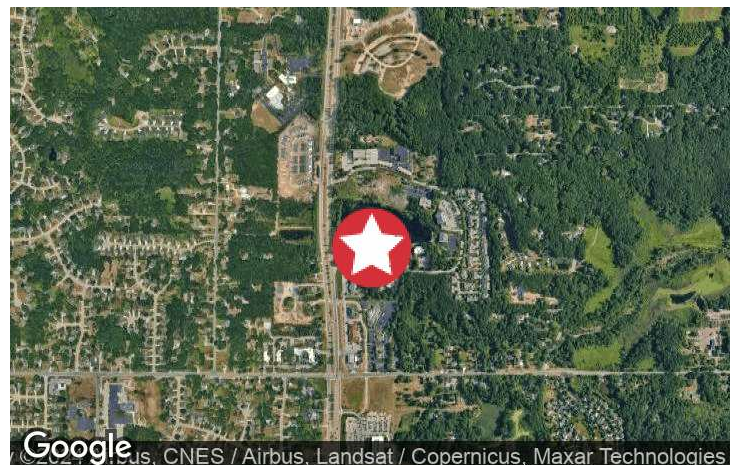




3333 Evergreen Dr NE
Grand Rapids, Michigan 49525

Property Overview

- * LAKEFRONT MOVE-IN Ready Office Suites in Class A Office Building
- * 1,337 SF Office Suite with Beautiful Private Lake Views
- * Conference rooms, Private Offices, Kitchen/Breakroom
- * Access to outdoor patio & Walking path around Evergreen Lake



For More Information

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Property Overview

3333 Evergreen Dr NE
Grand Rapids, Michigan 49525



Property Information

Location:	Located off East Beltline between 3 Mile and 4 Mile Rd.
Total Building Size:	19,723 SF
Year Built:	2000
Acreage:	4.403 Acres
Parking:	Ample
Zoning:	Office
Building Class:	A

Office Information

Office SF:	1,337 SF
Floors:	Main
HVAC:	Yes
Air Conditioning:	Yes
Lower Level Private Offices:	3
Lower Level Conference Room:	1
Lower Level Lunch Room:	1
Restrooms:	Common
Elevators:	Yes

Utilities

Electric:	-
Telephone:	-
Natural Gas:	-
Sanitary Sewer:	-
Storm Sewer:	-
Water:	-

Property / Lease Overview

3333 Evergreen Dr NE
Grand Rapids, Michigan 49525

Property Information

Location:	Located off East Beltline between 3 Mile and 4 Mile Rd.
Municipality:	Grand Rapids Township
Total Building Size:	19,723 SF
Acreage:	4.403 Acres

Lease Information

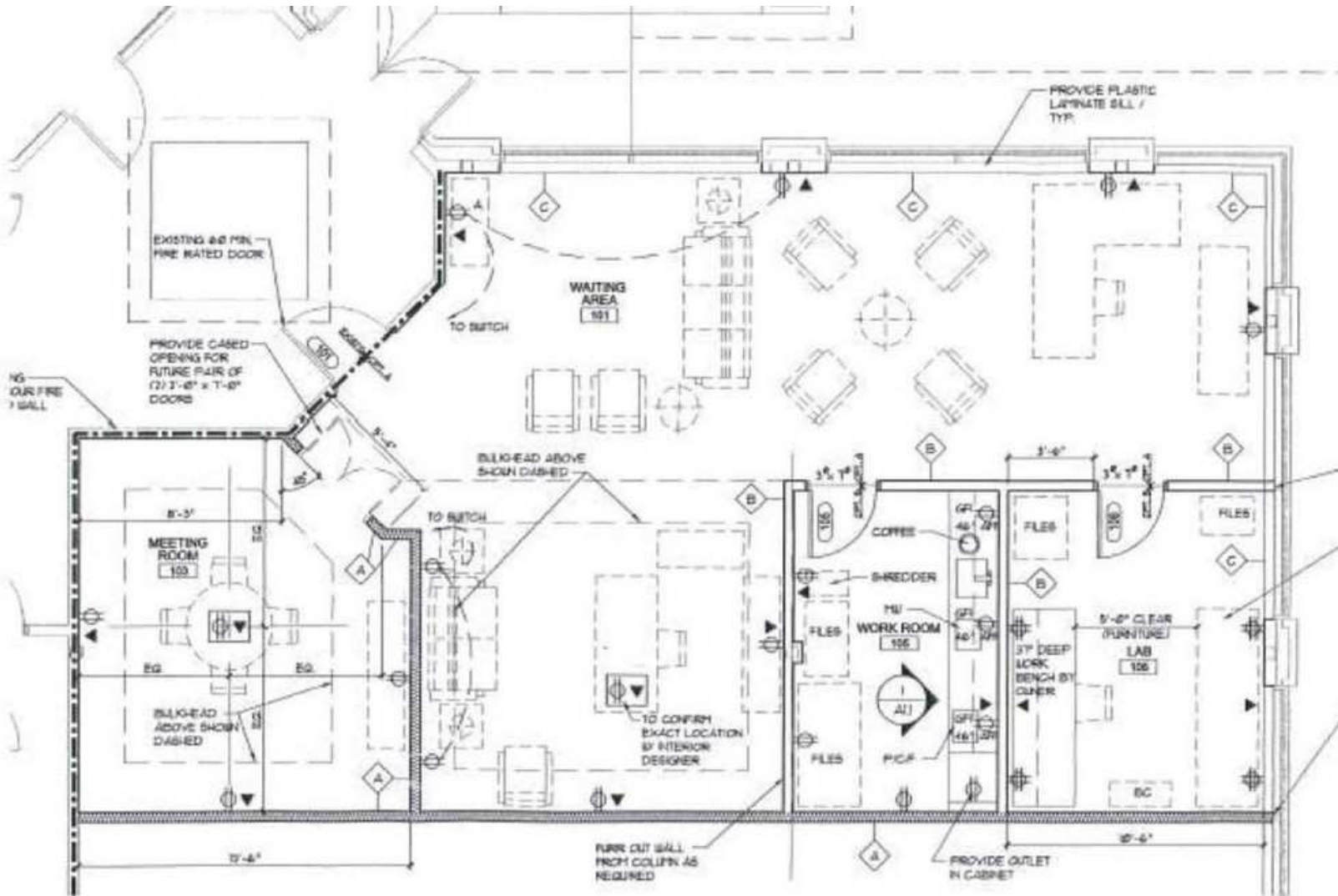
Lease Type:	Modified Gross
Terms:	36-60 Months
Tenant Provides:	Gas, Electric, Phone/Data, Air Conditioning, Janitorial, Insurance
Landlord Provides:	Refuse Removal, Water/Sewer, Lawn Care, Snow Removal, Management Fees, Taxes

Availability

SUITE	FLOOR	RENTABLE SF	RATE / SF / YR	MONTHLY RENT
First Floor Suite	1	1,337 SF	\$19.95	\$2,222.76

First Floor Plan

3333 Evergreen Dr NE
Grand Rapids, Michigan 49525



First Floor 1,337 SF

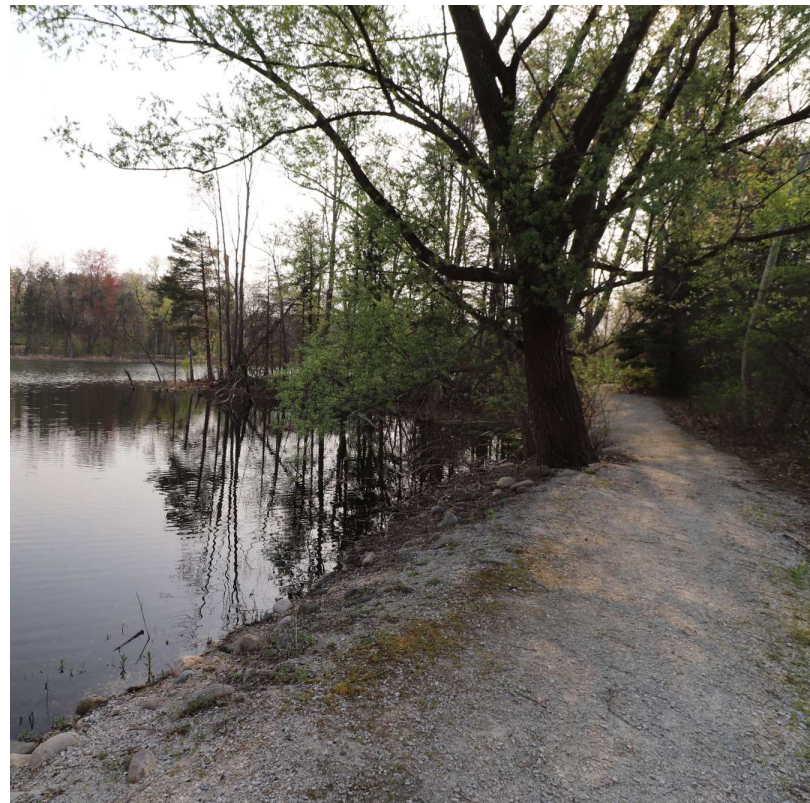
First Floor Suite

3333 Evergreen Dr NE
Grand Rapids, Michigan 49525



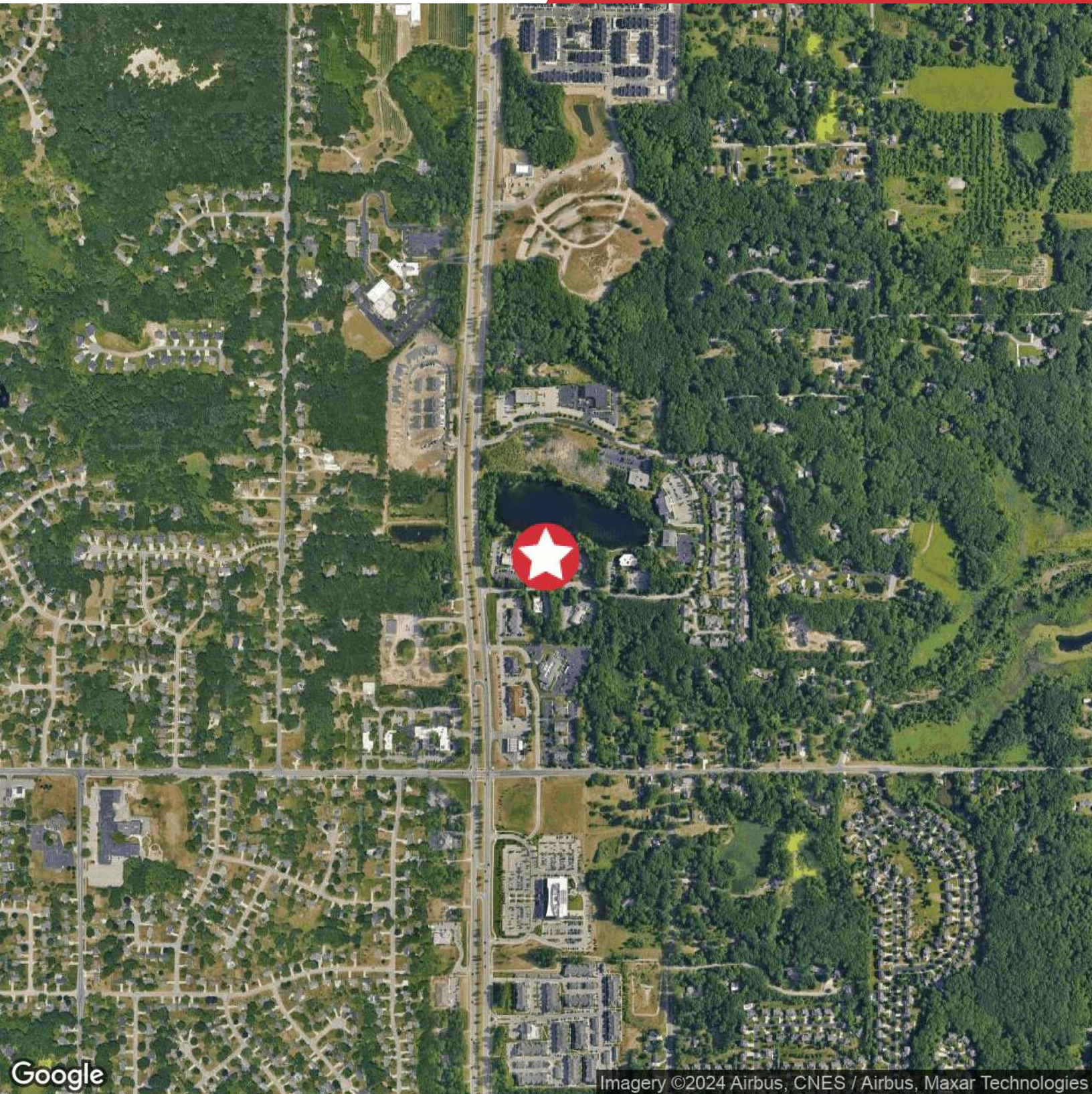
Walking Path

3333 Evergreen Dr NE
Grand Rapids, Michigan 49525



Location Map

3333 Evergreen Dr 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.