

FOR LEASE

1,523 SF For Lease

8194 BYRON CENTER AVE

BYRON CENTER, MI 49315



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

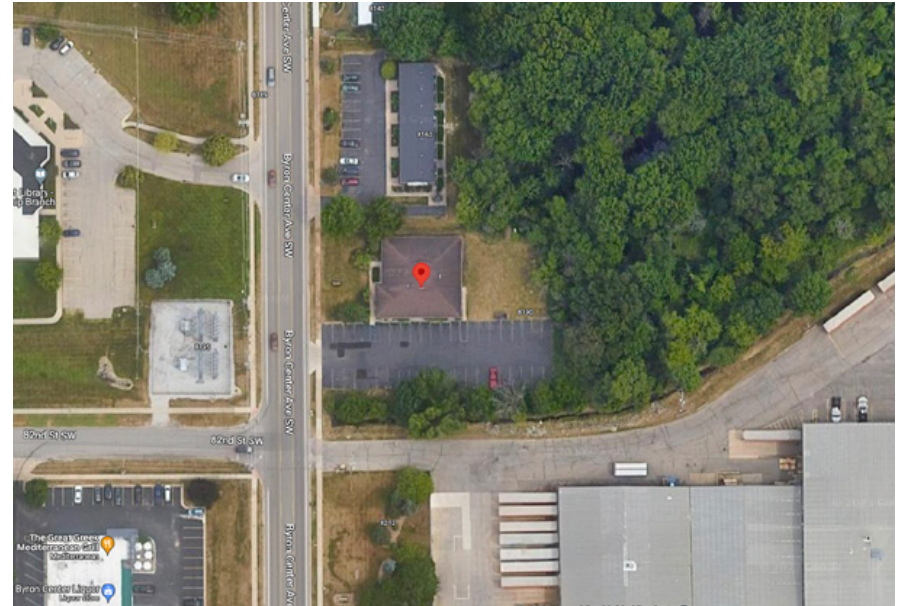
BLUE
ROCK

PROPERTY HIGHLIGHTS

- First Class office or Medical Office
- 5 private offices
- Ample on Site parking
- Monument Sign in Byron Center Ave

PROPERTY INFORMATION

Location	Located on Byron Center Ave SE, just south of UofM Hospital and M-6
Total Building Size	4,900 SF
HVAC	Gas Forced Air
Air Conditioning	100%
Elevators	No
Signage	Monument
Parking	On Site; 45 spaces
Municipality	Byron Township
Parcel Number	41-21-15-301-024
Zoning	Medical Office and Office



LEASE INFORMATION

Availability Rentable Space
1,523 SF

Lease Type Triple Net

Terms 36-60 Months

Monthly CAM All maintenance
and Utilities \$667

Landlord Provides All inclusive

Municipality Byron Township

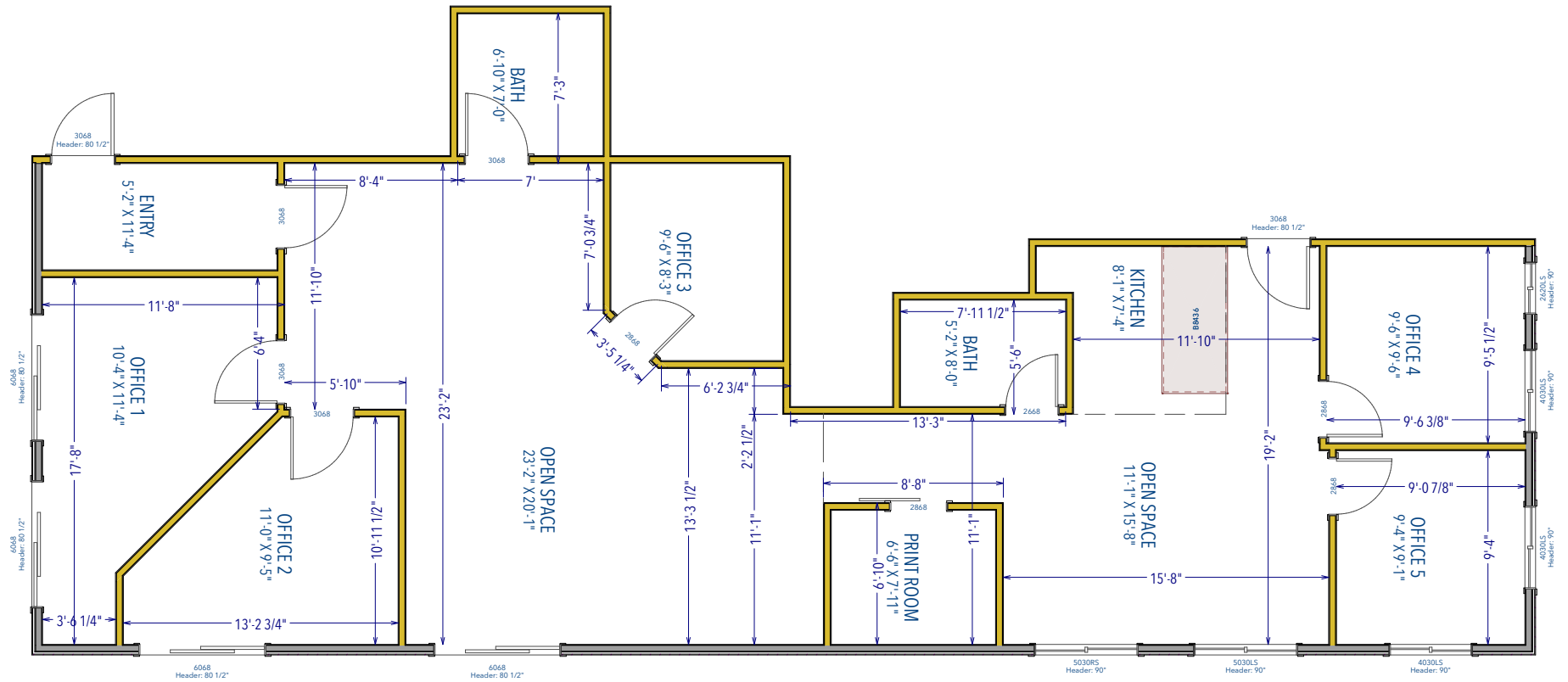
This is a Class A two tenant office building located just south of the M-6/Byron Center interchange in downtown Byron Center. It is minutes from U of M Metropolitan Hospital and Saint Mary's SW Campus. Within the fastest growing township in Michigan, this space is in the path of future growth. Hard to find office space in highly sought after Byron Center Ave corridor. Great space with large kitchen, open office work area, private office and storage. Ample parking. Lots of windows.

AVAILABILITY

Suite	Floor	Rentable space	Rate/SF/Year	Total Montly Rent
101	1st	1,523	\$17.89/SF	\$2,951.50



FLOOR PLAN



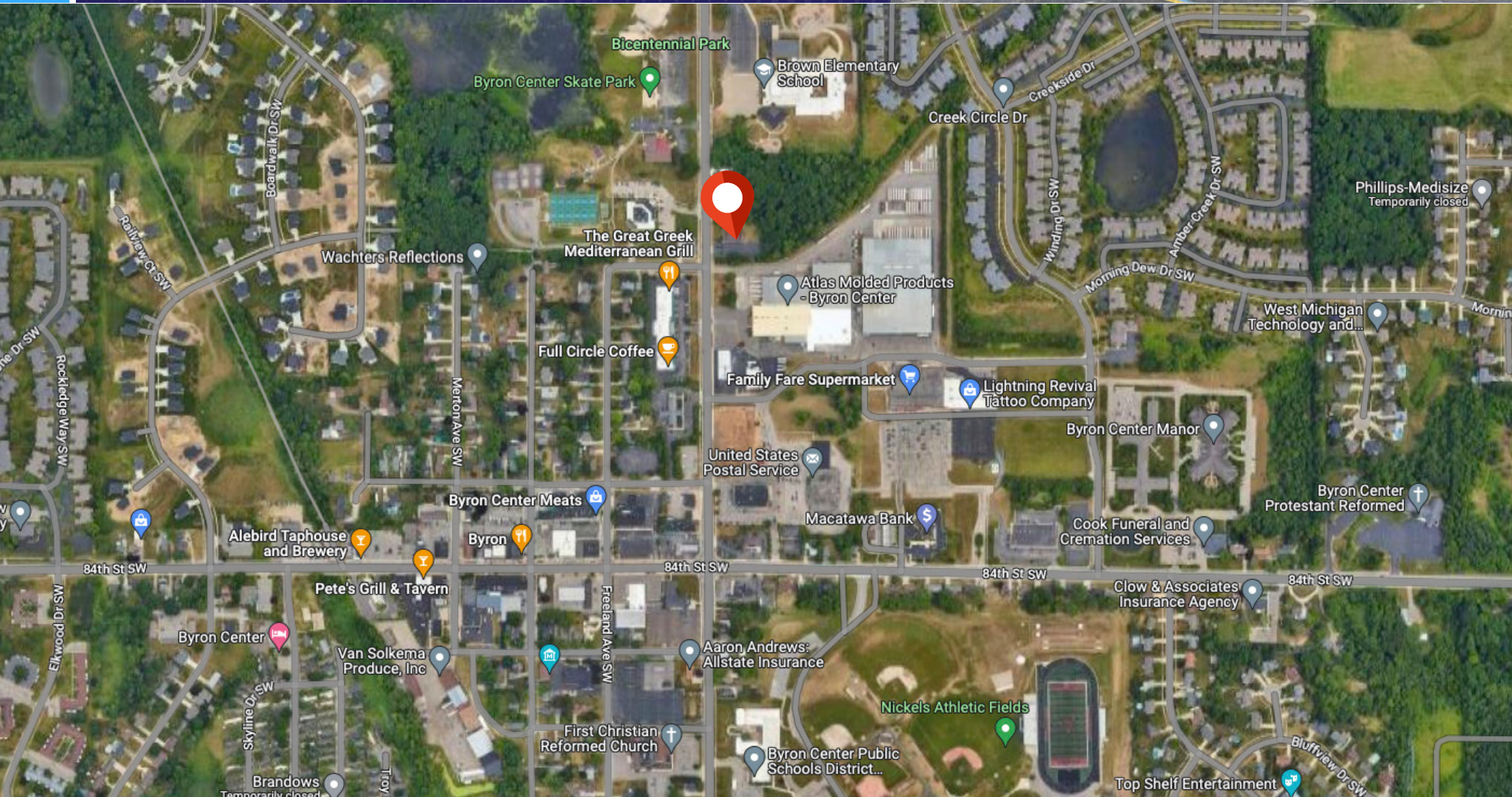
LIVING AREA
1523 SQ FT

PROPERTY PHOTOS

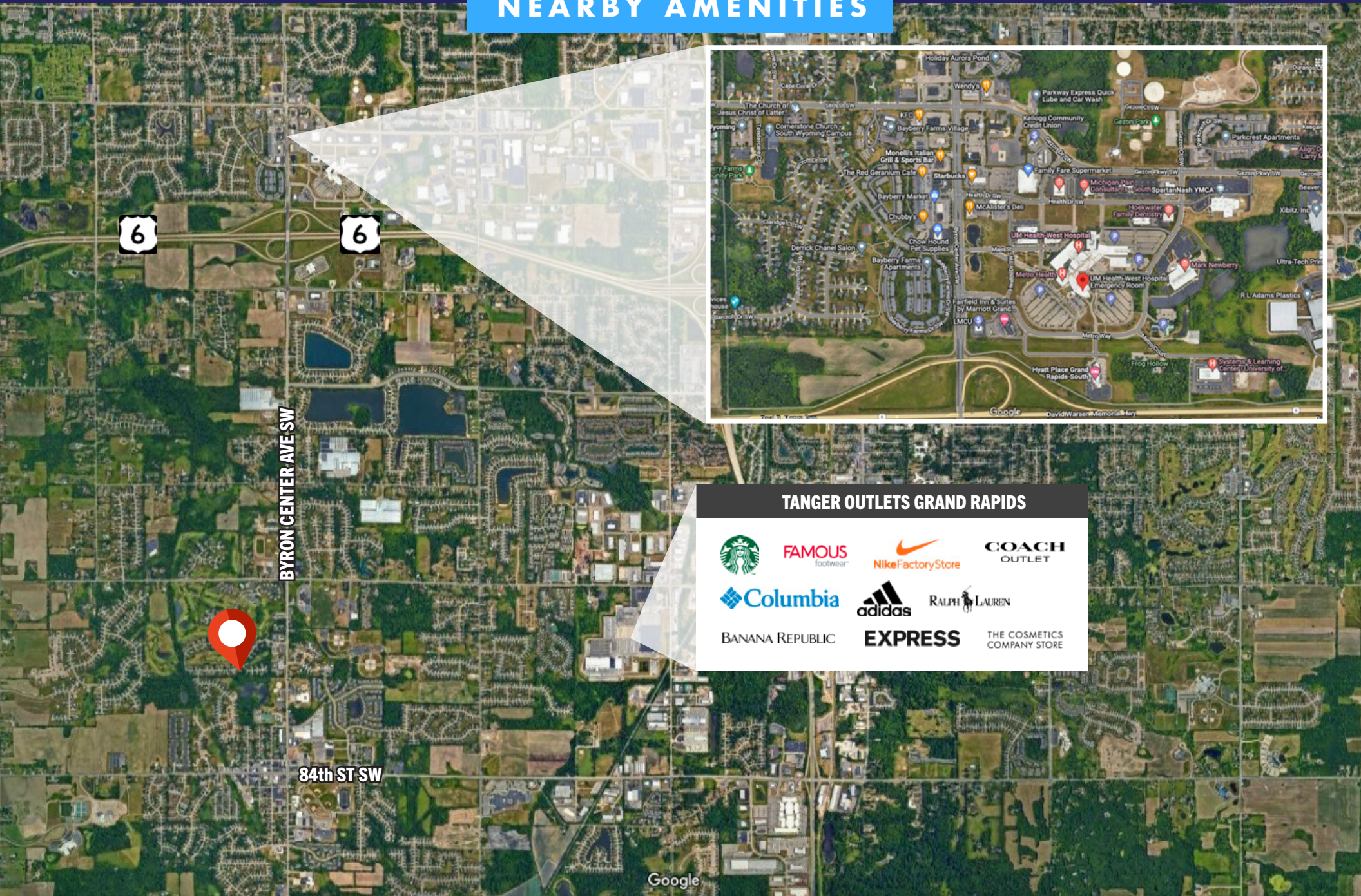


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NEARBY AMENITIES



TANGER OUTLETS GRAND RAPIDS



FAMOUS
footwear

Nike
NikeFactoryStore

COACH
OUTLET

Columbia

adidas

RALPH LAUREN

BANANA REPUBLIC

EXPRESS

THE COSMETICS
COMPANY STORE



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



13,049
people



\$107,390
avg. income



4,699
households



\$90,698
med. income

5 mile



75,390
people



\$88,448
avg. income



28,133
households



\$70,968
med. income

10 mile



353,935
people



\$78,434
avg. income



129,331
households



\$63,649
med. income



75,390+
PEOPLE WITHIN 5 MILES

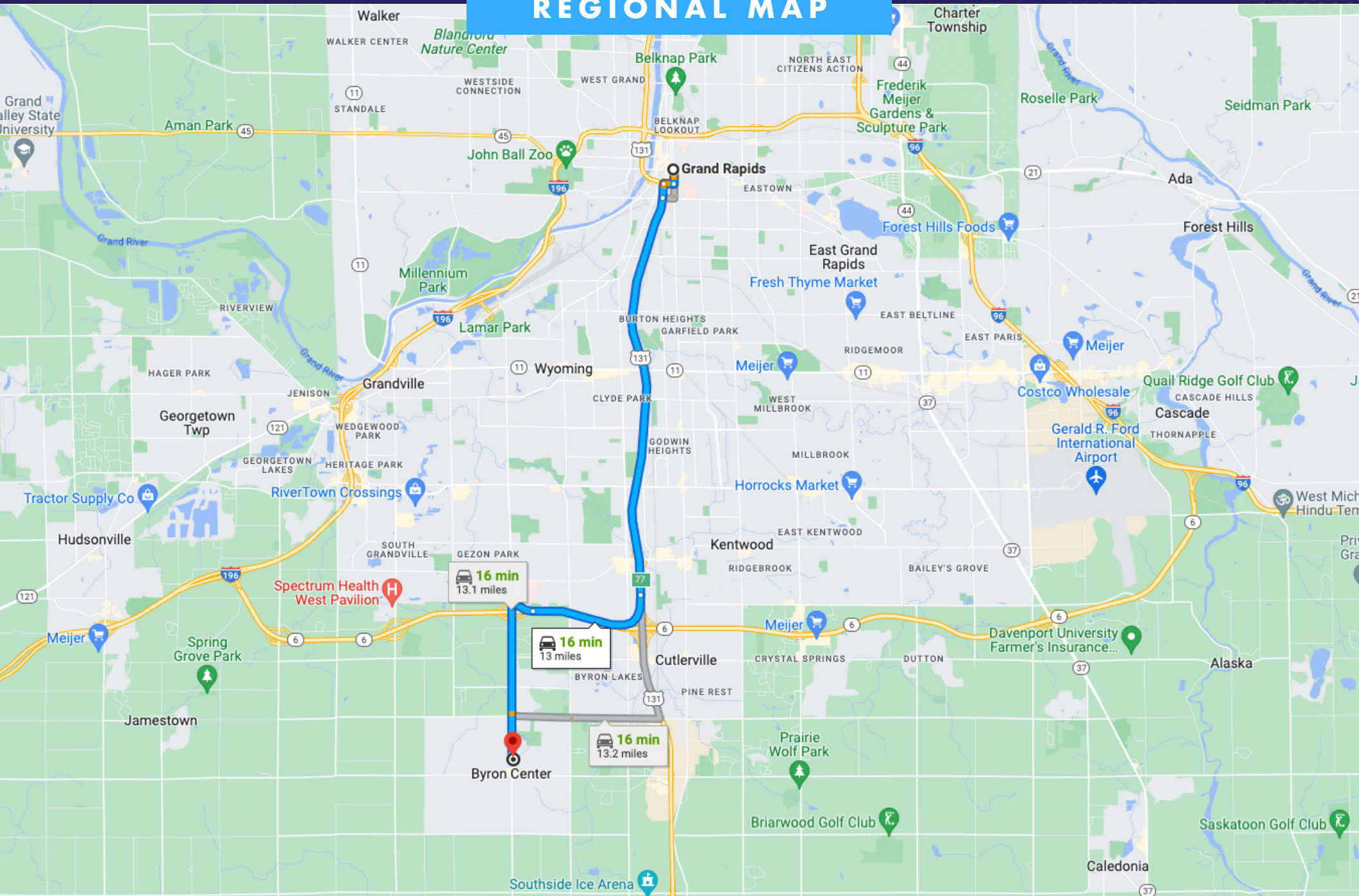


\$88,448+
AVG. INCOME WITHIN 5 MILES



\$70,968+
MED. INCOME WITHIN 5 MILES

REGIONAL MAP



FOR LEASE

±4,000 SQ/FT BUILDING

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