



**1179 E Paris Ave SE**  
**Grand Rapids, Michigan 49546**

### Property Highlights

- 5,429 SF Medical Suite
- Freshly Remodeled
- Sublease Through 2/29/2032
- Ample On - Site Parking
- Monument Signage Along East Paris



For More Information

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# Property Overview

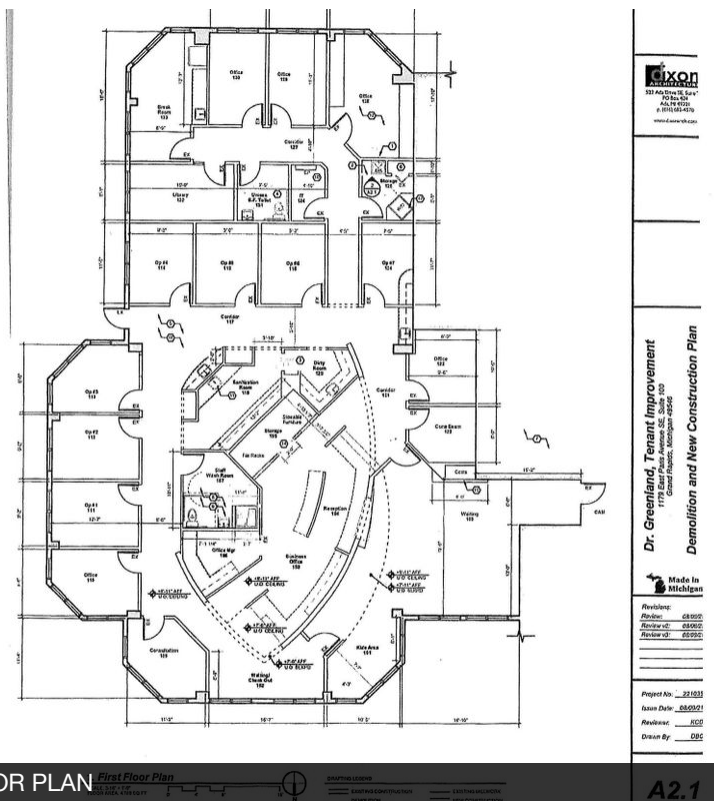
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## Property Overview

Freshly remodeled medical suite. Current Tenant has outgrown the space and will be relocating to a larger space. Suite layout consists of multiple exam rooms, private offices, breakroom, spacious waiting room, and in-suite restrooms. Ample on-site parking. Monument signage along E Paris. Professionally managed building.

## Property Information

<b>Location:</b>	Lake Drive and Cascade Road
<b>Total Building Size:</b>	5,429 SF
<b>Municipality:</b>	Grand Rapids Township
<b>PPN:</b>	41-14-35-480-007
<b>Year Built:</b>	2004
<b>Acreage:</b>	2.646 Acres
<b>Signage:</b>	Monument
<b>Parking:</b>	Surface; On-Site with Ample Spaces
<b>Zoning:</b>	OFFICE
<b>Building Class:</b>	A





# Lease Overview

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## Lease Information

Lease Type:	NNN
Sublease Through:	2/29/2032
Tenant Provides:	Electric, Janitorial, Phone
Landlord Provides:	Air Conditioning, Gas/Heat, Insurance, Refuse Removal, Sewer, Snow Removal, Taxes, Water

## Availability

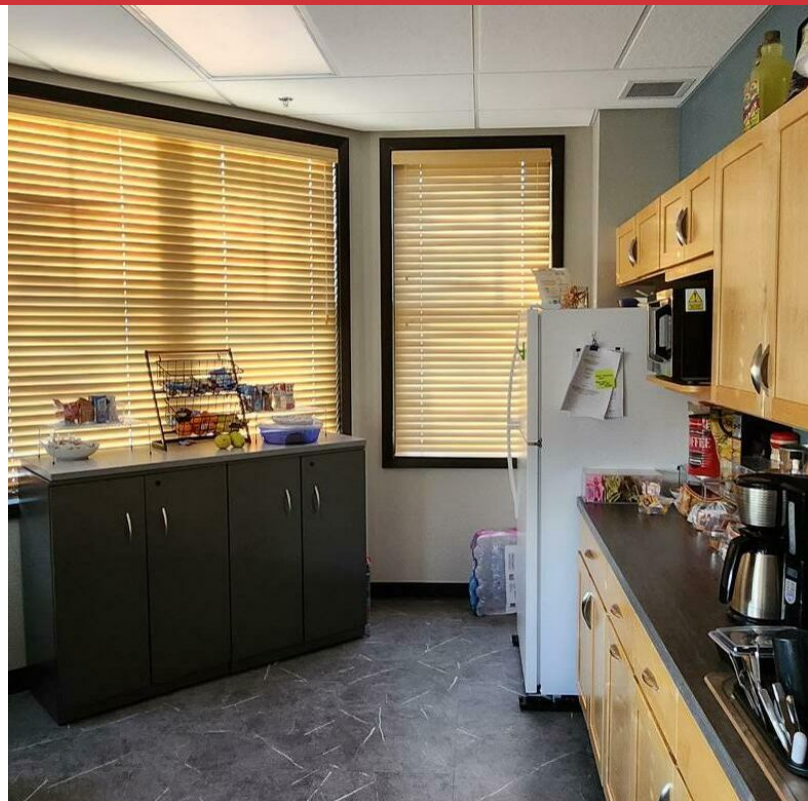
SUITE	RENTABLE SF	RATE / SF / YR	MONTHLY RENT	CAM / MONTH APPROX. \$9.48 SF	TOTAL MONTHLY RENT
100	5,429 SF	\$17.29	\$7,822.28	\$4,288.91	\$12,111.19





# Additional Photos

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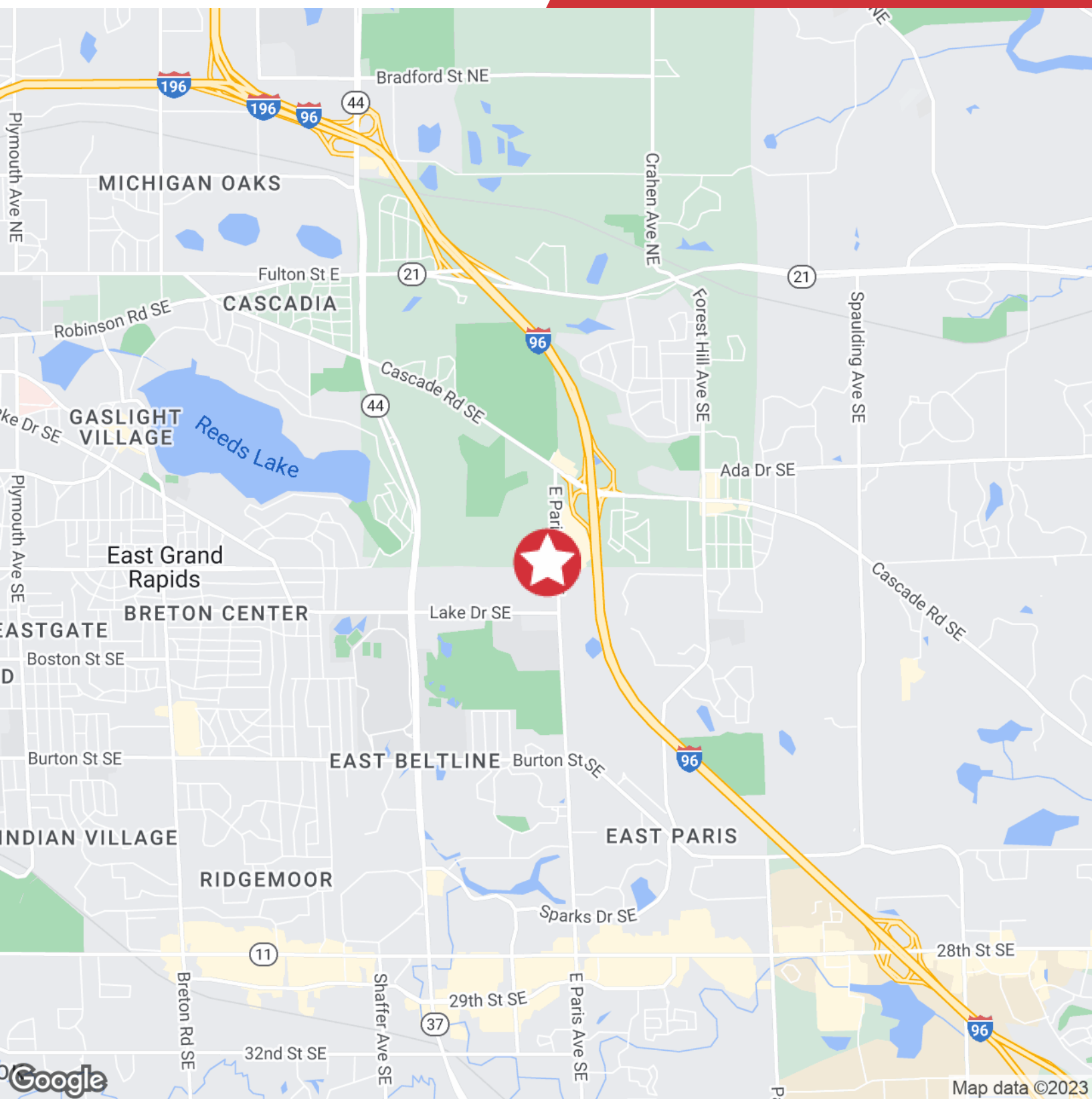
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# Location Map

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# West Michigan Overview

## West Michigan Advantage

West Michigan is a growing region of more than 1.5 million people and is located between Detroit and Chicago. More than 130 international companies are located in West Michigan as well as four of Forbes Largest Private Companies. The businesses and community leaders have set in motion an unprecedented level of growth and investment throughout the region that has made West Michigan a destination for business success. West Michigan has a vibrant, big-city feel in Grand Rapids while retaining smaller-city charm in its neighborhoods, boutique shopping areas, and tree-lined streets - all combined in a virtual playground of arts, culture and natural beauty.

## Quality Of Life

West Michigan has a vibrant, big-city feel in Grand Rapids while retaining smaller-city charm in its neighborhoods.

## Grand Rapids Ranking

- #1 Fastest Growing US Economy  
-HeadlightData
- #19 Best Cities in the US  
- USNews
- #3 Big Cities with the Healthiest Markets  
-SmartAsset
- #4 Housing Markets to Watch 2017  
- Trulia
- #5 Best Large Cities to Start a Business  
- WalletHub

### Entertainment

More than 1.5 million people take advantage of sporting events and live performances every year. West Michigan offers a variety of landscapes which allows for a greater sense of adventure. Lake Michigan has 18 world-class beaches and 288 miles of bike trails.

### Skilled Workforce

Out of the 1.5 million residents that live in West Michigan, half are under the age of 35. This is a great opportunity for both employers and college graduates. With the high supply of skilled workers and high demand for jobs, it is easy to understand why the region is a destination for business success.

### Arts & Culture

West Michigan is known for their arts and culture. Aside from many museums, the city hosts ArtPrize—a unique, open art competition that gives away the world's largest art prize. Other attractions include Frederik Meijer Gardens, Grand Rapids Ballet, Civic Theatre, and Symphony.