

FOR LEASE

±21,600 SQ/FT BUILDING

# 2627 E BELTLINE AVE SE

GRAND RAPIDS, MI 49546



EXCLUSIVELY LISTED BY

**PATRICK MOHNEY**

Blue Rock Commercial Real Estate

395 100th Street SW, Byron Center Michigan 49315

Direct: (616) 699-5088 | E:PM@RockCRE.com | RockCRE.com

**BLUE  
ROCK**

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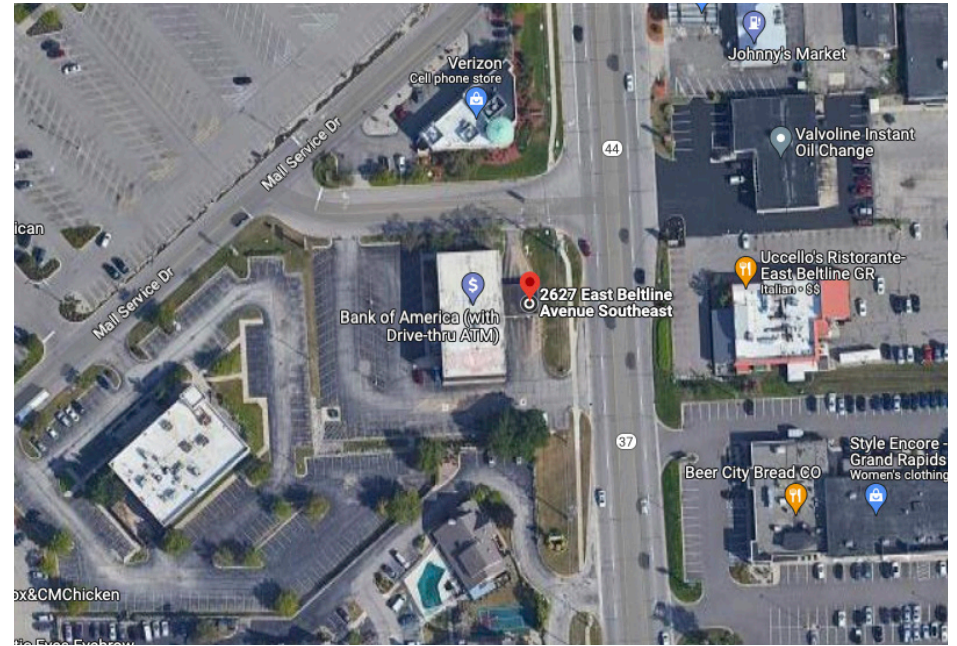
**BLUE  
ROCK**

## PROPERTY HIGHLIGHTS

- High Profile Building
- Redevelopment Opportunity To Hotel Or Retail
- Multiple Private Offices
- Five Suites Available For Lease
- Monument Sign In E Beltline, 34,000 Cars Per Day
- Ample On Site Parking

## PROPERTY INFORMATION

Location	Located on E Beltline & Mall Drive
Total Building Size	21,600
HVAC	Gas Forced Air
Air Conditioning	100%
Elevators	Yes
Signage	Monument
Parking	On Site; 76 spaces
Municipality	City of Kentwood
Parcel Number	41-18-11-375-002
Zoning	Office and Retail



## SALE INFORMATION

Sale Price	\$2,500,000
Current NOI	\$132,430.88
Current Cap Rate	5.30%
Fully Occupied Cap Rate	7.36%

## LEASE INFORMATION

Lease Type	Triple Net
Terms	36-60 Months
Tenant Provides	Electric, Air Conditioning, Gas/Heat, Janitorial, Phone, Insurance, Refuse Removal, Sewer, Snow Removal, Taxes, Water
Landlord Provides	Roof and Structural
Municipality	CITY OF KENTWOOD

## AVAILABILITY

Suite	Floor	Rentable space	Rate/SF/Year	Monthly Rent	Additional Rent and Utilities	Monthly CAM	Total
320	3rd	3,679	\$9.00	\$2,759.25	\$5.00	\$1,532.92	\$4,292.17
321	3rd	1,602	\$9.00	\$1,201.50	\$5.00	\$667.50	\$1,869.00
322	3rd	1,705	\$9.00	\$1,278.75	\$5.00	\$710.42	\$1,989.17



# 3rd FLOOR PLAN



SUITE 320  
INCLUDES  
BOTH  
321 +322

# PROPERTY PHOTOS



# PROPERTY PHOTOS



# FOR LEASE

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WOODLAND MALL

★ macy's JCPenney BARNES & NOBLE Apple

The Cheesecake Factory Red Robin POTTERY BARN

Jamba Juice

Broadmoor Ave SE

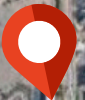


# NEARBY AMENITIES



WOODLAND MALL

THE SHOPS AT CENTERPOINT




Breton Rd SE

28th St SE

28th St SE

Broadmoor Ave SE

E Paris Ave SE

Google



## WEST MICHIGAN

Located between Chicago and Detroit, West Michigan is a growing region of more than 1.5 million people and counting. At its core is the thriving and vibrant city of Grand Rapids, the second largest city in the state.

With a strong business climate and exceptionally high quality of life, it's no surprise businesses and talent are flocking to the region. More than 130 international companies are located here, as well as four of Forbes Largest Private Companies. The region is home to the global headquarters of industry leaders like Amway, Steelcase, Herman Miller, Haworth, BISSELL, Wolverine Worldwide, and more.

There is an energy pulsating from West Michigan that is felt throughout the Midwest. Our business and community leaders have set in motion an unprecedented level of growth and investment, cementing our place as a world-class center for technology, advanced manufacturing, health sciences and medical devices, and food processing & agribusiness.

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2 mile



**31,265**  
people



**\$83,416**  
avg. income



**12,961**  
households



**\$57,817**  
med. income

5 mile



**187,951**  
people



**\$85,736**  
avg. income



**75,535**  
households



**\$63,402**  
med. income

10 mile



**464,711**  
people



**\$82,615**  
avg. income



**193,755**  
households



**\$63,183**  
med. income



**187,951+**  
PEOPLE WITHIN 5 MILES

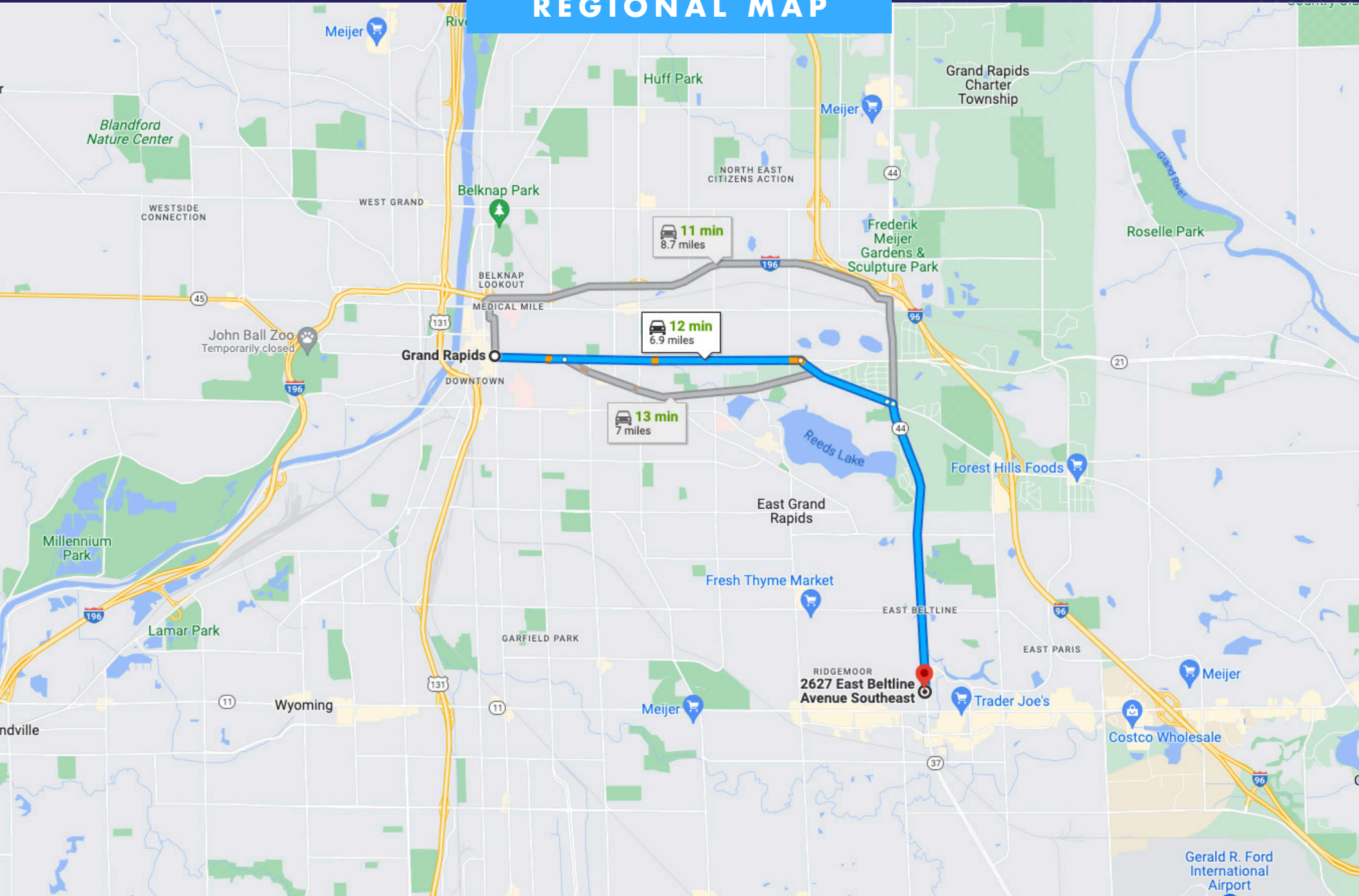


**\$85,736+**  
AVG. INCOME WITHIN 5 MILES



**\$63,402+**  
MED. INCOME WITHIN 5 MILES

# REGIONAL MAP



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