

FOR LEASE

59,200 SQ/FT BUILDING

1000 East Paris Ave S.E.

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**

±59,200 SQ/FT BUILDING

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MARKET OVERVIEW

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PROPERTY HIGHLIGHTS

- High profile Medical Office building
- Multiple private offices
- Monument Sign on East Paris
- Ample on Site parking



PROPERTY INFORMATION

Location	East Paris Medical corridor
Total Building Size	59,200 SF
HVAC	Gas Forced Air
Air Conditioning	100%
Elevators	Yes
Signage	Monument
Parking	On Site; 76 spaces
Municipality	Grand Rapids Township
Parcel Number	41-14-36-351-011
Zoning	Office



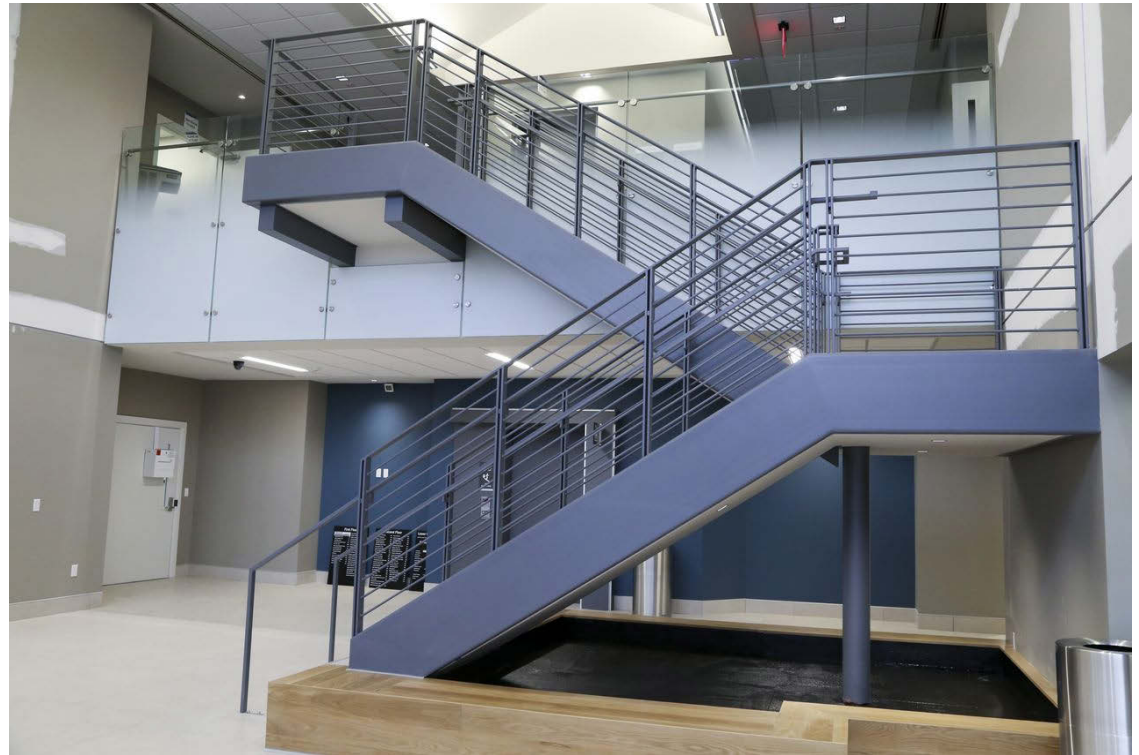
LEASE INFORMATION

Lease Type	Triple Net
Terms	20-92 Months
Tenant Provides	Electric, Air Conditioning, Gas/Heat, Janitorial, Phone, Insurance, Refuse Removal, Sewer, Snow Removal, Taxes, Water
Landlord Provides	Roof and Structural
Municipality	GRAND RAPIDS TOWNSHIP



AVAILABILITY

Suite	Floor	Rentable SF	Rate per SF per year	CAM per SF per year	Monthly Base Rent	Monthly Gross Rent
221	2ND	2,154	\$14.50	\$8.75	\$2,602.75	\$4,173.38

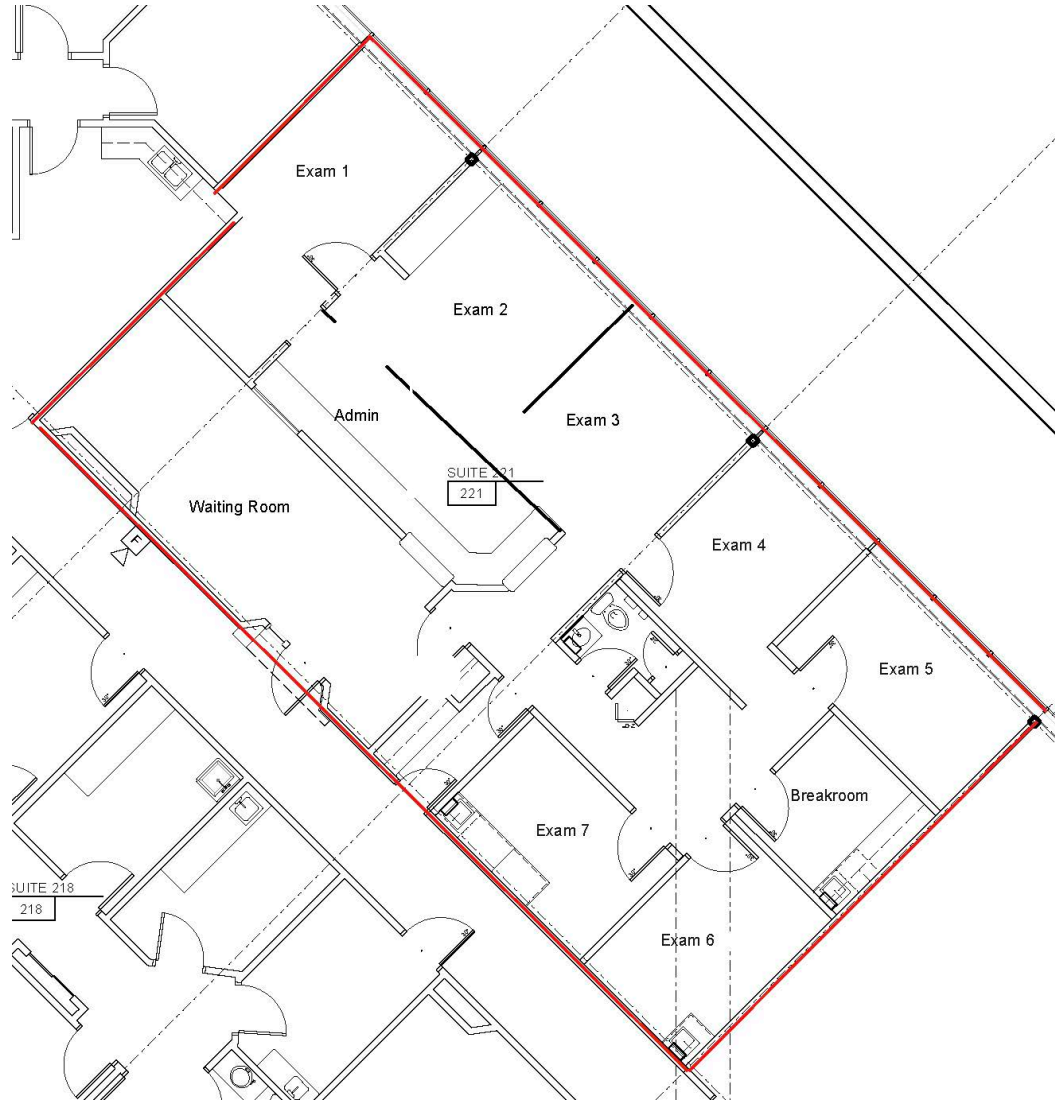


PROPERTY PHOTOS



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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.

1000 EAST PARIS AVE SE
GRAND RAPIDS, MI 49546

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

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