

6500 BYRON CENTER AVE SW  
BYRON CENTER, MICHIGAN

OFFICE FOR LEASE  
3,300 – 8,085 Square Feet Available



**SIGNATURE  
ASSOCIATES**  
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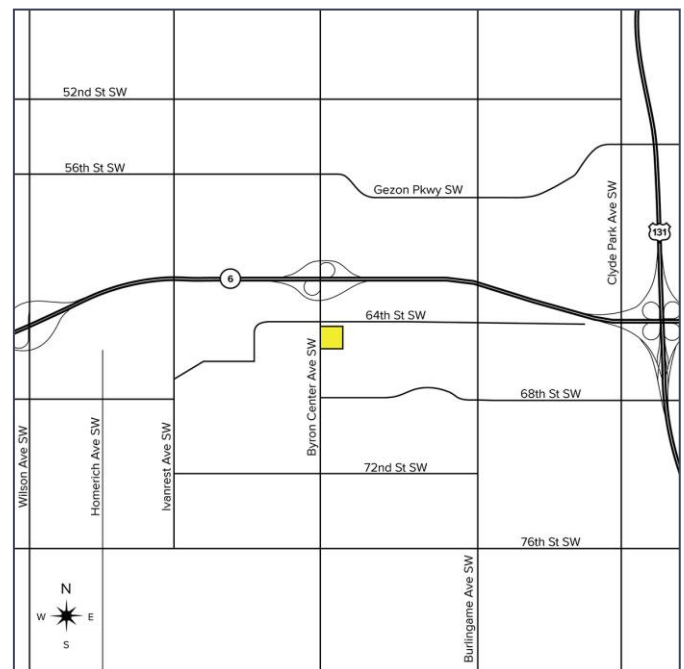
**JBB PLACE**



## PROPERTY FEATURES

- 50,424 total building square feet
- 3,300 – 8,085 square feet available for lease
- Zoned M-U PUD
- Ample parking
- Lease Rate: \$31.00/sf Modified Gross
- Tenant responsible for Utilities and Janitorial

**Comments:** Newly constructed Class A office building located just south of the M-6 and Byron Center interchange in one of West Michigan's fastest-growing corridors. The property offers excellent accessibility, modern finishes, abundant natural light, and ample on-site parking, making it ideal for medical, office, and professional service users. Surrounded by expanding medical, retail, and mixed-use development, the location provides strong visibility and long-term growth potential.



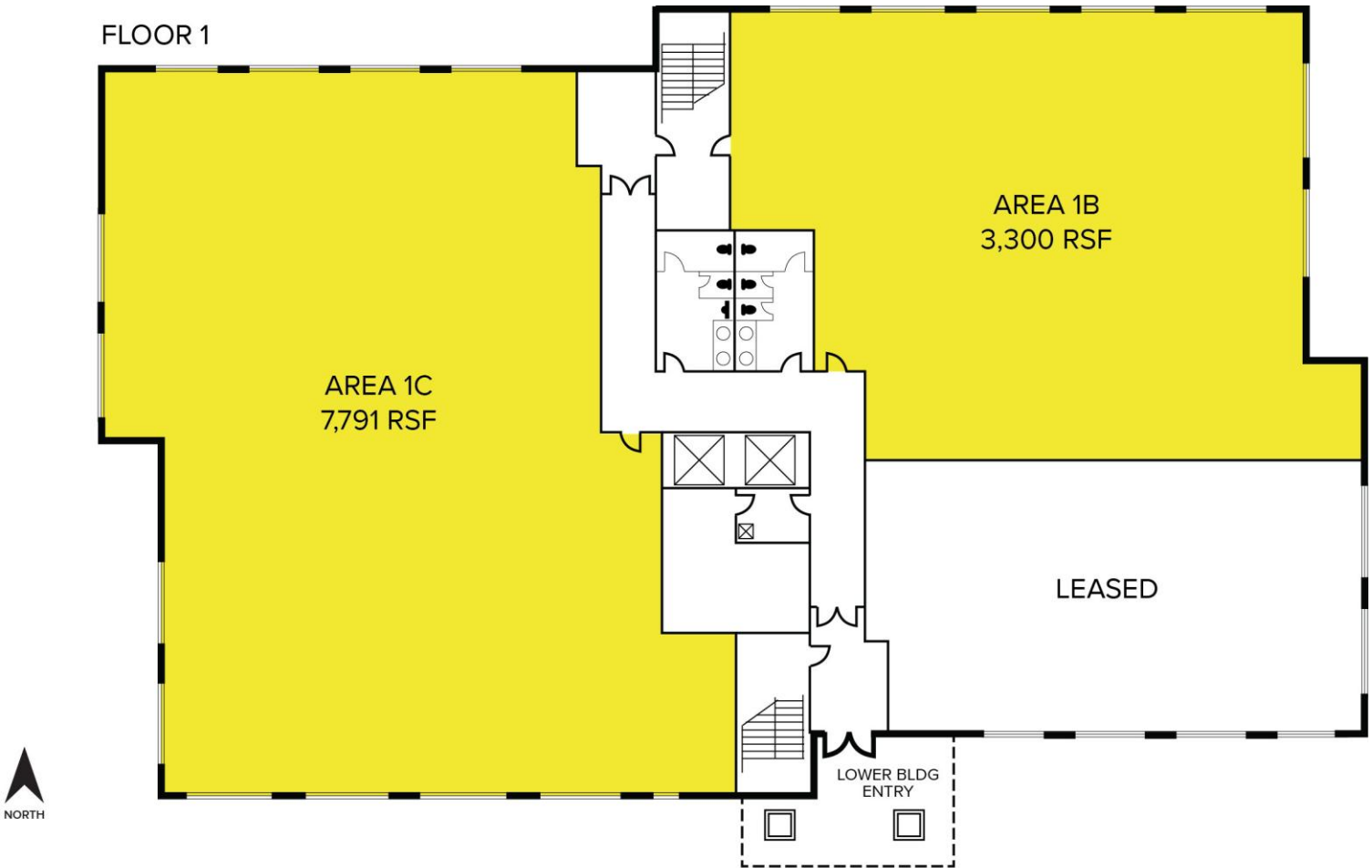
For more information, please contact:

**CAROLYN BOJI**  
(616) 213 4560  
cboji@signatureassociates.com

**JOE RIZQALLAH**  
(616) 822 6310  
jrizqallah@signatureassociates.com

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

Floor Plans



AVAILABILITY			
SUITE	TOTAL SF	RATE PSF	MONTHLY
1B	3,300	\$31.00	\$8,525
1C	7,791	\$31.00	\$20,127

White box to include - perimeter walls, drywall primed and ready to paint, VAV unit with heat exchangers, ready for distribution, electrical to the space for distribution. Common area. Finished restrooms..



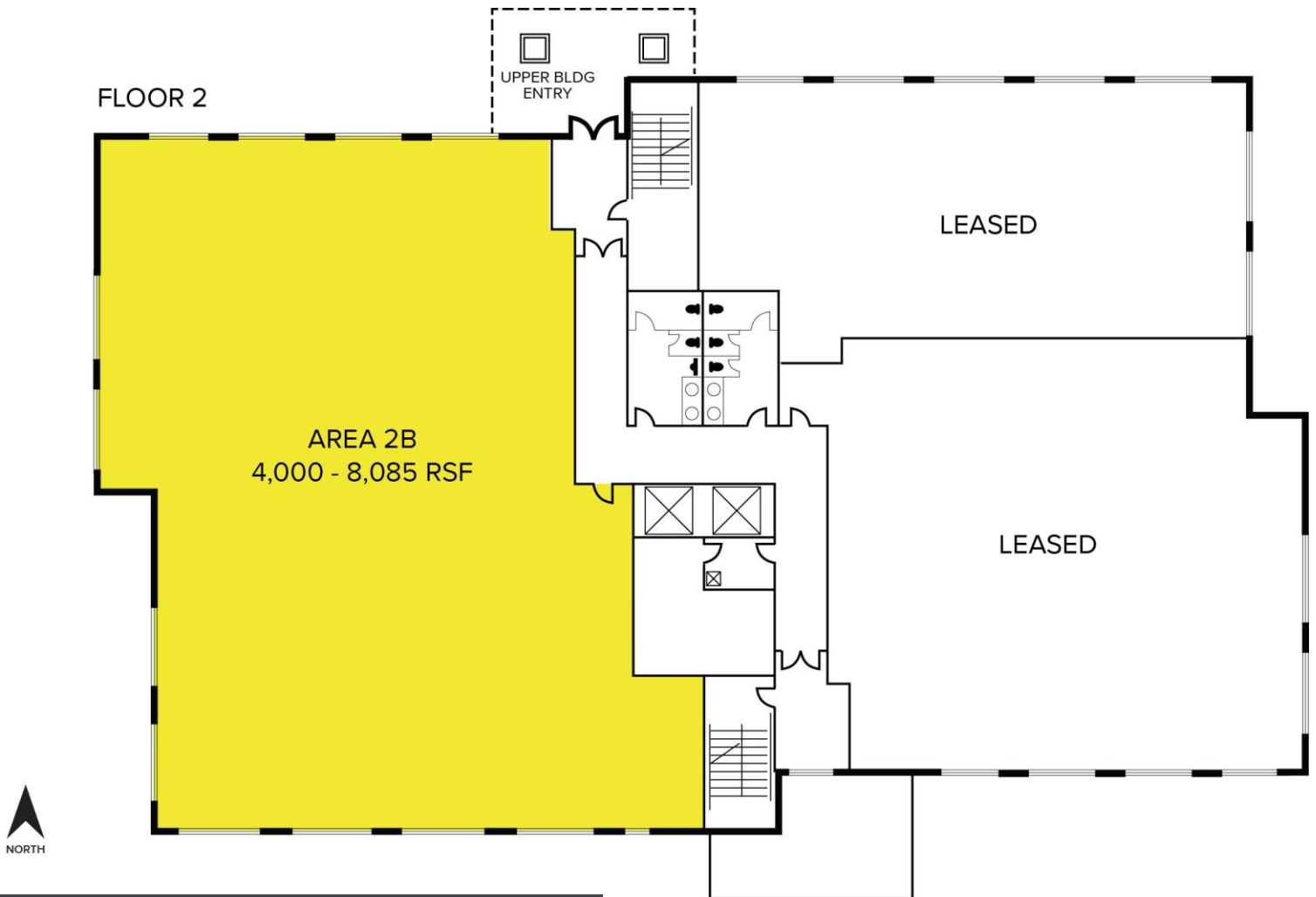
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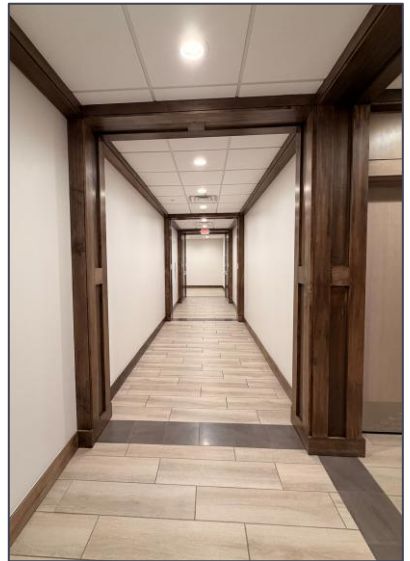
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Floor Plans



AVAILABILITY			
SUITE	TOTAL SF	RATE PSF	MONTHLY
2B	8,085	\$31.00	\$20,886
2B1	4,000	\$31.00	\$10,333
2B2	4,085	\$31.00	\$10,553



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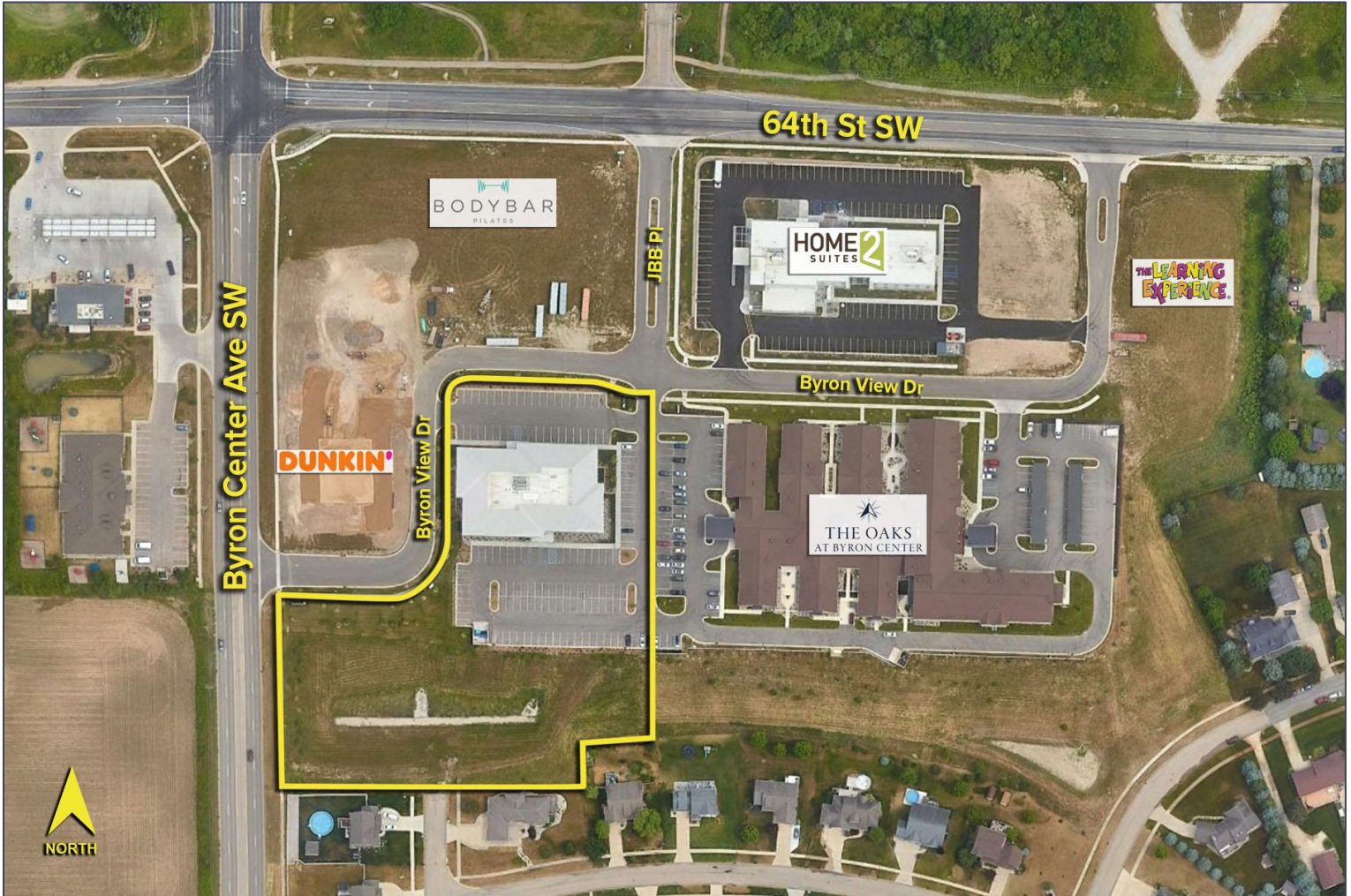
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# 6500 Byron Center Ave. SW – Byron Center, MI

Office For Lease

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Square Feet  
AVAILABLE

Aerial



DEMOGRAPHICS		
	POPULATION	MED. HH INCOME
1 MILE	3,266	\$101,629
3 MILE	47,723	\$97,827
5 MILE	147,292	\$84,272

TRAFFIC COUNTS (TWO-WAY)	
15,598	Byron Center Ave south of M-6
18,846	Byron Center Ave south of M-6
50,323	M-6 east of Byron Center Ave
48,663	M-6 west of Byron Center Ave

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## Surrounding Area



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