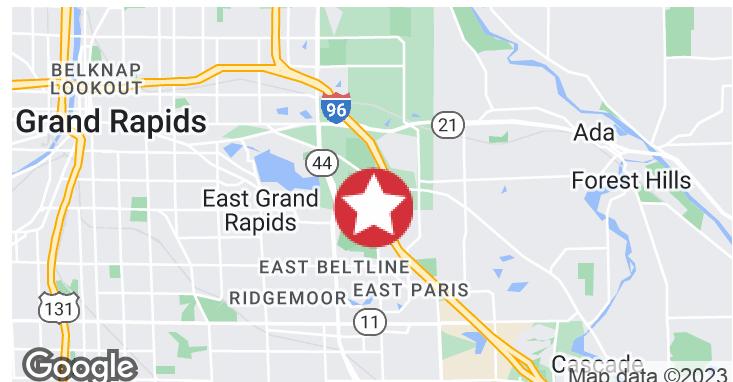




**1179 E Paris Ave SE
Grand Rapids, Michigan 49546**

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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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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Property Overview

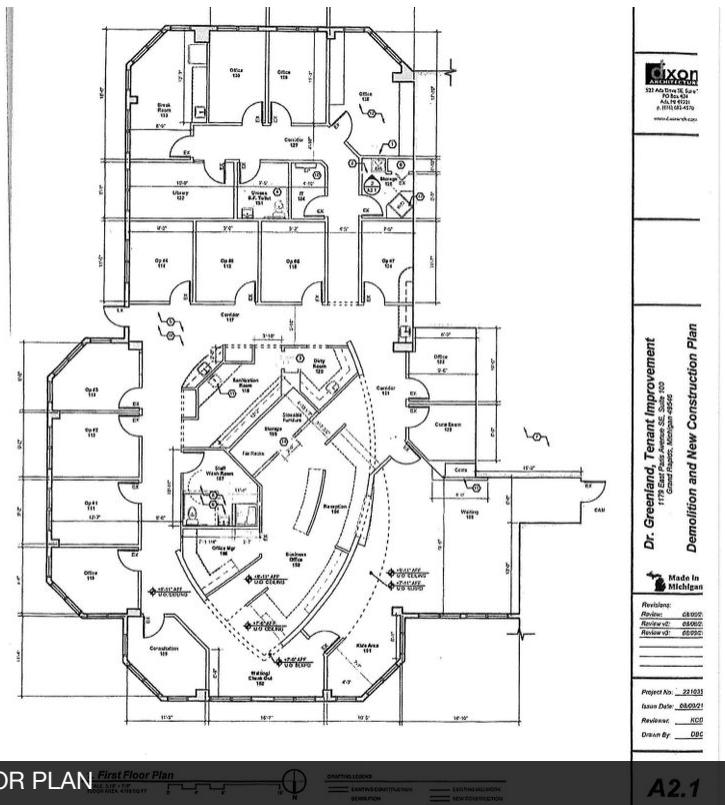
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Grand Rapids, Michigan 49546

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

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



Lease Overview

1179 E Paris Ave SE
Grand Rapids, Michigan 49546

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

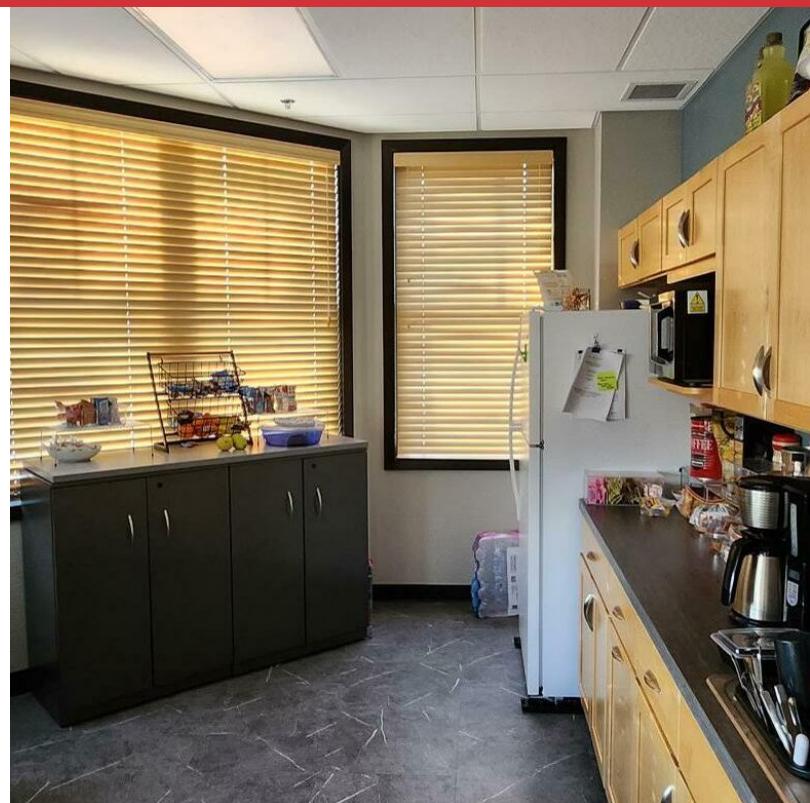
Availability

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

1179 E Paris Ave SE
Grand Rapids, Michigan 49546



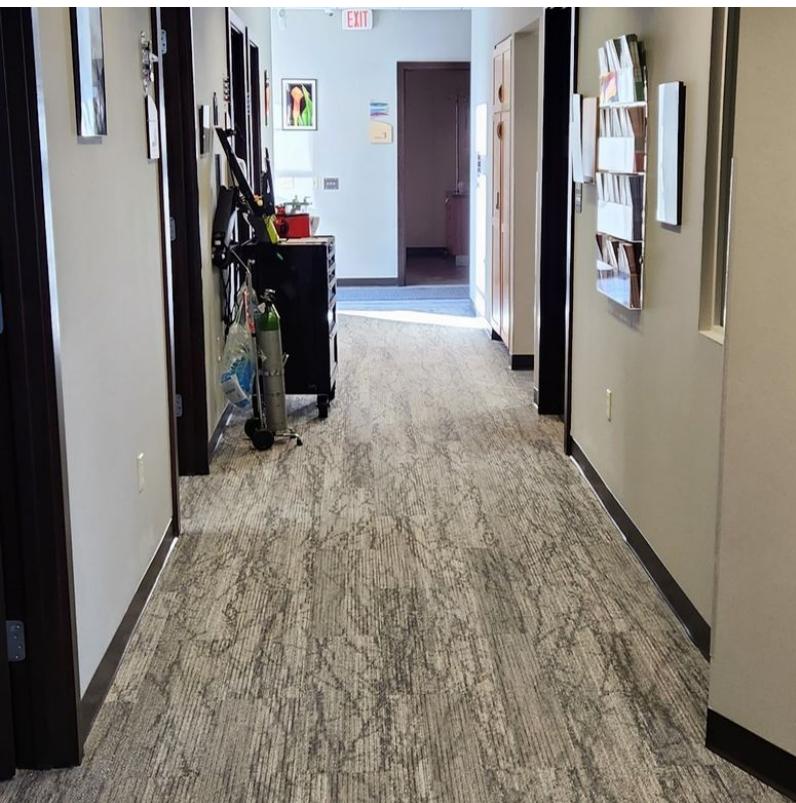
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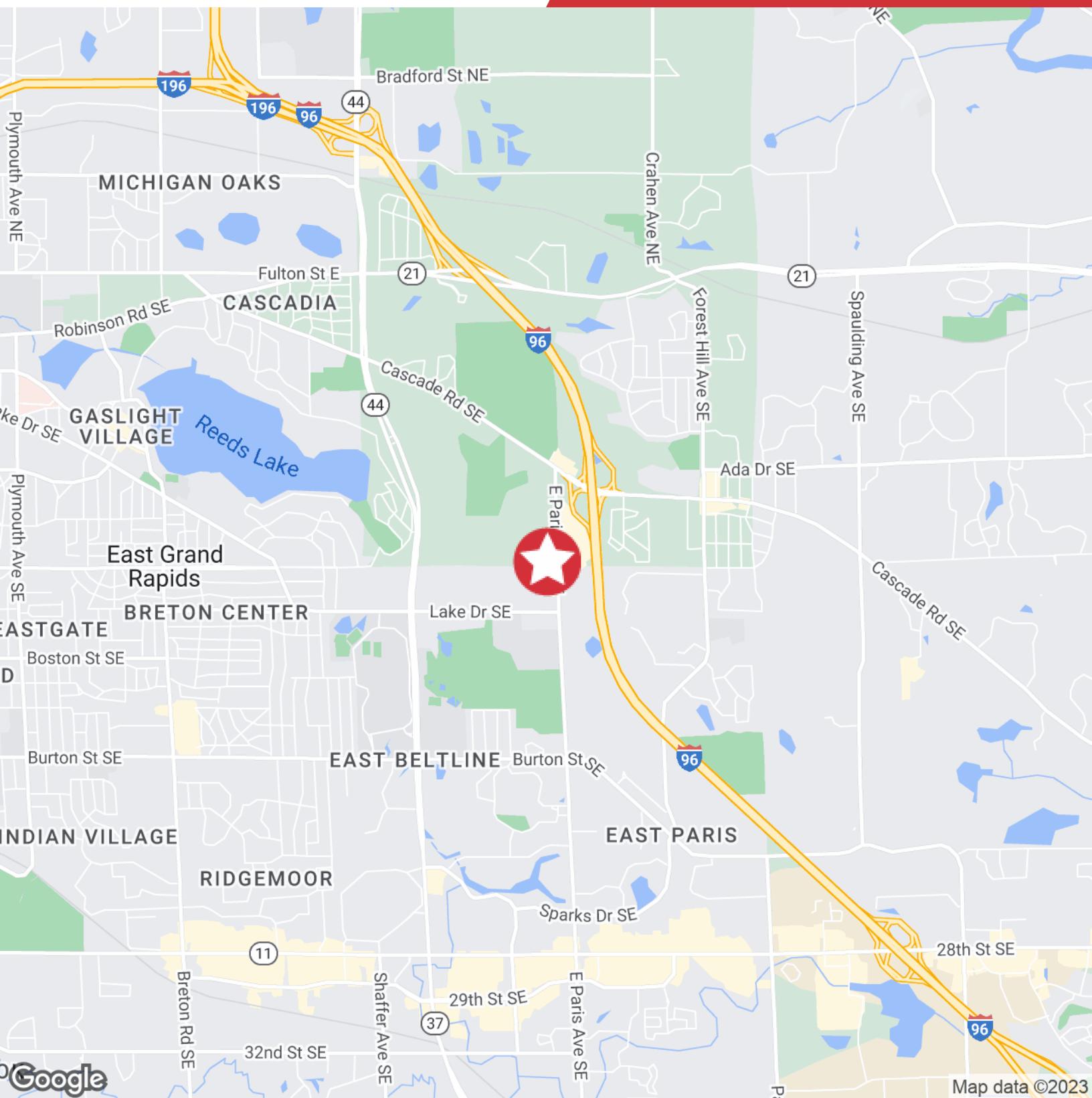
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Location Map

1179 E Paris Ave SE
Grand Rapids, Michigan 49546





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 graduated. 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.