

# SUBLEASE



## OFFICE

## 1486 44TH STREET SOUTHEAST



**1486 44TH STREET SOUTHEAST, GRAND RAPIDS, MI 49508**

### PROPERTY OVERVIEW

1486 44th St is a versatile multi-tenant office building located in the thriving business district of Kentwood, MI. Suite 100 has a great layout and the furniture currently in place can be negotiated on, as desired. Tenants also benefit from ample parking, high visibility, and convenient access to major highways, making it an ideal choice for businesses seeking a central and accessible location. Surrounded by a mix of retail, dining, and service options, this property combines functionality with convenience, perfect for businesses looking to enhance their operational footprint in a dynamic area.

### PROPERTY HIGHLIGHTS

- Prime Location- Conveniently located in Kentwood, with easy access to major highways and local amenities
- Spacious Suite- Offers ample square footage ideal for a variety of office users, current furniture can also be negotiated on, as desired
- Nearby Amenities- Close to restaurants and other businesses enhancing convenience for staff and clients
- Good Visibility and Easy Accessibility with Ample Free Parking

### LEASE RATE

**\$12.00 SF/YR (MG)**

Available SF:	1,430 SF
Building Size:	5,880 SF



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220 Lyon St. NW, Suite 400  
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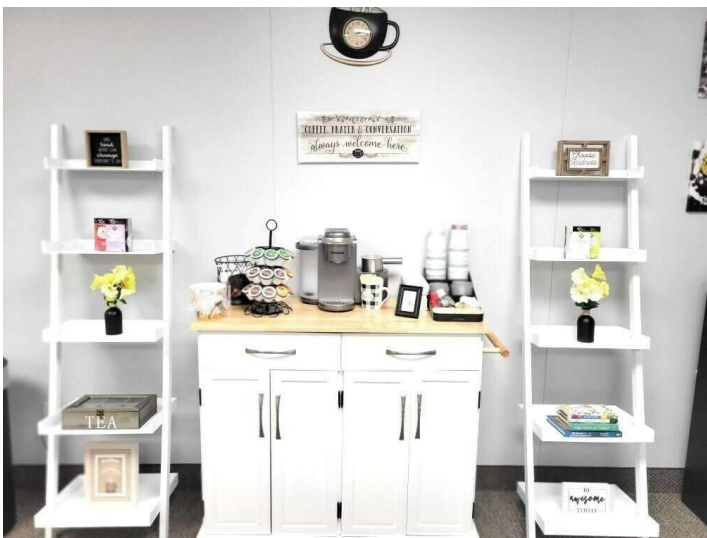
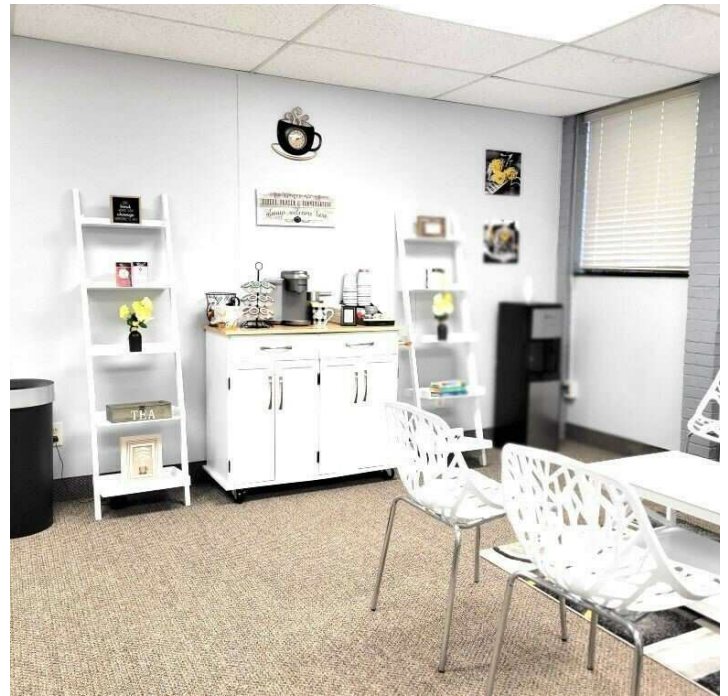
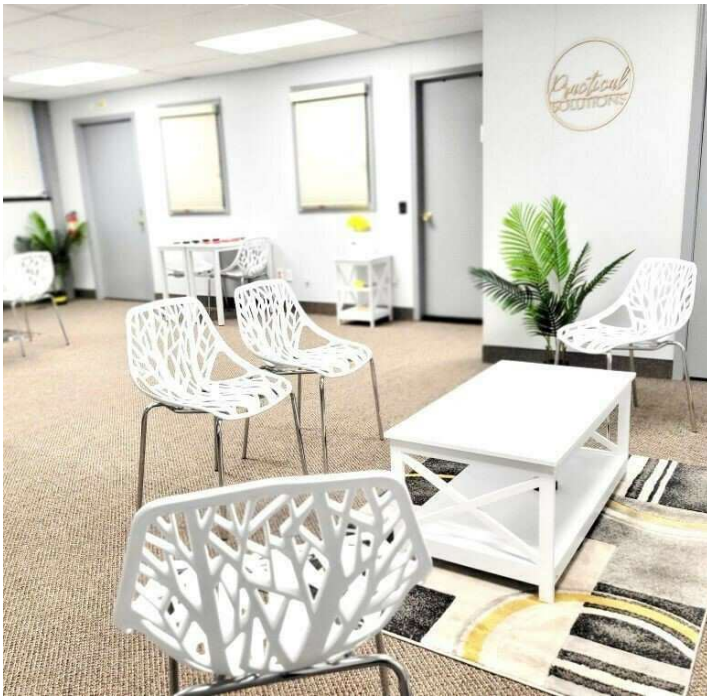


# INTERIOR PHOTOS

1486 44TH STREET SOUTHEAST, GRAND RAPIDS, MI 49508

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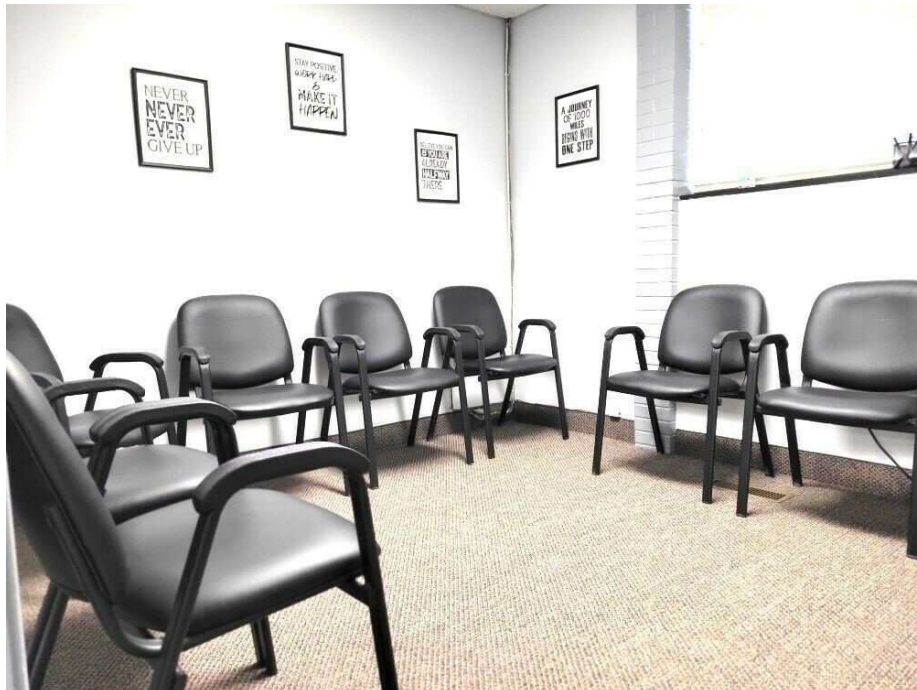


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# RETAILER MAP

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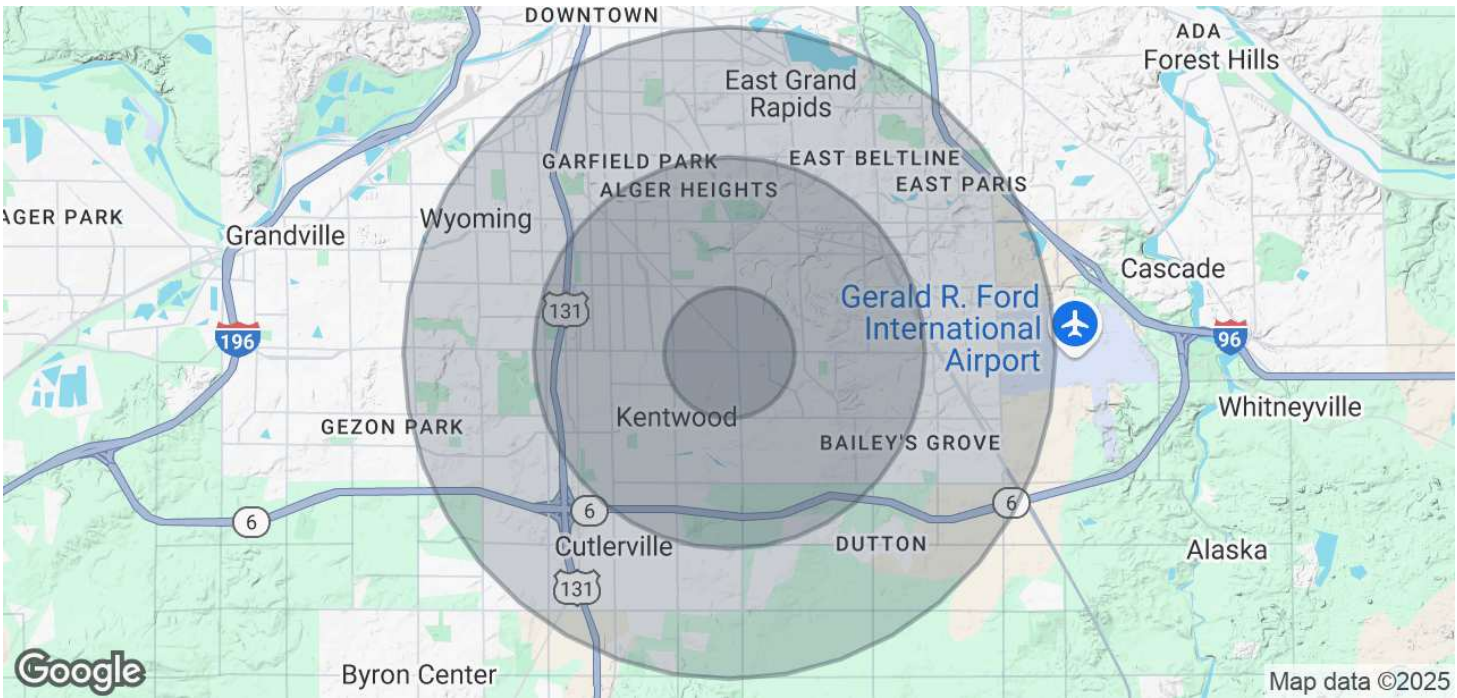


# DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,948	95,492	235,659
Average Age	38	38	37
Average Age (Male)	36	37	36
Average Age (Female)	39	40	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,169	37,189	88,230
# of Persons per HH	2.7	2.6	2.7
Average HH Income	\$82,509	\$87,668	\$91,352
Average House Value	\$270,283	\$270,202	\$272,098

Demographics data derived from AlphaMap

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