

LEASE

OFFICE



1428 44TH ST. SW



1428 44TH ST. SW, WYOMING, MI 49509

### PROPERTY OVERVIEW

This attractive, professional building is located on busy 44th Street in Wyoming. Three spacious suites available, with the option to lease suites C and D together. Ideal space for accounting, legal, IT, or general office use!

### PROPERTY HIGHLIGHTS

- Close proximity to US-131
- Beautiful view of woods and Palmer Golf Course
- Suites C and D can be leased together or separately

### OFFERING SUMMARY

|                |                     |
|----------------|---------------------|
| Lease Rate:    | \$15.50 SF/yr (NNN) |
| Estimated CAM: | \$3.50/SF/yr        |
| Available SF:  | 725 -2,450 SF       |
| Lot Size:      | 0.97 Acres          |
| Building Size: | 10,200 SF           |
| Zoning:        | R01                 |

| DEMOGRAPHICS      | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| Total Population  | 10,009   | 80,415   | 211,318  |
| Average HH Income | \$55,343 | \$51,887 | \$52,528 |

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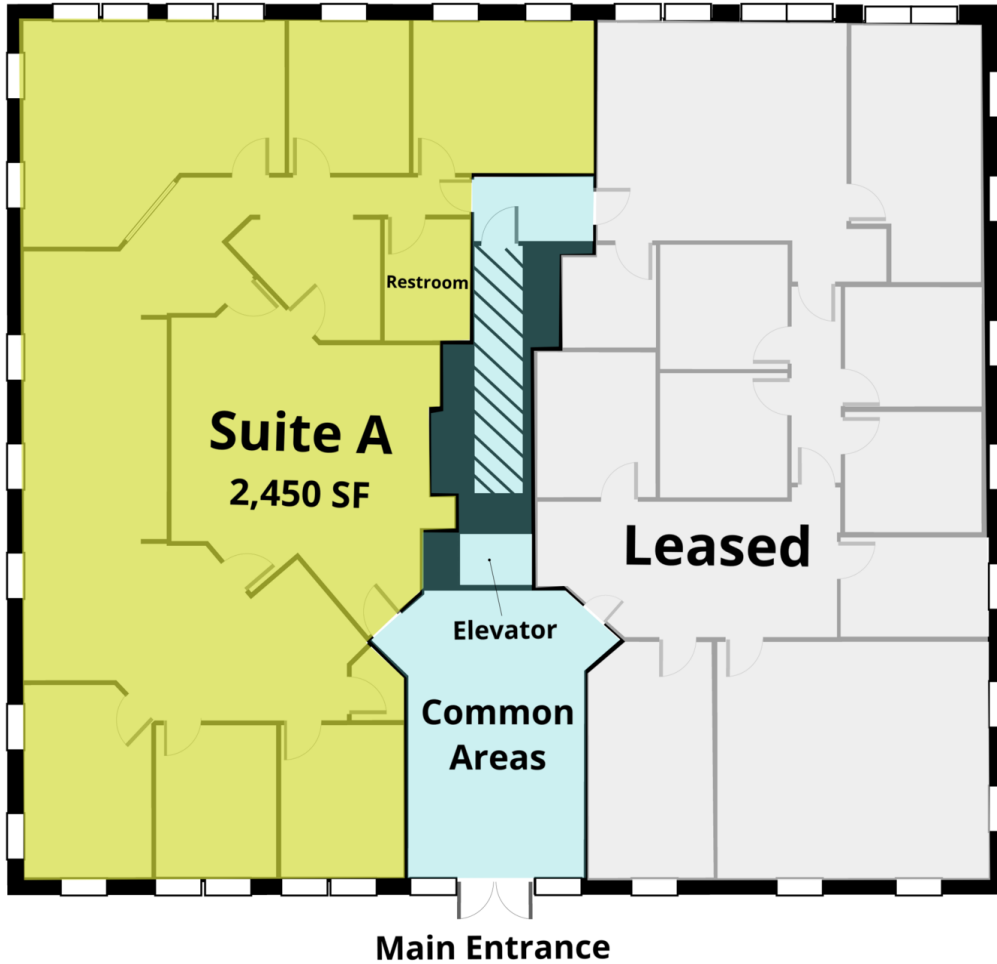


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# Main Level



## AVAILABLE SPACES

| SUITE | TENANT    | SIZE     | TYPE | RATE          |
|-------|-----------|----------|------|---------------|
| ■ A   | Available | 2,450 SF | NNN  | \$15.50 SF/yr |

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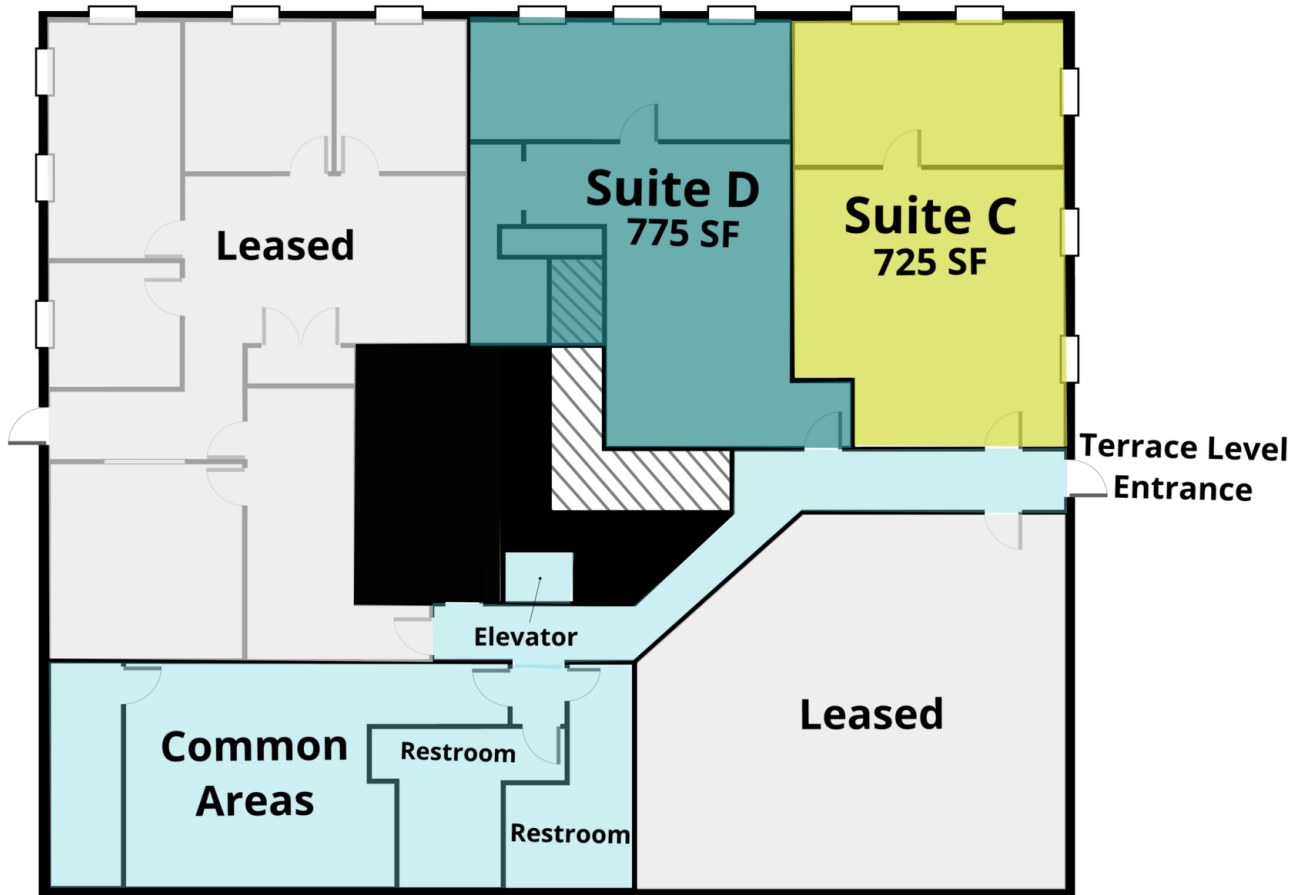


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### Terrace Level



#### AVAILABLE SPACES

| SUITE   | TENANT    | SIZE     | TYPE | RATE          |
|---------|-----------|----------|------|---------------|
| ■ C + D | Available | 1,500 SF | NNN  | \$15.50 SF/yr |
| ■ C     | Available | 725 SF   | NNN  | \$15.50 SF/yr |
| ■ D     | Available | 775 SF   | NNN  | \$15.50 SF/yr |

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Suite A



Suite A



Suite A



Suite A

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View From All Suites



Main Floor Lobby



Community Break Area

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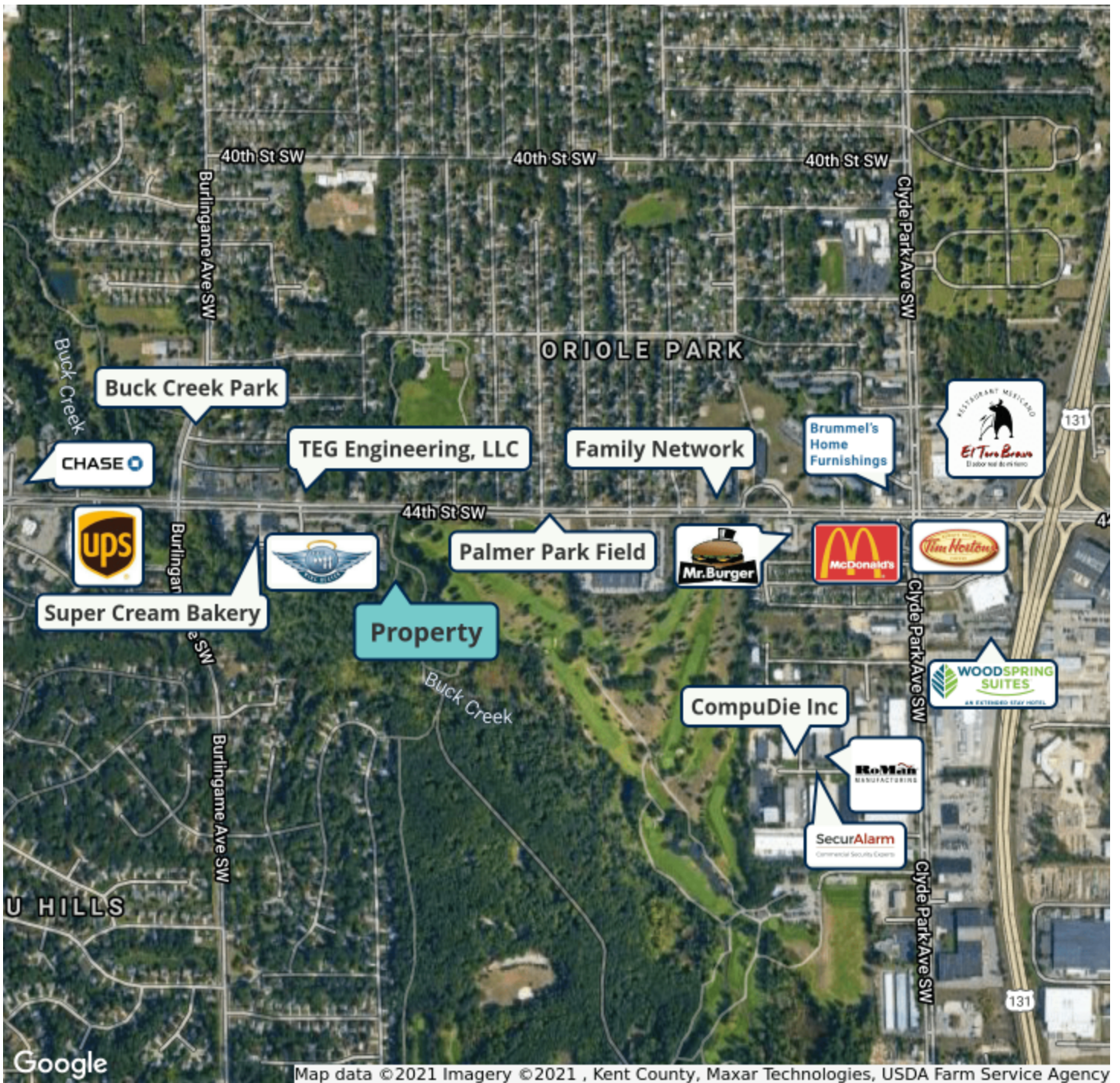


# MEET YOUR NEIGHBORS

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