

LEASE

OFFICE



PYRAMID PARK



3733 3 MILE RD NW, GRAND RAPIDS, MI 49534

PROPERTY OVERVIEW

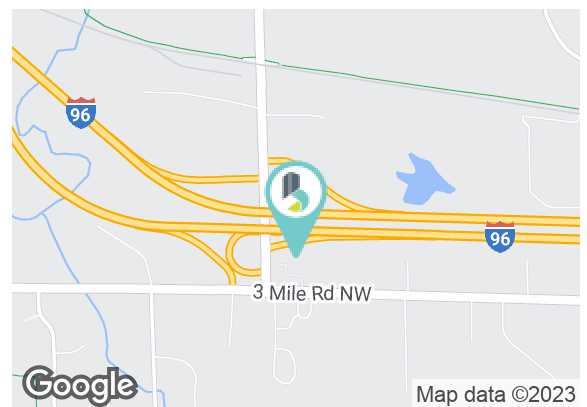
This forthcoming medical office build-to-suit at 3733 3 Mile Rd NW represents an exceptional opportunity for healthcare professionals seeking a forward-thinking space tailored to their specific practice. Elevate your medical practice to new heights in this meticulously planned, state-of-the-art facility. This proposed new custom designed medical office building located just off of I-96 near Three Mile Rd NW and Fruit Ridge Ave NW will provide a patient-centric environment with ample parking, functionality, comfort, innovation, and high-end finishes.

PROPERTY HIGHLIGHTS

- Easy accessibility and visibility via busy 3 Mile Rd NW and just off of I-96.
- Strategic Location: Two miles away from Meijer Headquarters, 8.2 miles away from Downtown Grand Rapids, & 26 miles away from the Lake MI Lakeshore.
- Customized Design: This build to suit opportunity allows for tailored spaces, ensuring the layout and amenities align seamlessly with the unique requirements of your practice.

LEASE RATE \$28.00 SF/YR (NNN)

Available SF:	1,865 - 7,607 SF
Lot Size:	1.7 Acres
Building Size:	7,607 SF



BRADLEY COMPANY
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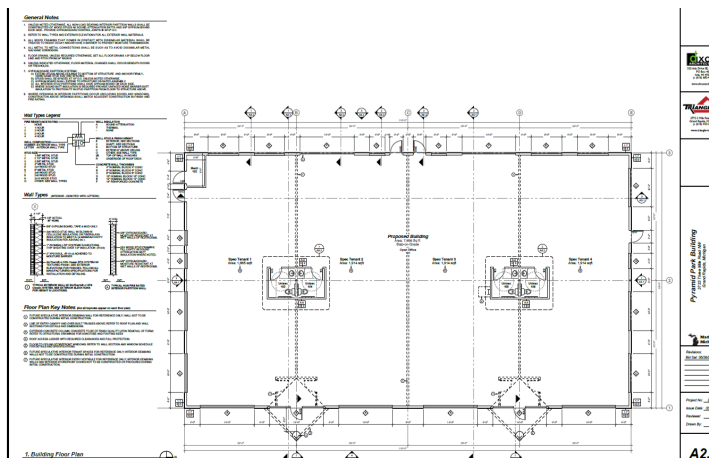
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PROPERTY HIGHLIGHTS

- Versatile layout: the layout is designed to accommodate a wide range of medical business endeavors- allowing for customization to suite specific needs and SF
- Ideal for medical office users and those seeking Class A office/ Build-to-suit
- This building will be in close proximity to both downtown Grand Rapids (8 miles) and the Lakeshore (25 miles), also only 2 miles away from Meijer Headquarters.
- The new building will be 7,607 SF total and can be separated into two to four suites ranging from 1, 914 SF up to 3,804 SF. The suites can also be combined for more SF, depending on the tenant's requirements.
- Be a part of this expanding NW market in this professional high-end medical office park!
- Bus Route Access coming soon!
- Pylon signage visible from I-96 on ramp.
- Free On-Site Parking
- Single story building
- Great visibility
- High end custom opportunity build



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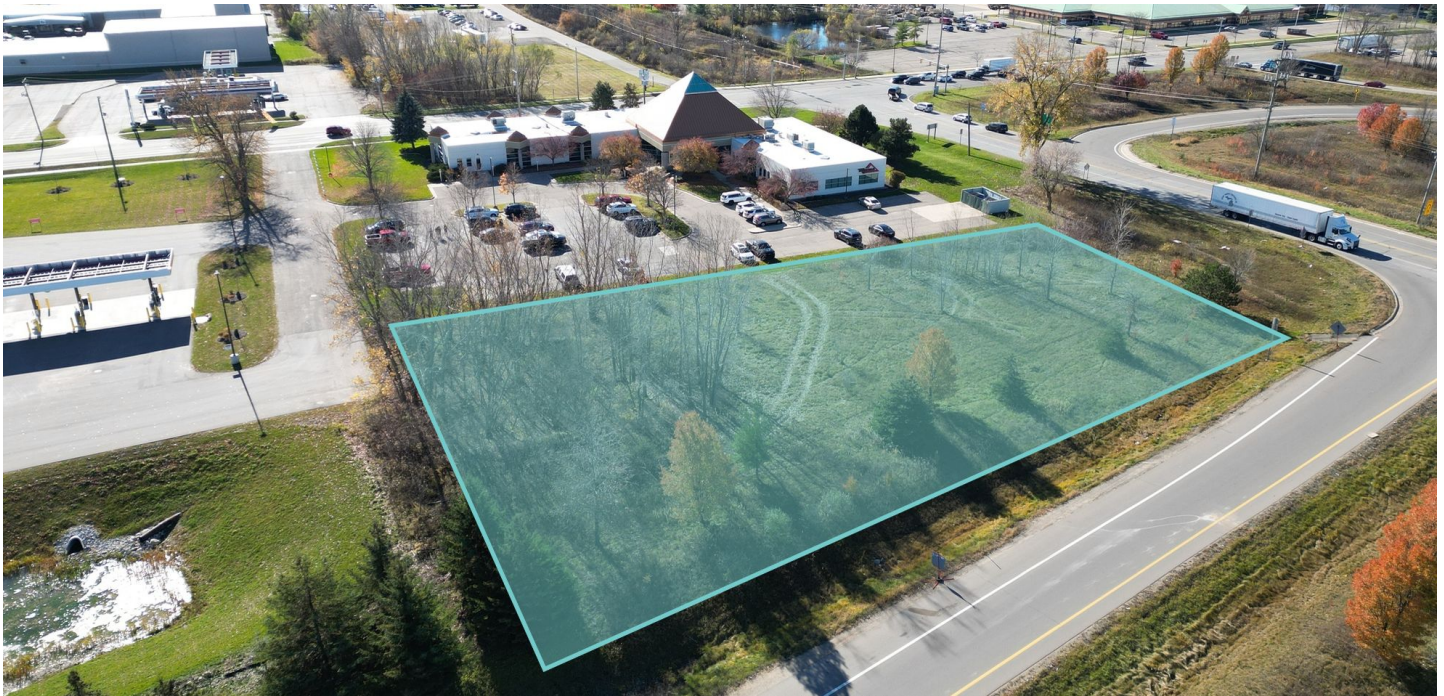


OUTLINE & RETAILER MAP

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,865 - 7,607 SF	Lease Rate:	\$28.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
■ A	Available	1,865 SF	NNN	\$28.00 SF/yr
■ B	Available	1,914 SF	NNN	\$28.00 SF/yr
■ C	Available	1,914 SF	NNN	\$28.00 SF/yr
■ D	Available	1,914 SF	NNN	\$28.00 SF/yr
■ C + D	Available	3,828 SF	NNN	\$28.00 SF/yr
■ A+B+C+D	Available	7,607 SF	NNN	\$28.00 SF/yr

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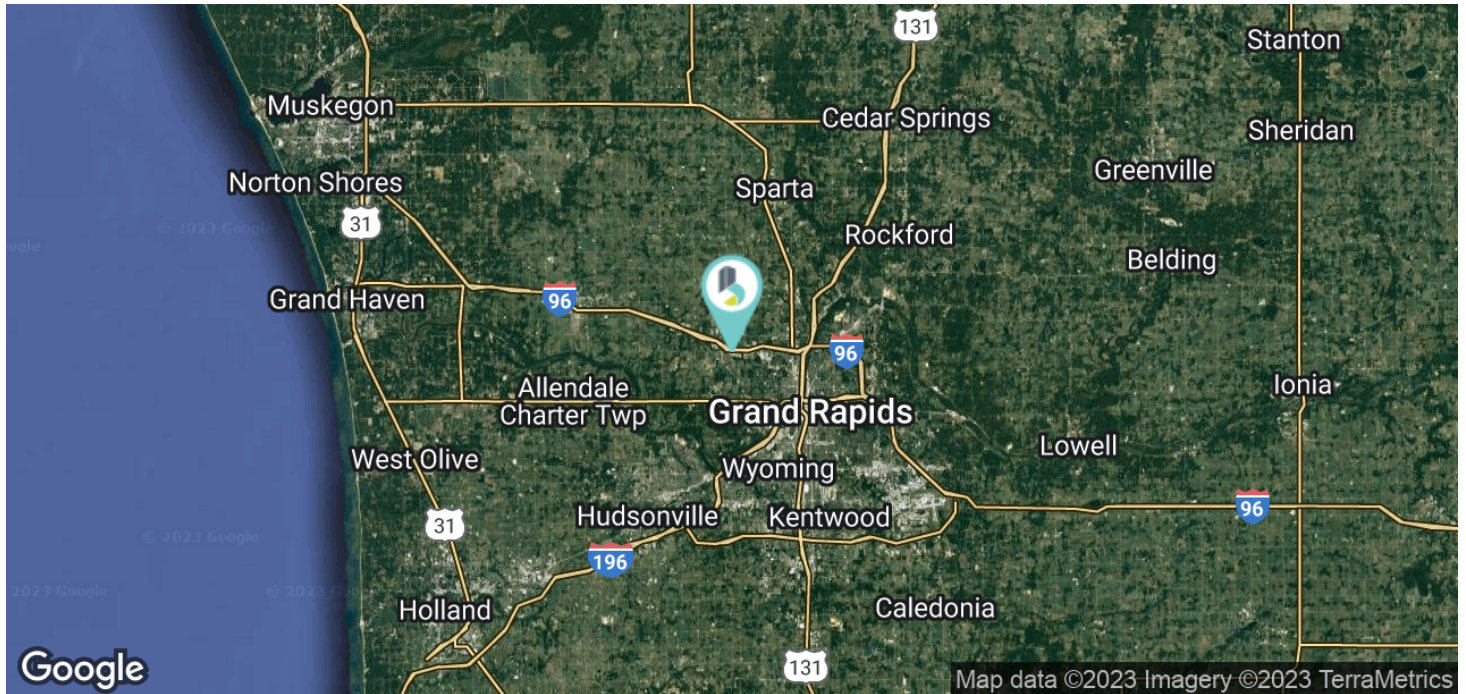
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MEET YOUR NEIGHBORS

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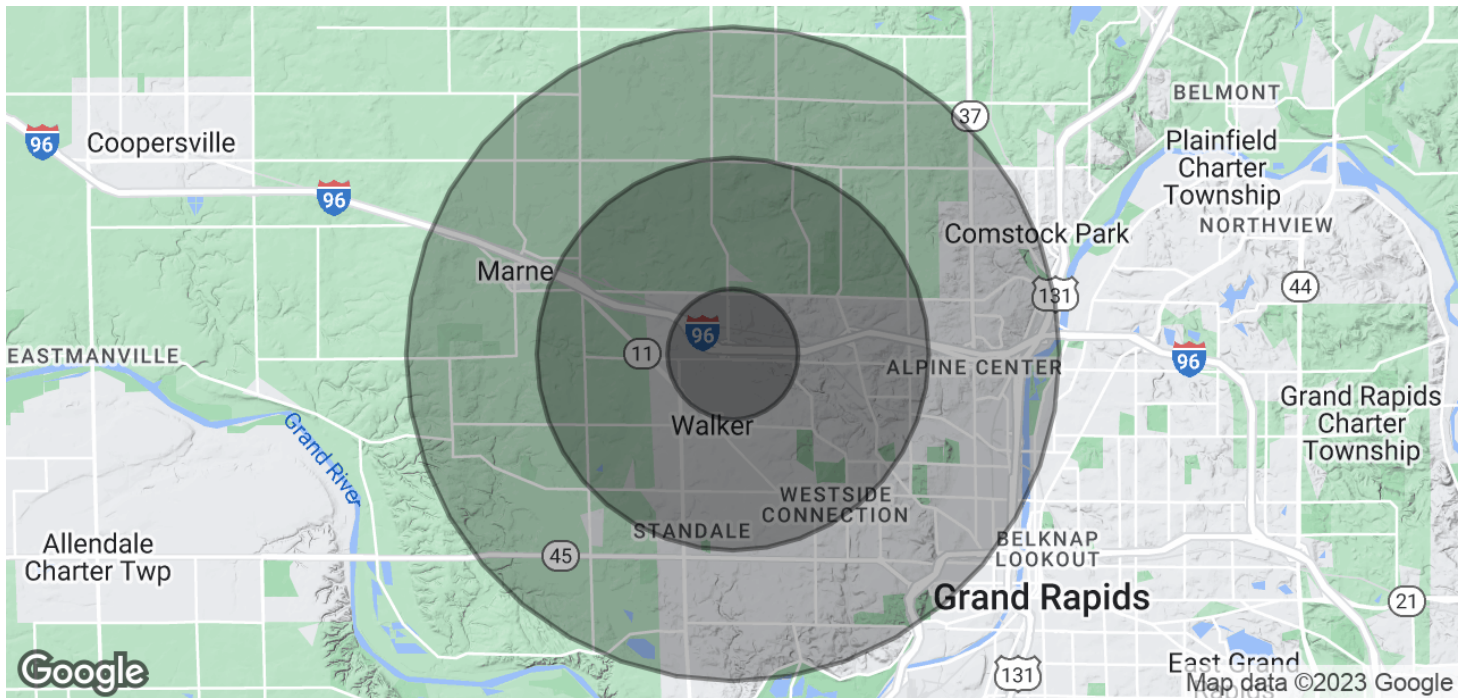


DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,284	24,527	79,472
Average Age	41.0	41.4	37.7
Average Age (Male)	36.7	40.2	36.2
Average Age (Female)	42.7	42.0	38.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	951	10,397	33,951
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$75,817	\$77,863	\$66,346
Average House Value	\$265,775	\$201,536	\$165,441

* Demographic data derived from 2020 ACS - US Census

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