

Property Summary

Jones Lang LaSalle ("JLL") has been retained as exclusive advisor to market for sublease 5665 N Kraft Lk SE in Caledonia, Michigan.

Constructed in 1998 for Farmers Insurance, The Kraft
Meadows 1 Building is the perfect office building for a new
tenant. Renovated in 2017, this unique space offers 3 floors
and 94,647 SF.

Strategically located in the southeast suburb of Grand Rapids, right off M-6.





Drive Times

Chicago	3 Hr 18 Min	Detroit	2 Hr 9 Min	Lansing	57 Min
Ann Arbor	1 Hr 59 Min	Grand Rapids	25 Min	Battle Creek	1 Hr 6 Min

Property Overview



Specifications

PROPERTY ADDRESS 5665 N Kraft Lake SE, Caledonia, MI 49503

BUILDING SIZE 94,647 SF

LOT SIZE 117.24 Acres

BUILDING CLASS B

NUMBER OF FLOORS 3 Floors

FLOOR SIZE Ground Floor – 27,248 SF

First Floor – 33,918 SF Second Floor – 33,918 SF

PRICE/SF \$12.00 MG

PARKING 3, 215 surface spaces





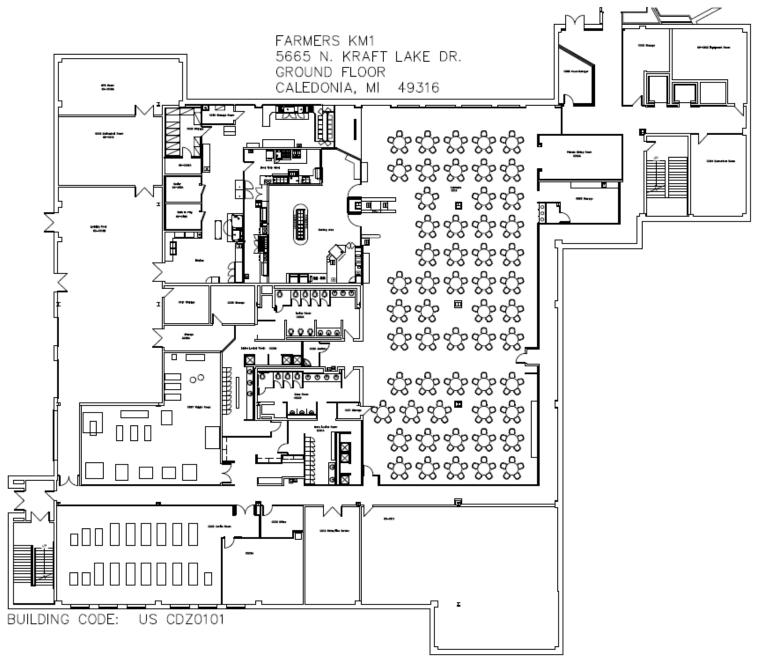
Campus Map





Floor Plan – Ground Floor





Floor Plan - First Floor





Floor Plan – Second Floor





Local Market



Kent County Submarket

The Southeast Kent County submarket currently has approximately 1 million SF in office space.

There is currently 51K SF of new office space under development, which will result in an expansion of 1.3%. There has been over 23K SF developed in the past 5 years, which has caused a 0.6% increase in inventory.

Largest Employers

Kent County is home to over 23K businesses with key industries including Manufacturing [furniture, office equipment, automotive parts], Health Care and Merchandise [retail/food], employing 384K, with an unemployment rate of just 3.4% as of 2022







Transportation

Bishop Airport (FNT): 104 miles Detroit Airport (DTW): 150 miles

Capital Region International Airport (LAN): 55 miles



Kent County Demographics

654,122 Population	\$65,245 Median Household Income	36.6 Median Age
65% White Collar Employment	246,949 Number of Households	36.8% High Education Degree
\$52,442 Median Disposable Income	\$32,454 Per Capita Income	\$156,422 Median Net Worth



Jeff Karger +1 616 649 3532 jeff.karger@jll.com Sarah Noordyke +1 989 615 0732 sarah.noordyke@jll.com Grace Robinson +1 312 228 2589 grace.robinson@jll.com Jeffrey Miller +1 312 228 3134 jeffrey.miller@jll.com Todd Mintz +1 312 228 3132 todd.mintz@jll.com

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2024. Jones Lang LaSalle IP, Inc. All rights reserved.