

Office | For Lease

CBRE

3355 Walker Avenue NW

Walker, MI 49544

± 40,140 Rentable Square Feet | \$16.00/SF NNN | Available Immediately





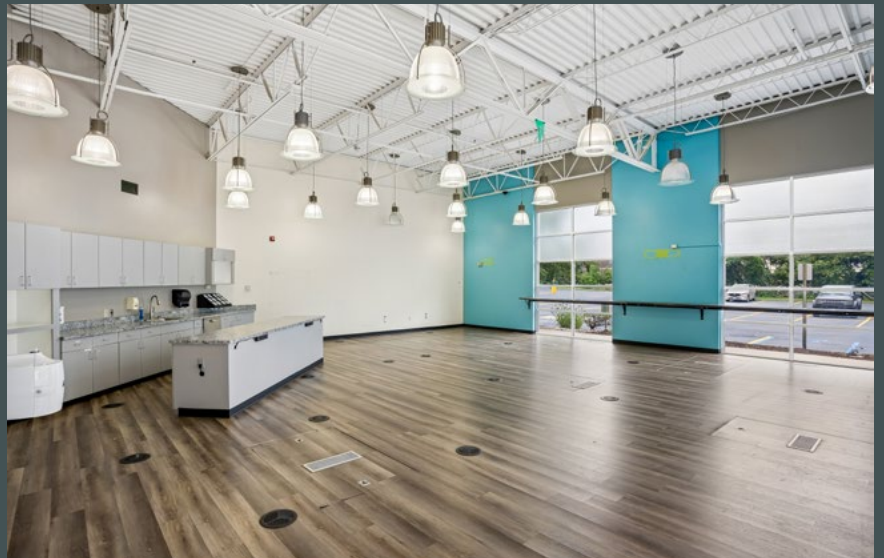
We are pleased to offer for lease, this well-maintained commercial office building offering 40,140 rentable square feet at a rate of \$16.00/SF NNN. Available for immediate occupancy.

Featuring 14' -16' clear heights, numerous executive office suites, large open office areas, conference and training rooms, collaborative workspaces, break areas, two sets of large restrooms and multiple entrances, all within a flexible and highly functional floor plan.

The property includes a large server room with a heavy existing telecom infrastructure, fiber internet, and a dedicated cooling system as well as automatic backup power from a large onsite diesel backup generator. Situated on an 8.96-acre campus, the property offers 258 surface parking spaces, providing an excellent parking ratio of 5.5 spaces per 1,000 square feet, along with convenient access to major highways.

Landlord will provide a generous TI allowance, subject to tenant credit and lease terms.

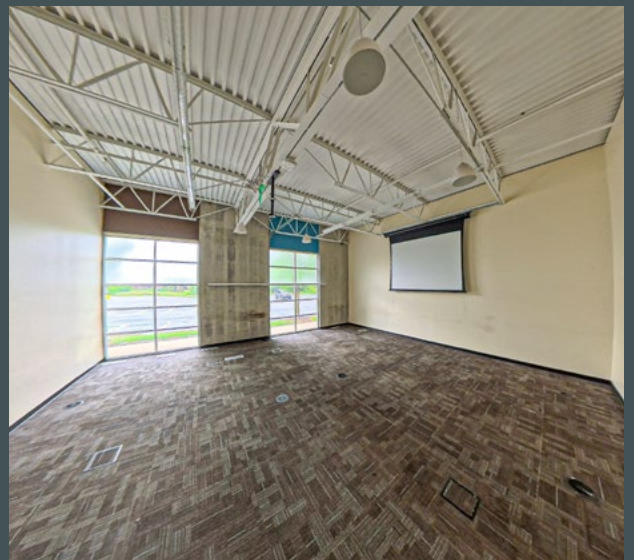
Photos



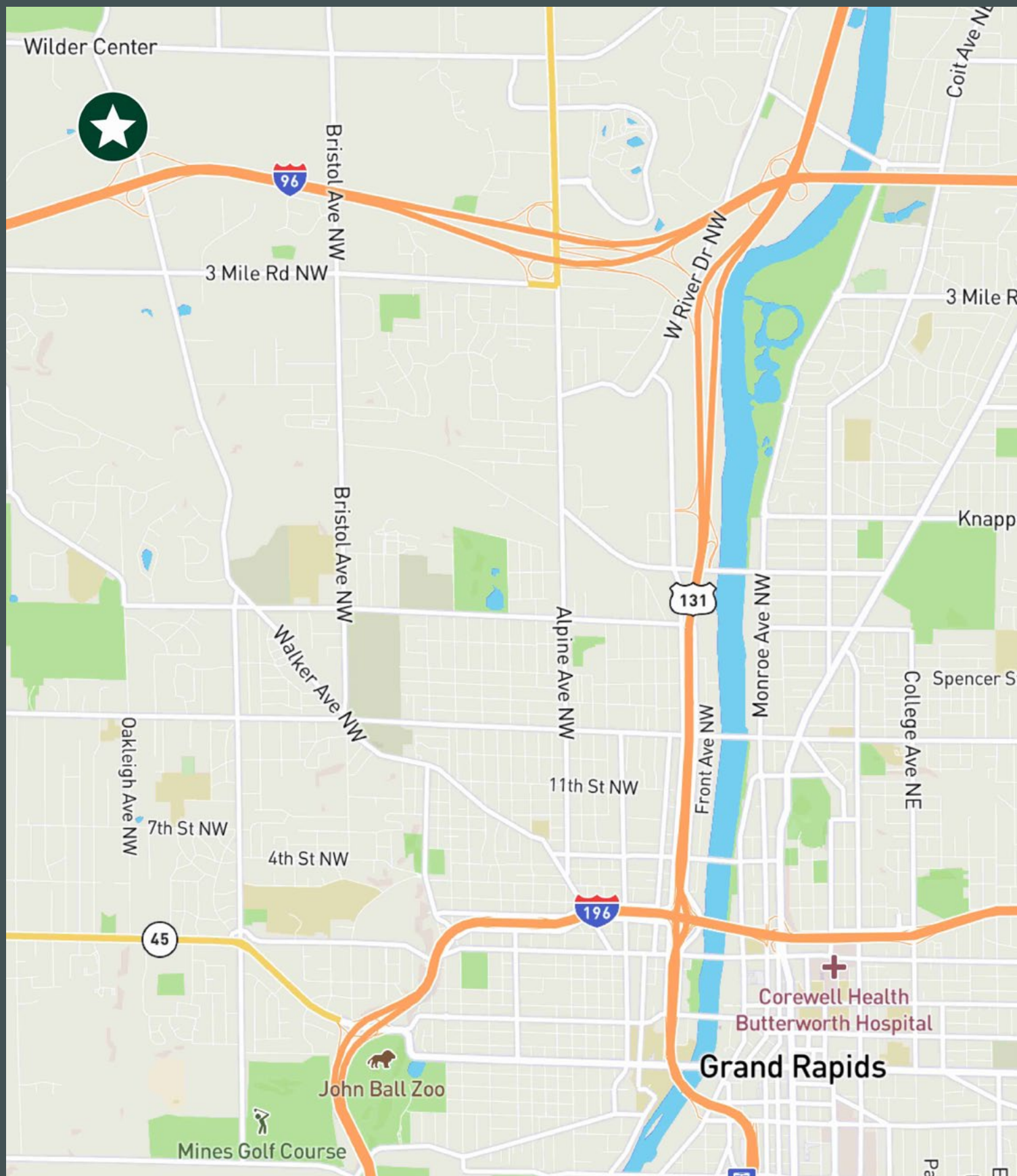
Photos



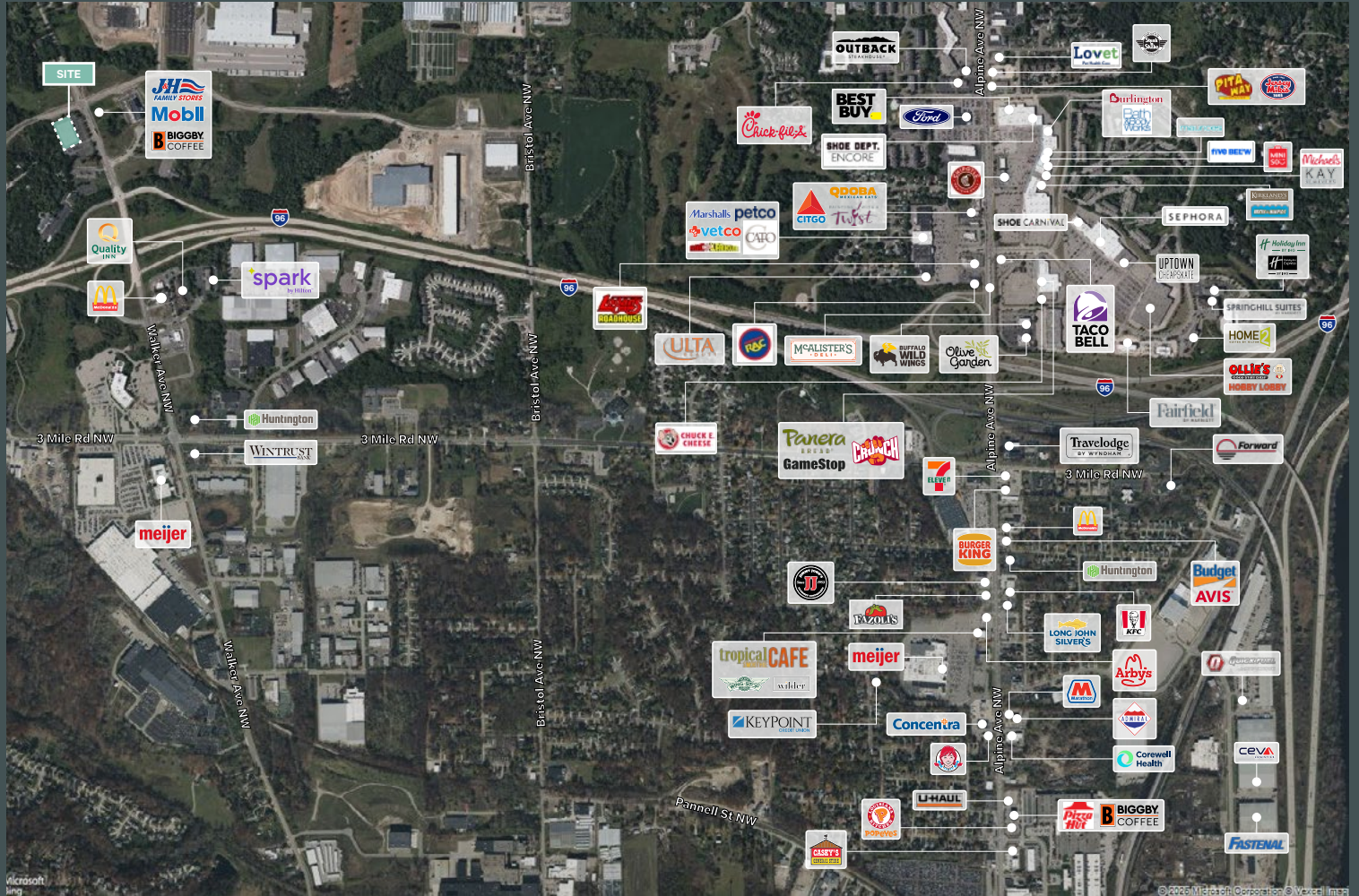
Photos



Proximity Map



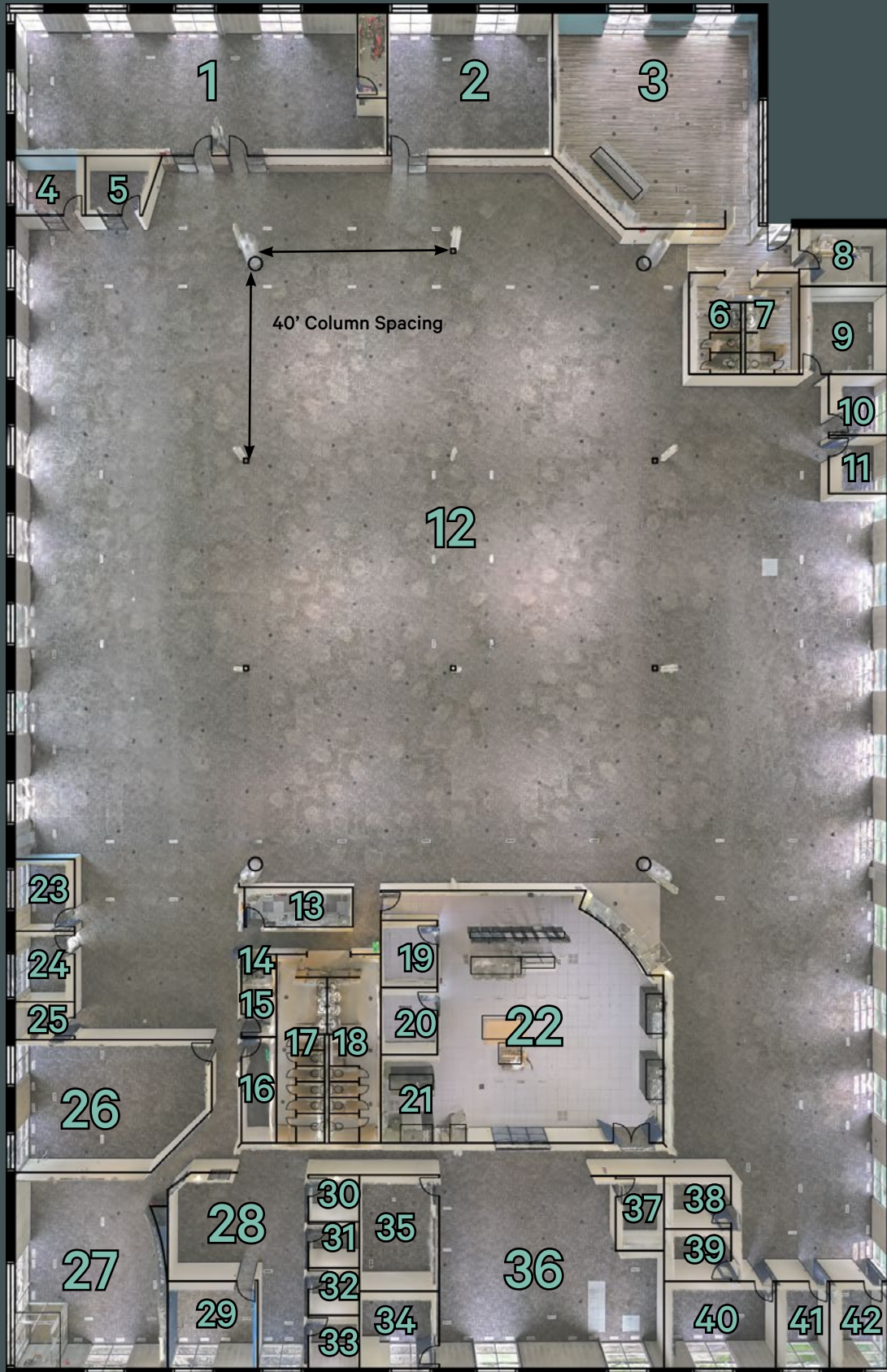
Trade Map



Floor Plan

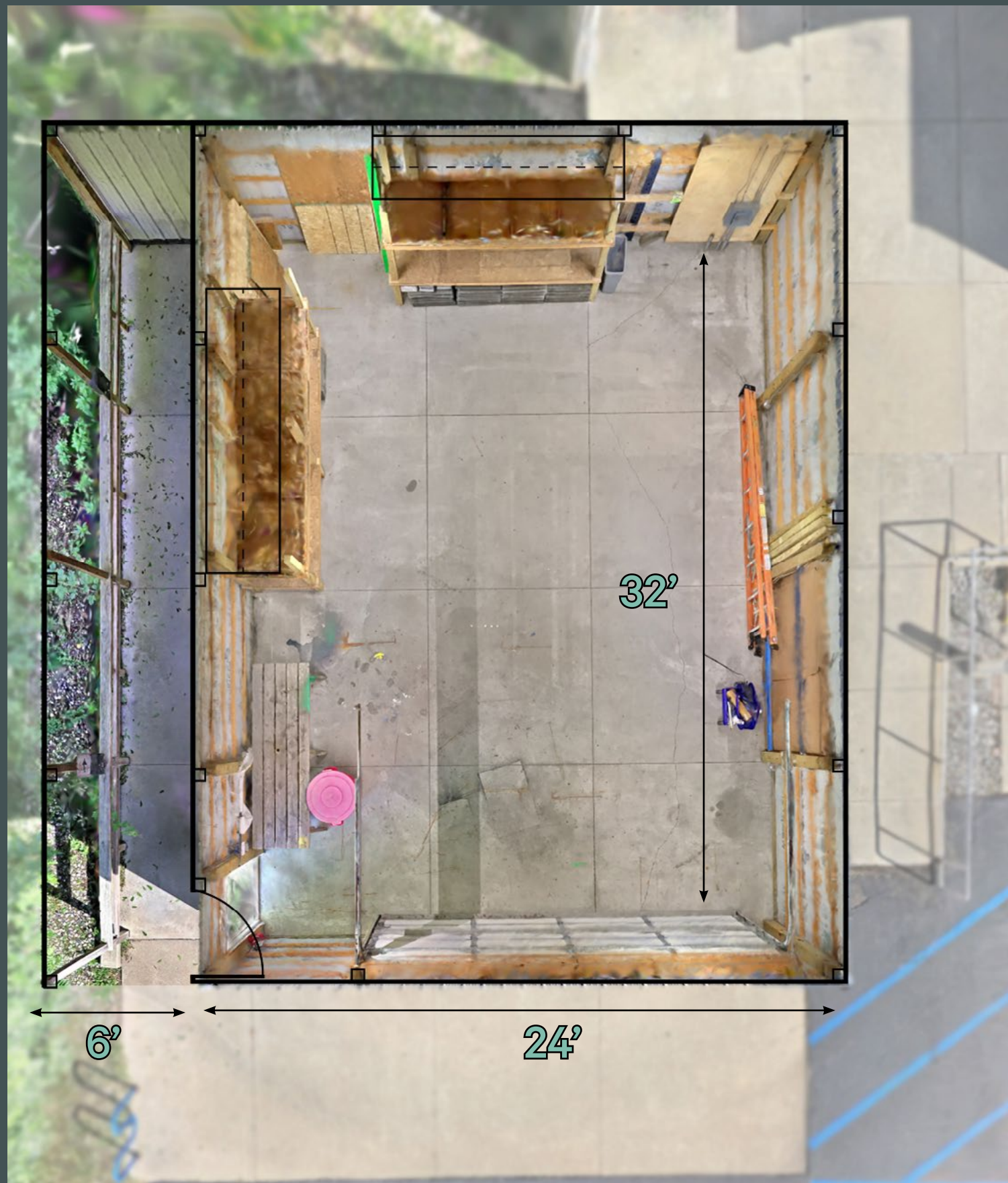


Dimensions



	Name	Dimensions
1	Conference	25.7' x 60'
2	Conference	25.7' x 38'
3	Cafeteria	~39' x 40'
4	Office	10.6' x 11'
5	Office	~10.6' x 11.6'
6	Restroom	18' x 9'
7	Restroom	18' x 9'
8	Storage	15' x 10'
9	Office/Storage	15' x 16'
10	Office	10' x 10'
11	Office	10' x 10'
12	Open Area	~120' x 160'
13	Electrical	20' x 6.6'
14	Fire Suppression	4.5' x 6'
15	Privacy/Storage	10' x 6'
16	Storage	19' x 6'
17	Restroom	8.7' x 32'
18	Restroom	8.7' x 32'
19	Office	10' x 11.6'
20	Office	10' x 11.6'
21	Electrical	10' x 17'
22	Server Room	~40' x 40'
23	Office	9.2' x 13'
24	Office	9.2' x 13'
25	Privacy/Storage	9.2' x 6.6'
26	Conference	~24' x 32'
27	Reception	28' x 35'
28	Open area	~18' x 25'
29	Office	15' x 16'
30	Office	8.2' x 9.5'
31	Office	8.2' x 9.5'
32	Office	8.2' x 9.5'
33	Office	8.2' x 9.5'
34	Office	13' x 14'
35	Office	13' x 20'
36	Open Area	~56' x 35'
37	Office	9.5' x 13.2'
38	Office	9' x 13'
39	Office	9' x 13'
40	Office	20' x 14'
41	Office	9' x 14'
42	Office	9' x 14'

Shed Floor Plan





Contact Us

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