

333 CESAR E. CHAVEZ AVE SW  
GRAND RAPIDS, MICHIGAN

RETAIL/OFFICE FOR LEASE  
2,939 – 5,878 Square Feet Available



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ASSOCIATES**  
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2<sup>ND</sup> & 3<sup>RD</sup> FLOORS



## PROPERTY FEATURES

- 8,748 total building square feet
- 2,939 square feet available for lease on 2<sup>nd</sup> or 3<sup>rd</sup> Floors
- Zoned TN-CC
- 14' ceiling height
- Lease Rate: \$15.72/sf (\$3,850/mo per floor)
- Tenant responsible for utilities and janitorial

**Comments:** Prime office/mix-use 2<sup>nd</sup> and 3<sup>rd</sup> floor space in the heart of downtown Grand Rapids within walking distance from Founders Brewery, Grand Rapids Ballet and US-131. Beautiful Wood beam trust, exposed ceilings, LVP flooring; this suite is great for a variety of uses. Space comes with up to 10 parking spots just south of the building for a fee per day, week or month.



For more information, please contact:

**JOE RIZQALLAH**  
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**CAROLYN BOJI**  
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**SIGNATURE ASSOCIATES**  
1188 East Paris Ave SE, Suite 220  
Grand Rapids, MI 49546  
www.signatureassociates.com

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## Floor Plan



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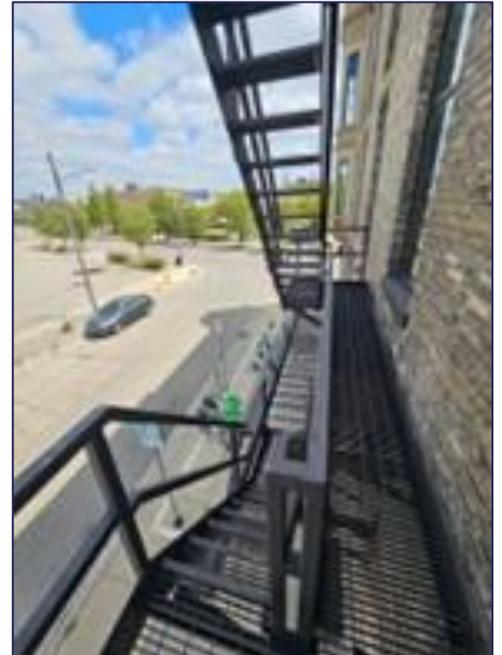
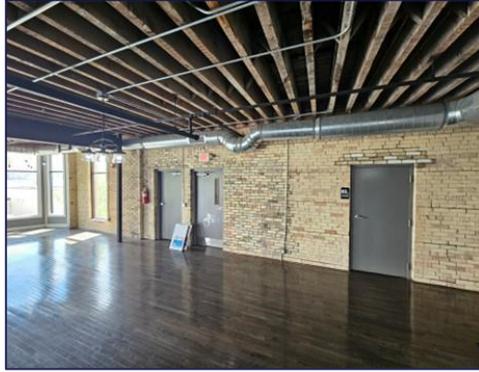
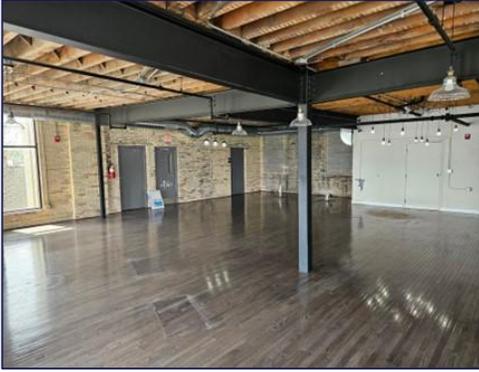
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# 333 Cesar E. Chavez Ave SW – Grand Rapids, MI

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2,700-5,878  
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## 2<sup>nd</sup> Floor | Interior Photos



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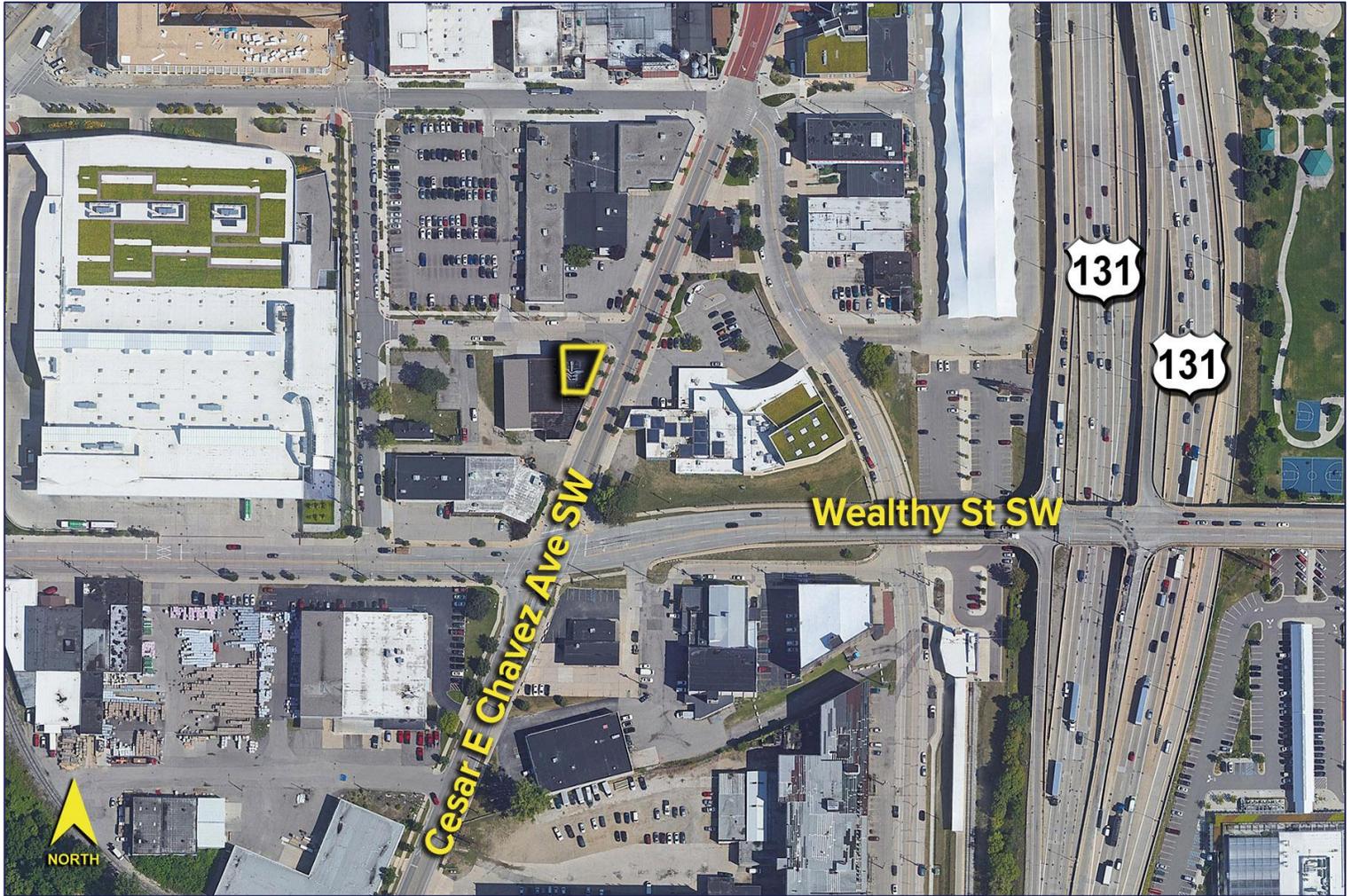
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Aerial



DEMOGRAPHICS		
	POPULATION	MED. HH INCOME
1 MILE	19,675	\$57,560
3 MILE	150,422	\$70,142
5 MILE	274,968	\$76,819

TRAFFIC COUNTS (TWO-WAY)	
3,839	Cesar E. Chavez Ave north of Wealthy St
5,986	Cesar E. Chavez Ave south of Wealthy St
12,743	Wealthy St west of Cesar E. Chavez Ave
11,161	Wealthy St east of Cesar E. Chavez Ave

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