



4445 Fulton St NE
Grand Rapids, Michigan 49525

Property Highlights

- Newly Constructed
- 70 On-Site Parking Spaces
- Building & Monument Signage Available
- Highly Visible Corner of Fulton and Crahen



For More Information

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Asset Overview

4445 Fulton St NE
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Location:	Corner of Fulton Street and Crahen
Total Building Size:	14,600 SF (12,100 SF on Main level; 2,500 SF on Mezzanine level)
Year Built:	2021
Acreage:	1.68 Acres
Municipality:	Grand Rapids Township
PPN:	41-14-25-401-006
Signage:	Building and Monument
Parking:	On-Site Surface Parking/70 spaces
Building Class:	A
Zoning:	OR-PUD - Office Residential PUD District



Sale Overview

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Sale Information

Price:	\$2,895,000.00
Per SF:	\$198.29
SEV (2024):	\$933,000.00
Taxable Value (2024):	\$933,000.00
Summer Taxes (2023):	\$27,452.82
Winter Taxes (2023):	\$15,680.14
Total Taxes (2023):	\$43,132.96

Legal Description

411425401006 PART OF E 1/2 OF SEC COM 89.90 FT S 0D 34M 55S W ALONG N&S 1/4 LINE FROM CEN OF SEC TH ELY 210.0 ALONG A 230 FT RAD CURVE TO LT /LONG CHORD BEARS N 61D 55M 04S E 203.40 FT/ TH SELY 47.25 FT ALONG A 383.45 FT RAD CURVE TO LT /LONG CHORD BEARS S 70D 08M 50S E 47.22 FT/ TH S 73D 52M 18S E 135.94 FT TH SELY 56.33 FT ALONG A 442.59 FT RAD CURVE TO RT /LONG CHORD BEARS S 70D 13M 31S E 56.29 FT/ TH S 30D 28M 51S W 101.85 FT TO NLY LINE OF FULTON ST TH S 71D 45M 29S W ALONG SD NLY LINE 429.37 FT TH N 0D 34M 55S E 199.68 FT TH S 89D 17M 39S E 39.79 FT TH ELY 10.22 FT ALONG A 230 FT RAD CURVE TO LT /LONG CHORD BEARS N 89D 25M 59S E 10.22 FT/ TO BEG * SEC 25 T7N R11W 1.69 A. SPLIT/COMBINED ON 10/02/2017 FROM 41-14-25-271-001, 41-14-25-401-003, 41-14-25-401-004, 41-14-25-401-005;



Lease Overview

4445 Fulton St NE
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Lease Information

Lease Type: NNN

Terms: 60 - 120 Months

Tenant Provides: Air Conditioning, Electric, Gas/Heat, Janitorial, Phone, Refuse Removal, Sewer, Snow Removal, Taxes, Water

Landlord Provides: Roof and Structural

Availability

SUITE	RENTABLE SF	RATE / SF / YR	MONTHLY RENT	CAM / MONTH APPROX. \$6.00/SF	TOTAL MONTHLY RENT
A	14,600 SF	\$24.95	\$30,355.83	\$7,300.00	\$37,655.83



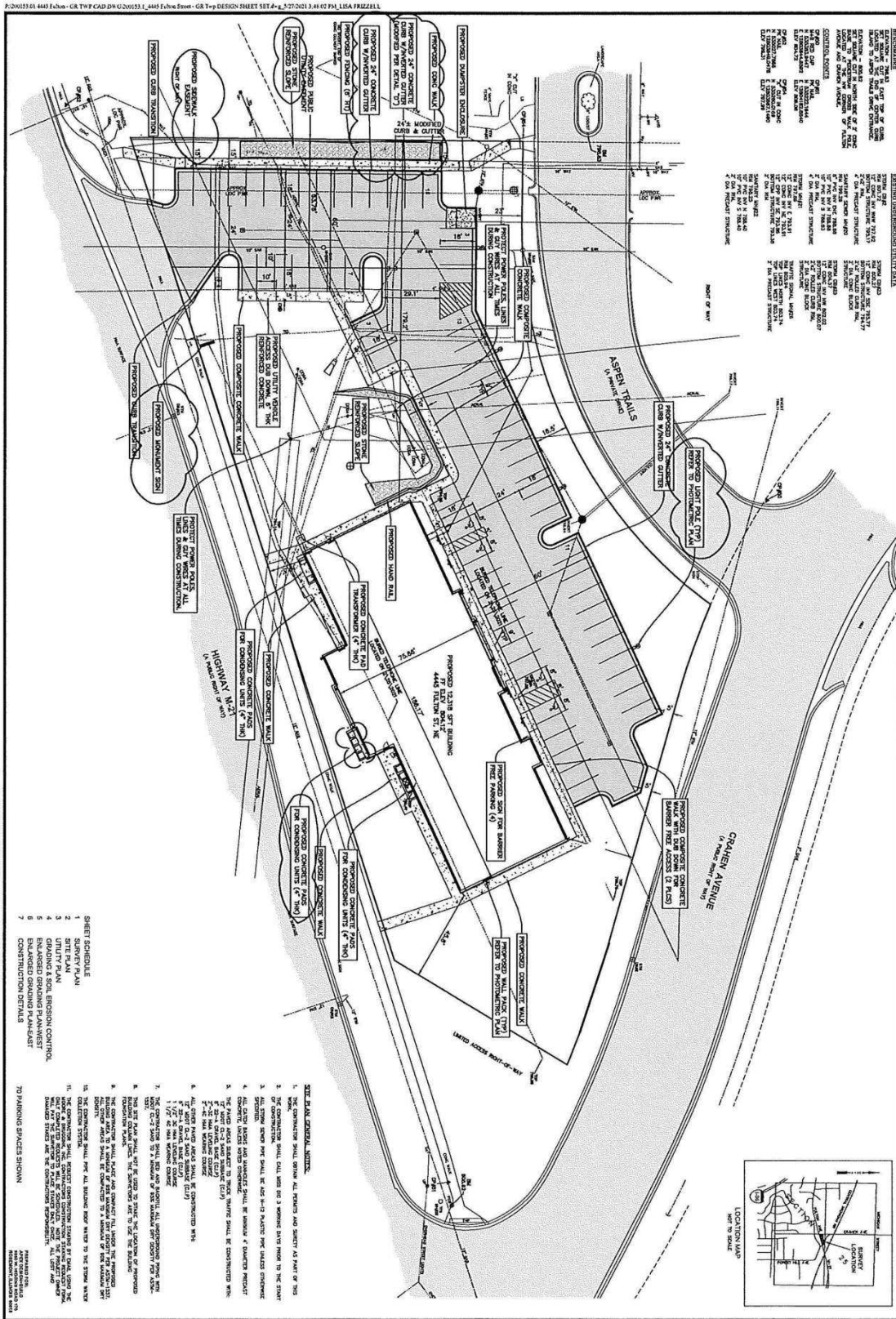
Floor Plans

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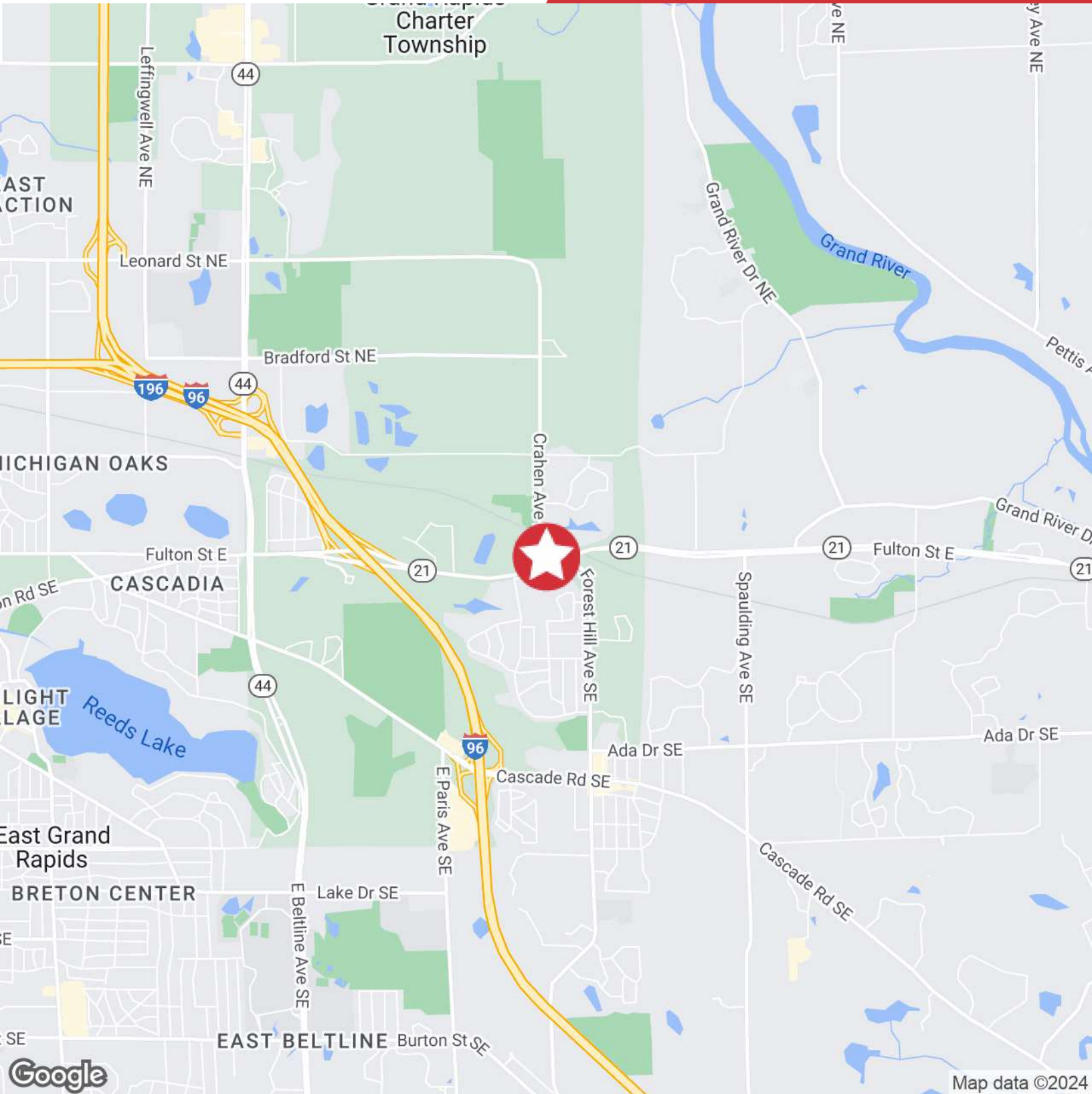
Site Plan

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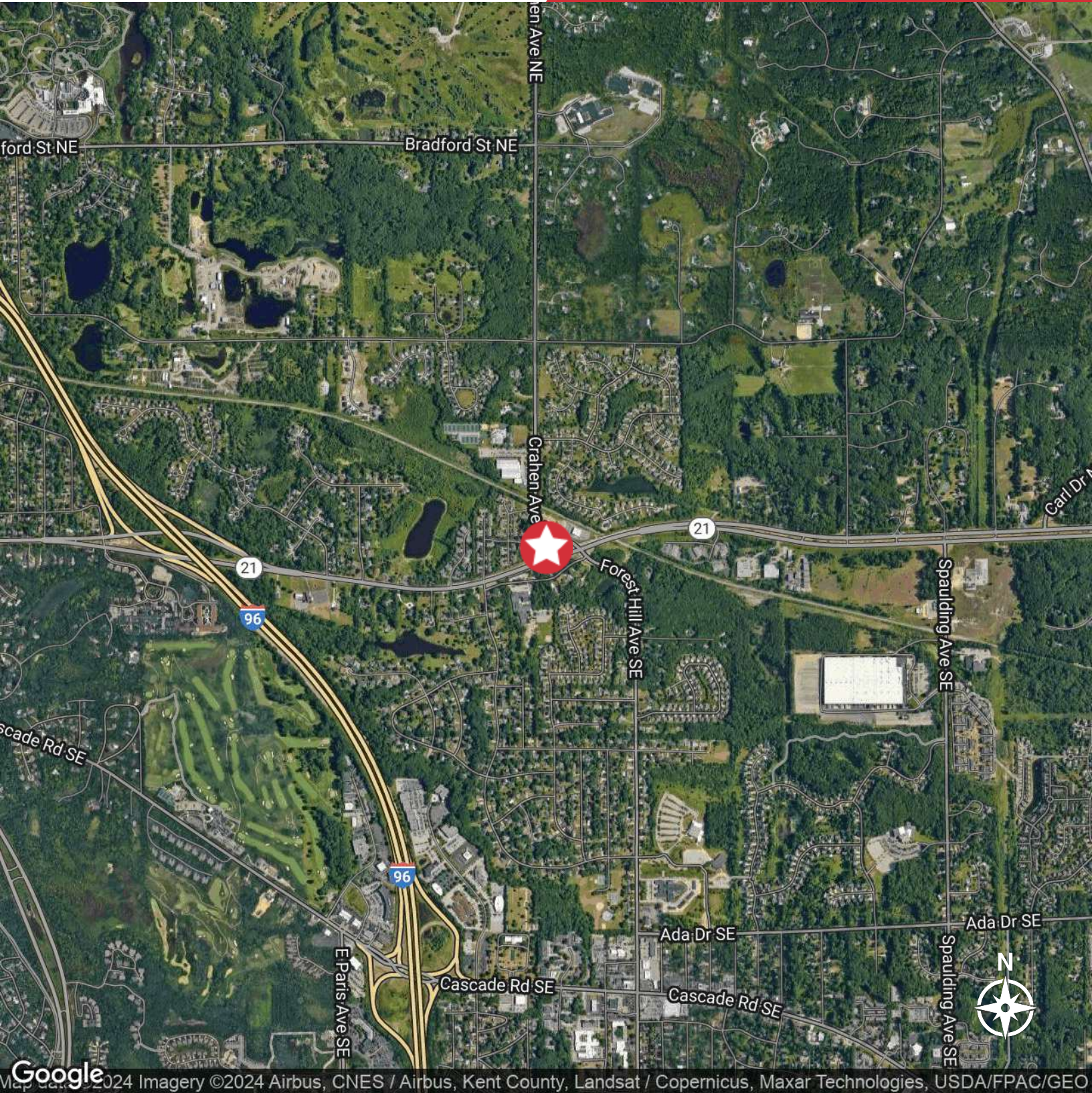
Location Map

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Aerial Map

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