



**1624 Woodworth St NE**  
**Grand Rapids, Michigan 49525**

### Property Highlights

- Building layout works well for an owner occupant to take one floor and lease the other floor.
- Current floor plan has a nice mix of private offices and large training rooms
- Ample parking
- Quiet office setting



For More Information

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# Asset Overview

1624 Woodworth St NE  
Grand Rapids, Michigan 49525

<b>Location:</b>	Off Plainfield between 4 Mile and Jupiter
<b>Total Building Size:</b>	13,270 SF
<b>Construction:</b>	Wood Frame
<b>HVAC:</b>	Gas/Forced Air
<b>Air Conditioning:</b>	Yes
<b>Signage:</b>	Building
<b>Parking:</b>	On-site surface with ample spaces
<b>Sprinklers:</b>	Yes
<b>Zoning:</b>	OFFICE



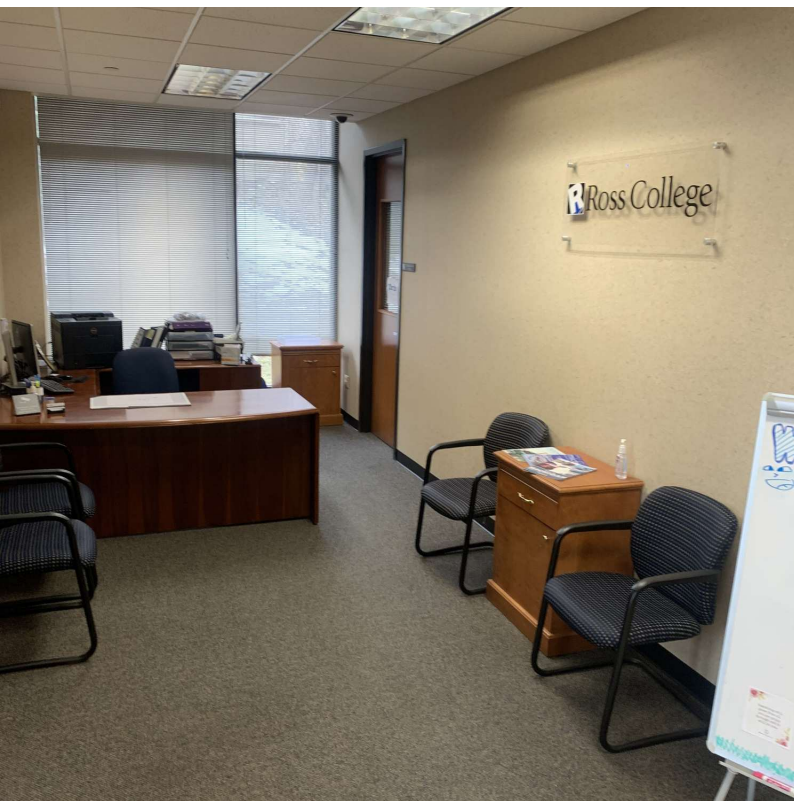
# Property Overview

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## Property Information

<b>Location:</b>	Off Plainfield between 4 Mile and Jupiter
<b>Municipality:</b>	Plainfield Township
<b>PPN:</b>	41-10-33-302-024
<b>Year Built:</b>	2006
<b>Acreeage:</b>	3.36 Acres
<b>Building Class:</b>	C



## Utilities

<b>Natural Gas:</b>	DTE
<b>Electric:</b>	Consumer Energy
<b>Water:</b>	Plainfield Township
<b>Sanitary Sewer:</b>	Plainfield Township
<b>Storm Sewer:</b>	Plainfield Township
<b>Water:</b>	Plainfield Township

# Sale Overview

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## Sale Information

<b>Price:</b>	\$1,549,000.00
<b>Per SF:</b>	\$116.73
<b>SEV (2024):</b>	\$773,100.00
<b>Taxable Value (2024):</b>	\$773,100.00
<b>Summer Taxes (2023):</b>	\$26,556.59
<b>Winter Taxes (2023):</b>	\$16,313.30
<b>Total Taxes (2023):</b>	\$42,869.89
<b>Terms:</b>	Cash

## Legal Description

411033302024 PART OF SW 1/4 COM AT W 1/4 COR & SLY LINE OF WOODWORTH ST TH S 89D 52M 10S E ALONG 11.10 FT TH ELY 385.76 FT ALONG A 1495.20 FT RAD CURVE TO RT /LONG CHORD BEARS S 82D 28M 33S E 384.69 FT/ TH S 19D 38M 47S W 258.54 FT TH SLY 196.43 FT ALONG A 378.63 FT RAD CURVE TO LT /LONG CHORD BEARS S 4D 47M 02S W 194.23 FT/ TH N 65D 26M 30S W 135.96 FT TH S 86D 03M 27S W 33.09 FT TH S 57D 26M 51S W 153.51 FT TO W SEC LINE TH N 0D 22M 00S W 515.82 FT TO BEG \* SEC 33 T8N R11W 3.36 A. SPLIT ON 02/08/2007 FROM 41-10-33-302-018, 41-10-33-302-019, 41-10-33-302-020, 41-10-33-302-022, 41-10-33-302-023;

# Lease Overview

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## Lease Information

<b>Lease Type:</b>	NNN
<b>Terms:</b>	60 - 120 Months
<b>Tenant Provides:</b>	Air Conditioning, Electric, Gas/Heat, Insurance, Janitorial, Phone, Refuse Removal, Sewer, Snow Removal, Taxes, Water
<b>Landlord Provides:</b>	N/A
<b>Available:</b>	Immediately

## Availability

SUITE	RENTABLE SF	RATE / SF / YR	MONTHLY RENT
Entire Building	13,270 SF	\$12.50	\$13,822.92



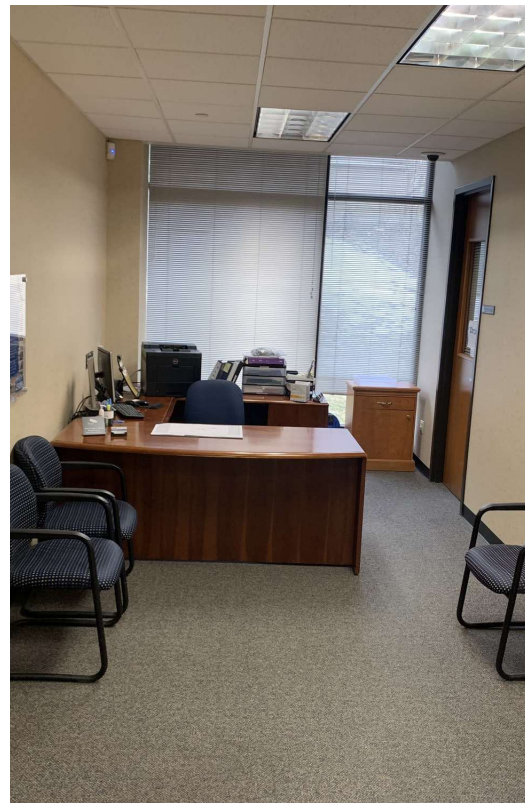
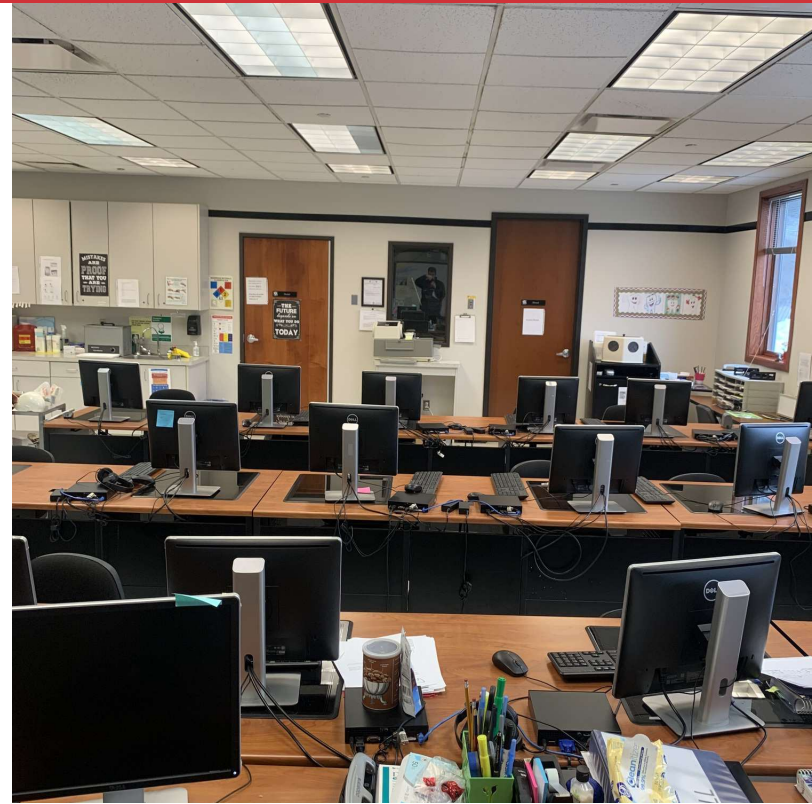
# Additional Photos

1624 Woodworth St NE  
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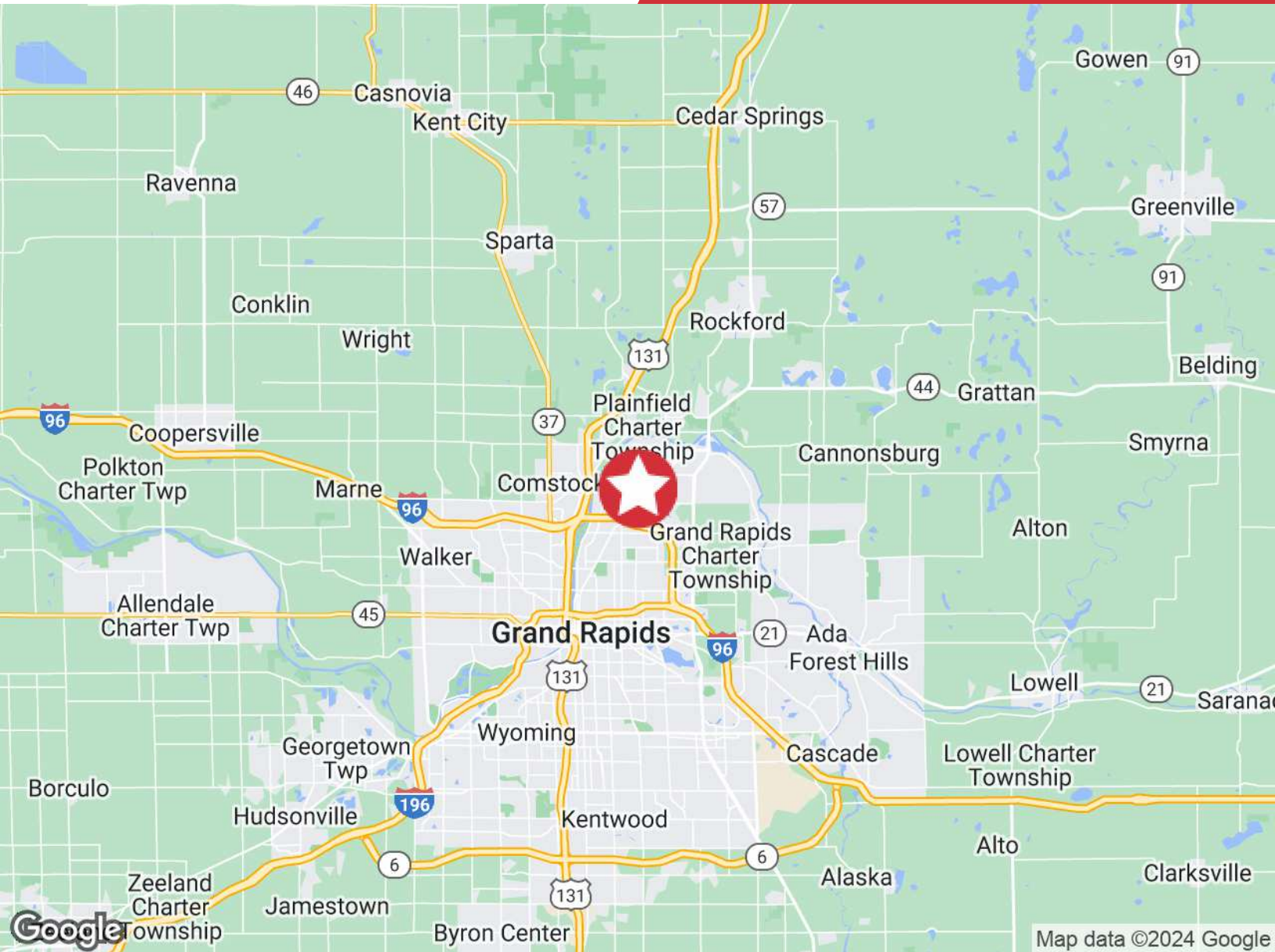
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# Location Map

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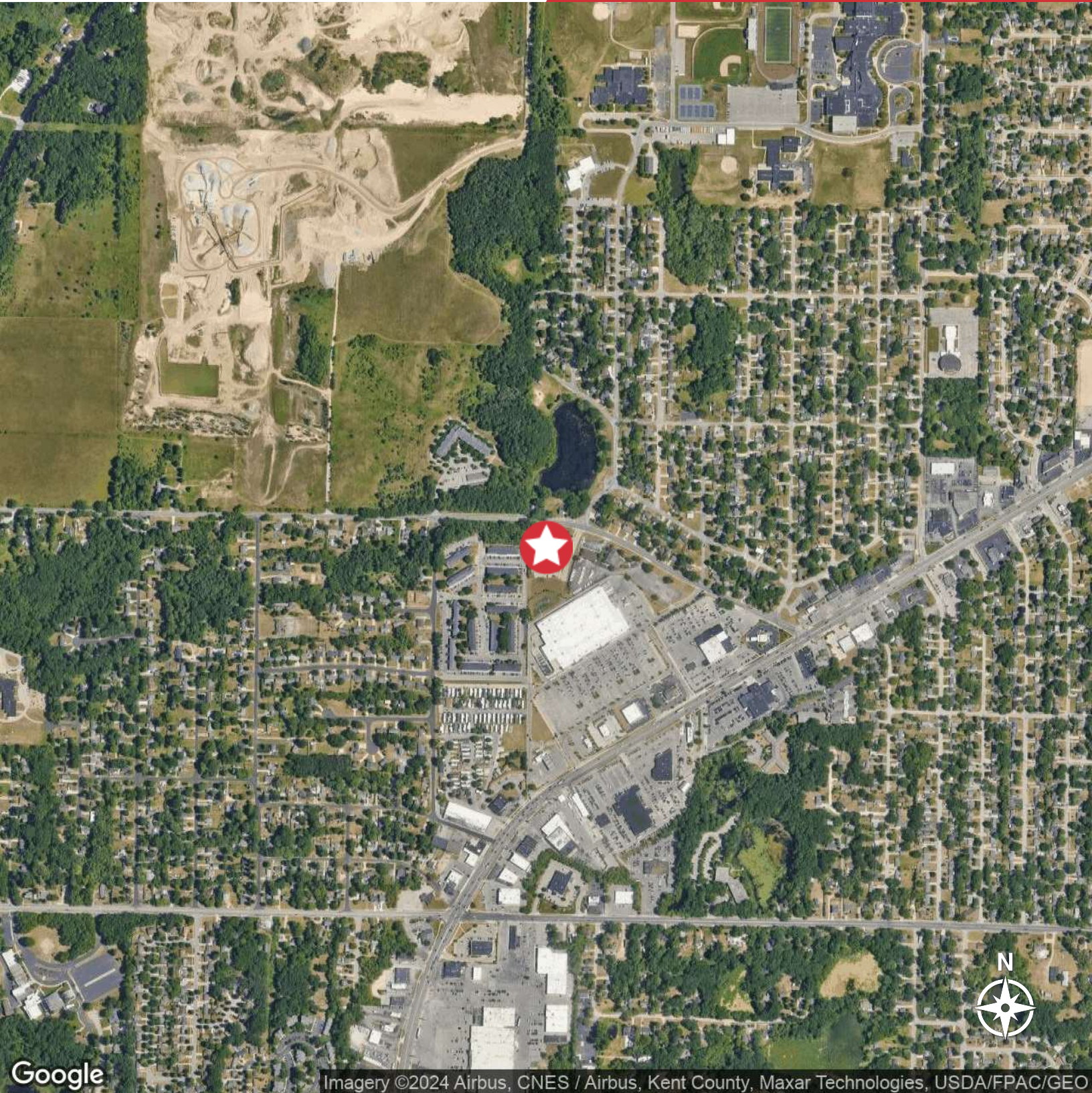


## Proximity

I - 96	1.36 Miles
US - 131	2.89 Miles
I - 196 @ US - 131	6.65 Miles
M - 6 @ I - 96	14.26 Miles
M - 6 @ US - 131	15.49 Miles
Airport	14.83 Miles

# Aerial Map

1624 Woodworth St NE  
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Imagery ©2024 Airbus, CNES / Airbus, Kent County, Maxar Technologies, USDA/FPAC/GEO



# 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.