



1425 Michigan St NE  
Grand Rapids, Michigan 49503

### Property Highlights

- Rare opportunity near Medical Mile
- Free parking
- 17,568 SF available for lease
- General office or medical use
- Close to Fuller / I-196 interchange
- Located on a bus route
- 5.5 / 1,000 parking ratio



For More Information

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# Property Overview

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## Property Overview

The property at 1425 Michigan Street NE is located near the Michigan and Fuller interchange which offers excellent access to I-196 near the Medical Mile. The space is currently used as an Emergency Veterinarian Clinic and could easily be converted to either medical or general office use. The property has a 5.5 / 1000 parking ratio which is rare and provides employees an opportunity for free parking. The facility is also located on a bus route and has signage on busy Michigan Street.



## Property Information

<b>Location:</b>	I-196 to Fuller Ave Exit, S on Fuller to Michigan St, E on Michigan St to the property on the N side of the street
<b>Total Building Size:</b>	28,955 SF
<b>Year Built:</b>	1971
<b>Acreage:</b>	2.808 Acres
<b>Signage:</b>	Monument
<b>Parking:</b>	163 Spaces
<b>Zoning:</b>	SD-NOS
<b>Building Class:</b>	A

## Office Information

<b>Office SF:</b>	17,568 SF
<b>Floors:</b>	1
<b>HVAC:</b>	Gas / Forced Air
<b>Sprinklered:</b>	No
<b>Ceiling Height:</b>	10'
<b>Security System:</b>	Yes

## Utilities

<b>Electric:</b>	Consumers Energy
<b>Telephone:</b>	Choice
<b>Natural Gas:</b>	DTE Energy
<b>Sanitary Sewer:</b>	City of Grand Rapids
<b>Storm Sewer:</b>	City of Grand Rapids
<b>Water:</b>	City of Grand Rapids

# Lease Overview

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## Lease Information

<b>Lease Type:</b>	NNN
<b>Terms:</b>	60 Months
<b>Tenant Provides:</b>	Taxes, Insurance, Water, Sewer, Electric, Air Conditioning, Gas/Heat, Snow Removal, Janitorial, Refuse Removal & Phone
<b>Landlord Provides:</b>	Roof and Structural
<b>Municipality:</b>	City of Grand Rapids
<b>PPN:</b>	41-14-20-476-003
<b>Present Use:</b>	Veterinary Clinic
<b>Possession:</b>	12/1/2024

## Availability

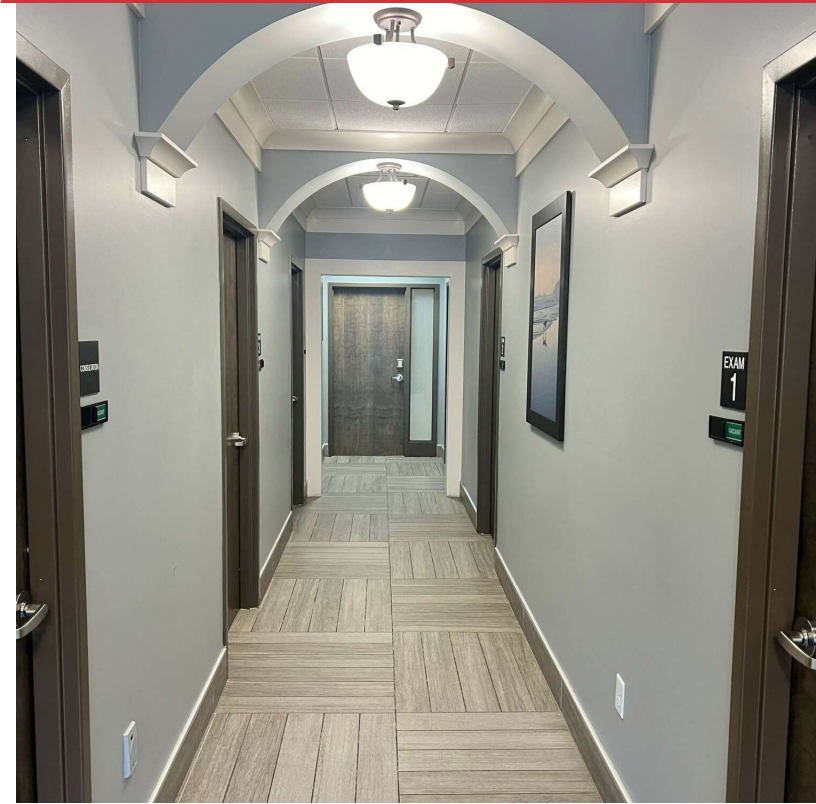
SUITE	RENTABLE SF	RATE / SF / YR	MONTHLY RENT	CAM / MONTH \$7.58 PSF EST.	TOTAL MONTHLY RENT
<b>Suite A</b>	17,568 SF	\$19.00	\$27,816.00	\$11,097.12	\$38,913.12

## Legal Description

LOTS 29 & 30 EX S 7 FT ALSO EX W 60 FT OF LOT 30\* BALL & DICKINSON S SUB.

# Additional Photos

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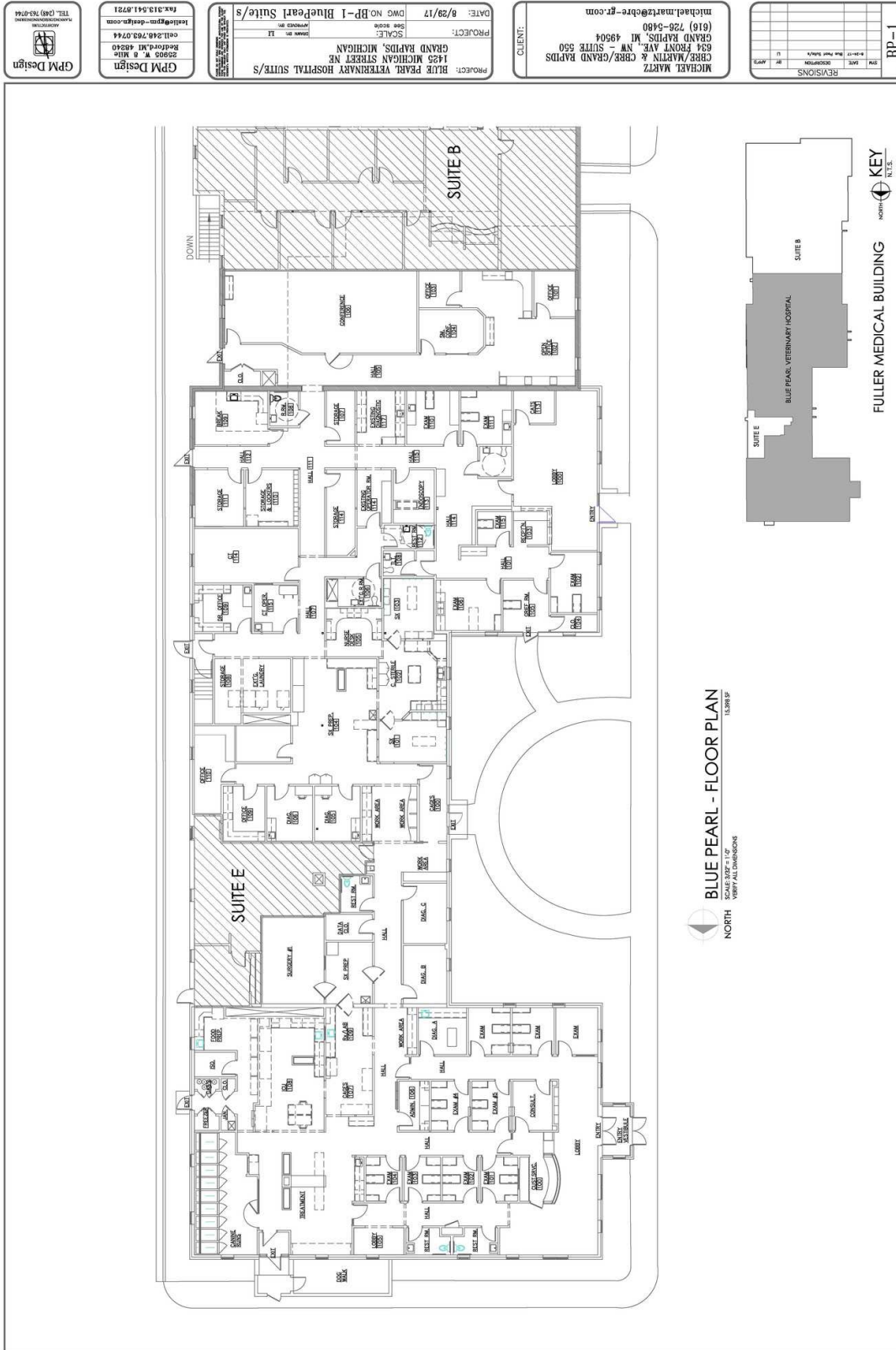
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# Floor Plan - Suite

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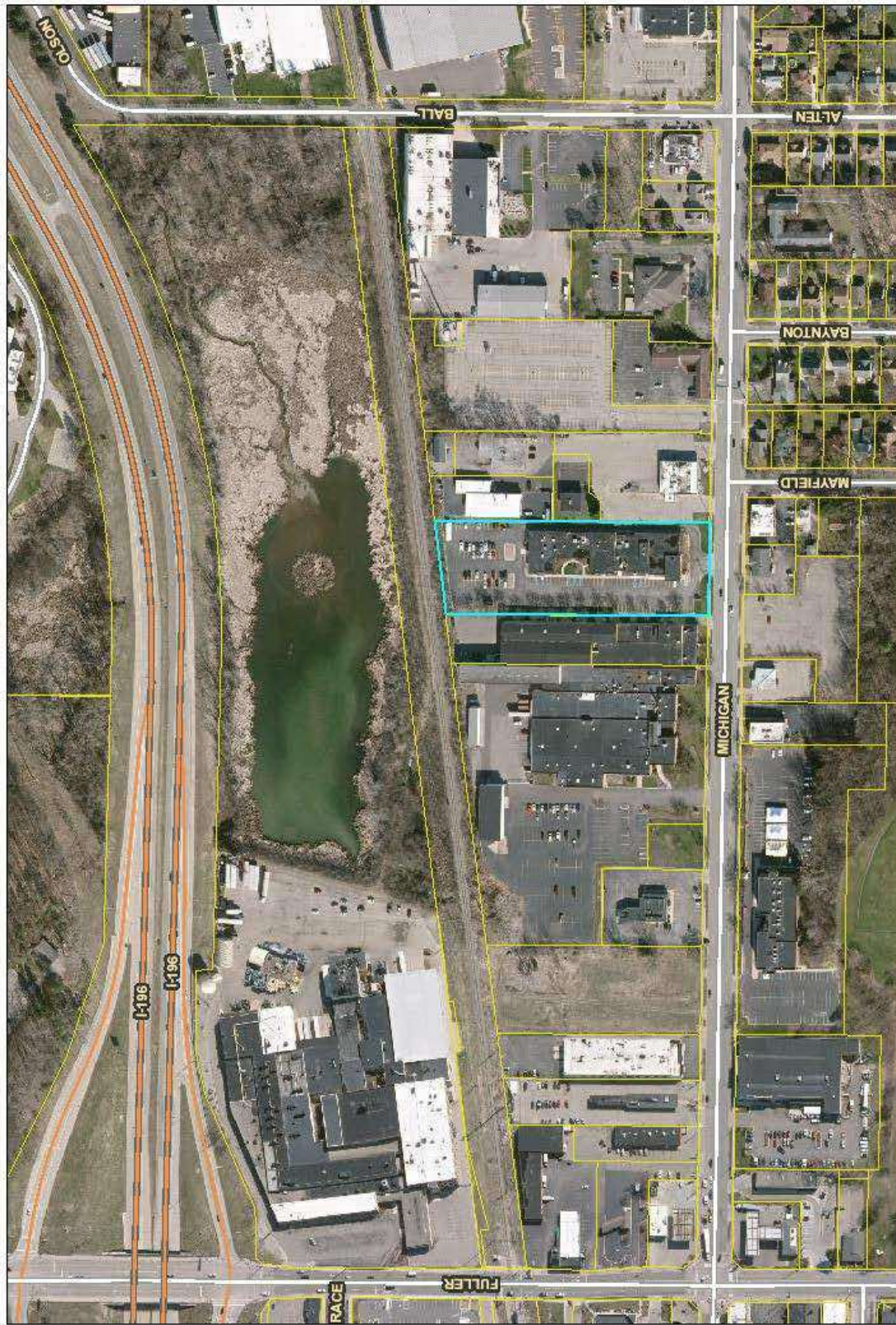


# Aerial Plat Map

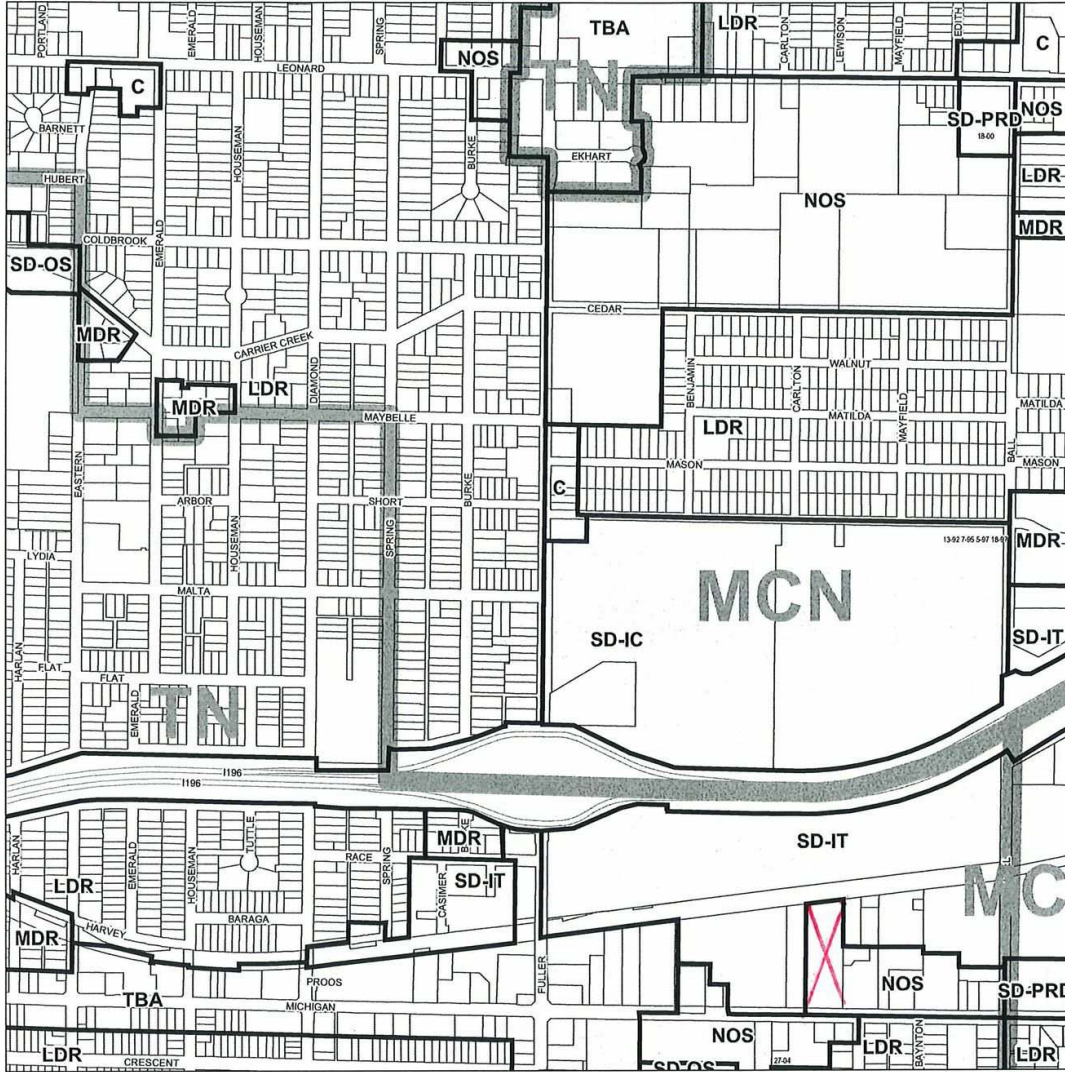
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1425 Michigan Street NE - PP# - 41-14-20-476-003

September 22, 2023







## CITY OF GRAND RAPIDS ZONE DISTRICTS

### TRADITIONAL NEIGHBORHOODS - TN

- LDR Low Density Residential
- MDR Mixed Density Residential
- CC City Center
- TCC Transitional City Center
- TBA Traditional Business Area
- TOD Transit-Oriented Development

### MID-CENTURY NEIGHBORHOODS - MCN

- LDR Low Density Residential
- MDR Mixed Density Residential
- TOD Transit-Oriented Development
- C Commercial

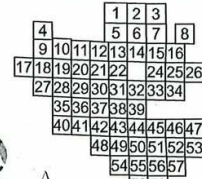
### MODERN ERA NEIGHBORHOODS - MON

- LDR Low Density Residential
- MDR Mixed Density Residential
- TOD Transit-Oriented Development
- C Commercial

### SPECIAL DISTRICTS - SD

- NOS Neighborhood Office Service
- AP Airport
- OS Open Space
- IT Industrial-Transportation
- IC Institutional Campus
- PRD Planned Redevelopment District

## ZONING MAP INDEX

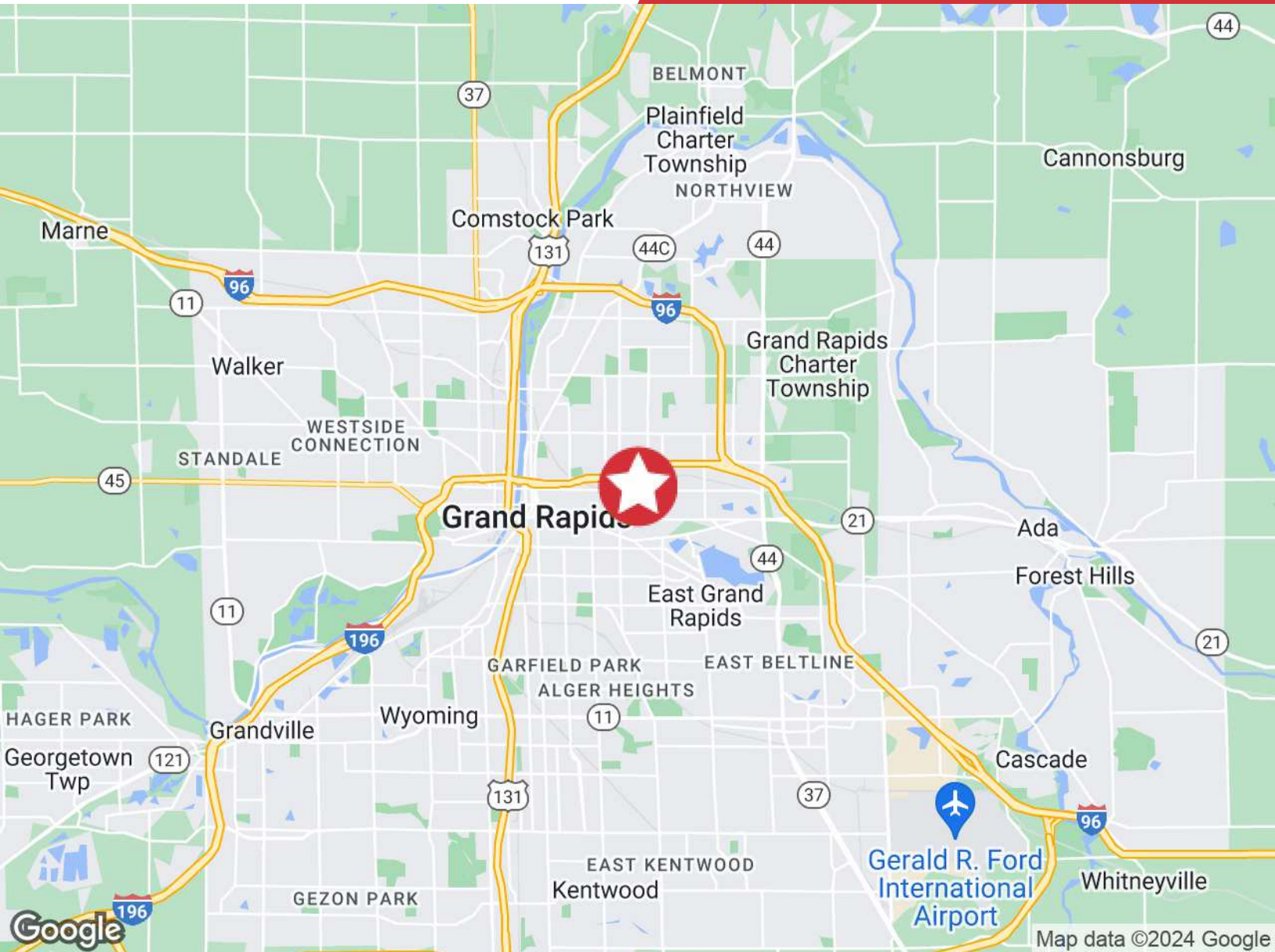


MAP  
23

CITY OF GRAND RAPIDS PLANNING DEPARTMENT 03/23

# Location Map

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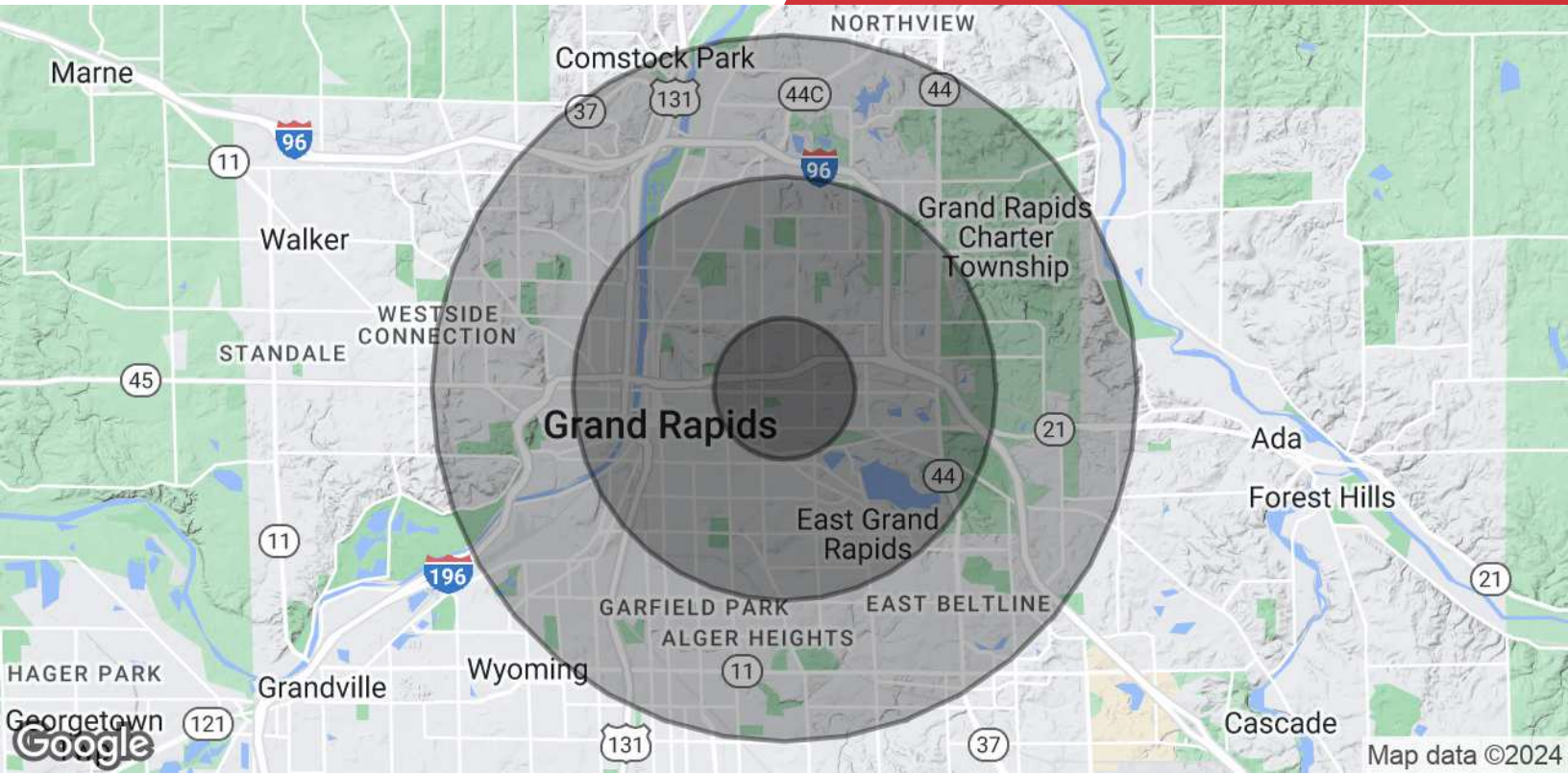


## Proximity

I-198	0.56 Miles
I-96	2.47 Miles
US-131	2.57 Miles
M-6	11.28 Miles
Gerald R Ford International Airport	11.68 Miles

# Demographics Map & Report

1425 Michigan St NE  
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POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	13,971	121,763	253,254
<b>Average Age</b>	32.0	32.4	34.4
<b>Average Age (Male)</b>	31.4	31.6	33.2
<b>Average Age (Female)</b>	33.5	33.3	35.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	5,675	51,558	101,708
<b># of Persons per HH</b>	2.5	2.4	2.5
<b>Average HH Income</b>	\$65,551	\$73,560	\$74,338
<b>Average House Value</b>	\$171,605	\$192,769	\$184,312

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.