

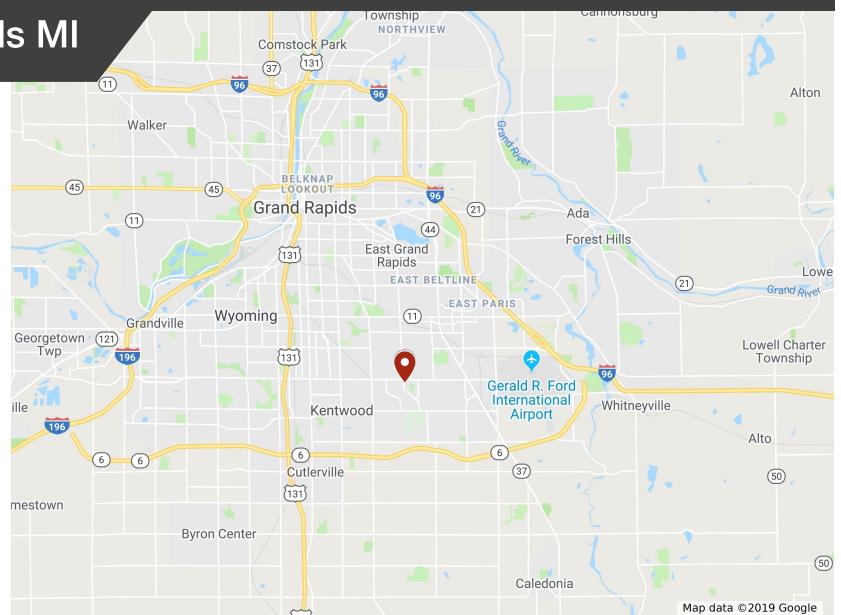
Retail or Office
Available Suites for
Lease



4450-4548 Breton Rd. SE, Grand Rapids MI

Property Features

- Variety of square footage availability for unique tenant use configurations.
- Outstanding retail area with great presence.
- Locally owned and professionally managed.
- Near local city offices and library.
- High traffic counts.
- Great building structure.
- Ample parking.



For more information, contact:

Bill Tyson
616 242 1103 direct
billt@naiwwm.com

Lease Space Available

Bretwood Center
4450-4548 Breton Rd

More Than An Address

Bretwood Center is a 71,854 sf retail facility located on Breton Road at the corner of 44th street. In the heart of Kentwood, this hearty strip center is only a short distance from the local library and city offices.

The 9-acre site provides for high profile signage at both street entrances.

Traffic counts in this area are between 12,000-30,000 cars per day.

Population and household income in this area is predicted to increase per the statistics of the 2010 Census Bureau.

The Offering

Lease Rate	\$8.50-\$9.50 psf
Lease Type	NNN
Availability	1,100 - 6,646 SF

Availability

Suite	Rentable SF	Rate/SF/Yr	Monthly Rent	CAM/Month (\$4.36)	Total Monthly Rent
4462	3,345	\$ 9.50	\$ 2,648.13	\$ 4.36	\$ 3,863.48
4476	1,740	\$ 9.50	\$ 1,377.50	\$ 4.36	\$ 2,009.70
4488	6,646	\$ 8.50	\$ 4,707.58	\$ 4.36	\$ 7,122.30
4512	2,200	\$ 9.50	\$ 1,741.67	\$ 4.36	\$ 2,541.00
4514	3,852	\$ 8.50	\$ 2,728.50	\$ 4.36	\$ 4,128.06
4540	1,400	\$ 9.50	\$ 1,108.33	\$ 4.36	\$ 1,617.00
4548 (Storage)	1,100	\$ 9.50	\$ 870.83	\$ 4.36	\$ 1,270.50
4456-4462	4,596	\$ 8.50	\$ 3,255.50	\$ 4.36	\$ 4,925.38

*CAM estimates based on 2018 budget

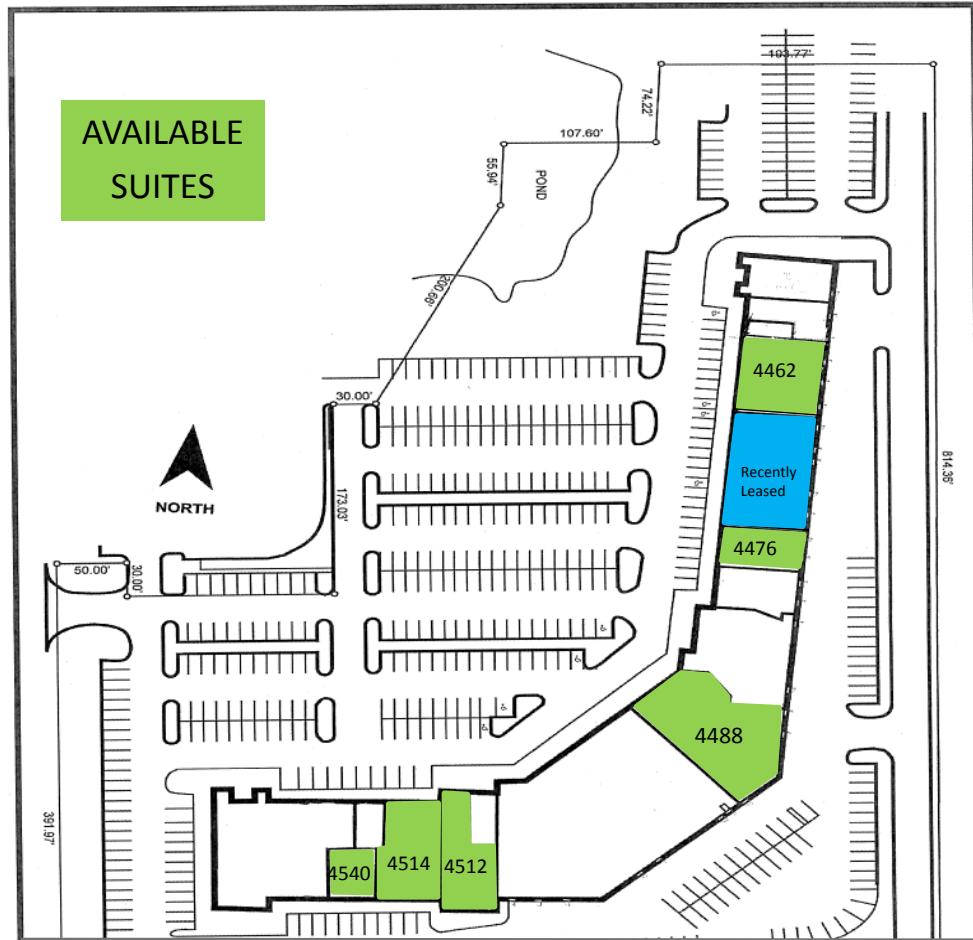
Lease Overview

The Building

Location	Breton and 44th Street
Total Building Size	71,584 SF
Acreage	8.91 Acres
Construction	Brick and Glass
HVAC	Gas/Forced Air
Air Conditioning	100%
Signage	Yes
Parking	On-site; 450+ spaces
Sprinklered	Yes
Zoning	Commercial C-2

Lease Information

Lease Type	NNN
Terms	60 months
Tenant Provides	Taxes, Insurance, Water, Sewer, Electric, Air Conditioning, Gas/Heat, Snow Removal, Janitorial, Refuse Removal, Phone
Landlord Provides	Roof & Structural
Renewal Option	Yes
White Box Finish to Include	Call Listing Agent for details
Possession	At lease commencement



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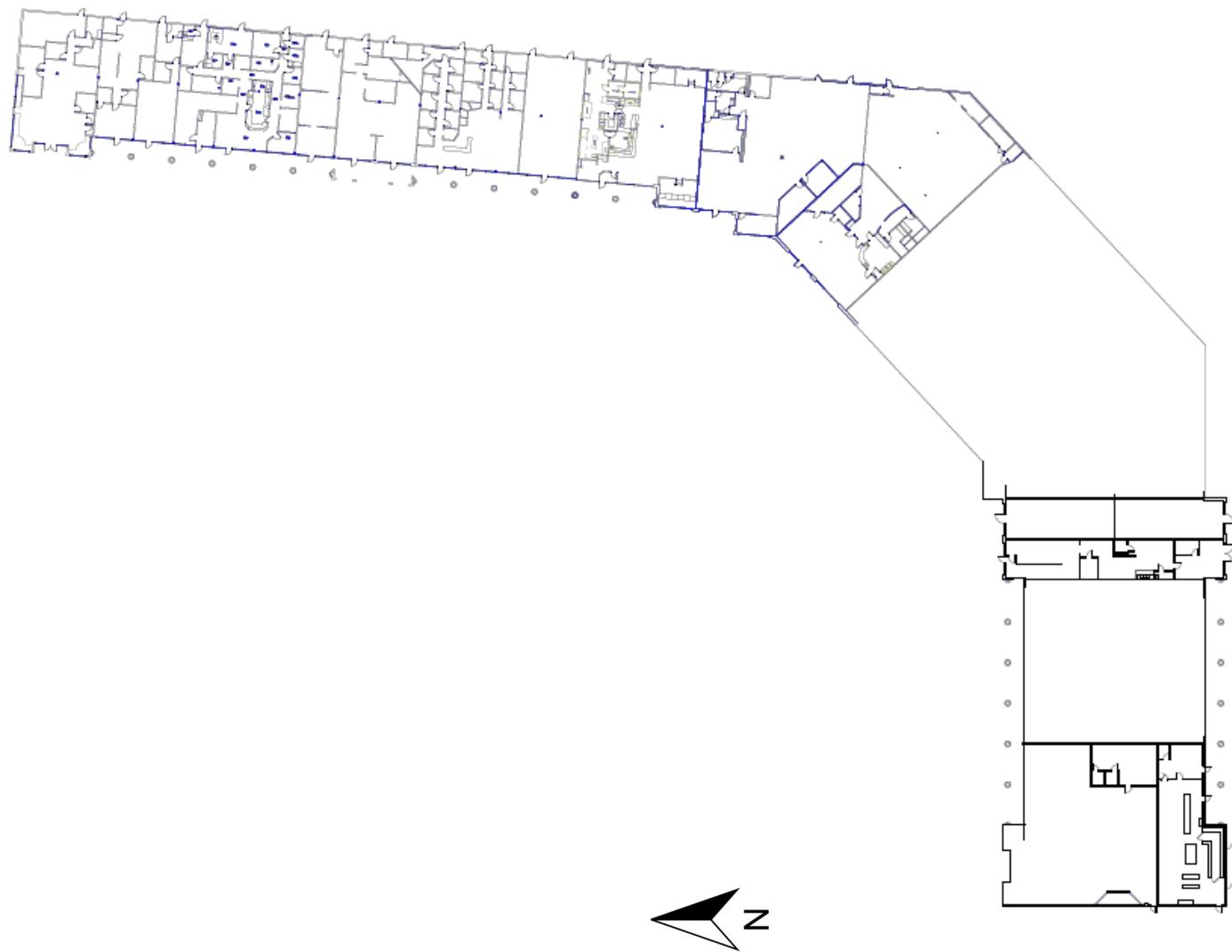
Property Photography

Bretwood Center
4450-4548 Breton Rd



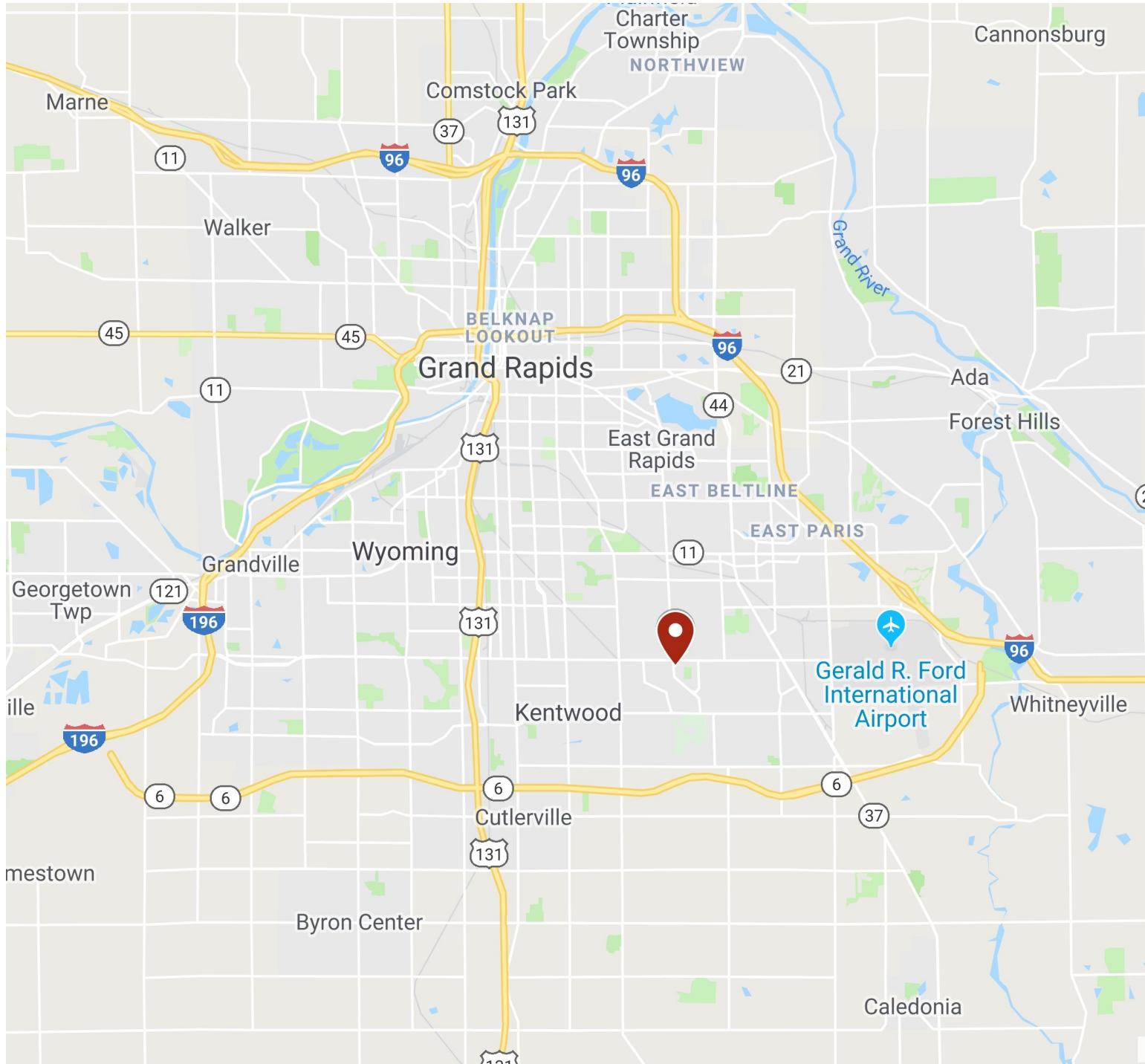
Floor Plans

Bretwood Center
4450-4548 Breton Rd



Location Map

Bretwood Center
4450-4548 Breton Rd



Retail Map

Bretwood Center
4450-4548 Breton Rd





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.



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.