



5030 Corporate Exchange Blvd SE Grand Rapids, Michigan 49512

Property Highlights

- Main Floor and Warehouse Leased to a National Credit Tenant (Office Space 5,484 - 25,000 SF For Lease Available)
- Close proximity to M-6 and Gerald R Ford International Airport
- Back Up Power
- Room to Expand Building and Parking on Adjacent Lot



For More Information

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Property Overview

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Property Overview

Very nice corporate office building located in Meadowbrook Office Park. 5,484 - 25,000 SF available for lease on the second floor. Space can be divided in several different configurations. First floor office and warehouse leased to National credit tenant. The office is very nicely finished with a mix of private offices, open space, and conference rooms. Windows on 3 sides allow for lots of natural light. Building has back up power and fiber. Call LA for additional details.



Property Information

Location:	Meadowbrook Office Park located off Patterson Avenue just south of 52nd Street
Total Building Size:	60,000 SF
Office Size:	50,000 SF
Mfg/Whse Size:	10,000 SF
Expandable:	30,000-76,000 SF
Year Built:	2006
HVAC:	Gas/Forced Air
Sprinklered:	Yes
Generator:	Yes-Whole Building
Signage:	Monument
Mfg/Whse Air Conditioning:	Yes
Mfg/Whse Ceiling Height:	28'
Mfg/Whse Electric Service:	480 3 Phase/2000 Amps
Loading Docks:	1
Grad Level Doors:	1
Parking:	Surface; Ample Spaces
Acreage:	3.809 Acres
PPN:	41-19-31-100-037
Municipality:	Cascade Township

Utilities

Electric:	Consumers Energy
Telephone:	Choice
Natural Gas:	DTE
Sanitary Sewer:	Cascade Township
Storm Sewer:	Cascade Township
Water:	Cascade Township

Sale Overview

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Sale Information

Price:	\$7,495,000.00
Per SF:	\$131.58
SEV (2024):	\$3,111,600.00
Taxable Value (2024):	\$2,133,552.00
Summer Taxes (2023):	\$61,730.53
Winter Taxes (2023):	\$39,481.63
Total Taxes (2023):	\$101,212.16

Legal Description

LOT 20 EX COM AT NE COR OF SD LOT TH S 37D 57M 24S W ALONG SELY LINE OF SD LOT 150.0 FT TH SWLY 105.0 FT ALONG SELY LINE OF SD LOT ON A 1043.0 FT RAD CURVE TO LT /LONG CHORD BEARS S 35D 04M 22S W 104.96 FT/ TO SWLY LINE OF SD LOT TH N 77D 09M 33S W ALONG SD SWLY LOT LINE 266.54 FT TH N 2D 31M 24S E 198.04 FT TH N 2D 27M 13S E 121.93 TH N 12D 50M 27S E 100.0 FT TO NELY LINE OF SD LOT TH SELY 168.25 FT ALONG SD NELY LOT LINE ON A 840.0 FT RAD CURVE TO RT /LONG CHORD BEARS S 57D 46M 53S E 167.97 FT/ TH S 52D 02M 36S E ALONG SD NELY LOT LINE 297.0 FT TO BEG * MEADOWBROOKE BUSINESS PARK



Lease Overview

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Lease Information

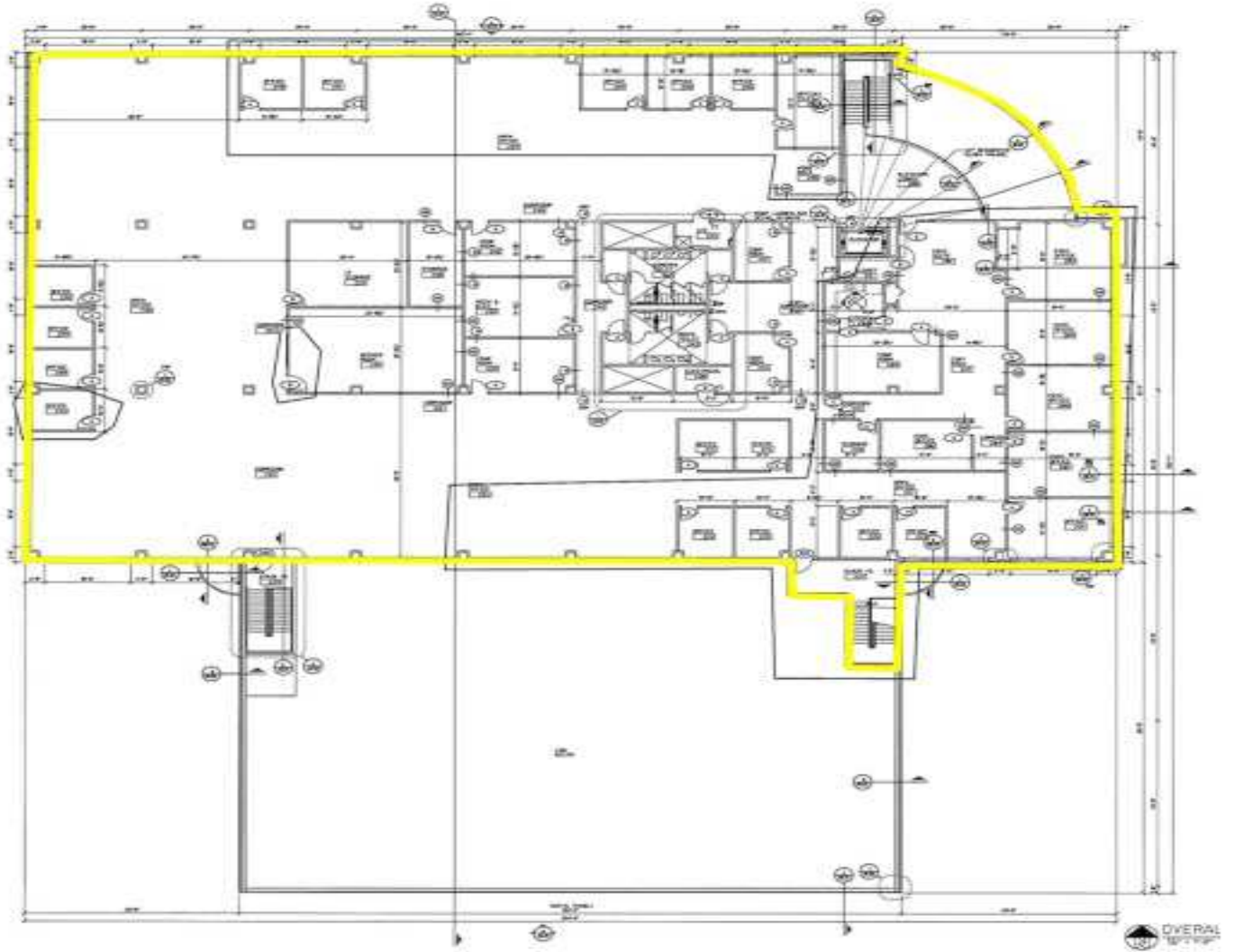
Lease Type:	NNN
Terms:	60 - 120 Months
Tenant Provides:	Air Conditioning, Electric, Gas/Heat, Insurance, Janitorial, Phone, Refuse Removal, Sewer, Snow Removal, Taxes, Water
Landlord Provides:	Structure and Roof
Renewal Option:	Yes
Possession:	Immediately

Availability

SUITE	RENTABLE SF	RATE / SF / YR	MONTHLY RENT	CAM/MONTH \$2.10 SF	TOTAL MONTHLY RENT
Portion of 2nd Floor	5,484 SF	\$12.95	\$5,918.15	\$875.00	\$6,270.83
Portion of 2nd Floor	7,500 SF	\$12.95	\$8,093.75	\$1,312.50	\$9,406.25
Portion of 2nd Floor	10,000 SF	\$12.95	\$10,791.67	\$1,750.00	\$12,541.67
Portion of 2nd Floor	12,500 SF	\$12.95	\$13,489.58	\$2,187.50	\$15,677.08
Portion of 2nd Floor	15,000 SF	\$12.95	\$16,187.50	\$2,625.00	\$18,812.50
Portion of 2nd Floor	20,000 SF	\$12.95	\$21,583.33	\$3,500.00	\$25,083.33
2nd Floor	25,000 SF	\$11.95	\$24,895.83	\$4,375.00	\$29,270.83

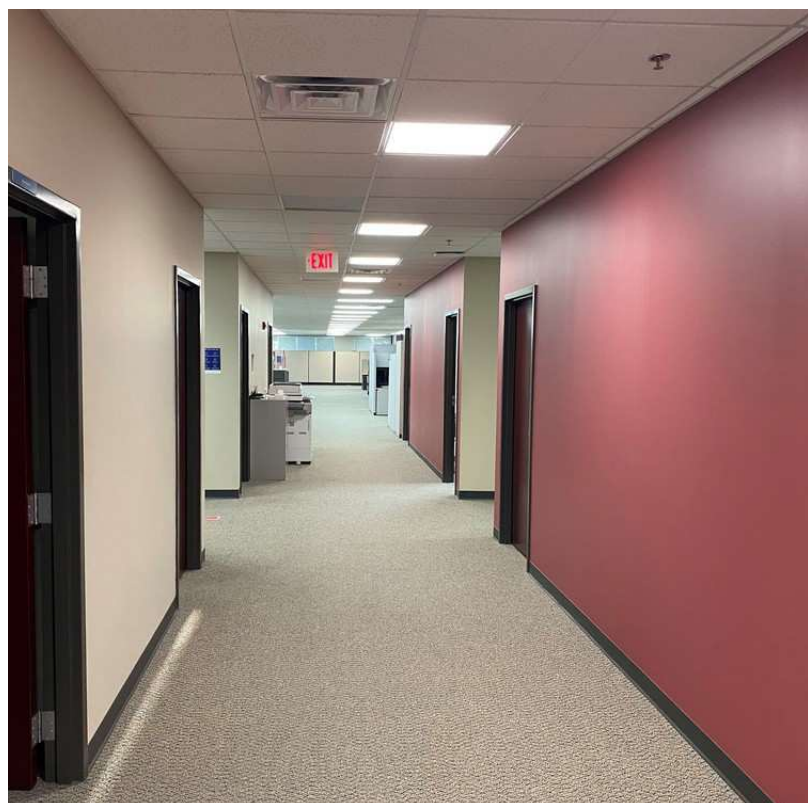
Floor Plans

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Additional Photos

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Parcel

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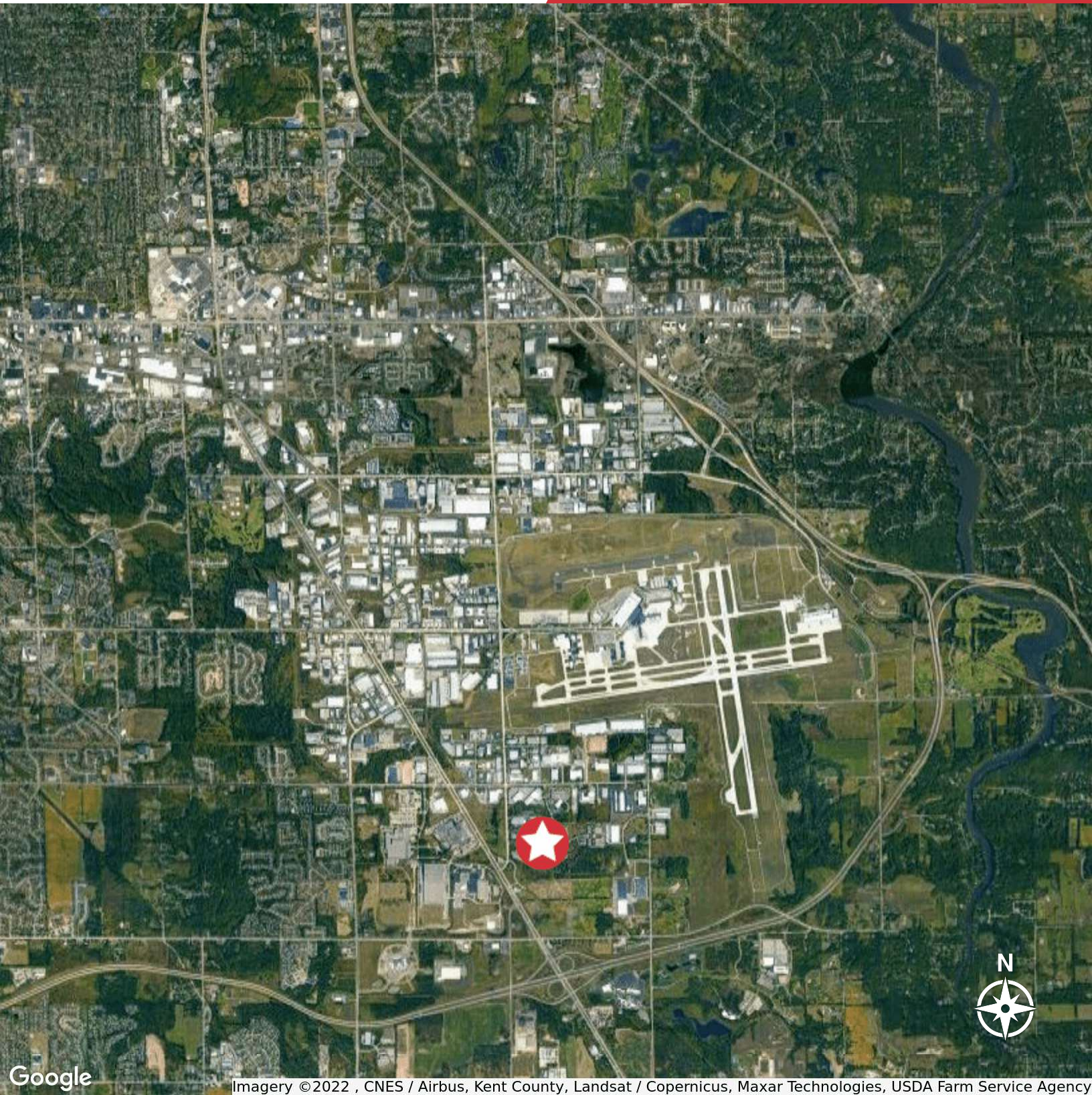
CURRENT



FUTURE EXPANSION

Aerial

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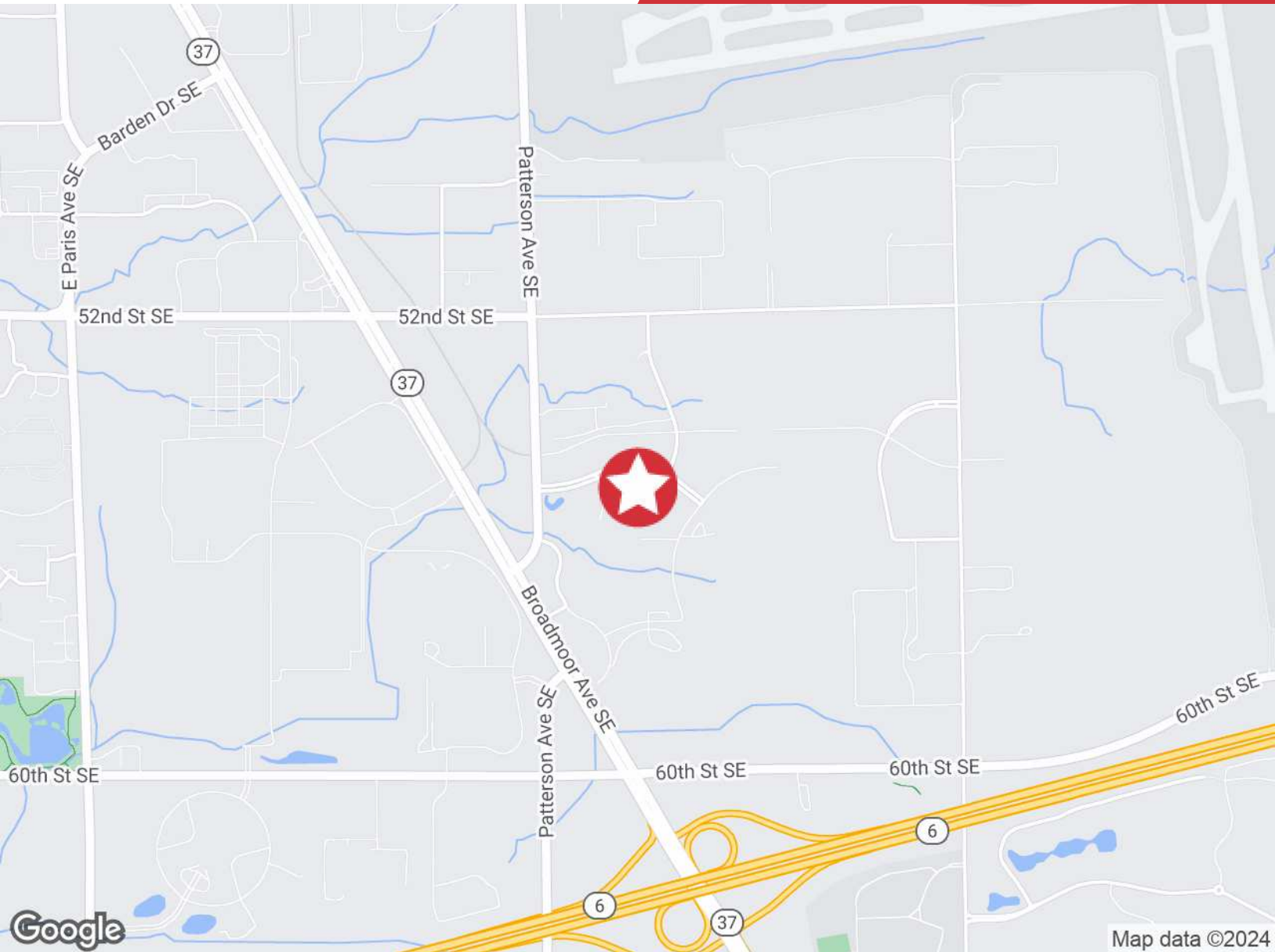


Google

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Location Map

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Proximity

M-37 / Broadmoor	0.43 Miles
I - 96	5.38 Miles
I - 196	11.02 Miles
US - 131	8.25 Miles
M- 6	1.20 Miles
Airport	2.45 Miles