



3501 Lake Eastbrook Blvd SE
Grand Rapids, Michigan 49546

Property Overview

Multiple suite sizes available

Great location near Woodland Mall and Centerpointe Mall just north of 28th Street

Gross Lease



For More Information

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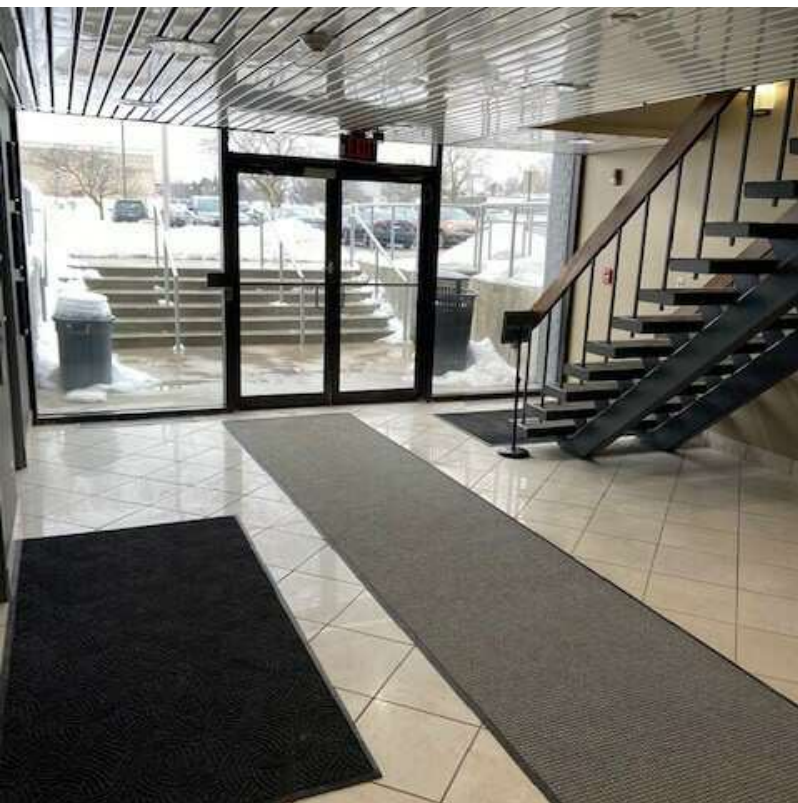
Chris Prins, SIOR

O: 616 242 1107

chrisp@naiwwm.com

Property Overview

3501 Lake Eastbrook Blvd SE
Grand Rapids, Michigan 49546



Property Information

Location:	Located near Centerpointe and Woodland Malls.
Total Building Size:	39,571 SF
Year Built:	1969
Acreage:	3.05 Acres
Signage:	Pylon
Parking:	Surface, On Site
Zoning:	MON-C
Building Class:	B

Office Information

Air Conditioning:	Yes
Ceiling Height:	11.0'
Elevators:	Yes

Utilities

Natural Gas:	DTE
Electric:	Consumers Energy
Sanitary Sewer:	Municipality
Storm Sewer:	Municipality
Water:	Municipality

Lease Overview

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Lease Information

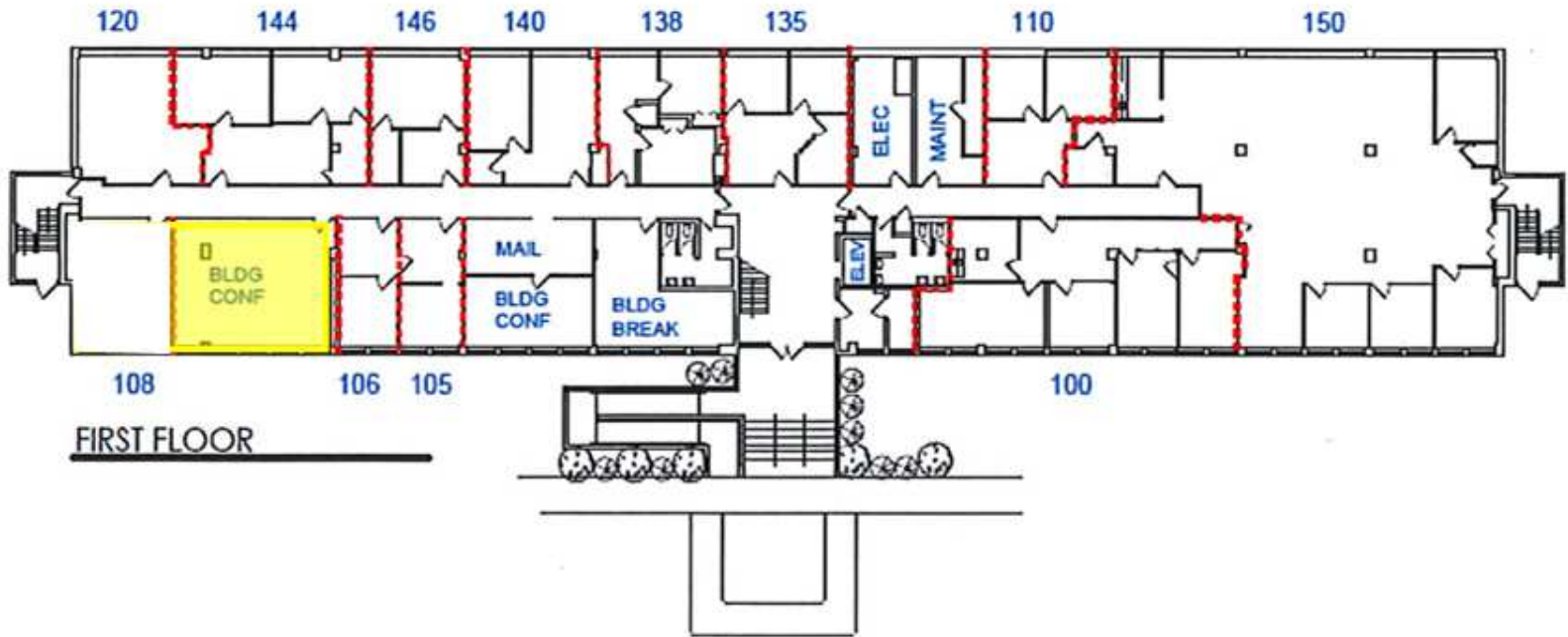
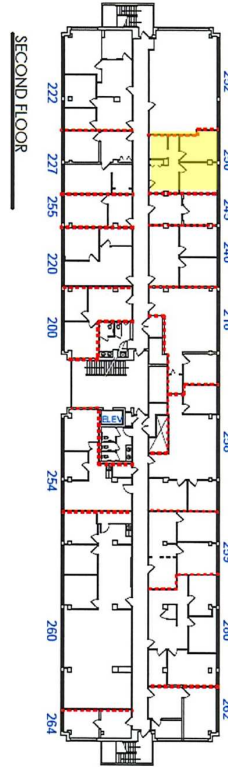
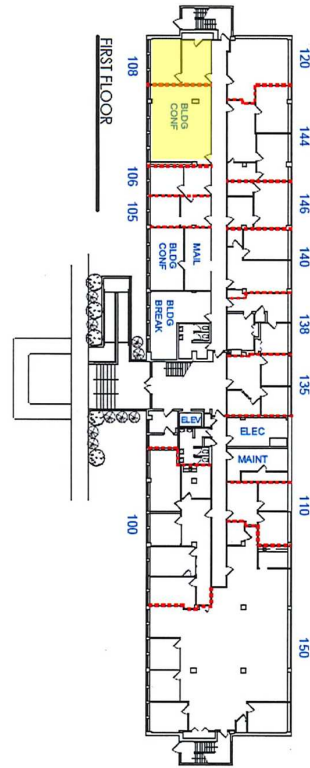
Lease Type:	Gross
Terms:	36-60 months
Tenant Provides:	Phone/Internet, Janitorial
Landlord Provides:	Taxes, Insurance, Gas/Electric, Water/Sewer, Snow/Lawn Care, Trash removal, Management Fees, Roof and Structural
Municipality:	City of Grand Rapids
PPN:	41-18-11-330-005
Possession:	At lease commencement

Availability

SUITE	RENTABLE SF	RATE / SF / YR	TOTAL MONTHLY RENT
108	672 SF	\$16.51	\$1,475.00
150	3,151 SF	\$16.00	\$4,201.33
220	557 SF	\$20.47	\$950.15
300	2,951 SF	\$14.00	\$3,442.83
335	2,649 SF	\$19.50	\$4,304.63

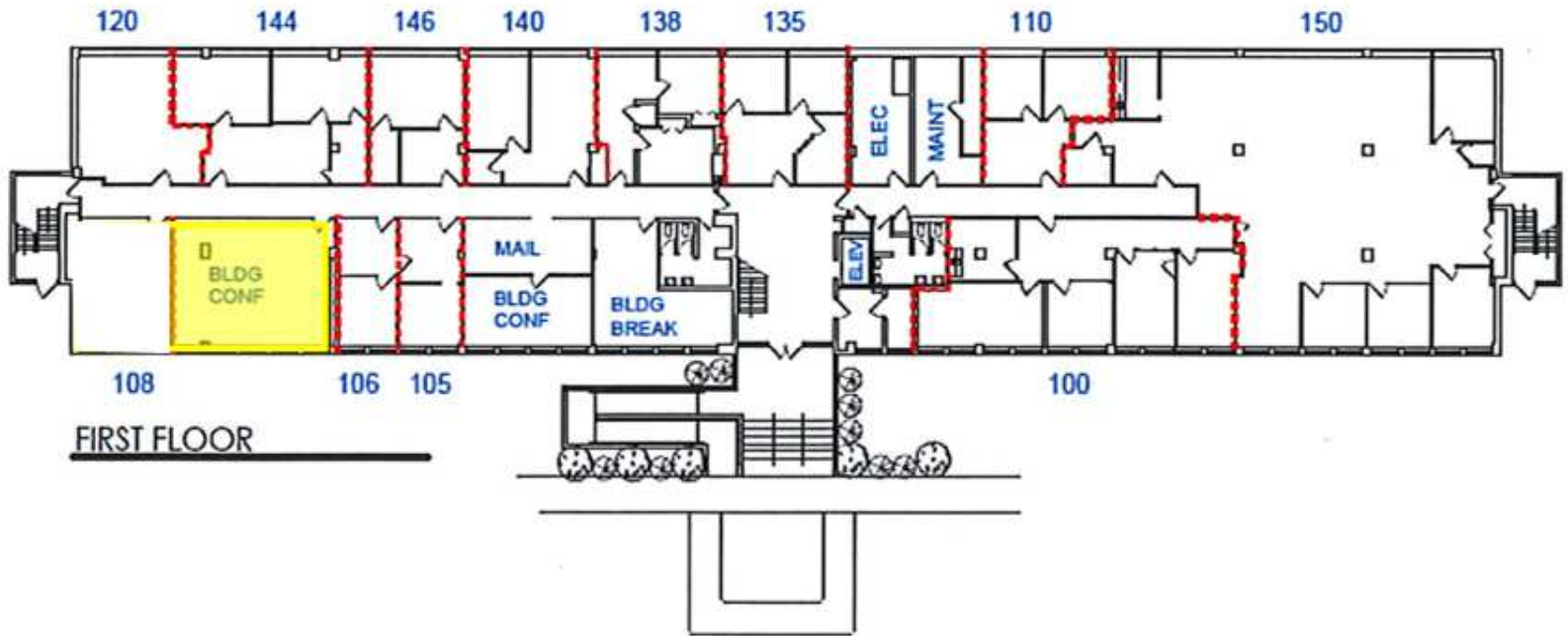
Floor Plans

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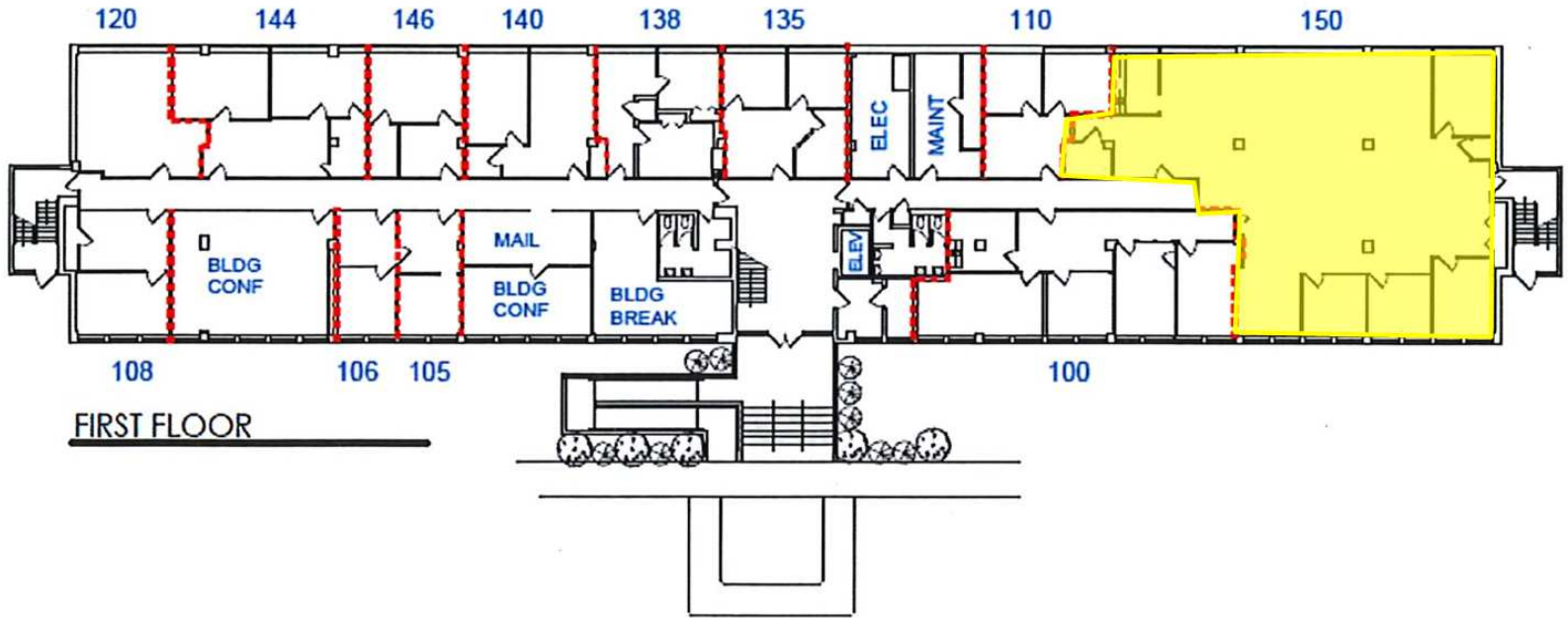
Suite 108

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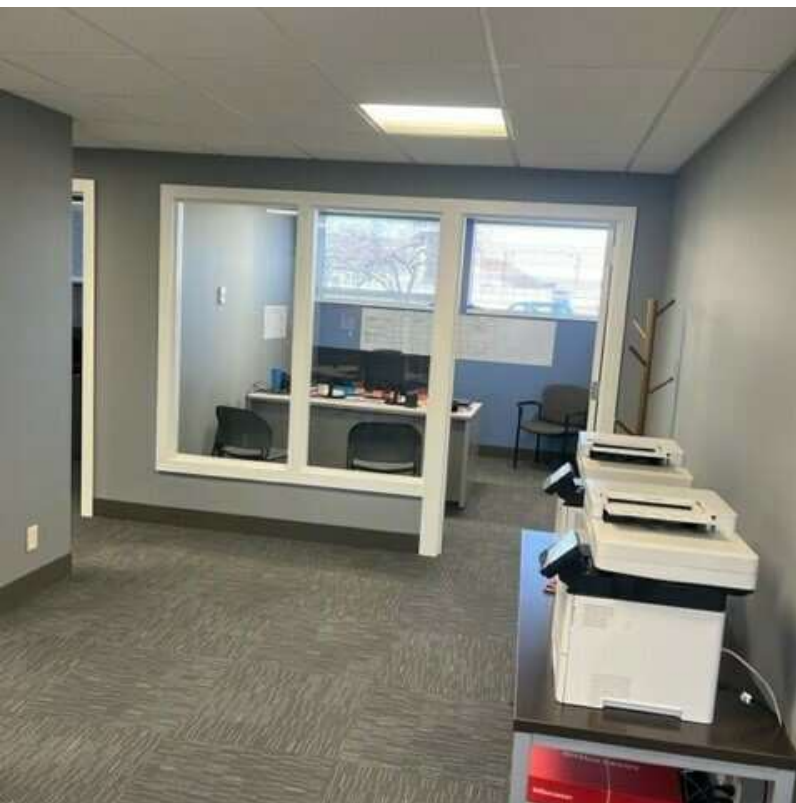
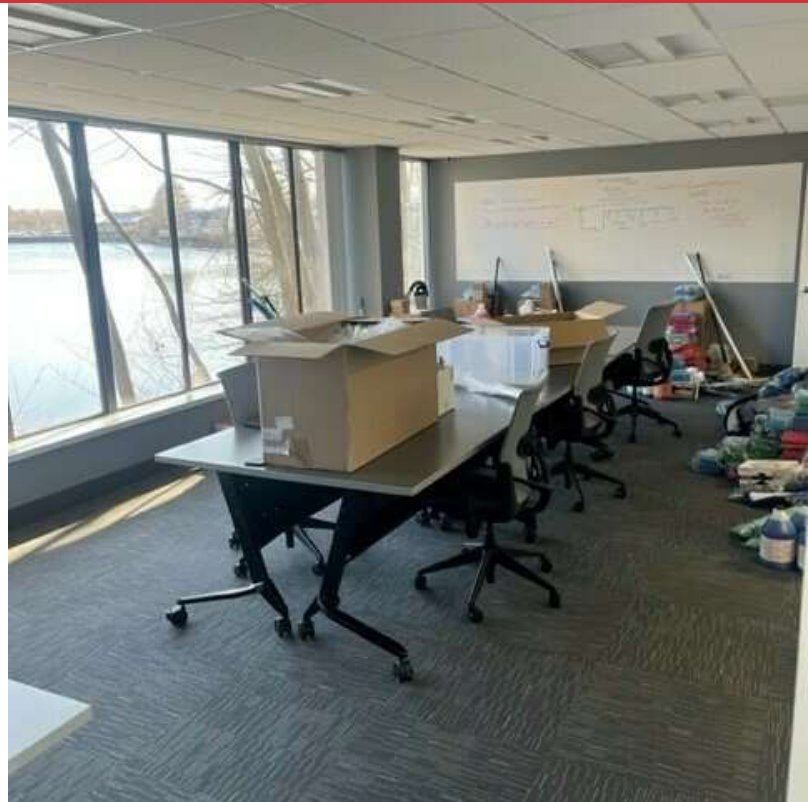
Suite 150

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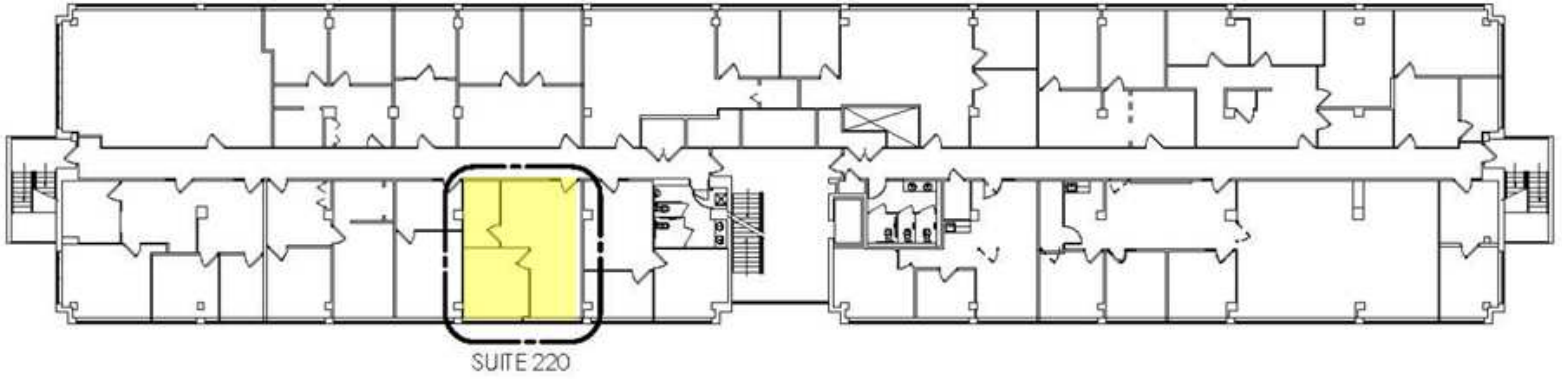
Suite 150 Photos

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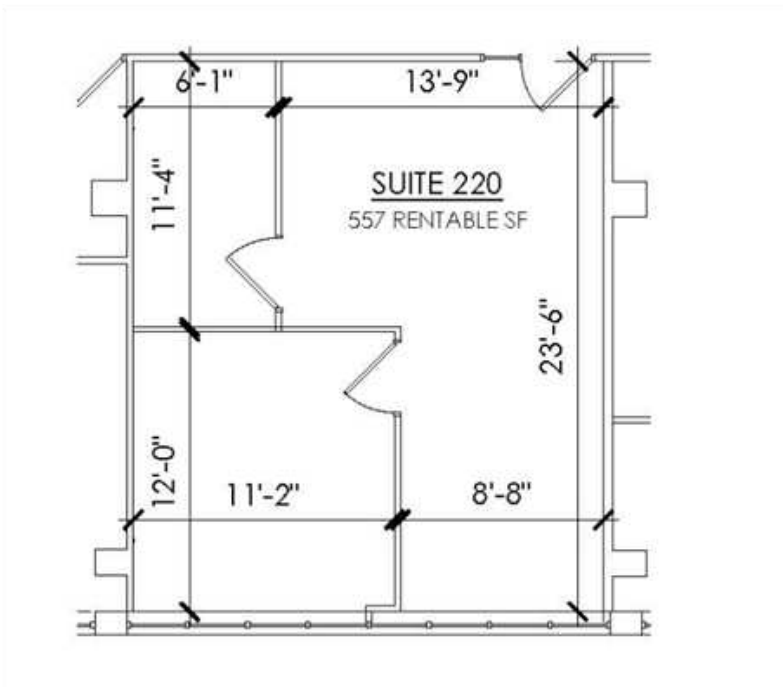


Suite 220

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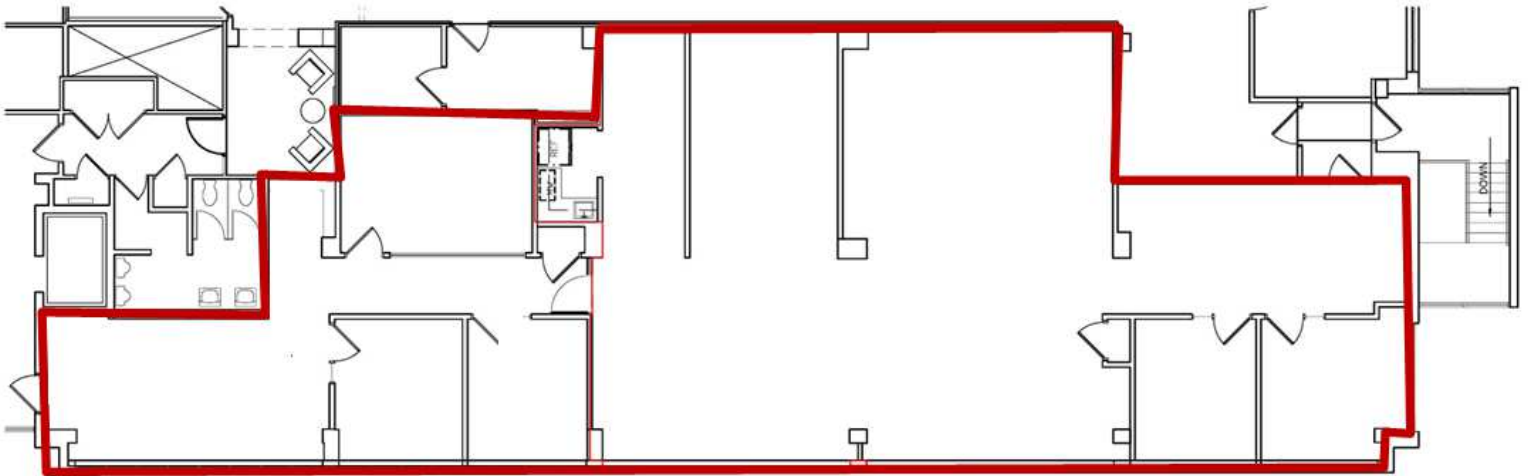
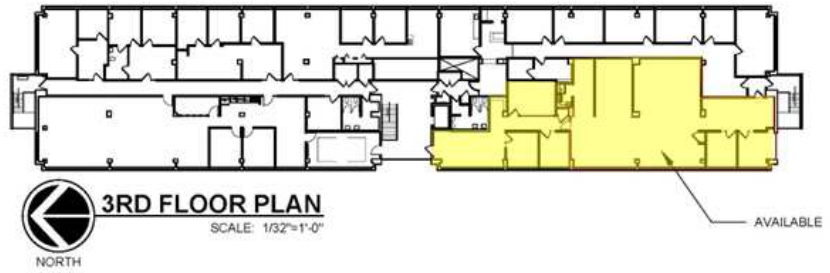
SECOND FLOOR KEY PLAN



Suite 300

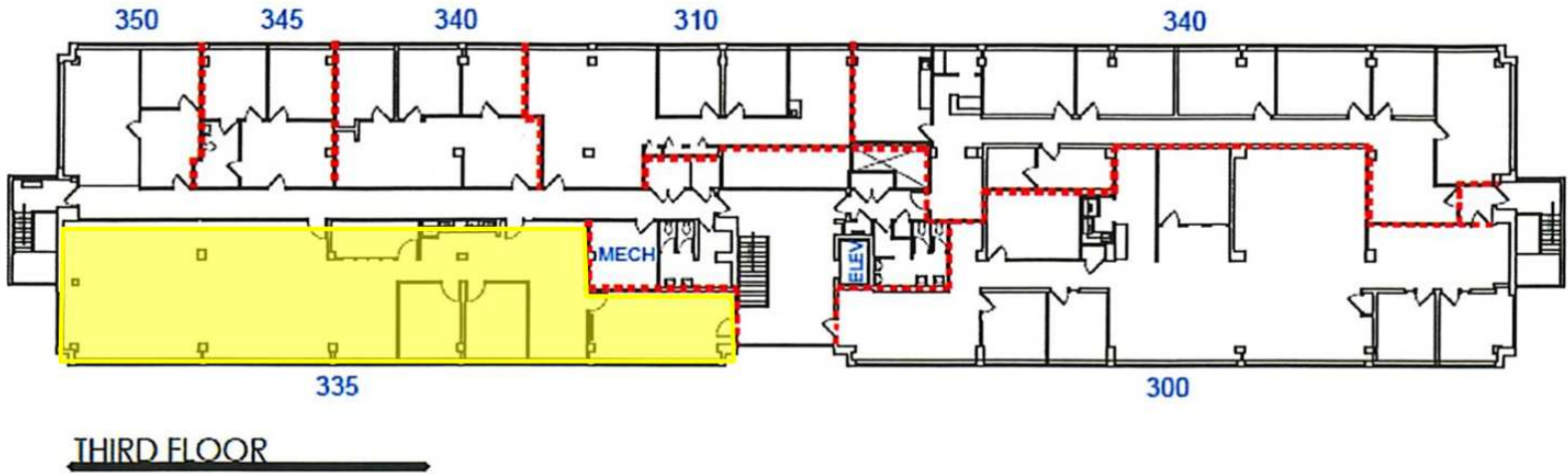
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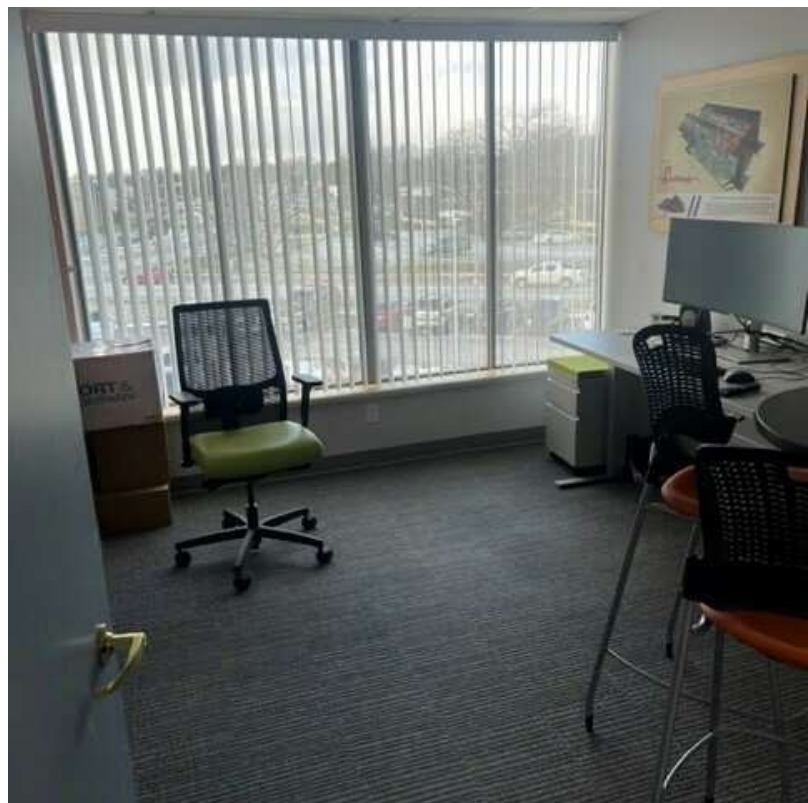
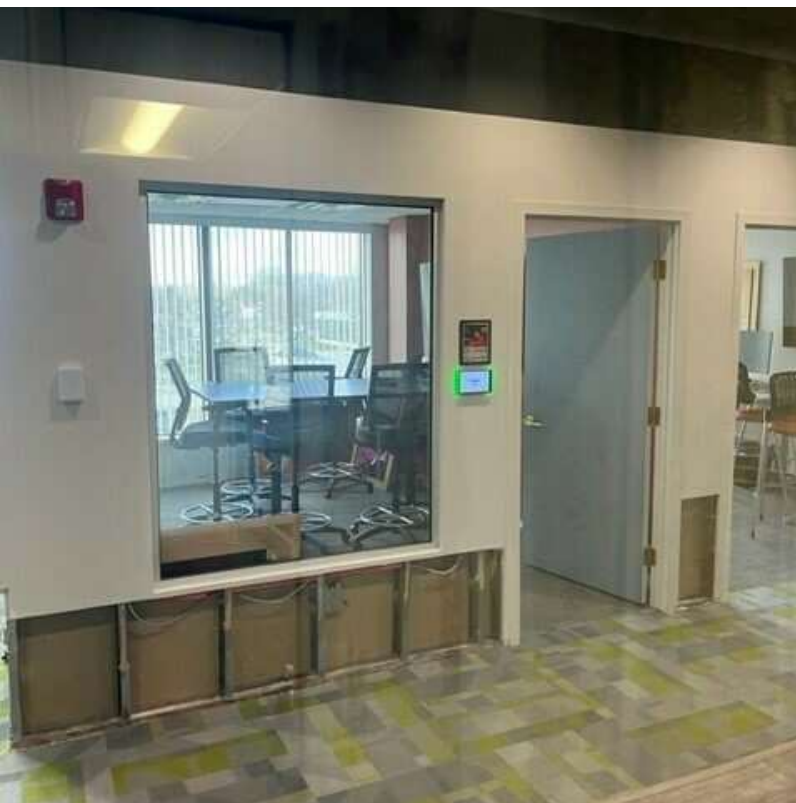
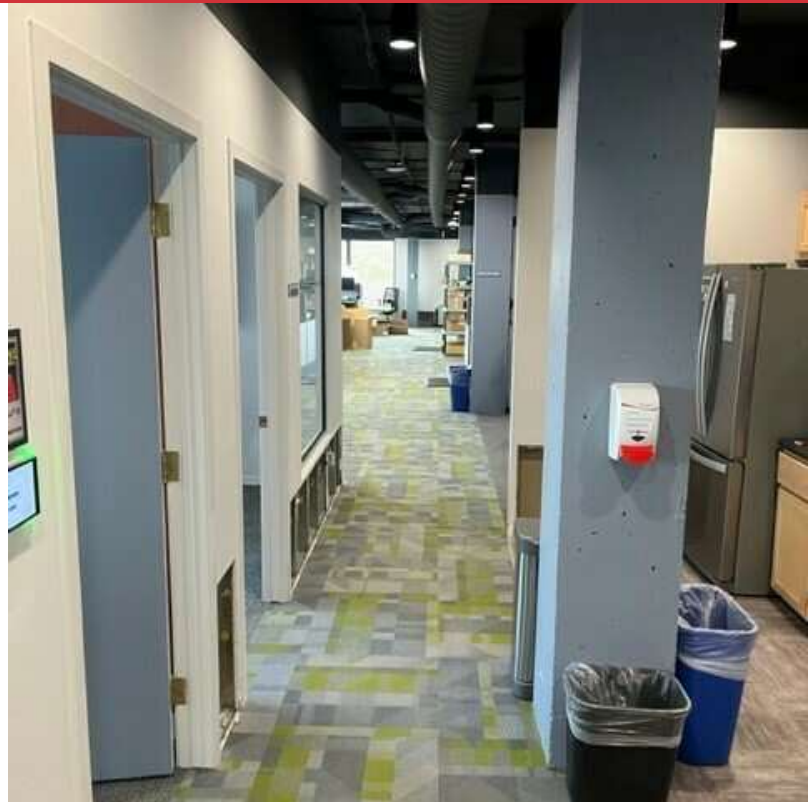
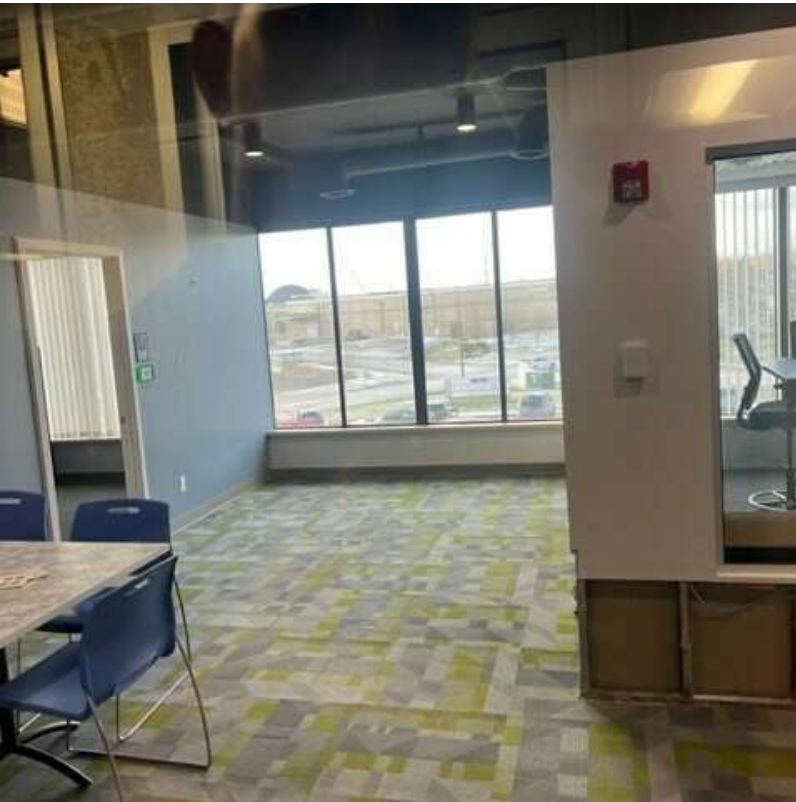
Suite 335

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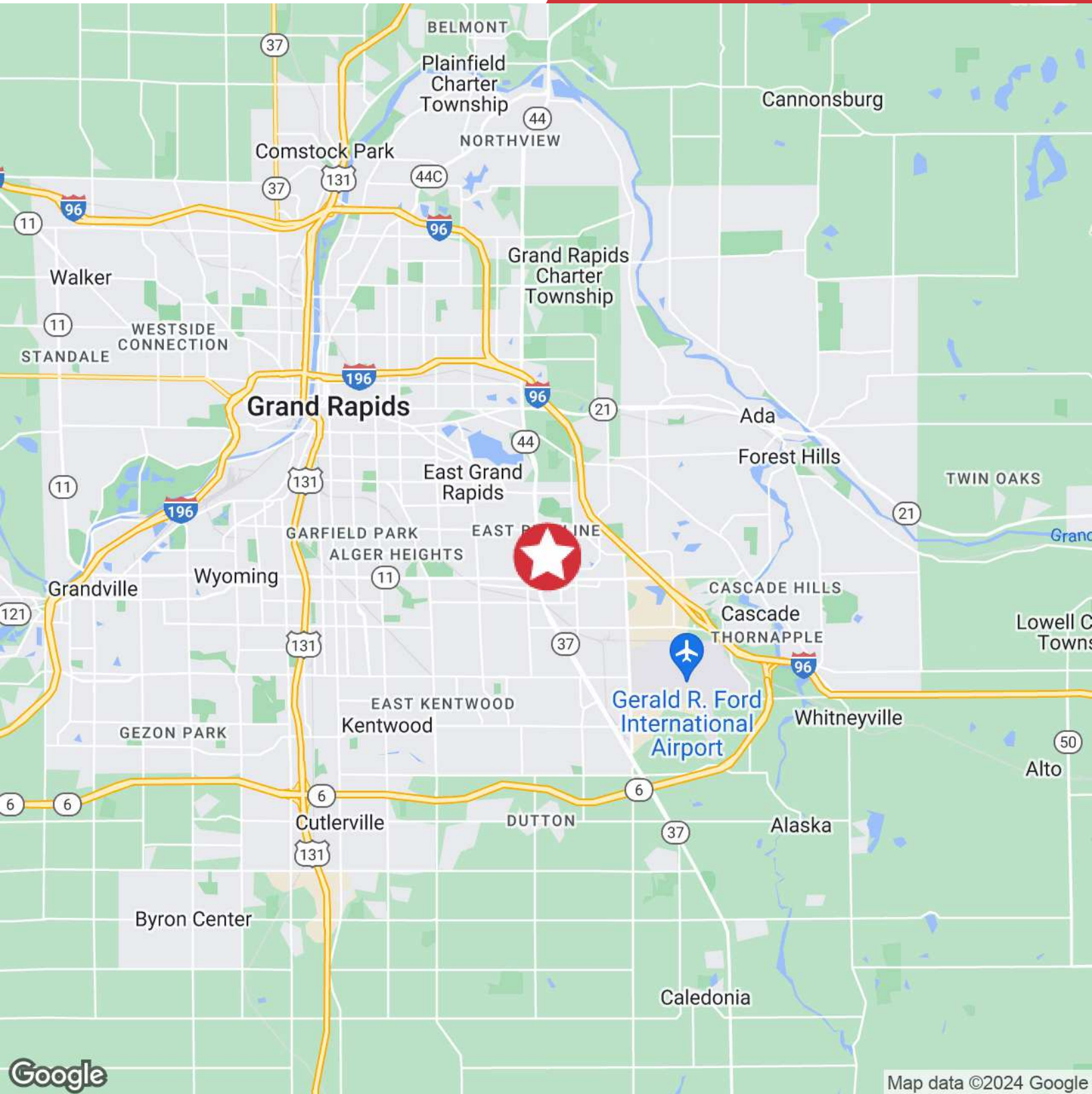
Suite 335 Photos

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Location Map

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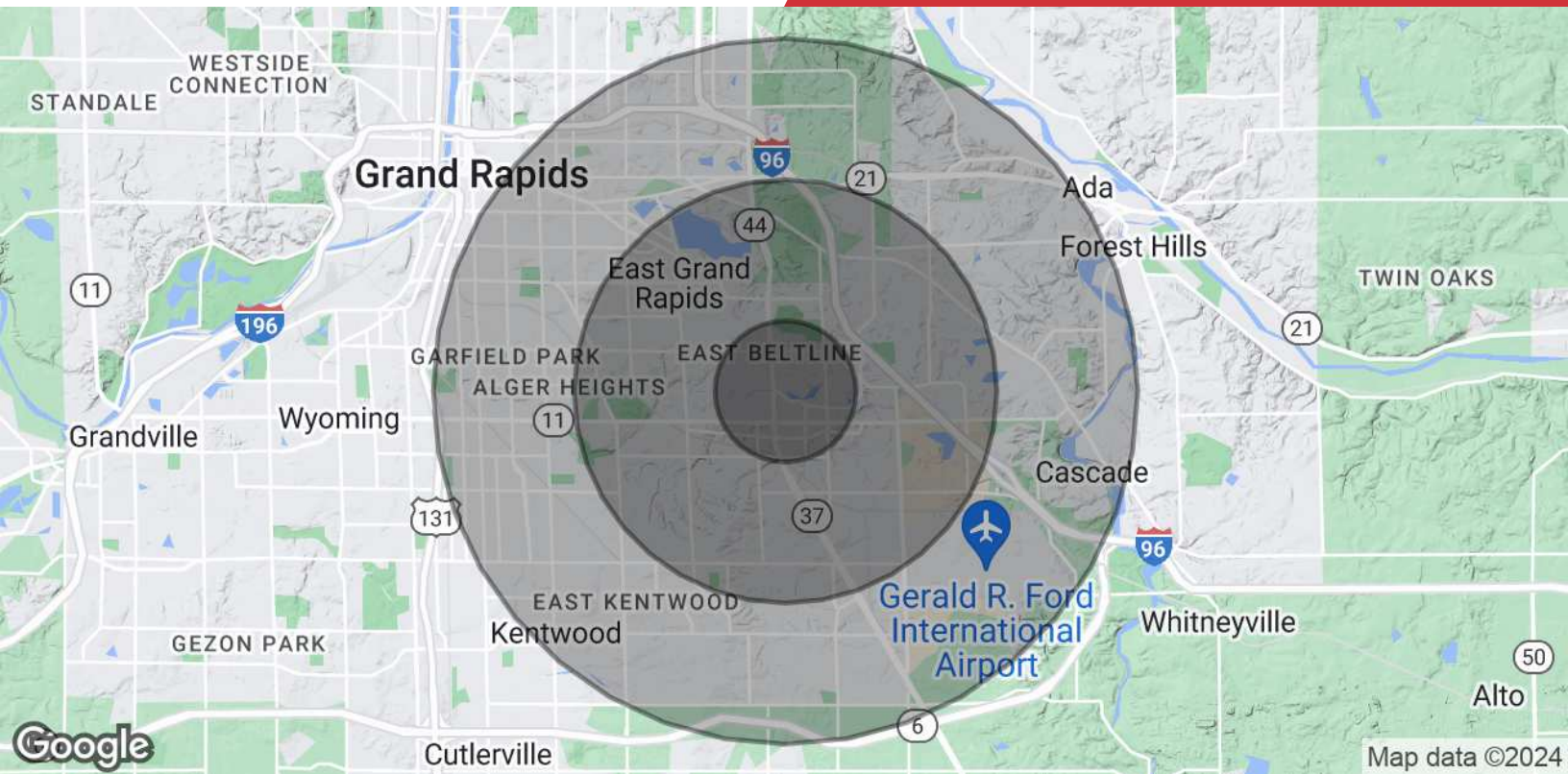
Retailer Map

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Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,316	62,222	168,678
Average Age	25.1	33.3	33.9
Average Age (Male)	24.0	32.7	32.6
Average Age (Female)	26.9	34.7	35.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,512	24,496	64,763
# of Persons per HH	2.7	2.5	2.6
Average HH Income	\$50,859	\$70,858	\$70,724
Average House Value	\$188,071	\$225,977	\$187,777

2020 American Community Survey (ACS)

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.