

FOR LEASE

5,499 SF OF OFFICE/MEDICAL SPACE AVAILABLE

3322 BELTLINE CT NE

GRAND RAPIDS, MI 49525



EXCLUSIVELY LISTED BY

PATRICK MOHNEY

Blue Rock Commercial Real Estate

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**BLUE
ROCK**

PROPERTY HIGHLIGHTS

- Highest quality medical office
- Perfect for Dental, medical, orthodontist
- Ample on Site parking
- Monument Sign

PROPERTY INFORMATION

Location	3322 Beltline Ct NE, Grand Rapids, MI 49525
Total Building Size	14,413 SF
Year Built	1999
Building Height	1 Story
Building Class	B
Typical Floor Size	14,413 SF
Parking	127 Surface Parking Spaces



LEASE INFORMATION

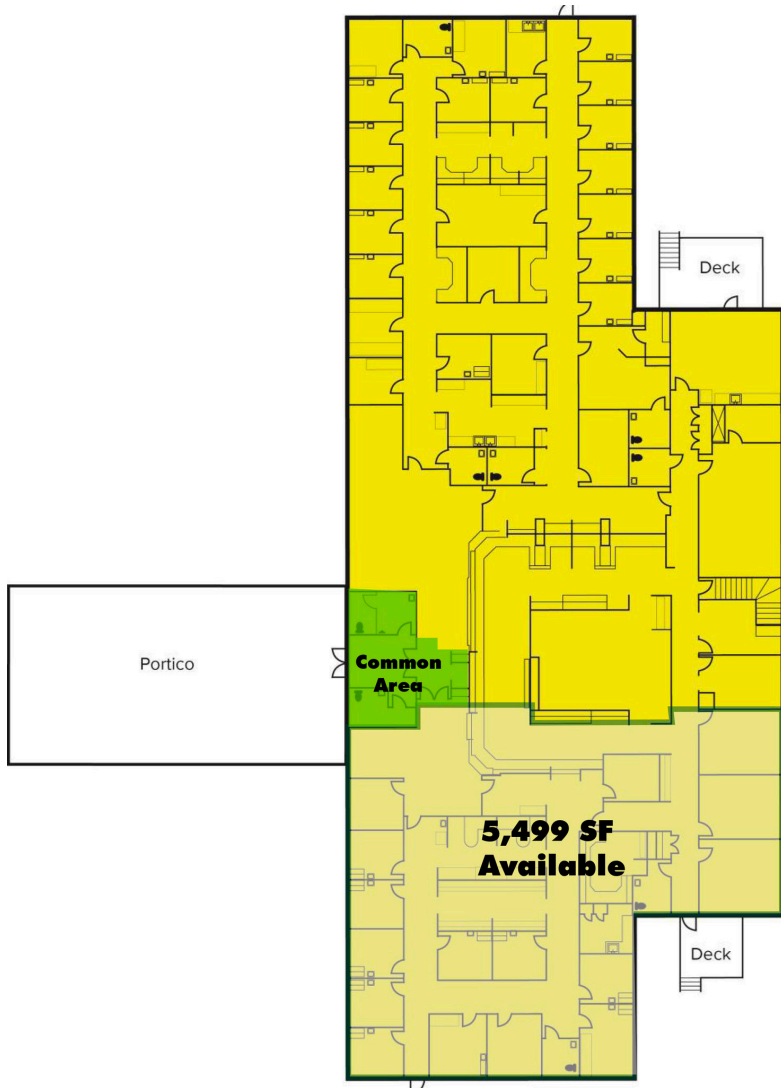
Availability	Rentable Space 5,499 SF
Lease Type	Triple Net
Terms	5 Years
Monthly Includes	-
Tenant Provides	Electric, Air Conditioning, Gas/Heat, Janitorial, Phone, Insurance, Refuse Removal, Sewer, Snow Removal, Taxes, Water
Landlord Provides	Roof and Structural
Municipality	Grand Rapids

AVAILABILITY

Suite	Floor	Rentable space	Rate/SF/Year	Condition
101	1st	5,499	\$14.00/SF	Full Build-Out



FLOOR PLAN



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN: 5,258 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

VIRTUAL WALK THROUGH



[CLICK TO VIEW VIRTUAL WALK THROUGH](#)



PROPERTY PHOTOS



LOCATION MAP

5 Mile Rd NE



44

E Beltline Ave NE

44

- SPECTRUM HEALTH
- Riverwood Family Medicine PC
- mypure HEALTH SOLUTIONS
- INDEPENDENT HEALTH
- Holistic Care Approach
- iChiro Clinics Chiropractic
- Redfield Financial Group
- Keller Williams



SITE



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WEST MICHIGAN

Located between Chicago and Detroit, West Michigan is a growing region of more than 1.5 million people and counting. At its core is the thriving and vibrant city of Grand Rapids, the second largest city in the state.

With a strong business climate and exceptionally high quality of life, it's no surprise businesses and talent are flocking to the region. More than 130 international companies are located here, as well as four of Forbes Largest Private Companies. The region is home to the global headquarters of industry leaders like Amway, Steelcase, Herman Miller, Haworth, BISSELL, Wolverine Worldwide, and more.

There is an energy pulsating from West Michigan that is felt throughout the Midwest. Our business and community leaders have set in motion an unprecedented level of growth and investment, cementing our place as a world-class center for technology, advanced manufacturing, health sciences and medical devices, and food processing & agribusiness.

TOP INDUSTRIES

	JOBS	PERCENT
Manufacturing	149,213	20%
Health Care and Social Assistance	98,020	13%
Government	73,594	10%
Retail Trade	72,422	9%
Admin, Support, Waste Mgt., & Remediation Services	63,846	8%
Accommodation and Food Services	48,967	6%
Construction	40,929	5%
Other Services (except Public Administration)	35,924	5%
Wholesale Trade	33,692	4%
Professional, Scientific, and Technical Services	29,763	4%
Finance and Insurance	24,723	3%
Educational Services	23,446	3%
Transportation and Warehousing	20,289	3%
Agriculture, Forestry, Fishing and Hunting	17,380	2%
Real Estate and Rental and Leasing	8,011	1%
Arts, Entertainment, and Recreation	7,928	1%
Information	6,565	1%
Management of Companies and Enterprises	6,280	1%
Utilities	2,423	0.32%
Unclassified Industry	1,293	0.17%

DATA SOURCE: EMSI 2020

WEST MICHIGAN BY THE NUMBERS

13-COUNTY REGION POPULATION DATA

1,628,323
POPULATION

41.3
MEDIAN AGE

596,007
HOUSEHOLDS

824,270
LABOR FORCE

94,471
COLLEGE
ENROLLMENT

DATA SOURCES: Economic Modeling Specialists International (EMSI), US Census Bureau American Community Survey (ACS), Bureau of Labor Statistics Local Area Unemployment Statistics

COLLEGES & UNIVERSITIES

ENROLLMENT

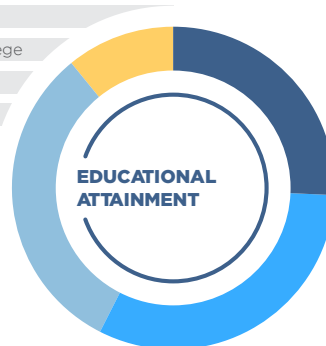
Grand Valley State University	23,178
Grand Rapids Community College	19,410
Ferris State University	14,232
Davenport University - Western Region	6,097
Muskegon Community College	5,540
Calvin College	2,627
Baker College	9,681
Hope College	3,143
Cornerstone University	1,954
Aquinas College	1,578
Montcalm Community College	1,963
Western Michigan University - Grand Rapids	900
Kendall College of Art and Design	823
Michigan State University - West	320
Other Area Colleges and Universities	3,025

Total **94,471**

DATA SOURCE: The Right Place, Inc.

#1 Top States for Auto Manufacturing Jobs - Michigan
Bureau of Labor Statistics

29%	Bachelor's or Higher
32%	Associate/Some College
30%	High School Diploma
9%	Other



STEM DEGREE COMPLETIONS (2019)

COMPLETIONS

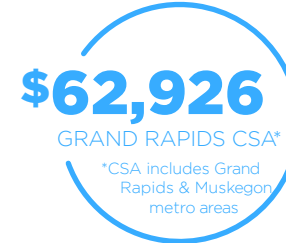
Science (including Healthcare)	5,262
Technology	765
Engineering	1,287
Mathematics	177

DATA SOURCE: EMSI Education Program Table (applicable groups)

Life in West Michigan never fails to impress. From the bustling urban city of Grand Rapids, to charming small towns - the region truly has a community for everyone. The strong economy and low cost of living make this an ideal place to start a career and raise a family.

No matter where you live in the region, you're just a quick drive from gorgeous white sand beaches, premier hiking and biking opportunities, and the thriving cultural and arts scene in Downtown Grand Rapids.

Blue waters, pristine beaches, craft breweries, delicious eateries, miles of trails, top-notch museums, charming shops, and professional sports will keep you busy throughout the four seasons.

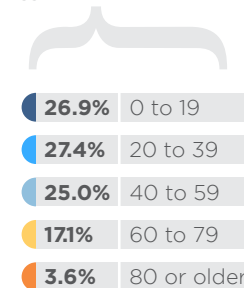


DATA SOURCE: US Census ACS 2019 1 year

MEDIAN AGE* **36.5**

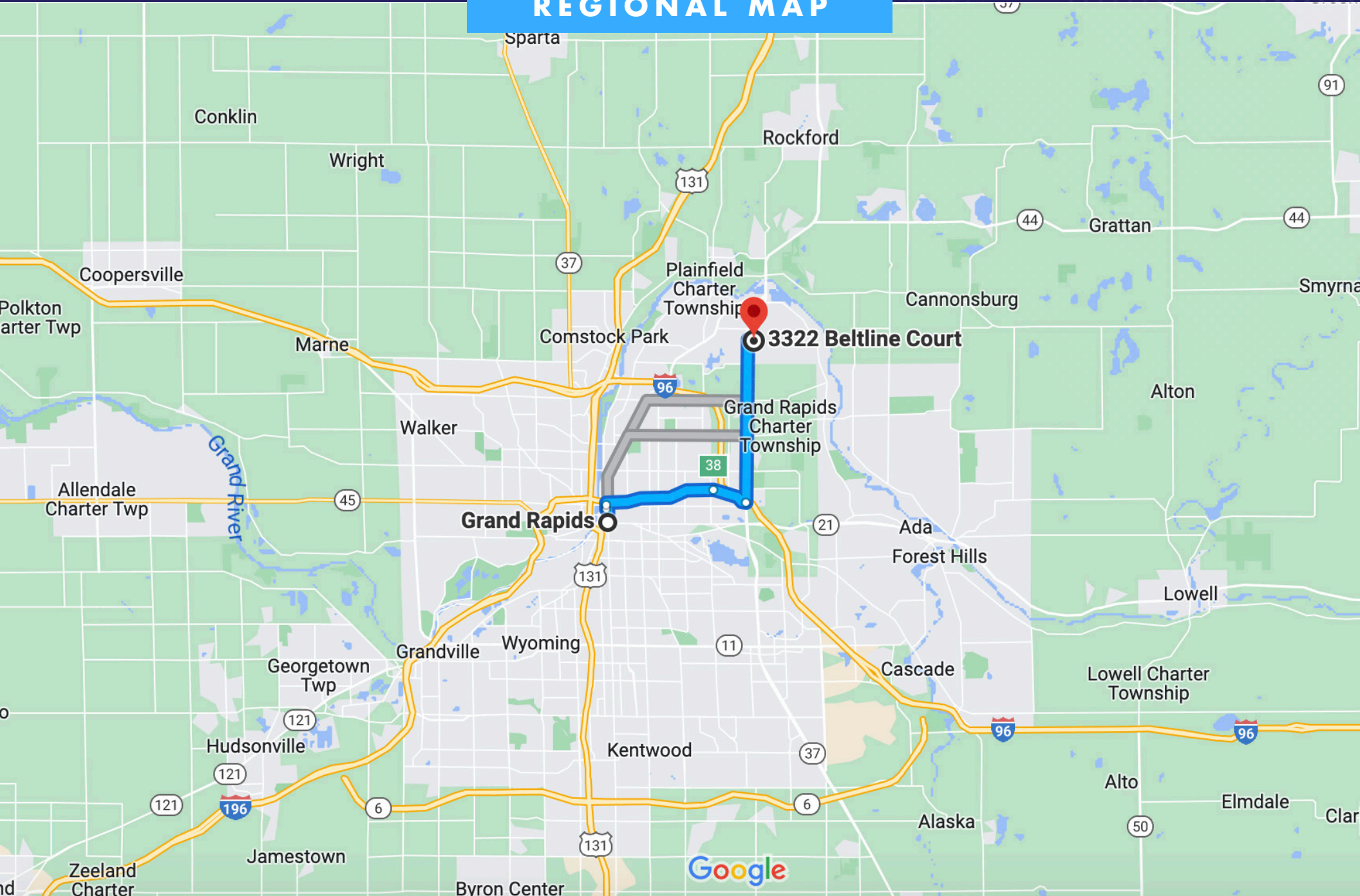
DATA SOURCE: EMSI

***FOR GRAND RAPIDS, KENTWOOD, & MUSKEGON CSA**



DATA SOURCE: US Census 2019 ACS 5 Year

REGIONAL MAP



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