

OFFICE SPACE FOR LEASE

330 EAST BELTLINE AVENUE NE, GRAND RAPIDS, MI 49506



KWEKEL
COMPANIES

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OFFICE SPACE FOR LEASE

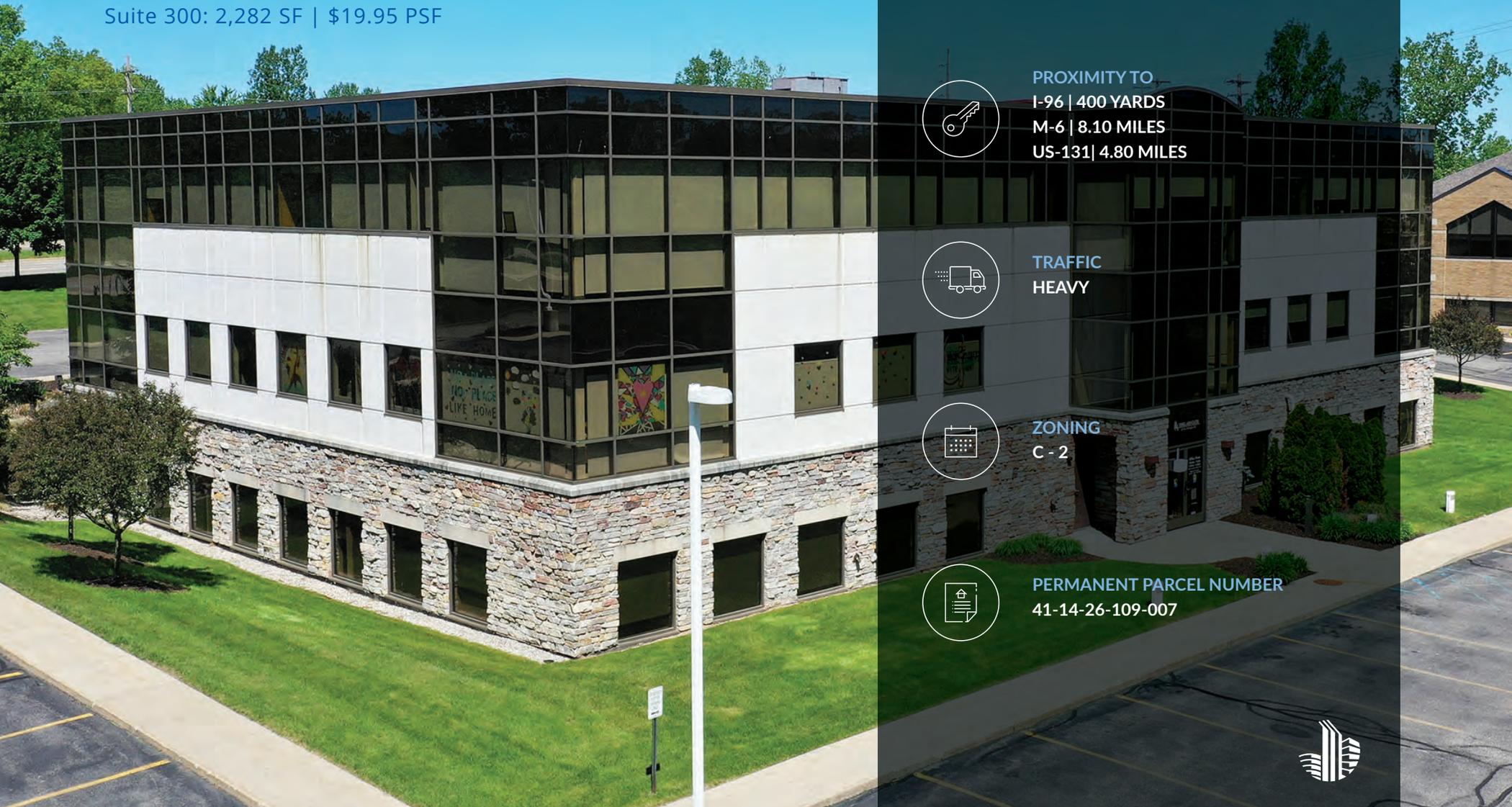
EXECUTIVE SUMMARY

Kwekel Companies presents the opportunity to lease 5,126 SF within a Class A multi-tenant office building. Ideally located, the building sits on the East Beltline with immediate access to I-96. Built in 2007, 330 East Beltline is a modern three story office building totaling 26,968 square feet.

Total SF Available: 5,126

Suite 200: 2,844 | \$21.50 PSF

Suite 300: 2,282 SF | \$19.95 PSF



LOCATION
330 E BELTLINE AVENUE NE
GRAND RAPIDS, MI 49506



DIRECTIONS
I-96 TO E BELTLINE, SOUTH TO PROPERTY



PROXIMITY TO
I-96 | 400 YARDS
M-6 | 8.10 MILES
US-131 | 4.80 MILES



TRAFFIC
HEAVY



ZONING
C - 2



PERMANENT PARCEL NUMBER
41-14-26-109-007



PROPERTY DESCRIPTION

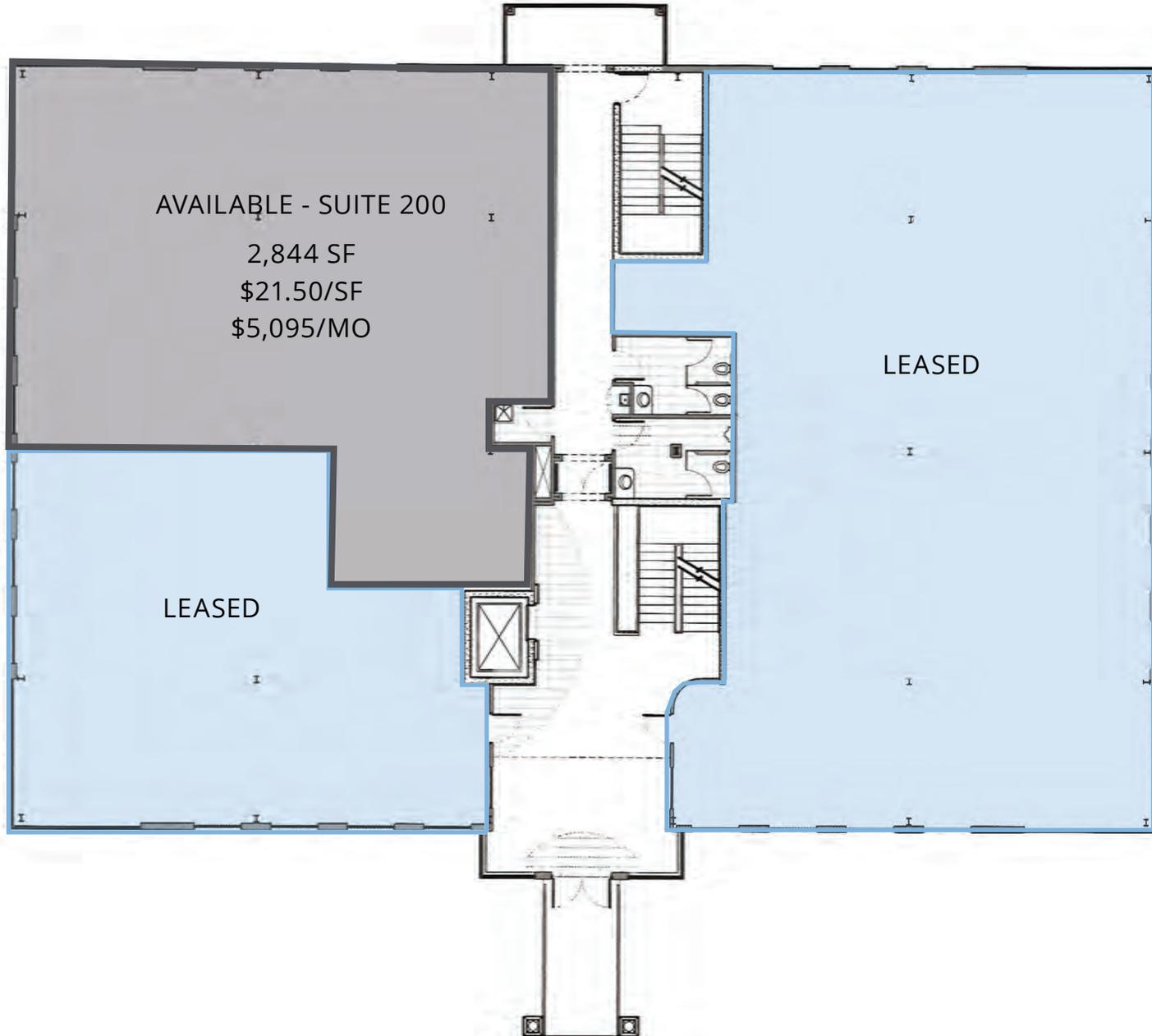
ADDRESS	330 EAST BELTLINE AVENUE NE	CONSTRUCTION	CONCRETE STEEL
CITY, STATE	GRAND RAPIDS, MI 49506	WALLS	STEEL DRYWALL
TOTAL BUILDING SF	26,968	CEILING HEIGHT	10'
AVAILABLE FOR LEASE	5,126	FLOORS	3
ACRES	2.2	ELEVATORS	YES
YEAR BUILT	2007	LIGHTING	FLUORESCENT INCANDESCENT
BASEMENT	NO	AIR CONDITIONING	100%
OUTSIDE STORAGE	NO	LAVATORIES (BUILDING TOTAL)	2 MEN 2 WOMEN



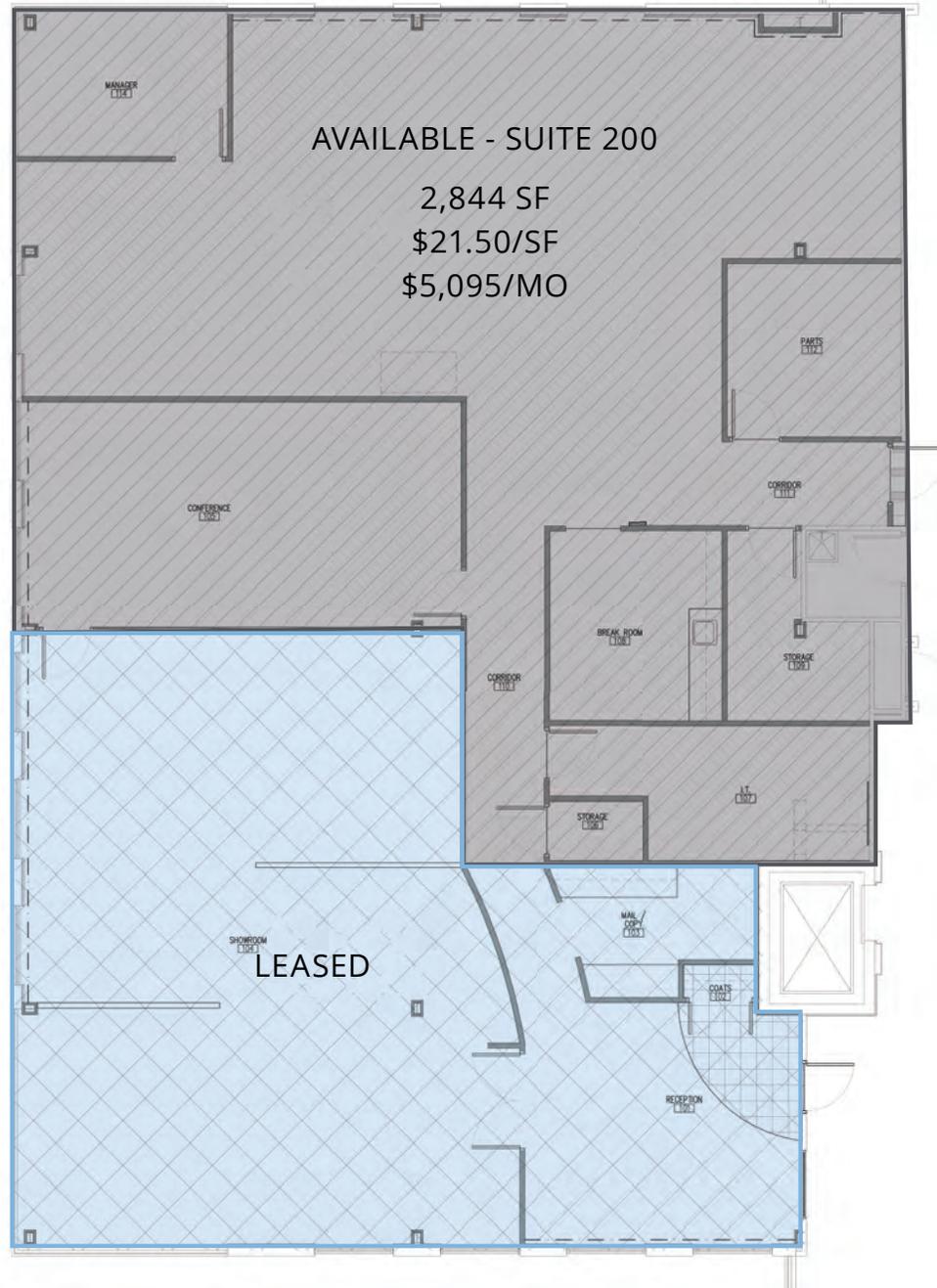
330 EAST BELTLINE | INTERIOR PHOTOS



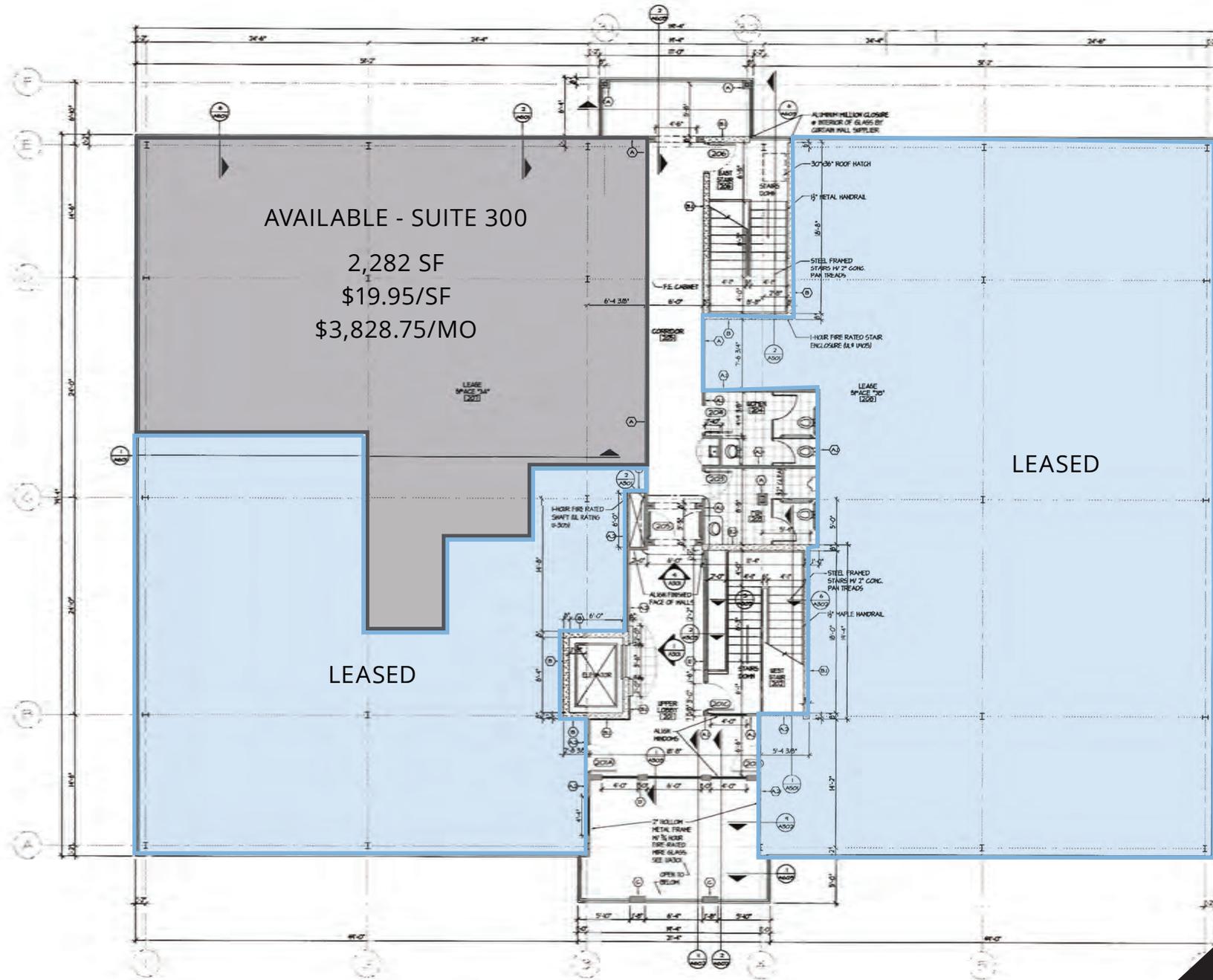
MAIN FLOOR



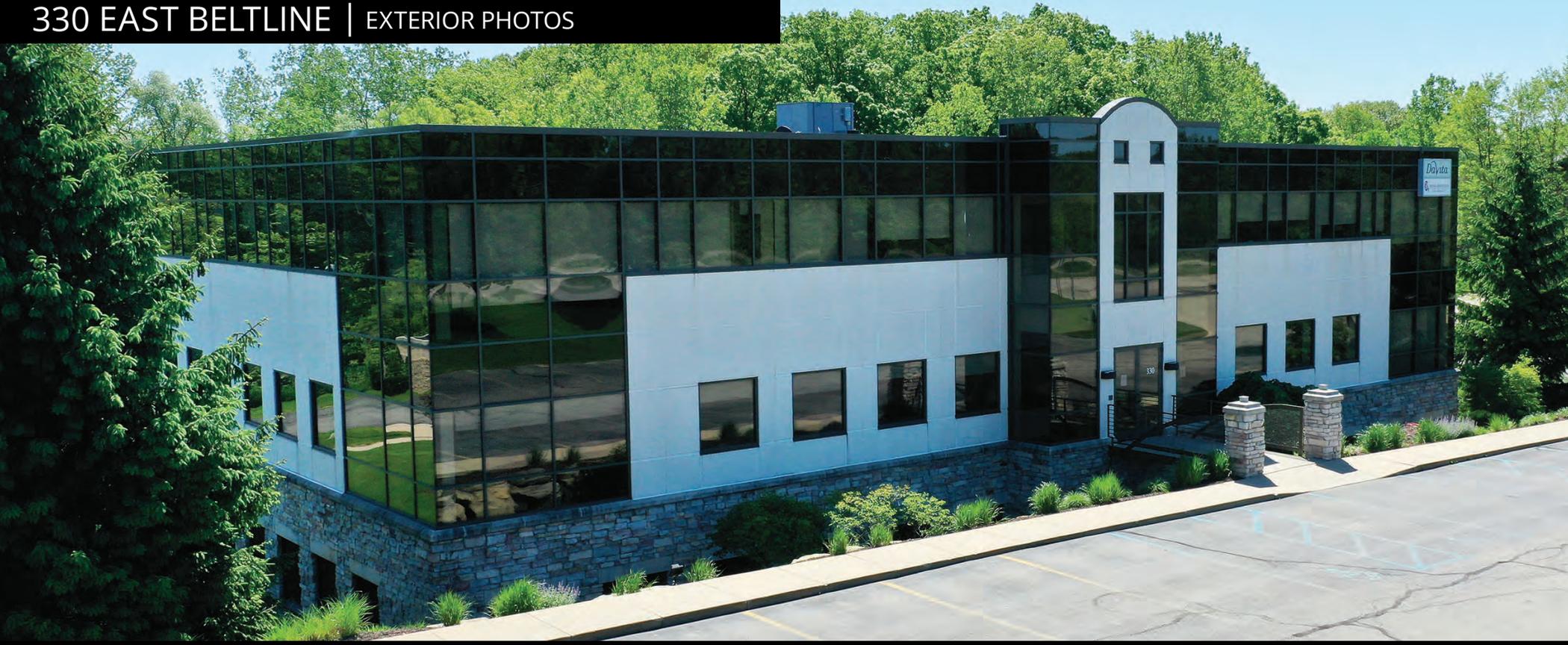
MAIN FLOOR - SUITE 200 - FLOOR PLAN



THIRD FLOOR



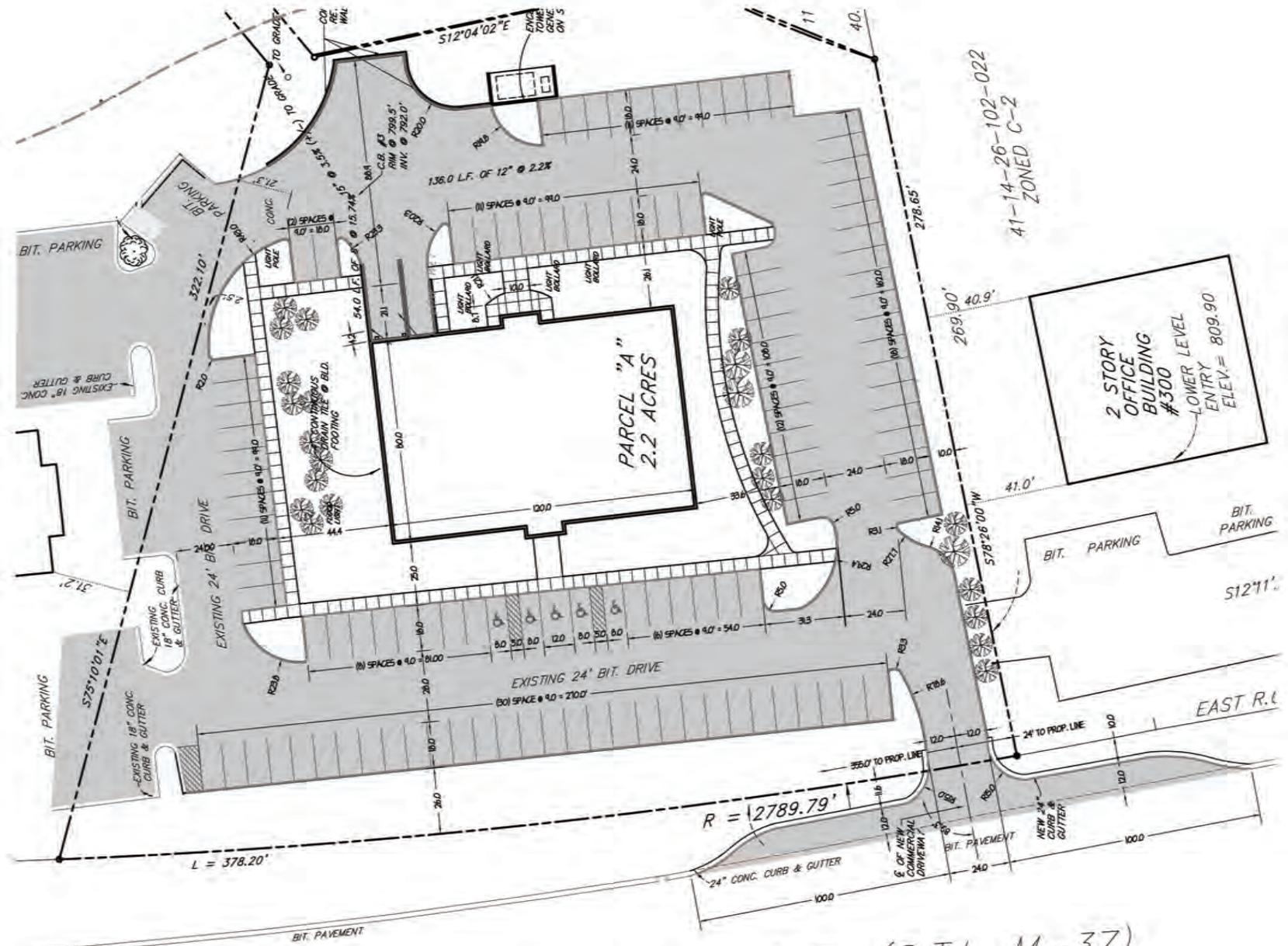
330 EAST BELTLINE | EXTERIOR PHOTOS



330 EAST BELTLINE | AERIALS



SITE PLAN



41-14-26-102-022
ZONED C-2

2 STORY OFFICE BUILDING #300
LOWER LEVEL ENTRY ELEV. = 809.90

EAST BELTLINE AVE (S.T.L. M-37)
(NORTH BOUND - VARIABLE WIDTH)



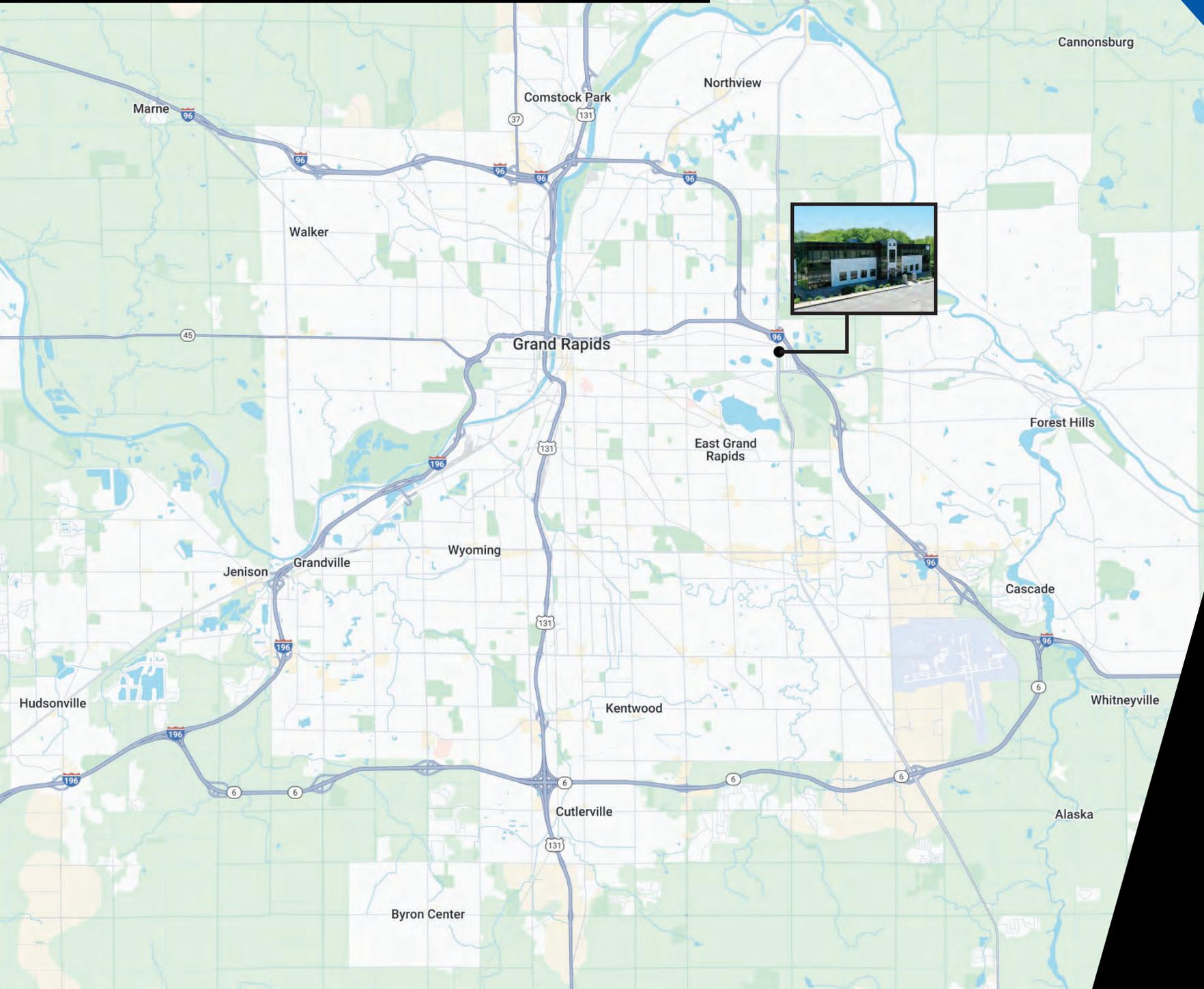
PARCEL BOUNDARY



330 EAST BELTLINE | LOCAL MAP



330 EAST BELTLINE | REGIONAL MAP



GRAND RAPIDS, MI

As the second quarter moves along, office property fundamentals across the Grand Rapids metro continue a stretch of steady occupancy and rising rents. Grand Rapids has been among the most stable office markets in Michigan since the pandemic. The metro saw its average vacancy rate increase around 170 basis points from 19Q4 to a peak of 7.1% in early 2023. That was the second-smallest move for markets with at least 10 million SF, trailing only South Bend's 125-basis-point increase. As of April, the average vacancy rate is at 6.4%, which is flat from last year. Office space demand in this metro has been positive since 2022, though it has declined sequentially over the past two years. However, the construction pipeline is mostly depleted, leaving demand as the sole driver of fundamentals.

The Grand Rapids metro's office inventory totals 42.4 million SF, nearly a third of which is in the Central Grand Rapids node. AT&T and various government offices and law firms are among the largest occupiers here. Elsewhere, insurance companies dominate Southeast Kent County, while manufacturing is prevalent in the South Grand Rapids and Zeeland submarkets. Construction activity slowed sharply at the onset of the pandemic. Between 2020 and 2024, construction starts averaged 168,000 SF annually, compared to 426,000 SF in the preceding five-year period. Inventory expansion totaled nearly 1 million SF since 2020, representing growth of 2.4% from 2019 levels. Following a busy stretch for project completions that ended early in 2023, there is now just 22,000 SF in the pipeline. With supply and demand in near-perfect equilibrium, annual rent growth should hover near 3.1% over the coming quarters, keeping the measure above the 10-year average of 2.8%.

Office investors were active in the Grand Rapids market in the first quarter of 2025, trading \$32 million in volume. That's double the tally from the last three months of 2024 and in line with the total recorded in 24Q1.

The Central Grand Rapids office submarket has a vacancy rate of 7.9% as of the second quarter of 2025. Over the past year, the submarket's vacancy rate has changed by 0.2%, a result of 35,000 SF of net delivered space and 7,800 SF of net absorption. Central Grand Rapids's vacancy rate of 7.9% compares to the submarket's five-year average of 7.3% and the 10-year average of 6.6%.

The Central Grand Rapids office submarket has roughly 1.4 million SF of space listed as available, for an availability rate of 8.4%. As of the second quarter of 2025, there is no office space under construction in Central Grand Rapids. In comparison, the submarket has averaged 320,000 SF of under construction inventory over the past 10 years.

Central Grand Rapids contains 16.1 million SF of inventory, compared to 42.4 million SF of inventory metro wide. Average rents in Central Grand Rapids are roughly \$22.00/SF, compared to the wider Grand Rapids market average of \$21.00/SF.

Rents have changed by 3.1% year over year in Central Grand Rapids, compared to a change of 3.1% metro wide. Annual rent growth of 3.1% in Central Grand Rapids compares to the submarket's five-year average of 1.3% and its 10-year average of 2.8%. Over the past year, 34 office properties traded in Central Grand Rapids, accounting for 770,000 SF of inventory turnover.



DEMOGRAPHICS

10-MILE RADIUS

\$90,682

AVERAGE HH INCOME

\$238,369

MEDIAN HOME VALUE

499,018

TOTAL POPULATION

194,067

TOTAL HOUSEHOLDS

POPULATION SUMMARY

	2 MILES	5 MILES	10 MILES
2020 CENSUS	18,978	206,504	502,537
2024 ESTIMATE	18,952	204,724	499,018
2029 PROJECTION	19,101	206,044	502,406
2024-2029 GROWTH	0.20%	0.10%	0.10%

HOUSEHOLDS

	2 MILES	5 MILES	10 MILES
AVERAGE HH INCOME	\$133,631	\$94,078	\$90,682
MEDIAN HOME VALUE	\$383,876	\$255,803	\$238,369
2024 TOTAL HOUSEHOLDS	7,293	82,004	194,067
2029 TOTAL HH ESTIMATE	7,351	82,576	195,441
2020-2024 HH GROWTH	0.20%	0.10%	0.30%
2024-2029 HH GROWTH	0.20%	0.10%	0.10%

DISCLAIMER

The information contained in the following Investment Prospectus is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Kwekel Companies, and should not be made available to any other person or entity without the written consent of Kwekel Companies. This offering memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property(s). The information contained herein is not a substitute for a thorough due diligence investigation. Kwekel Companies has not made any investigation, and makes no warranty or representation, with respect to the size and square footage of the property(s) and improvements, the compliance with State and Federal regulations, the physical condition of the improvements thereon. The information contained in this overview has been obtained from sources we believe to be reliable; Kwekel Companies makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



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