

For Lease

Office



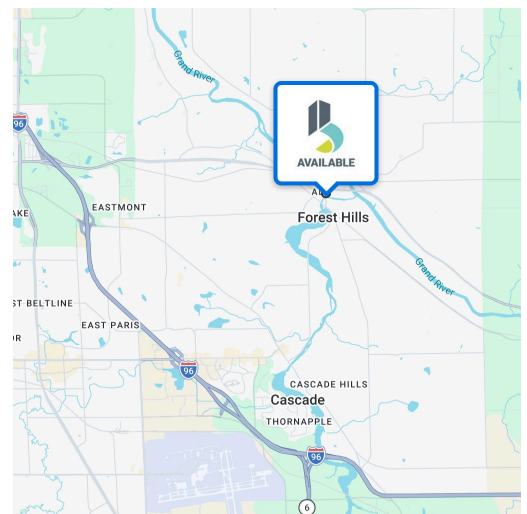
7437 River St. SE, 3rd Floor

Ada, MI, 49301

Highlights

- Amazing 6,555 SF of Class A office space available in the Village of Ada
- 3rd Floor private outdoor Patio/deck
- Great views overlooking the Thornapple River and Riverfront Park
- Excellent for a corporate or family office
- Fine dining Zeytin Restaurant anchors the first floor
- Old National Bank on second floor
- Join several new corporate offices relocating to Ada Village to enjoy all of the amenities this village has offer
- 2026 CAM estimated at \$7.50/sf/yr
- Available 2027
- 50 plus shared parking spaces

Lease Rate	\$32.00/SF NNN
Available SF	6,555 RSF
Building Size	19,660 SF



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New Construction

7437 River St. SE, Ada, MI 49301



Additional Photos

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Existing Construction



Legacy Park



Private Outdoor Patio

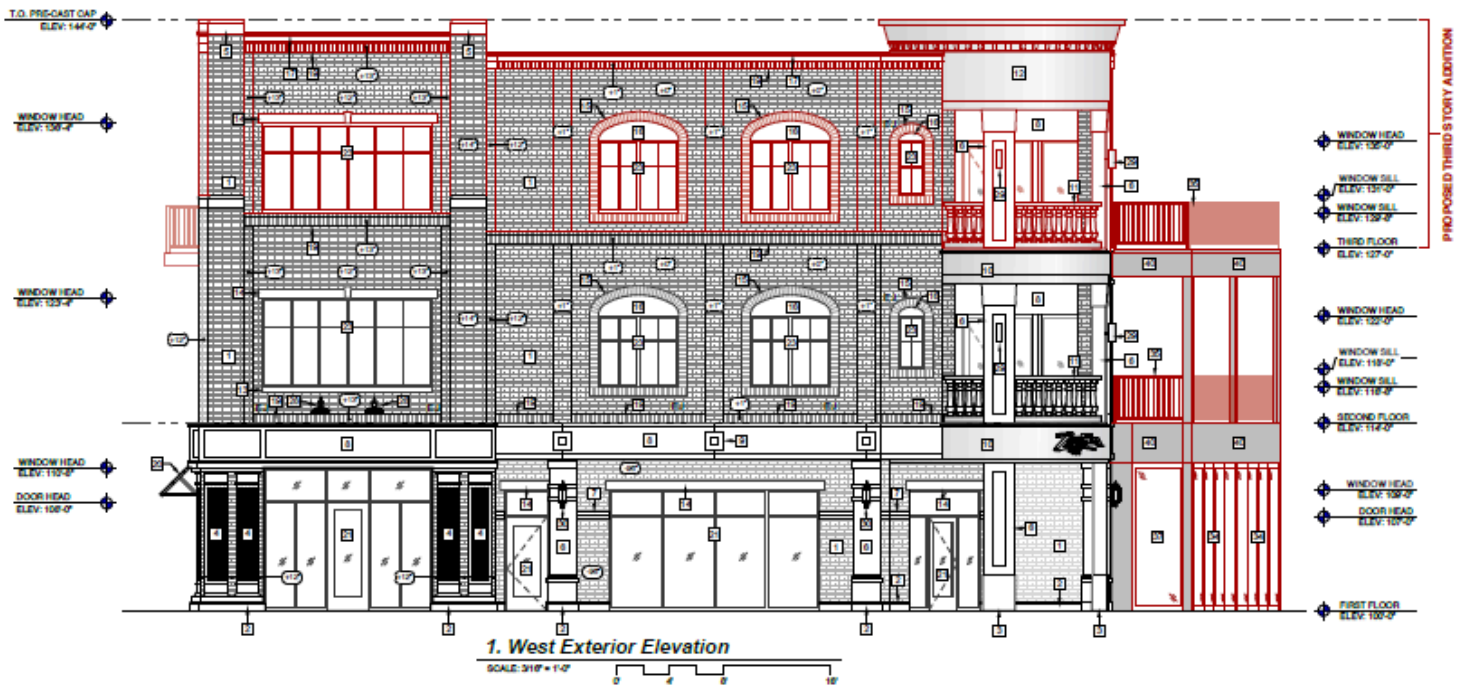
Elevations

7437 River St. SE, Ada, MI 49301

River Street View



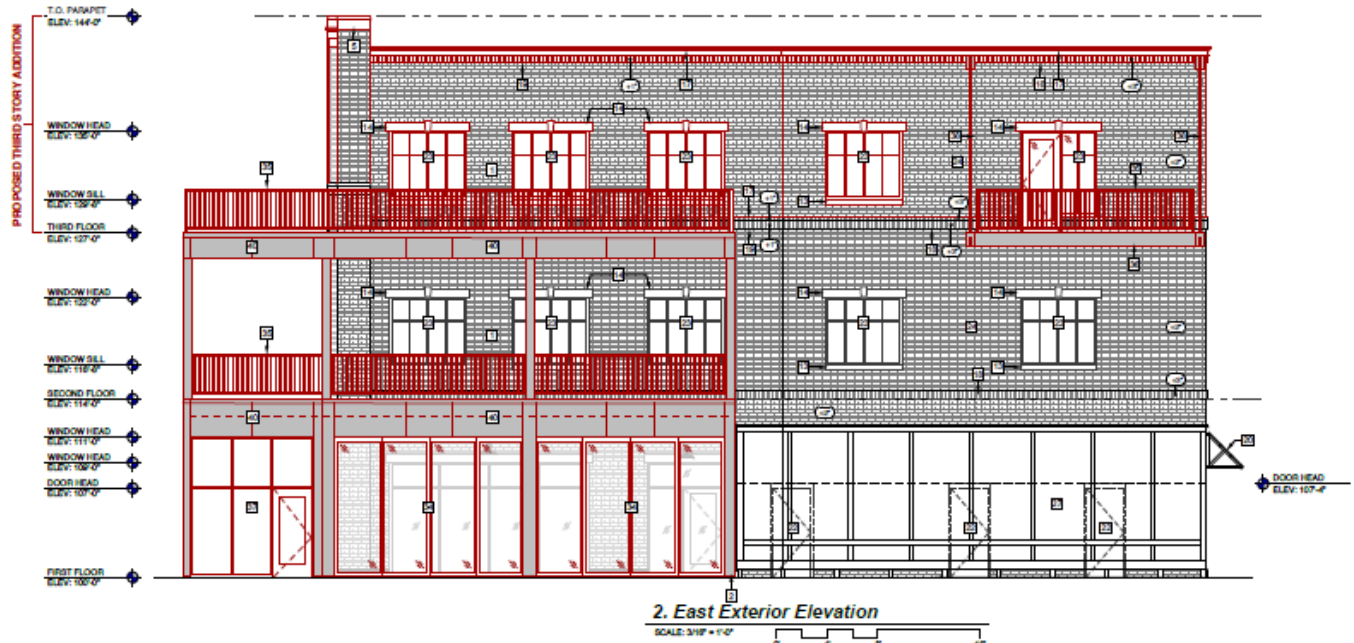
Settlers Drive View



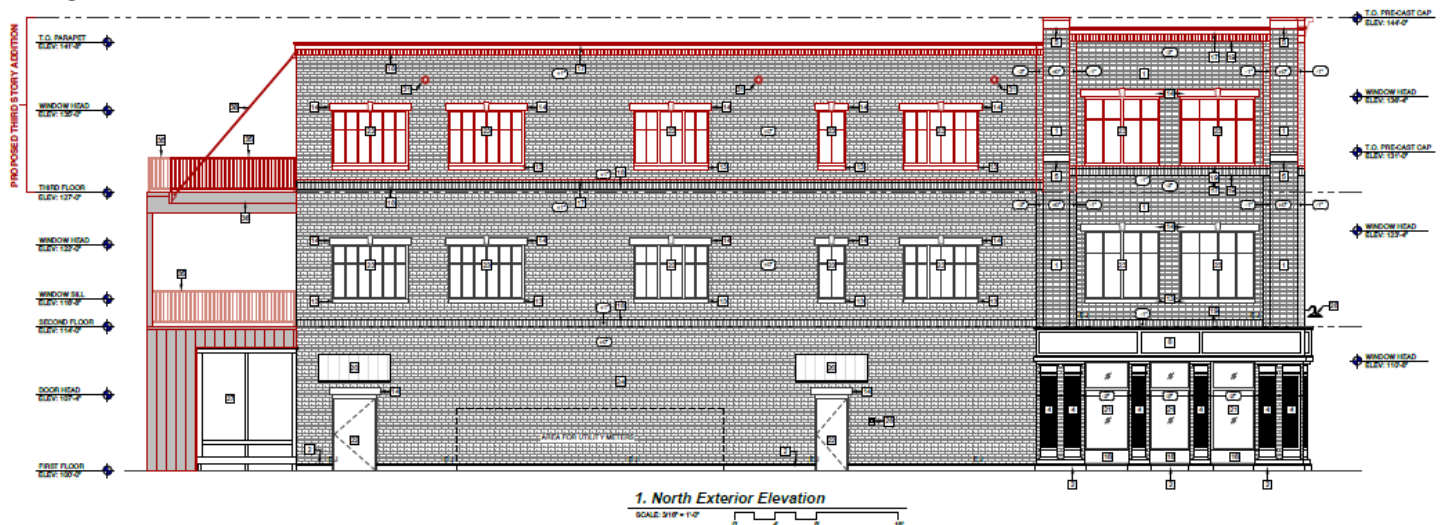
Elevations

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Alley View

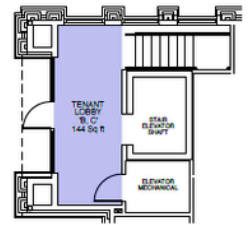
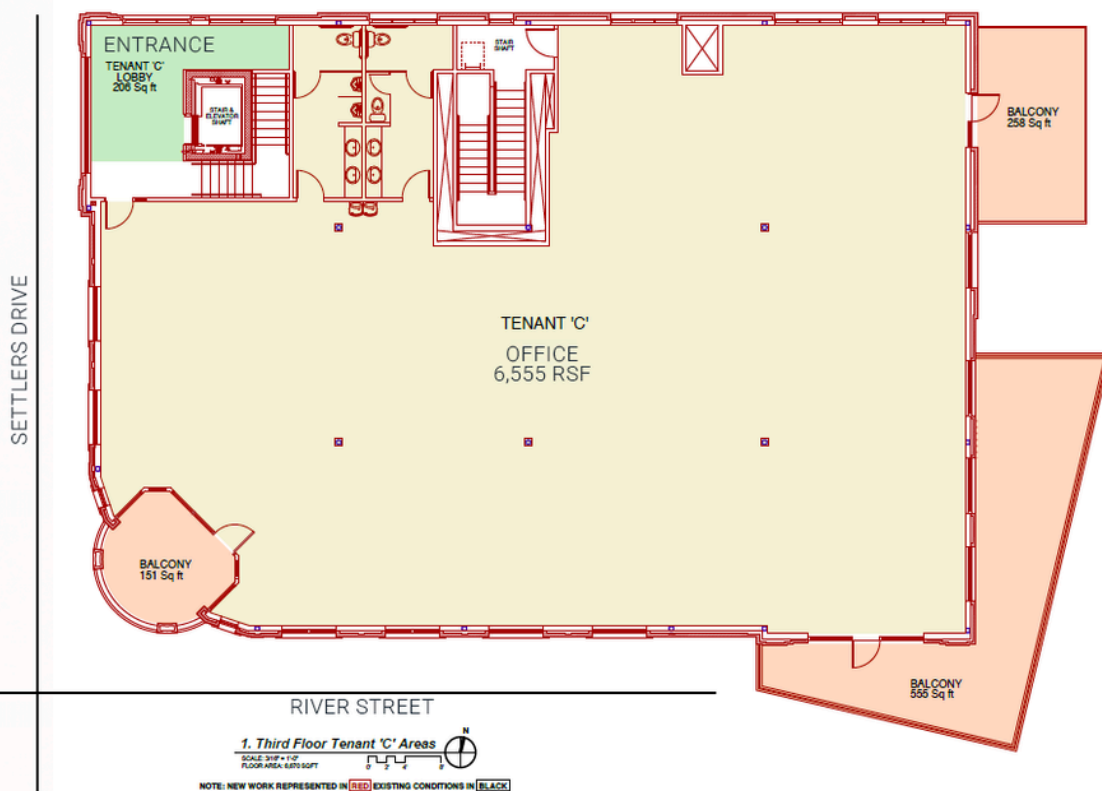


Parking Lot View



Floor Plan

7437 River St. SE, Ada, MI 49301



3rd Floor LEASING AREA CALCULATION:

RENTABLE AREA = 6,555 SQFT

YELLOW	= 5,313
ORANGE	= 964 (151 + 555 + 258)
GREEN	= 206
BLUE (50%)	= 72

****EXCLUDES****
vertical penetrating elements, including:
- stair cores
- elevator cores
- mechanical chases/shafts

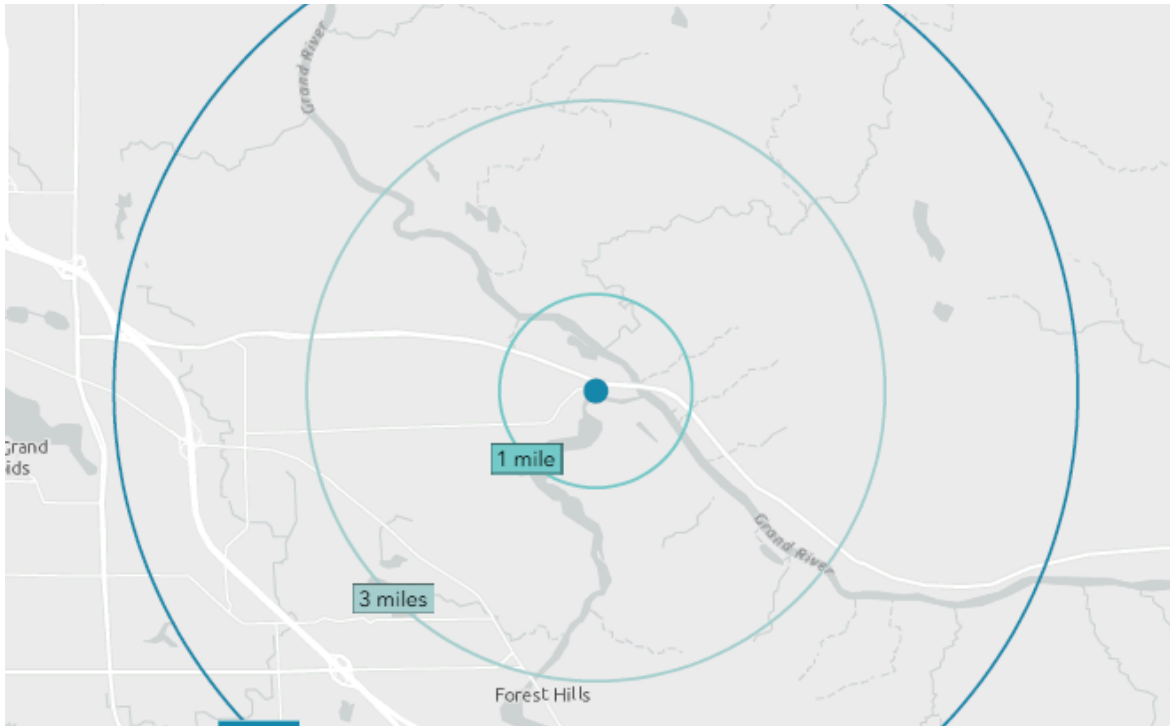
Retailer Map

7437 River St. SE, Ada, MI 49301



Demographics

7437 River St. SE, Ada, MI 49301



Demographics

	1 Miles	5 Miles	10 Miles
Total Population	46,882	47,253	47,502
Average Age	40.9	41.7	42.3
Average Age (Male)	39.7	40.6	40.9
Average Age (Female)	42.2	42.8	43.7
Total Households	17,140	17,796	18,184
# of Persons per HH	2.66	2.59	2.54
Average HH Income	\$228,124	\$223,646	\$184,338