

**Asking Price:**

\$2,000,000

(\$200/SF)

Lease Rate:

\$23.50/SF

Modified Gross

FOR SALE OR LEASE

4020 E Beltline NE Grand Rapids, MI

10,000 SF Class A Office Condominium

Property Highlights

- Full Second Floor Office Condominium at Platinum Place Office Park
- Located in East Beltline Corridor
- Modern Class A Finishes with Open 12' Exposed Ceilings
- Mix of Modern Open-Concept and Dedicated Executive Space
- Layout Includes: Front Reception, (3) Large Conference Rooms, (3) Dedicated Break Areas and Private In-Suite Restrooms. Executive Enclave with Private Conference Area, En-suite Bathroom with Shower and Private Coffee Bar
- Building and Monument Signage
- 3.5/1,000 SF Parking Ratio

CONTACT US**Scott Morgan, JD**

Senior Vice President

616 292 3455

scott.morgan@colliers.com

Colliers West Michigan

333 Bridge St NW, Suite 1010

Grand Rapids, MI 49504

colliers.com/westmichigan



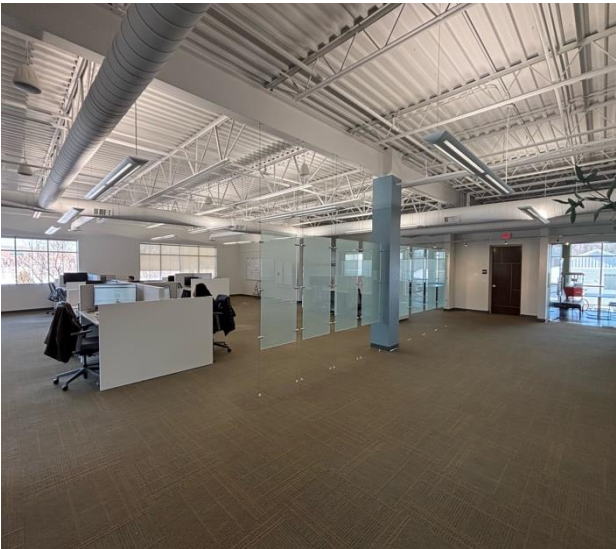
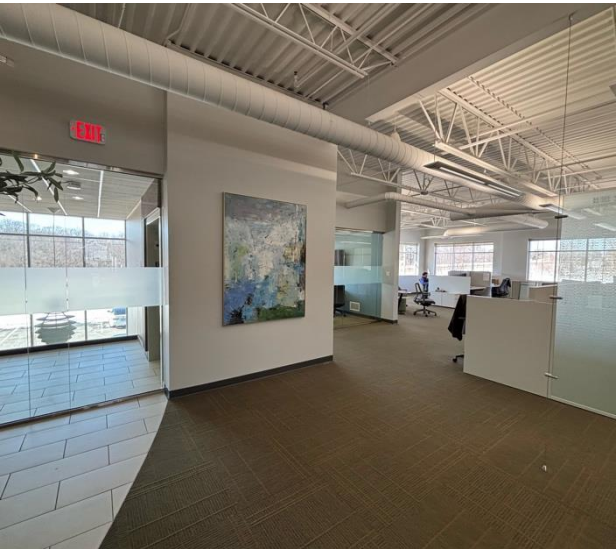
10,000 SF OFFICE CONDO FOR SALE OR LEASE



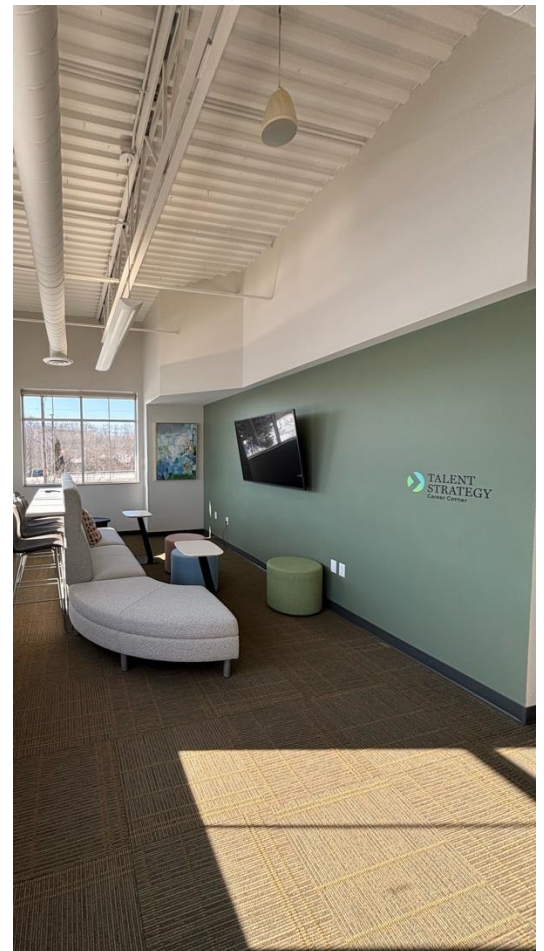
Exterior Photos



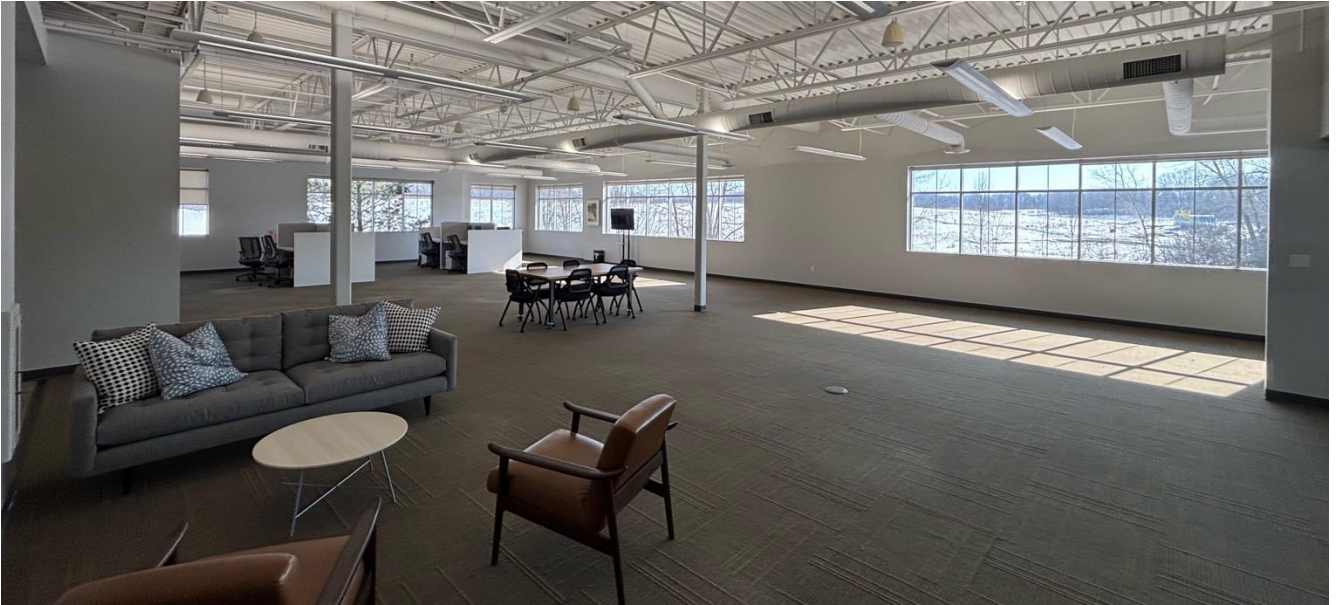
Interior Photos



Interior Photos



Building Specifications



Property Information

Gross SF	10,000 SF
Lot Size	1.06 Acres
Year Built	2005
Construction	Brick, Steel and Concrete
Flooring	Pre-Cast Concrete Flooring
Building Class	Class A
Parking	3.5/1,000 SF
Parcel Number	41-10-35-153-005 41-10-35-153-006 41-10-35-153-007 41-10-35-153-008

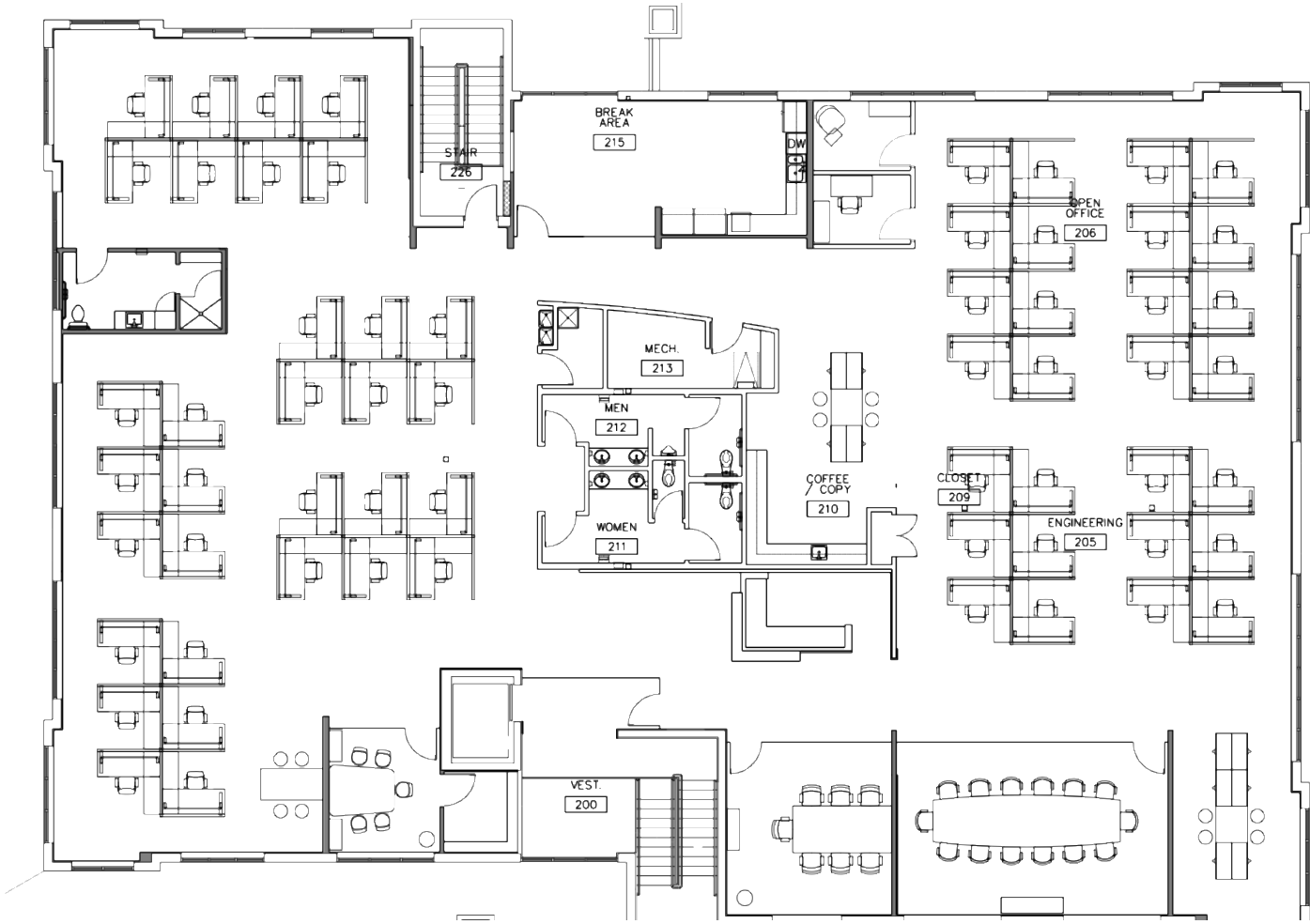
Financials

Sale Price	\$2,000,000
Sale Price Per SF	\$200/SF
Lease Rate	\$23.50/SF MG
CAM Expenses	Plus Suite, Electric, Gas & Janitorial
SEV (2026)	\$417,300
Taxable Value (2026)	\$378,995
Property Taxes (2026)	\$19,393.73

Condominium Highlights

- Building & Monument Signage
- Central Heating & Forced Air
- Newly Renovated with High-End Finishes and Modern Aesthetics
- Open-Concept Workspace and Private Executive Enclave
- Professional Front Reception and Lobby Area

Floor Plan



Suite 200/210
10,000 SF

10,000 SF OFFICE CONDO FOR SALE OR LEASE



Aerial Map



10,000 SF OFFICE CONDO FOR SALE OR LEASE

Colliers

Merchant Map



Demographics

CURRENT YEAR SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Population	5,976	35,813	100,336
Total Households	2,633	14,928	41,531
Total Family Households	1,693	9,864	25,856
Average Household Size	2.27	2.39	2.36
Median Age	40.4	40.5	38.2
Population Age 25+	4,303	25,413	70,522
2010 – 2021 Population: Annual Growth Rate (CAGR)	0.89%	1.17%	0.60%
2022 – 2023 Population: Annual Growth Rate (CAGR)	0.12%	0.65%	0.18%
CURRENT YEAR POPULATION BY SEX			
Male Population / % Male	2,861	17,631	49,798
Female Population / % Female	3,115	18,182	50,538
INCOME & HOUSEHOLDS SUMMARY			
2025 Median Household Income	\$102,337	\$95,199	\$83,460
Average Household Income	\$133,685	\$128,724	\$115,425
Per Capita Income	\$59,660	\$53,482	\$47,858
SUMMARY BUSINESS DATA			
Total Businesses	197	1,409	3,037
Total Daytime Population	4,938	33,714	91,412
Daytime Population: Workers	2,591	17,920	45,650
Daytime Population: Residents	2,347	15,794	45,762

Data Notes:

- Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption.
- Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
- Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.



Scott Morgan, JD
Senior Vice President
616 292 3455
scott.morgan@colliers.com