



**6265 West River Drive NE**  
**Belmont, MI 49306**

**Property Highlights**

- Medical Space that can be converted to support a variety of uses.
- Ample Parking
- Great Visibility
- Pylon Signage
- Private Offices that can serve as Medical Space or General Office



For More Information

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# Property Overview

6265 West River Drive NE  
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## Property Overview

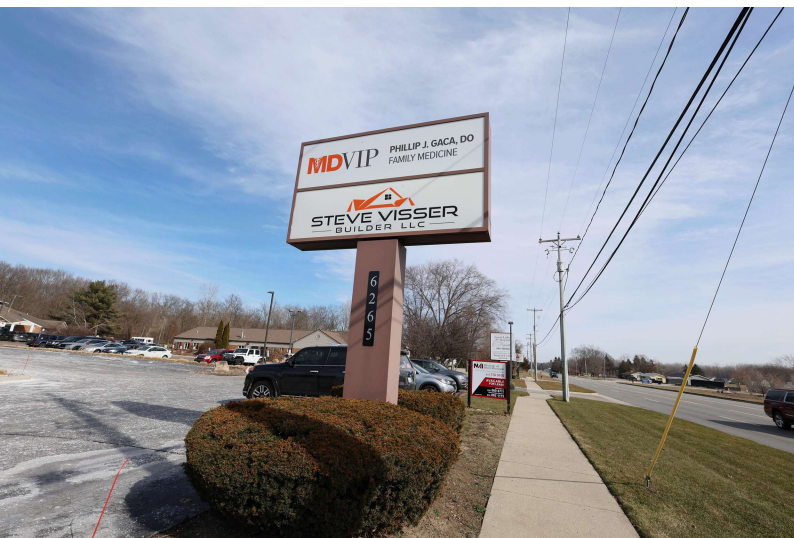
Former Medical Space set up well for a variety of uses. Ample parking, good street visibility, and pylon signage. Perfect location for office users looking for space north of town.

## Property Information

<b>Location:</b>	Located on West River Dr. between M-44 and Jupiter Ave NE.
<b>Total Building Size:</b>	5,415 SF
<b>Year Built:</b>	2000
<b>Acreage:</b>	0.755 Acres
<b>Signage:</b>	Pylon
<b>Parking:</b>	Ample, On-site
<b>Zoning:</b>	C-1 COM

## Office Information

<b>Office SF:</b>	3,100 SF
<b>Floors:</b>	1
<b>HVAC:</b>	Yes
<b>Air Conditioning:</b>	Yes
<b>Ceiling Height:</b>	9.0'
<b>Lighting:</b>	Fluorescent
<b>Private Offices:</b>	8
<b>Conference Room:</b>	1
<b>Lunch/Break Room:</b>	1
<b>Restrooms:</b>	2



# Lease Overview

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## Lease Information

<b>Lease Type:</b>	Modified Gross
<b>Terms:</b>	36-60 Months
<b>Tenant Provides:</b>	Electric, Gas/Heat, Air conditioning, In-Suite Janitorial, Phone/Data, Liability Insurance
<b>Landlord Provides:</b>	Water/Sewer, Refuse Removal, Snow Removal, Management Fees, Taxes, Building Insurance
<b>Municipality:</b>	Plainfield Charter Township
<b>PPN:</b>	41-10-22-127-063

## Availability

SUITE	RENTABLE SF	RATE / SF / YR	MONTHLY RENT
South Suite	3,100 SF	\$16.50	\$4,262.50





# Photography

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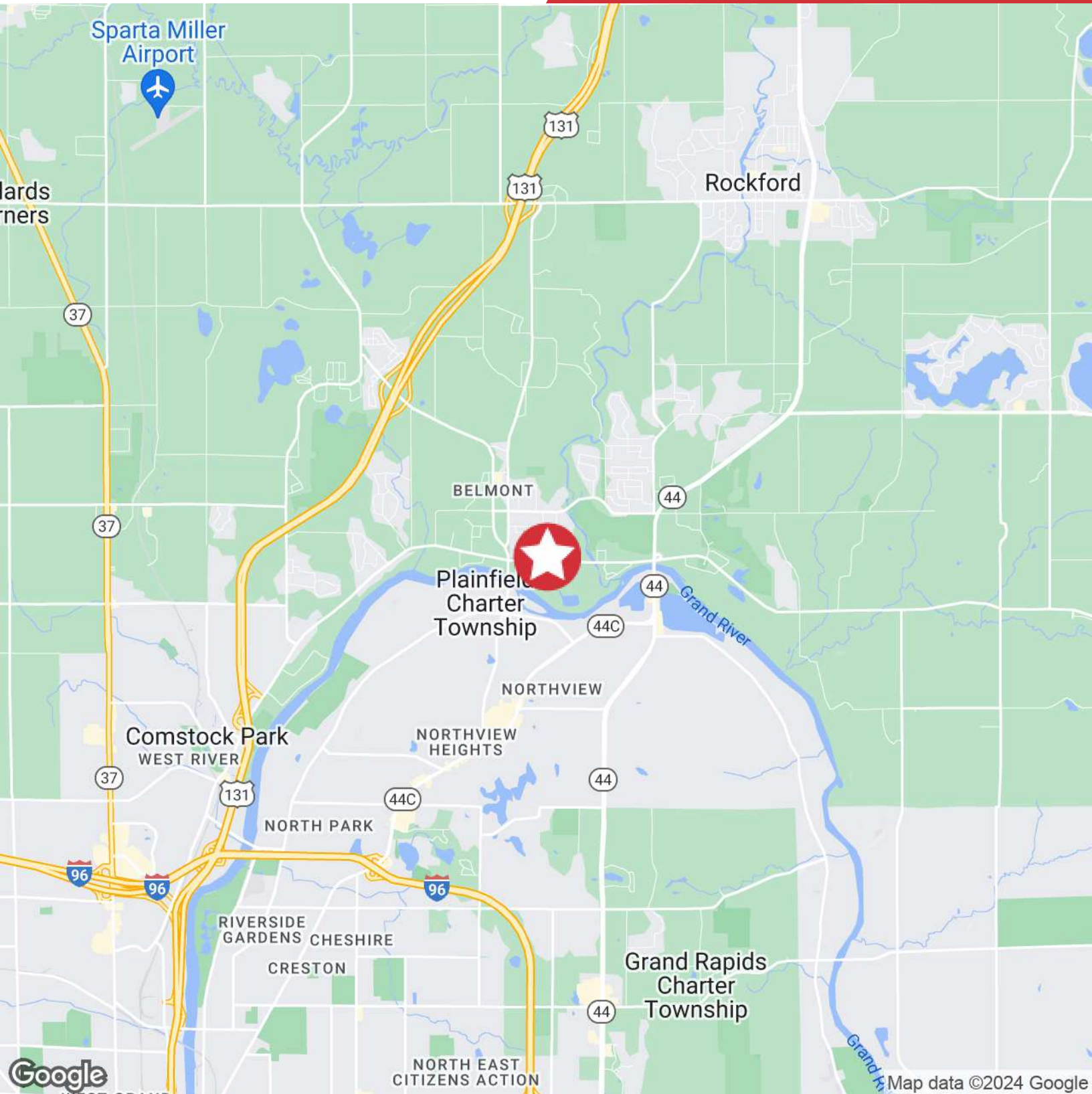
# Site Plan

6265 West River Drive NE  
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# Location Map

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# 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.