



**25 Sheldon Ave SE**  
**Grand Rapids, Michigan 49503**

**Property Highlights**

- Downtown Office Suites
- Three (3) Suites Available
- 2,422 - 10,553 SF Available



For More Information

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# Property Overview

25 Sheldon Ave SE  
Grand Rapids, Michigan 49503

## Property Overview

Downtown office suites available in the recently renovated YWCA building. All suites have several private offices, reception and waiting area and in-suite restrooms and breakroom. Building amenities include shared meeting spaces at an additional cost per use.

## Property Information

<b>Location:</b>	Fulton St and Weston
<b>Total Building Size:</b>	10,553 SF
<b>Municipality:</b>	City of Grand Rapids
<b>PPN:</b>	41-14-30-301-007
<b>Acreeage:</b>	0.649 Acres
<b>Zoning:</b>	TN-CC
<b>Building Class:</b>	B



# Lease Overview

25 Sheldon Ave SE  
Grand Rapids, Michigan 49503

## Lease Information

<b>Lease Type:</b>	Modified Gross
<b>Terms:</b>	36 - 60 Months
<b>Tenant Provides:</b>	Air Conditioning, Electric, Gas/Heat, Insurance, Janitorial, Phone
<b>Landlord Provides:</b>	Insurance, Refuse Removal, Sewer, Snow Removal, Taxes, Water

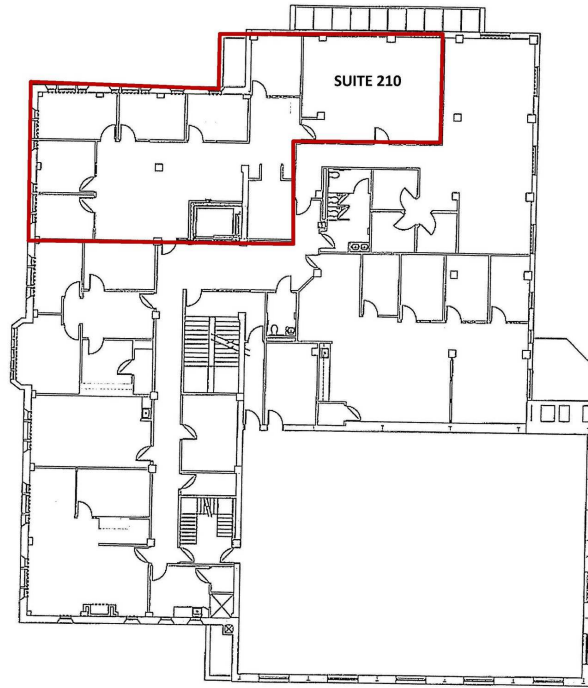
## Availability

SUITE	RENTABLE SF	RATE / SF / YR	MONTHLY RENT
210	2,422 SF	\$14.00	\$2,825.67
300	5,968 SF	\$14.00	\$6,962.67
400	4,584 SF	\$14.00	\$5,348.00
300 + 400	10,553 SF	\$14.00	\$12,311.83

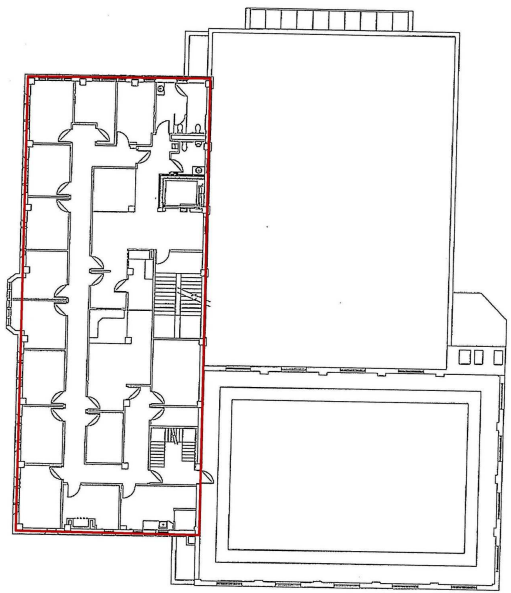


# Floor Plans

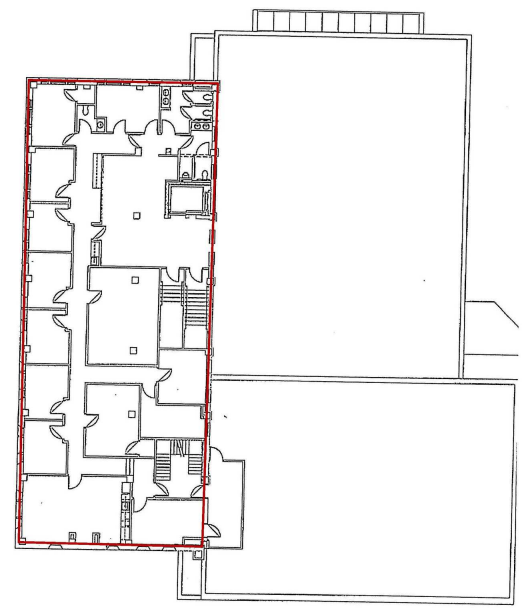
25 Sheldon Ave SE  
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SUITE 210



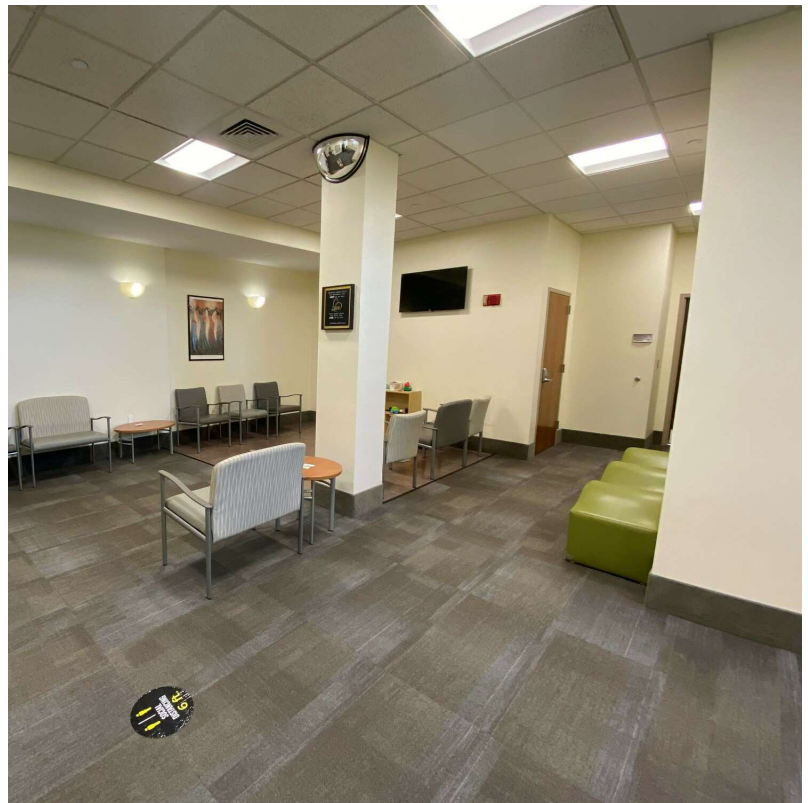
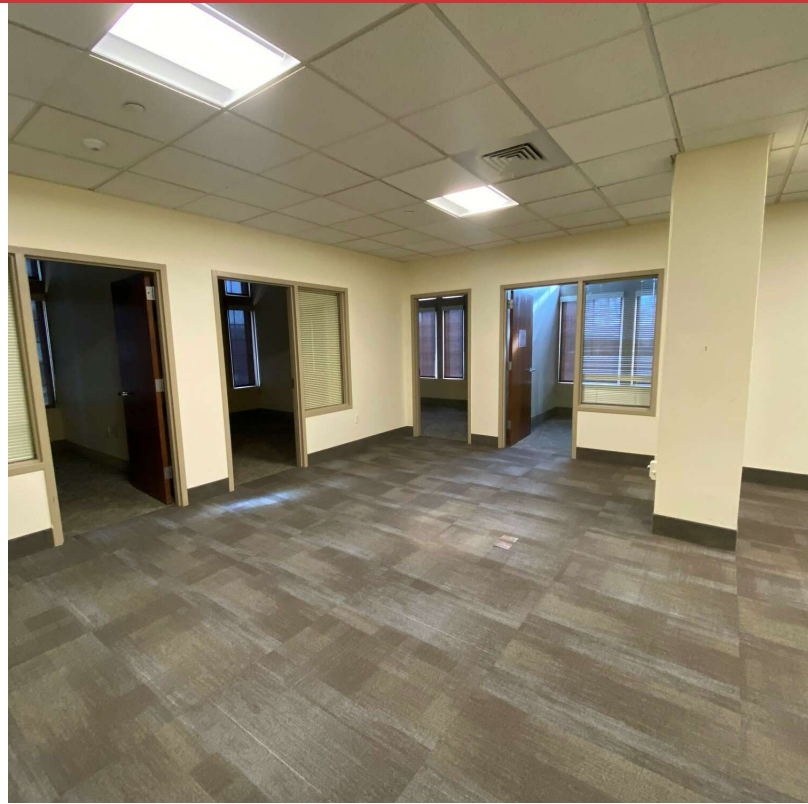
SUITE 300



SUITE 400

# Additional Photography

25 Sheldon Ave SE  
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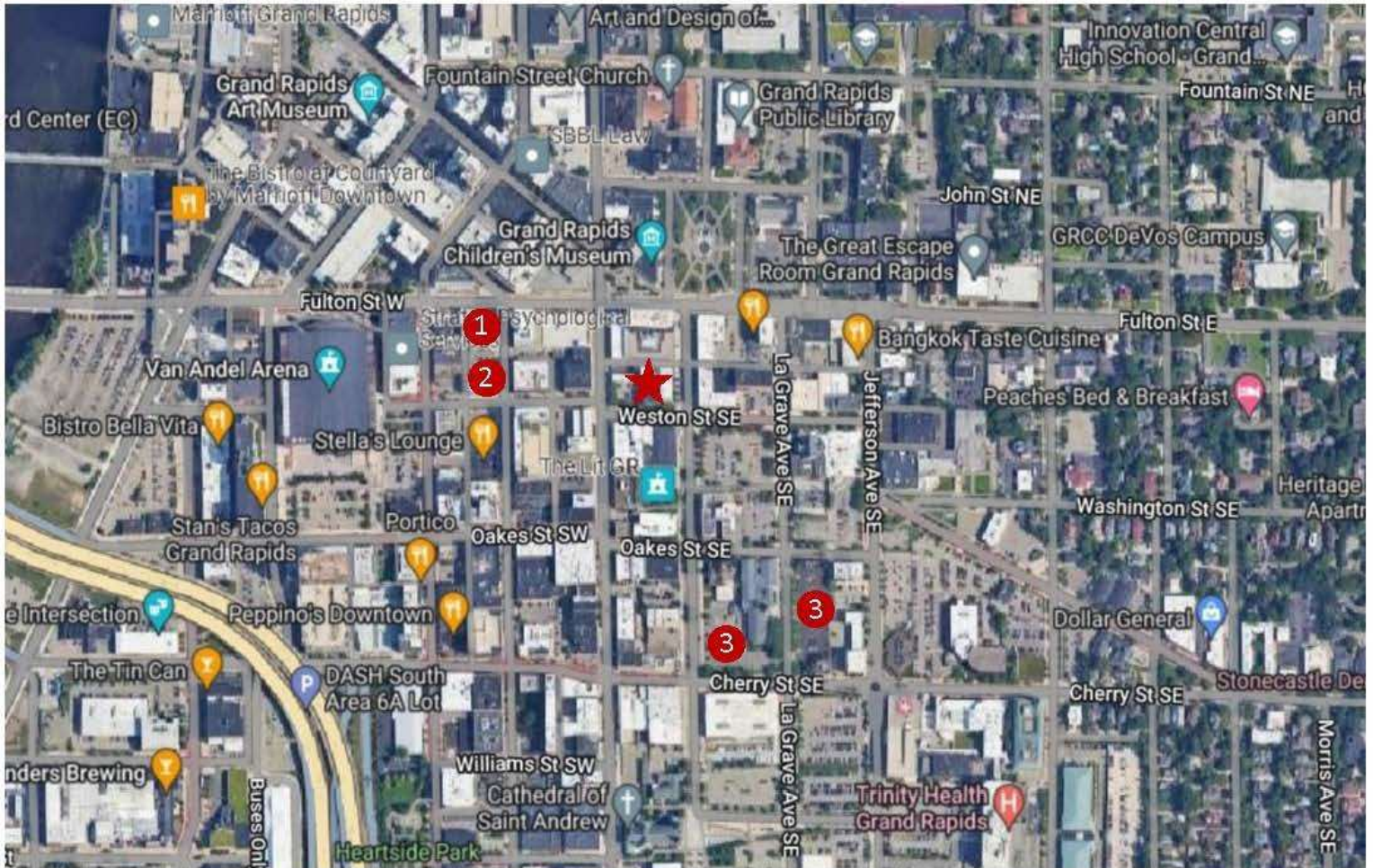
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# Parking Map

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1. The Gallery Ramp—\$140.00/month
2. Weston-Commerce Ramp—\$140.00/month
3. LaGrave Avenue Church Lots—\$60.00/month

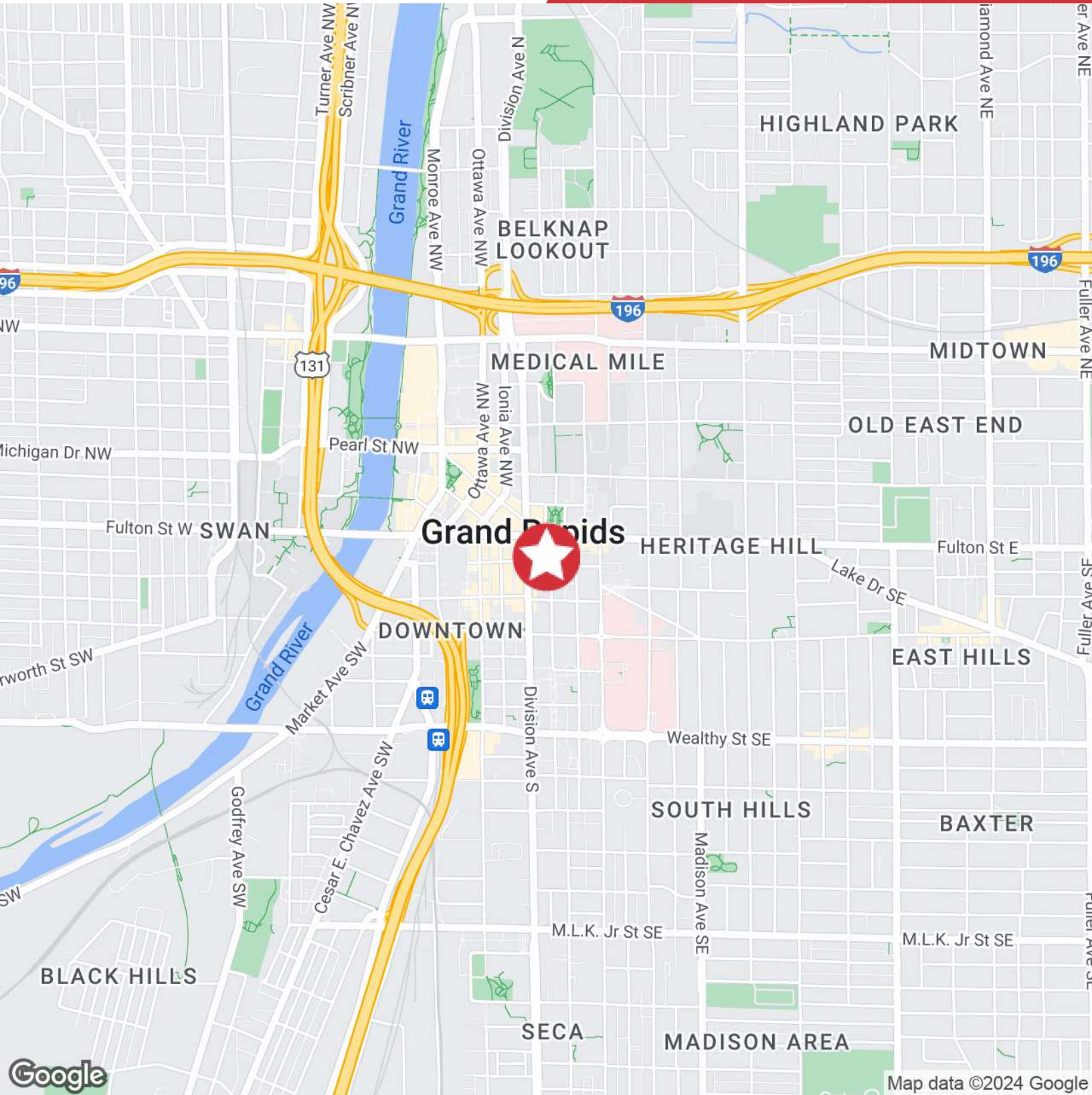
# Parcel

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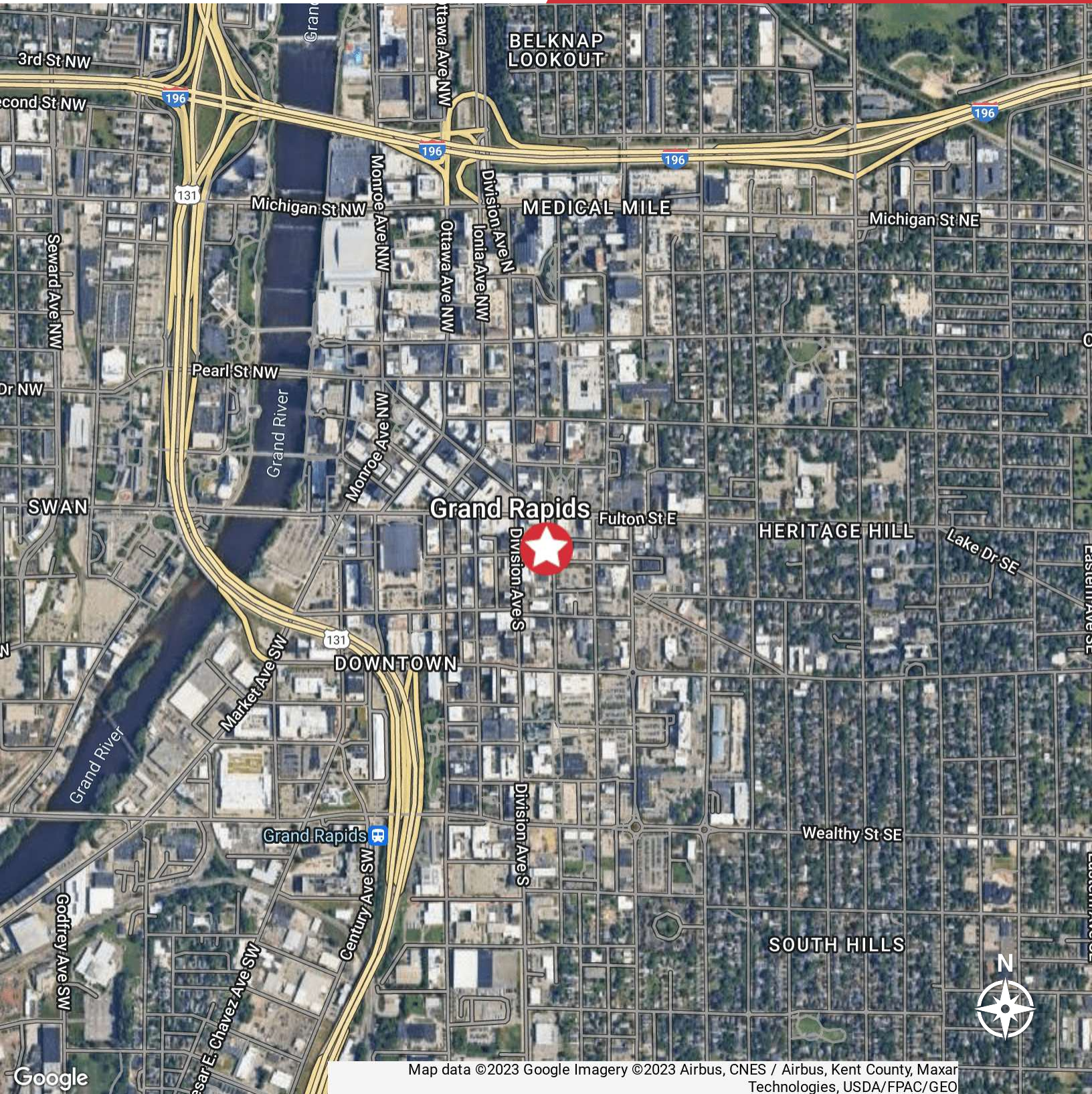
# Location Map

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# Retailer Map

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