



4436 Broadmoor Ave SE
Grand Rapids, Michigan 49512

Property Highlights

- Three Private Offices
- Ample Parking
- Recently Upgraded Common Area's



For More Information

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Property Overview

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Property Information

Location:	Corner of 44th and Broadmoor
Total Building Size:	12,768 SF
Year Built:	1986
Parking:	Ample
Zoning:	I1
Building Class:	C

Office Information

Office SF:	2,650 SF
Floors:	1
HVAC:	Forced Air
Air Conditioning:	Yes
Private Offices:	3

Lease Overview

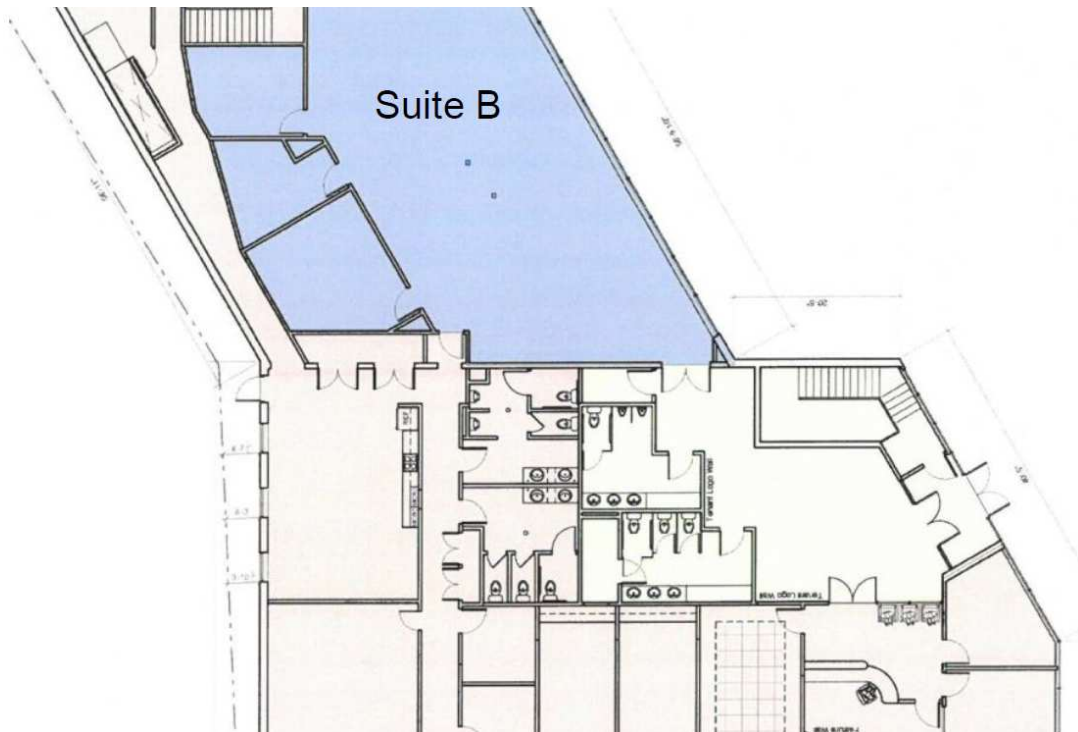
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Lease Information

Lease Type:	Modified Gross
Terms:	60 Months
Tenant Provides:	Gas, Electric, A/C, In-suite Janitorial, Phone/Data
Landlord Provides:	Refuse Removal, Water/Sewer, Snow Removal, Taxes, Management Fees
Step Lease Incentive:	Yr 1 -\$9/RSF; Yr 2 - \$10/RSF; Yr 3 - \$11/RSF; Yr 4 - \$12/RSF; Yr 5 - \$13/RSF
Less than a 5 Year Lease:	\$12/RSF

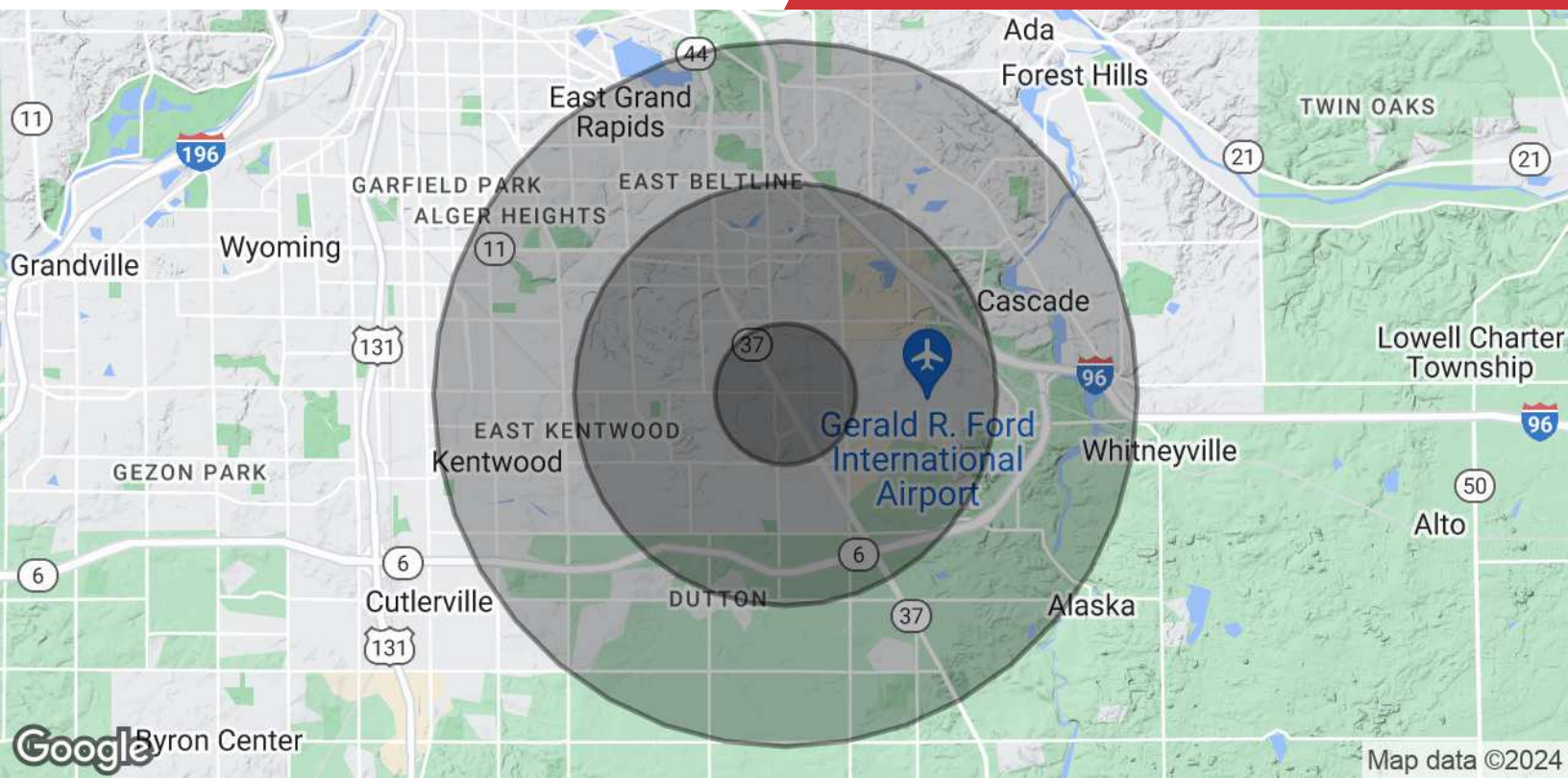
Availability

SUITE	RENTABLE SF	RATE / SF / YR	MONTHLY RENT
B	2,650 SF	\$9.00	\$1,987.50



Demographics Map & Report

4436 Broadmoor Ave SE
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,167	42,343	135,500
Average Age	32.5	36.6	37.1
Average Age (Male)	28.3	34.1	34.8
Average Age (Female)	35.4	38.9	38.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,072	18,351	52,905
# of Persons per HH	3.0	2.3	2.6
Average HH Income	\$94,388	\$73,060	\$87,746
Average House Value	\$161,078	\$175,768	\$204,542

* Demographic data derived from 2020 ACS - US Census



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.