

2111 44th St SE

Grand Rapids, MI



Table of Contents

- 04** Executive Summary
- 06** For Sale
- 09** For Lease
- 11** Property Photos
- 14** Property Overview
- 16** Area Overview
- 19** Local Market Overview



Contact Us

Drew Miller, MCR
Senior Vice President
+1 616 437 7020
drew.miller2@cbre.com

Nate Scherpenisse
Vice President
+1 616 581 2434
nate.scherpenisse@cbre.com

Executive Summary

01

Executive Summary



CBRE is pleased to offer for both sale and lease, this 61,741 square foot flex building located on 6.9 acres in the city of Grand Rapids.

The original office building was built in 1975, in 2008 the building was expanded by 40,000 SF with flex office/storage area, a dock door, and 2 grade level doors. The office space consists of combination of open office, private office and group meeting areas. There are two large vaults that can be used for storage or unique meeting areas. Additionally there is a finished basement area for storage. The building also offers a commercial kitchen, large cafeteria/open area, and gym with locker rooms and showers.

The current owner/occupier is open to considering a sale of the entire building, leasing back 20,000 - 30,000 SF, and a combination of these scenarios.



GRAND RAPIDS
SUB-MARKET



61,741
NET RENTABLE AREA



2008
YEAR RENOVATED

Total Building Size	61,741 SF
Flex Space	44,424 SF
Office Area	17,316 SF
Acreage	6.09
Parcel Number	41-18-21-452-011
Frontage	635 feet on 44th Street SE
Year Built	1975
Year Renovated	2008
Levels	1 (with basement)
Roof	Flat
Water Line	2"
Power	2000 Amp/3-Phase
Ceiling Height	12' clear 14' clear to deck
Docks	1 8' x 9'
Doors	2 10' x 10'
Fire Suppression	In new portion of building
Air Conditioning	100%
Lighting	LED
Driveway Surface	Asphalt
Parking Spaces	135
Expandable	No
Present Use	Office services
Zoning	NOS
Taxing Authority	City of Grand Rapids
Gas	DTE Energy
Electric	Consumers Energy
Water/Sewer	City of Grand Rapids

For Sale

02

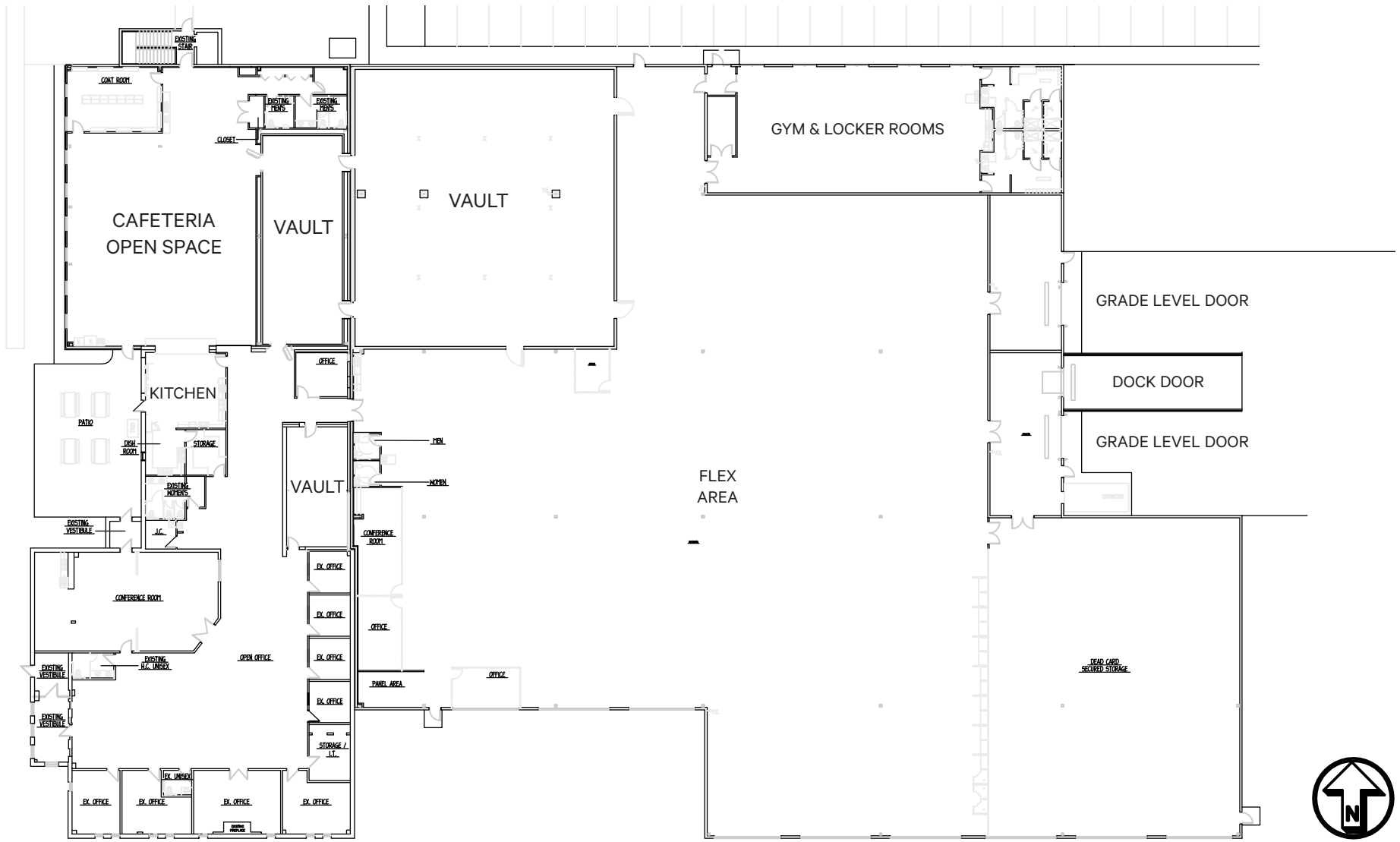
For Sale

2111 44th St SE



PROPERTY ADDRESS	2111 44th St SE, Grand Rapids, MI
SALE PRICE	\$4,350,000
SALE PRICE/SF	\$70.45/SF
POSSESSION	At Close
TERMS	Cash/Conventional
STATE EQUALIZED VALUE (2022)	\$2,749,300
TAXABLE VALUE	\$1,605,915
REAL ESTATE TAXES (2022)	\$86,066.05
TAXING AUTHORITY	City of Grand Rapids
COMMENT	Current Owner/Occupier is open and willing to stay as a tenant in the building. They would require +/- 20,000 SF —30,000 SF

Floor Plan

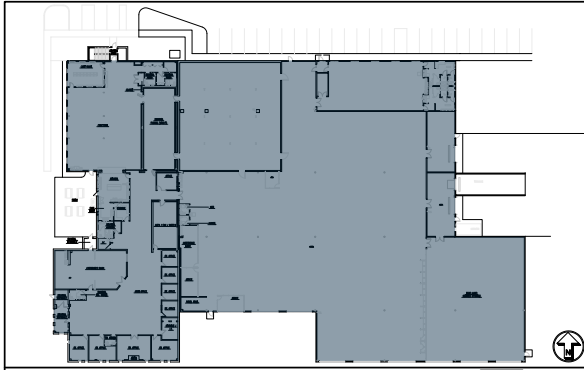


For Lease

03

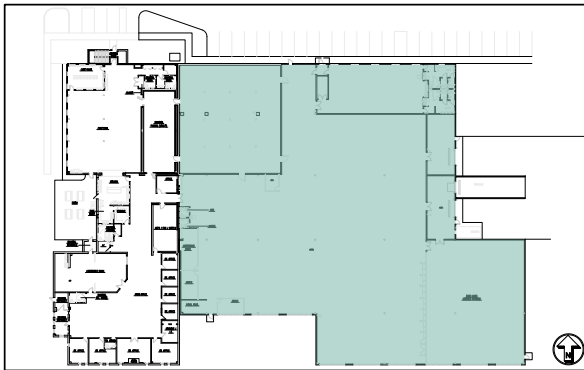
For Lease

Entire Building — 61,741 SF



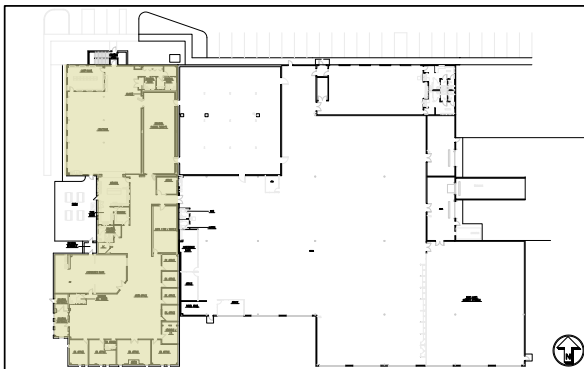
TOTAL RENTABLE AREA	61,741 SF
ASKING LEASE RATE	\$6.50/SF
BASE RATE/MONTH	\$33,443
LEASE RATE TYPE	NNN

Flex Floor Plan — 44,424 SF



TOTAL RENTABLE AREA	44,424 SF
ASKING LEASE RATE	\$9.00/SF
BASE RATE/MONTH	\$33,318
LEASE RATE TYPE	NNN

Office Floor Plan — 17,316 SF



TOTAL RENTABLE AREA	17,316 SF
ASKING LEASE RATE	\$7.75/SF
BASE RATE/MONTH	\$11,183.25
LEASE RATE TYPE	NNN

Property
Photos

04

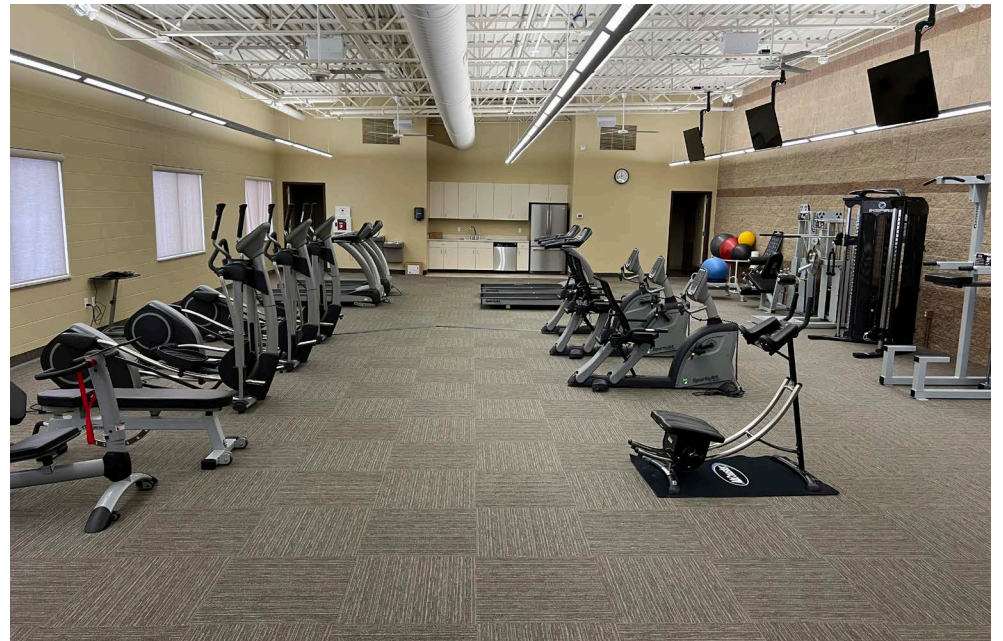
Property Photos

2111 44th St SE



Property Photos

2111 44th St SE



Property Overview

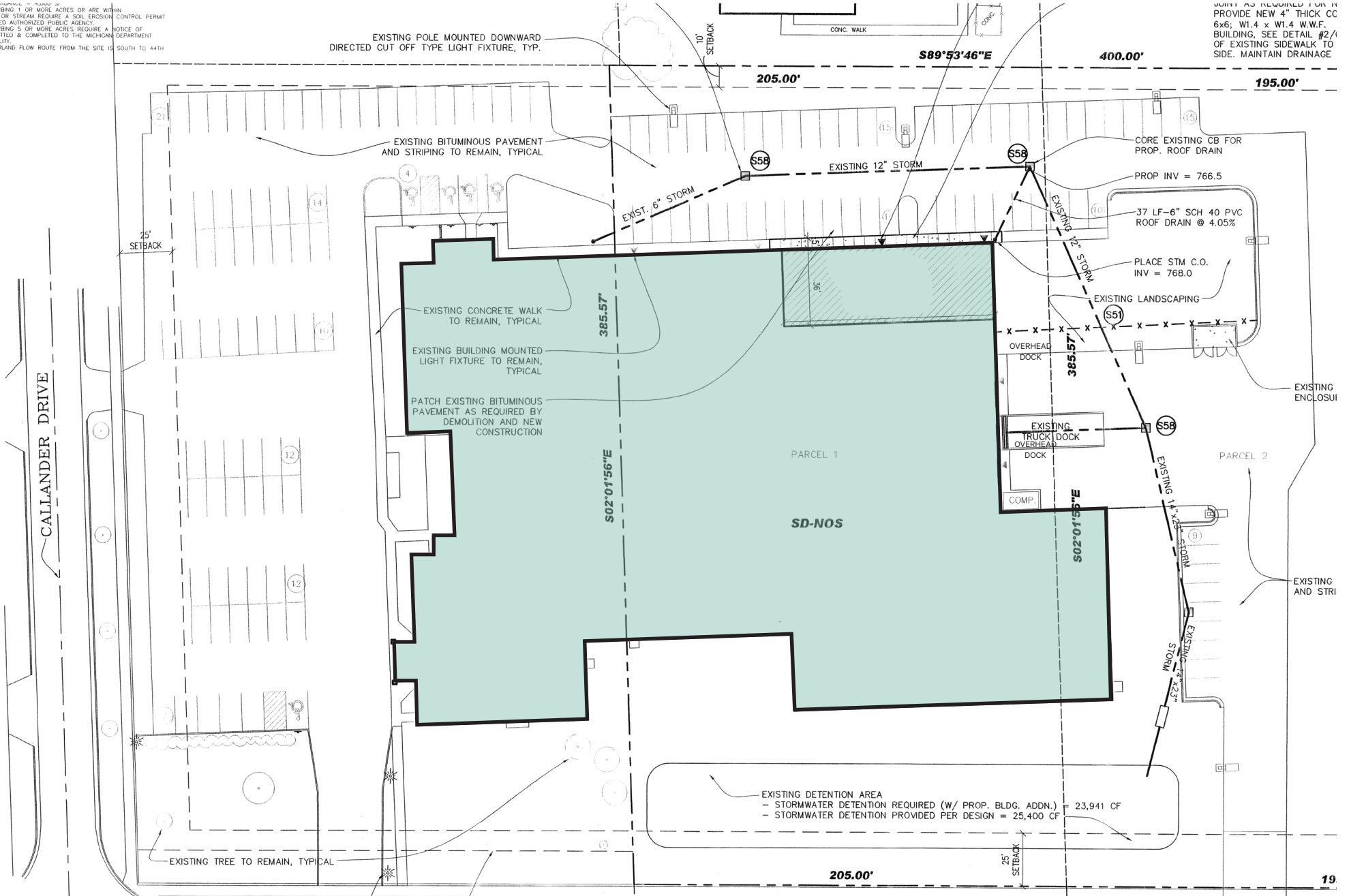
05

Site Plan

2111 44th St SE

STURBING 1 OR MORE ACRES OR ARE WITHIN
LAKE OR STREAM REQUIRE A SOIL EROSION CONTROL PERMIT
ISSUED AUTHORIZED PUBLIC AGENCY.
STURBING 5 OR MORE ACRES REQUIRE A NOTICE OF
SUBMITTED & COMPLETED TO THE MICHIGAN
QUALITY.
OVERLAND FLOW ROUTE FROM THE SITE IS SOUTH TO 44TH

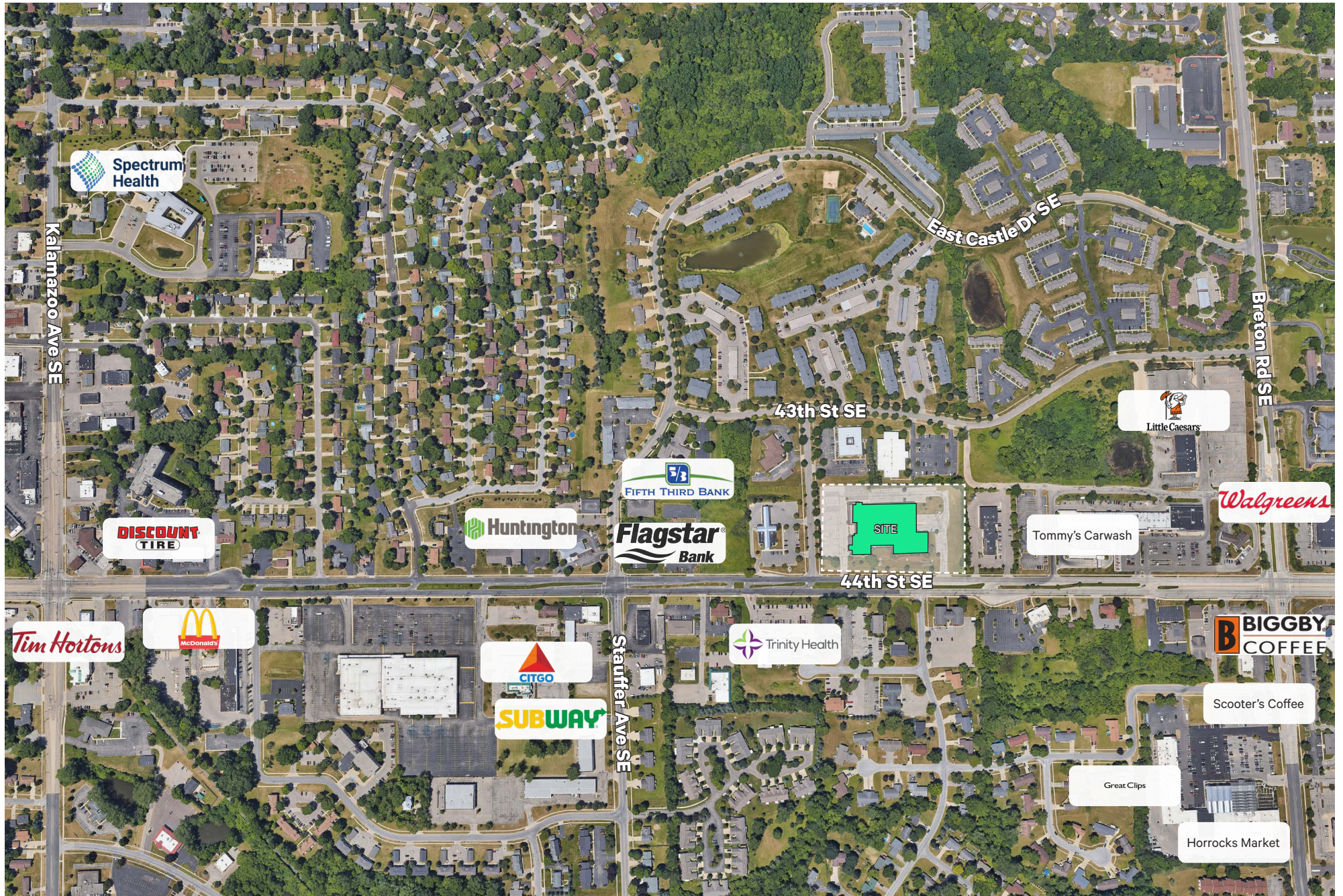
SOIL AS REQUIRED FOR IT
PROVIDE NEW 4" THICK CC
6x6; W1.4 x W1.4 W.W.F.
BUILDING, SEE DETAIL #2/1
OF EXISTING SIDEWALK TO
SIDE. MAINTAIN DRAINAGE



Area Overview

06

Area Amenities



Major Employers



Local Market Overview

07

MICHIGAN BY THE NUMBERS

13-COUNTY REGION
POPULATION DATA

1,628,323
POPULATION

41.3
MEDIAN AGE

596,007
HOUSEHOLDS

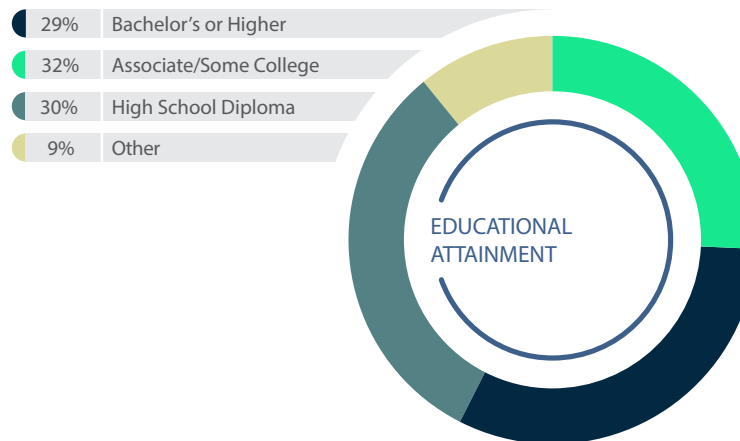
824,270
LABOR FORCE

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.



DATA SOURCE: EMSI

Why Grand Rapids

103 Publicly Traded Companies

130+ International Companies

#2 Top Destinations for Millennials - Grand Rapids
National Association of Realtors

TOP 20 "Superstar" Cities in the US - Grand Rapids
Reuters

#1 Best Cities for First time Homebuyers - Grand Rapids
SmartAsset

#3 Top Cities Where U.S. Manufacturing is Thriving - Grand Rapids
AdvisorSmith



Contact Us

Drew Miller, MCR

Senior Vice President
+1 616 437 7020
drew.miller2@cbre.com

Nate Scherpenisse

Vice President
+1 616 581 2434
nate.scherpenisse@cbre.com

© 2021 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.