

**Lease Rate:**

\$18.75/SF

Modified Gross

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FOR LEASE

2663 44th St SW (Suite 204) Wyoming, MI

3,056 SF of Office Space Available

Property Highlights

- **Functional Office Layout** – Approximately 10 private offices complemented by a conference room, reception area, and dedicated support spaces.
- **Purpose-Built Professional Space** – Former RMS Advisors office designed for accounting, financial, and professional service users.
- **Well-Appointed Interior** – Features a breakroom/kitchenette, copy room, server room, and private restrooms.
- **Exceptional Exposure** – Prominent 44th Street location with visibility to approximately 31,199 vehicles per day.
- **Rare Leasing Opportunity** – Limited office availability in one of the area's most desirable and established business corridors.

3,056 SF OFFICE SUITE FOR LEASE

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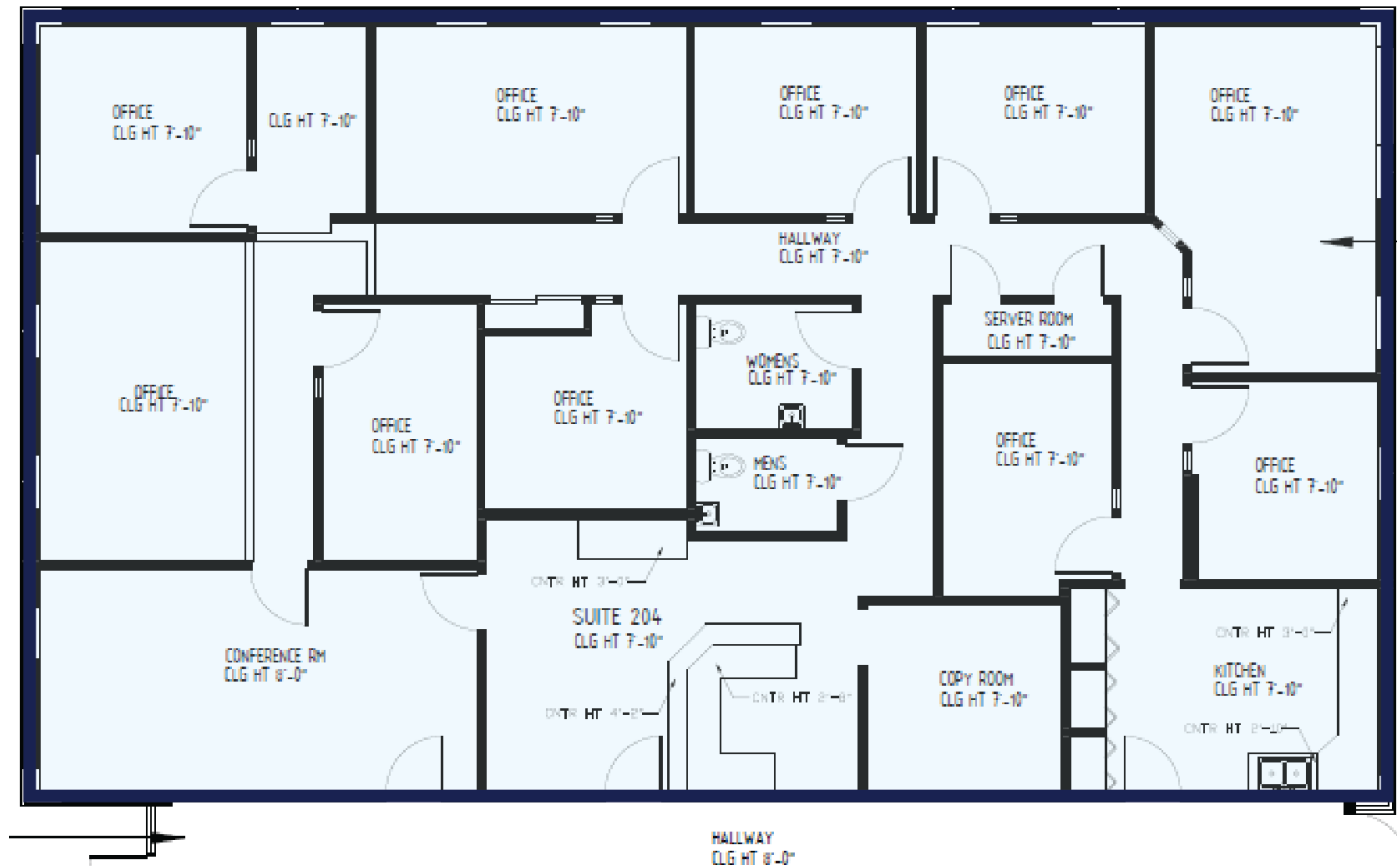
Interior Photos



3,056 SF OFFICE SUITE FOR LEASE

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Floor Plan

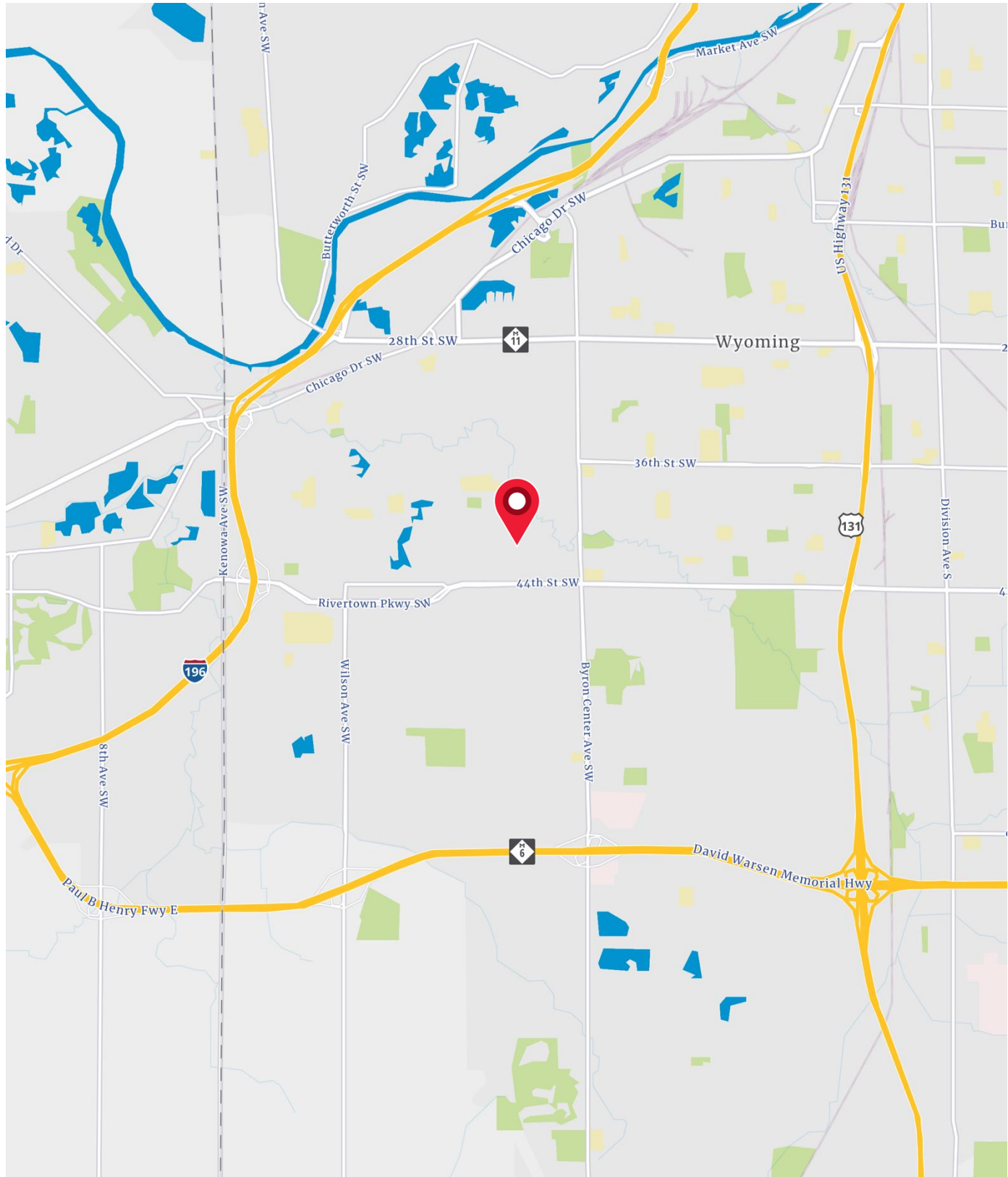


Suite 204
3,056 SF

3,056 SF OFFICE SUITE FOR LEASE

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Location Map



Demographics

CURRENT YEAR SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Population	10,610	76,512	181,276
Total Households	4,652	31,097	68,732
Total Family Households	2,719	19,748	45,298
Average Household Size	2.28	2.43	2.62
Median Age	34.9	36.9	36.0
Population Age 25+	7,367	52,982	120,934
2010 – 2020 Population: Annual Growth Rate (CAGR)	0.04%	0.57%	0.92%
2020 – 2025 Population: Annual Growth Rate (CAGR)	0.33%	0.57%	0.47%
5 YEAR PROJECTED TRENDS: ANNUAL RATE			
Population	0.33%	0.22%	0.32%
Households	0.66%	0.57%	0.64%
Families	0.50%	0.40%	0.48%
Median Household Income	1.85%	2.02%	1.99%
CURRENT YEAR POPULATION BY SEX			
Male Population / % Male	5,256 / 49.50%	37,784 / 49.40%	90,045 / 49.7%
Female Population / % Female	5,354 / 50.50%	38,728 / 50.60%	91,231 / 50.30%
INCOME & HOUSEHOLDS SUMMARY			
2025 Median Household Income	\$81,803	\$78,422	\$73,983
Average Household Income	\$111,619	\$99,399	\$94,528
Per Capita Income	\$48,340	\$40,243	\$35,948
SUMMARY BUSINESS DATA			
Total Businesses	316	2,838	5,968
Total Daytime Population	9,341	80,081	176,967
Daytime Population: Workers	5,361	46,666	91,737
Daytime Population: Residents	3,980	33,415	85,230

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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*We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it.
All information should be verified prior to purchase and/or lease.*