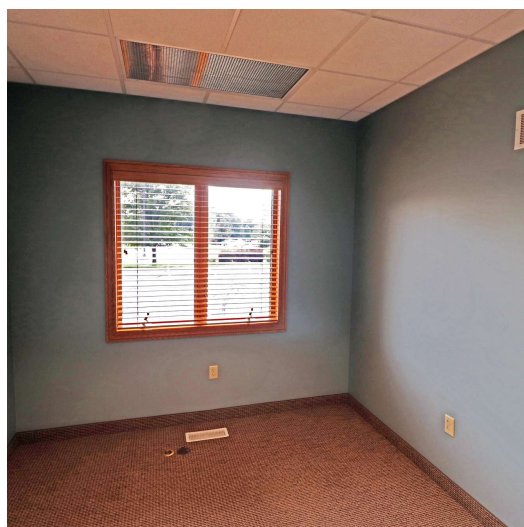
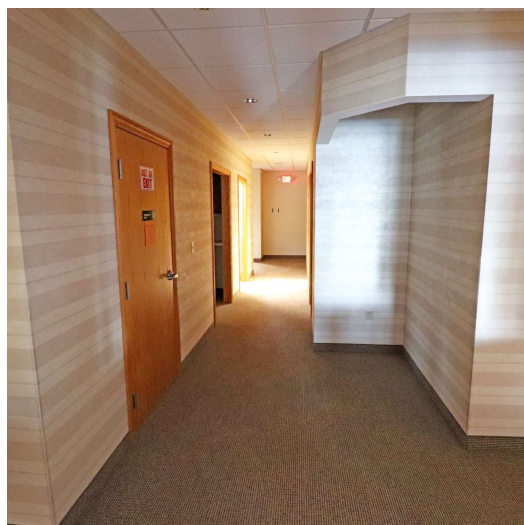
3299 Clear Vista Court NE
Grand Rapids, Michigan 49525

Video Tour



Photography

3299 Clear Vista Court NE
Grand Rapids, Michigan 49525



Site Plan

3299 Clear Vista Court NE
Grand Rapids, Michigan 49525





West Michigan Overview

West Michigan Advantage

West Michigan is a growing region of more than 1.5 million people and is located between Detroit and Chicago. More than 130 international companies are located in West Michigan as well as four of Forbes Largest Private Companies. The businesses and community leaders have set in motion an unprecedented level of growth and investment throughout the region that has made West Michigan a destination for business success. West Michigan has a vibrant, big-city feel in Grand Rapids while retaining smaller-city charm in its neighborhoods, boutique shopping areas, and tree-lined streets - all combined in a virtual playground of arts, culture and natural beauty.

Quality Of Life

West Michigan has a vibrant, big-city feel in Grand Rapids while retaining smaller-city charm in its neighborhoods.

Grand Rapids Ranking

- #1 Fastest Growing US Economy
-HeadlightData
- #19 Best Cities in the US
- USNews
- #3 Big Cities with the Healthiest Markets
-SmartAsset
- #4 Housing Markets to Watch 2017
- Trulia
- #5 Best Large Cities to Start a Business
- WalletHub

Entertainment

More than 1.5 million people take advantage of sporting events and live performances every year. West Michigan offers a variety of landscapes which allows for a greater sense of adventure. Lake Michigan has 18 world-class beaches and 288 miles of bike trails.

Skilled Workforce

Out of the 1.5 million residents that live in West Michigan, half are under the age of 35. This is a great opportunity for both employers and college graduates. With the high supply of skilled workers and high demand for jobs, it is easy to understand why the region is a destination for business success.

Arts & Culture

West Michigan is known for their arts and culture. Aside from many museums, the city hosts ArtPrize—a unique, open art competition that gives away the world's largest art prize. Other attractions include Frederik Meijer Gardens, Grand Rapids Ballet, Civic Theatre, and Symphony.