



FOR LEASE

4100 Embassy Dr SE,
Grand Rapids, MI

Property Highlights

- 25,009 SF single story general office building
- 5,000 – 15,000 SF available for lease
- Built in 1995 on 4.18 acres
- 156 parking spaces (including 137 general spaces, 14 visitor, and HC)
- Monument signage
- Tenants include Emergency Care Specialists, Medical Management Specialists and Citizens Insurance

Lease Rate:

\$21.75/SF MG

CONTACT US



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FOR LEASE

Interior Photos



Front Reception



Private Office



First Floor Hallway

FOR LEASE

Interior Photos



Workstations



Conference Room



Private & Open Office



Kitchen & Breakroom

Properties Specifications



Financials

Lease Rate: \$21.75/SF MG

Estimated Property Taxes (2026): \$70,879

Property Taxes Per SF: \$2.83/SF

SEV (2026): \$1,904,700

Taxable Value (2026): \$1,226,391

Property Details

Building SF: 25,009 SF

Year Built/Renovated: 1995/2010

Acreage: 4.18 Acres

Parcel Number: 41-18-12-320-006

Zoning: C4

Municipality: City of Kentwood

Location Highlights

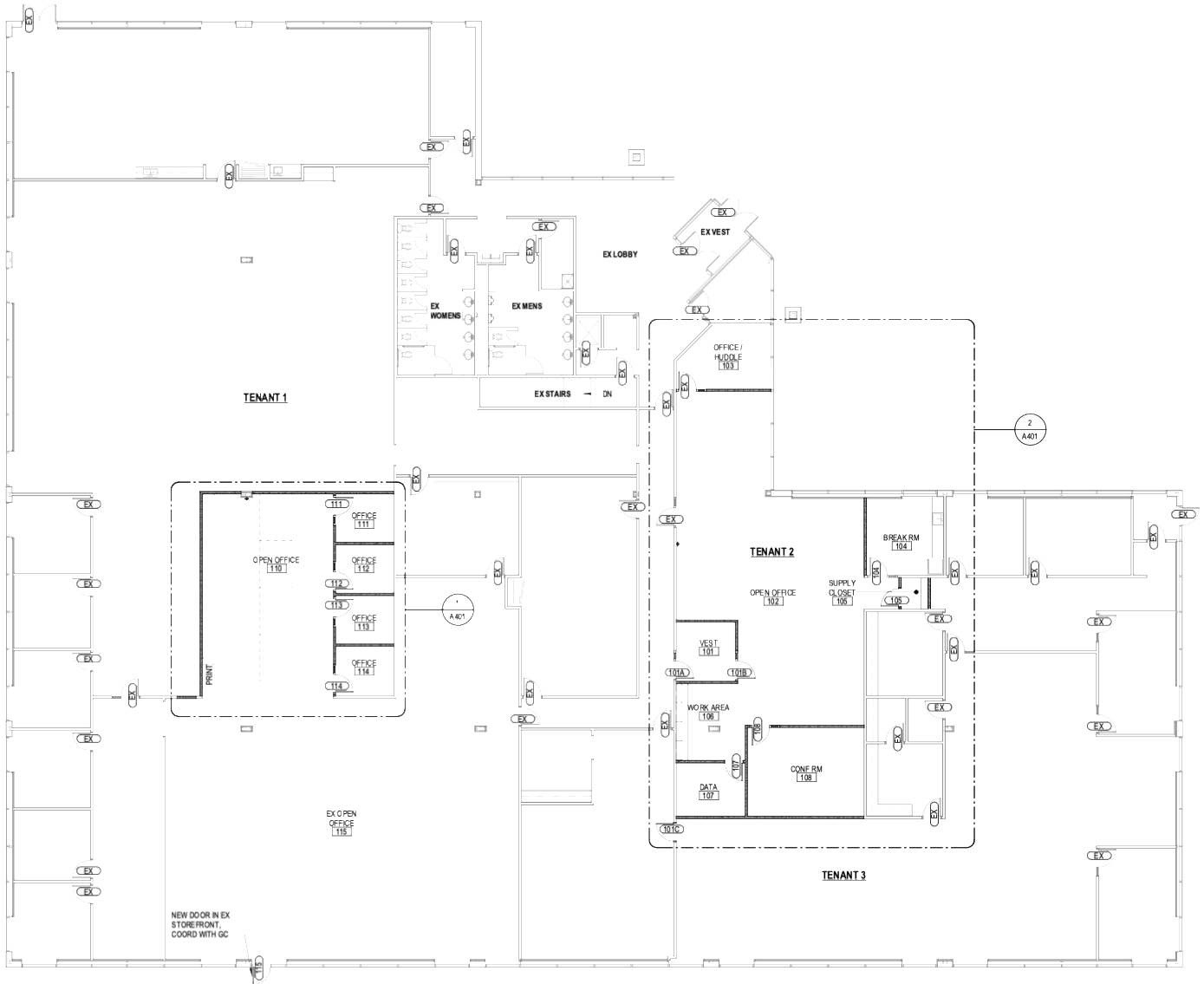
- **Modern Specialty Cluster:** Located near Exponential Health, West Michigan Orthopedics, West Michigan Surgery Center of Grand Rapids and many more.
- **High-Traffic Corridor:** Exceptional visibility with 34,851 VPD on 28th Street and 20,101 VPD on East Paris Avenue.
- **Regional Retail Proximity:** Minutes from West Michigan's premier shopping destinations: Woodland Mall (1.4 miles) and Centerpoint Mall (0.8 miles).
- **Premier Demographics:** Serving the affluent Cascade, Kentwood, and East Grand Rapids communities, characterized by high median household incomes and a growing professional population.

Properties Specifications

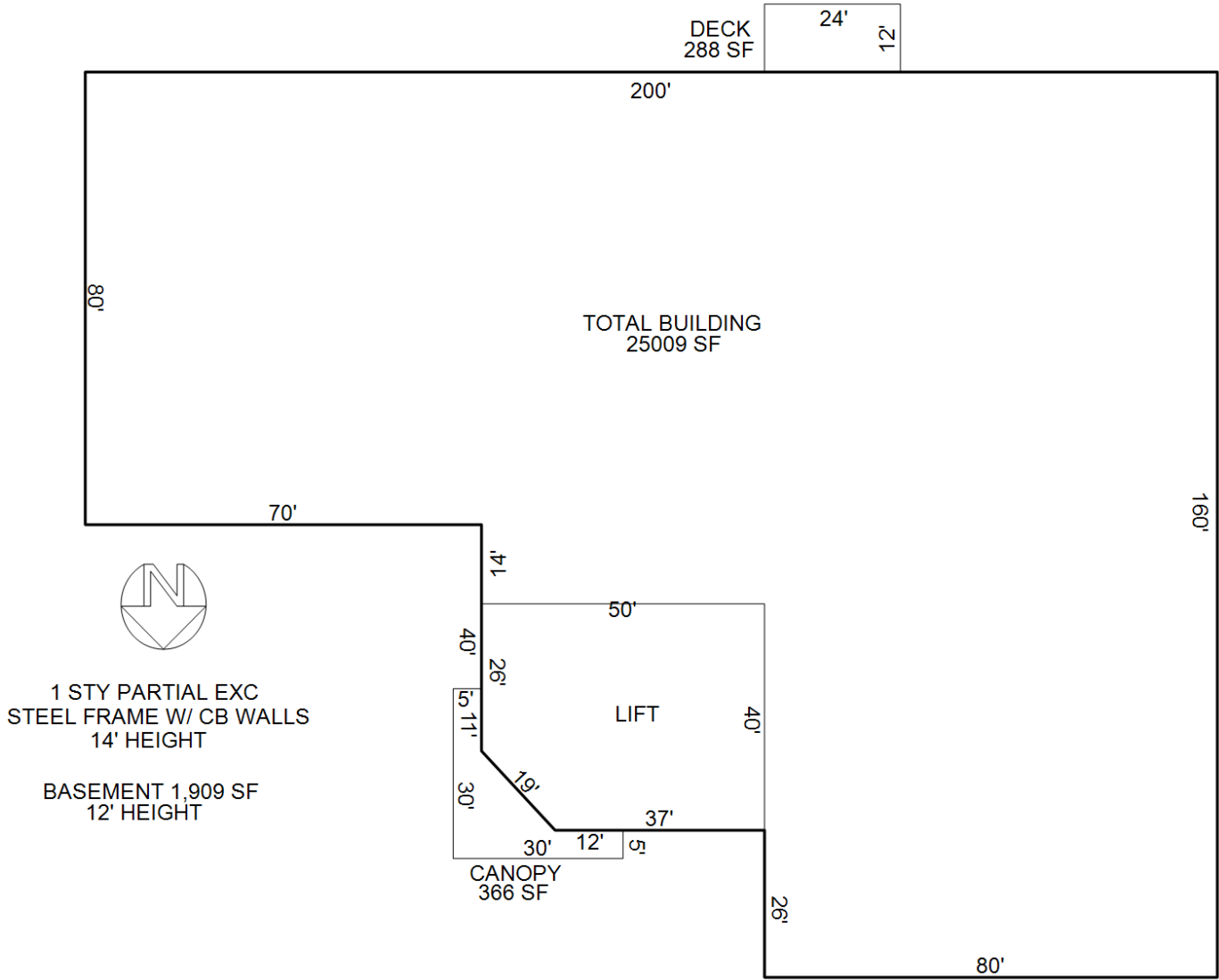


Suite	Space Available (SF)	Lease Rate (\$/SF)	Monthly Rent
105	5,000 SF	\$21.75/SF MG	\$9,063
110	7,500 SF	\$21.75/SF MG	\$13,594
115	10,000 SF	\$21.75/SF MG	\$18,125
120	15,000 SF	\$21.75/SF MG	\$27,188

Floor Plan

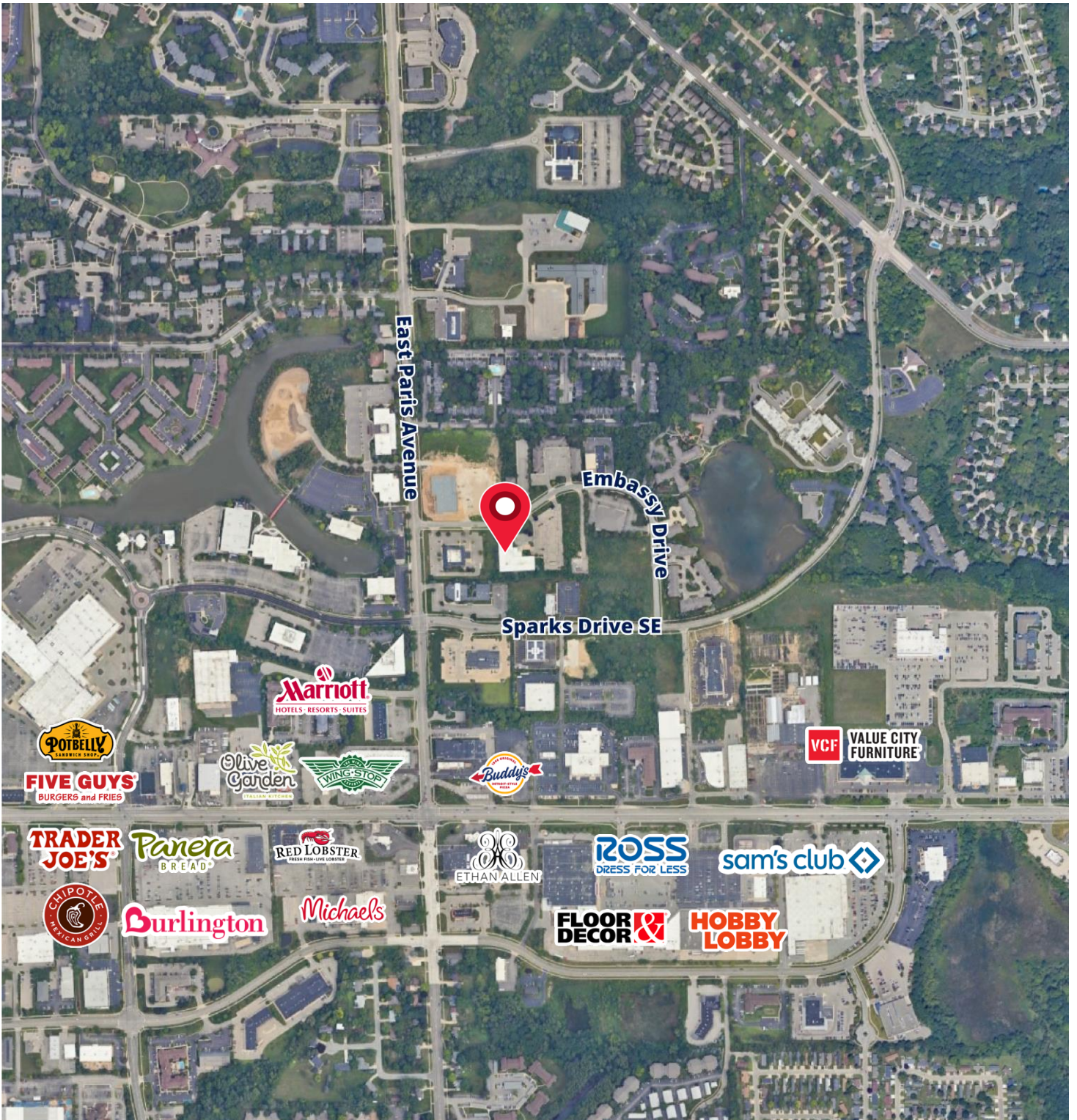


Site Plan

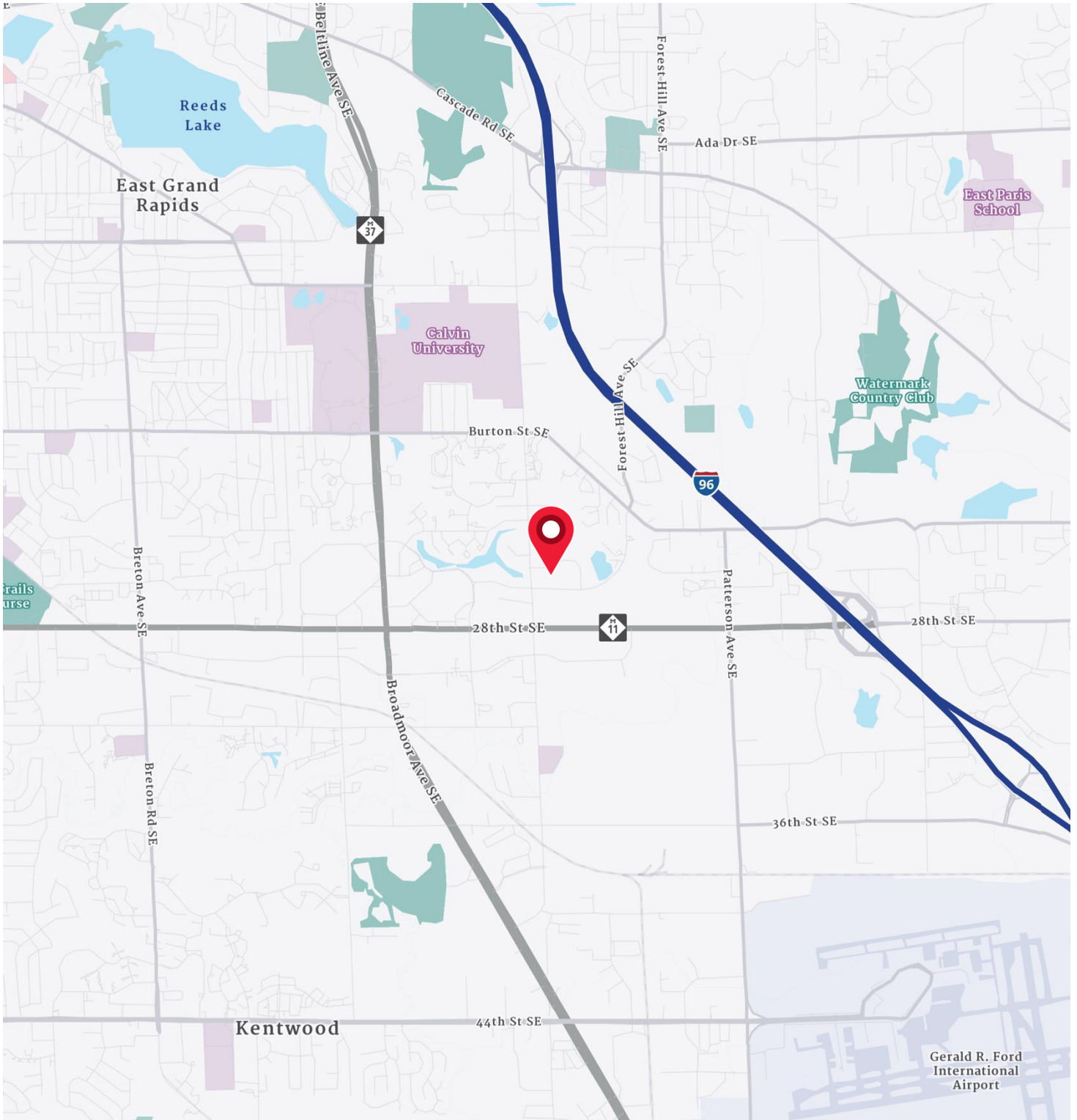


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Retailer Map



Location Map



Demographics

CURRENT YEAR SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Population	8,424	57,409	163,014
Total Households	3,867	23,816	63,165
Total Family Households	1,900	13,596	39,479
Average Household Size	2.01	2.25	2.49
Median Age	32.5	37.4	36.1
Population Age 25+	5,473	38,481	107,547
5 YEAR PROJECTED TRENDS: ANNUAL RATE	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Population	0.32%	0.03%	0.04%
Households	0.61%	0.37%	0.36%
Families	0.31%	0.14%	0.17%
Median Household Income	1.50%	2.06%	2.31%
CURRENT YEAR POPULATION BY SEX	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Male Population	3,989	27,500	79,115
Female Population	4,435	29,909	83,899
INCOME & HOUSEHOLDS SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2025 Median Household Income	\$60,520	\$84,867	\$87,666
Average Household Income	\$82,554	\$125,220	\$124,140
Per Capita Income	\$35,358	\$52,186	\$48,296
SUMMARY BUSINESS DATA	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Businesses	696	3,780	7,177
Total Daytime Population	14,564	89,910	219,265
Daytime Population: Workers	10,479	63,832	144,169
Daytime Population: Residents	4,085	26,078	75,096

Data Notes:

- Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption.
- Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
- Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.



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