

Professional Office Space for Lease

445 Pettis Ave SE Ada, MI 49301

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Parcel Information

Site Address	445 Pettis Ave SE Ada, MI 49301
Building SF	6,399 SF
Lot Area	1.78 Acres
Lease Rate	\$19.50 (\$6.80/SF NNN)
CAM Expenses	Plus suite electric, gas & janitorial
Parking	± 22 Spaces

Listing Highlights

- › **Tranquil Workspace:** The building rests on 1.78 acres with the Grand River at its back, offering serene views and a peaceful ambience.
- › **Move-in Ready:** This 6,399 sq ft professional office space is meticulously designed and comes fully furnished, eliminating the hassle and expense of setting up your workspace.
- › **Accessibility:** The two-level layout features an elevator for seamless accessibility throughout the building.
- › **Prime Location:** Situated in the sought-after city of Ada, this free-standing office building boasts a prestigious address surrounded by established businesses like Amway Headquarters (less than a mile away), Dan Vos Construction, Erhardt Construction, Baker Publishing Group, and more.



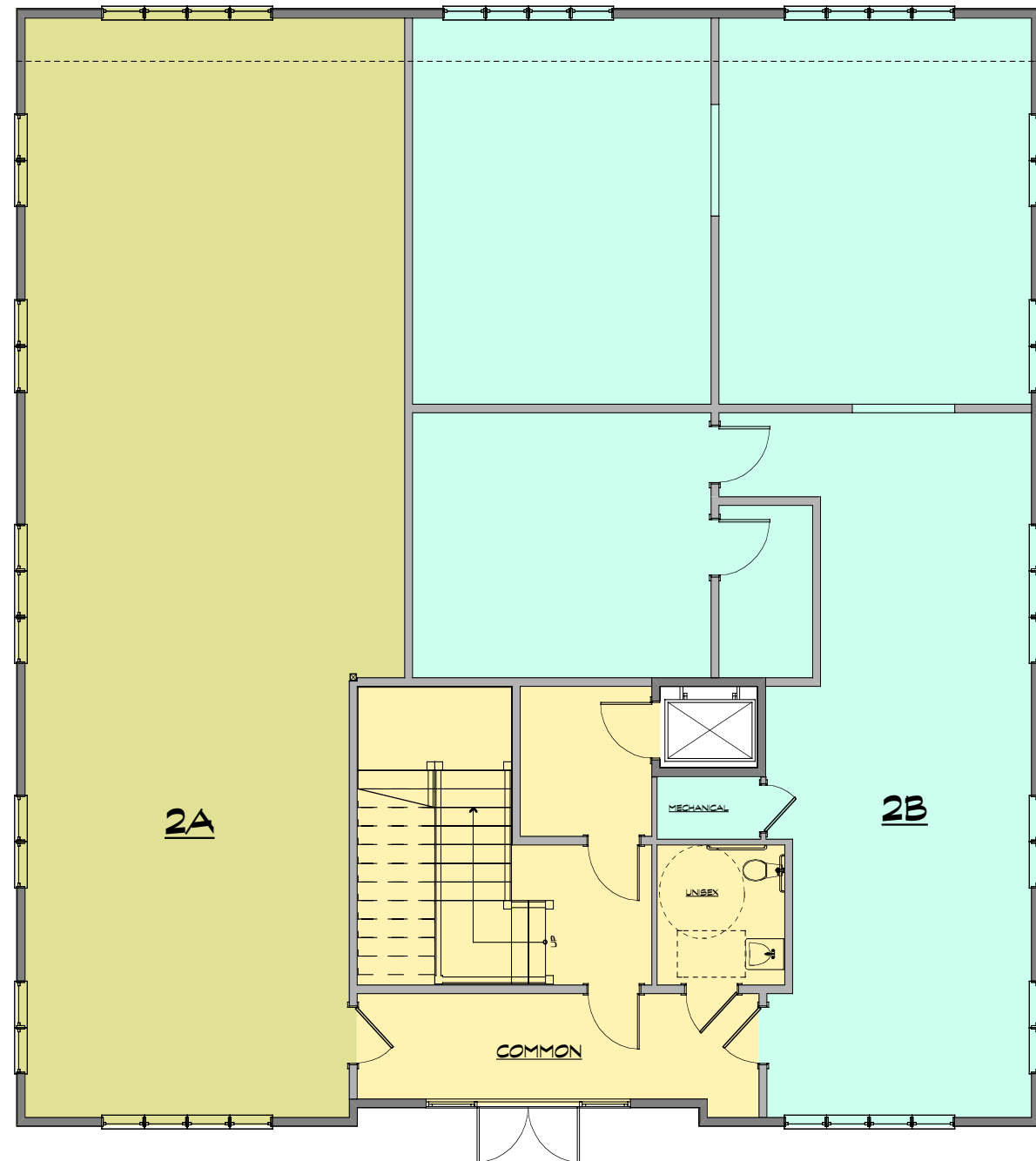
Floor Plan

MAIN LEVEL FLOOR PLAN

TOTAL SQ. FT. = 3,563 sq ft

2A 1,310 sq ft **2B** 1,747 sq ft **COMMON** 494 sq ft

SCALE: 0' 1' 5' 10'



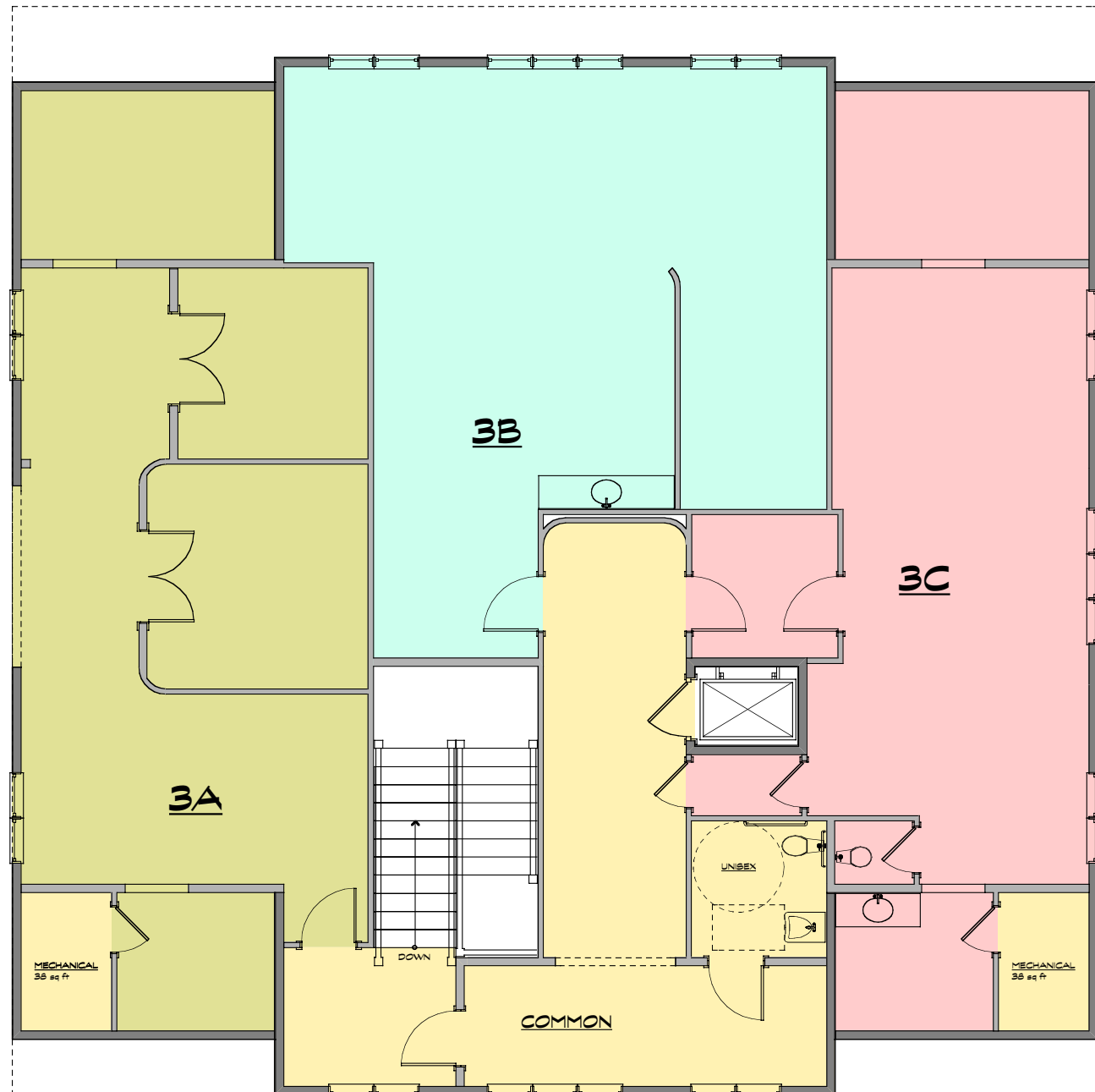
Floor Plan

UPPER LEVEL FLOOR PLAN

TOTAL SQ. FT. = 2,856 sq ft

3A 930 sq ft **3B** 734 sq ft **3C** 842 sq ft **COMMON** 568 sq ft

SCALE: 0' 1' 5' 10'





Aerial Overview



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