

**Lease Rate:**

\$22.00 - \$23.00/SF

Modified Gross

FOR LEASE

3344 Grand Ridge Dr NE Grand Rapids, MI

2,879 - 7,602 SF of Office Space Available

Property Highlights

- **Flexible Office Opportunities** – Suite 100 (2,879 SF) and Suite 200 (4,723 SF) available individually or combined for a total of 7,602 SF
- **Premium Building Features** – Impressive 12' cathedral ceilings, abundant windows, and exceptional natural light throughout
- **Excellent Visibility & Signage** – Monument signage opportunity for enhanced business exposure
- **Parking** – 25 on-site surface parking spaces, plus 29 additional spaces available in the adjacent lot
- **Secure Access** – EPS security system with secure card access entry
- **Flexible Layout Options** – Ideal for a single occupant or multiple tenants with the ability to accommodate various office configurations

CONTACT US

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Available Suites



Suites	Space Available (SF)	Lease Rate (\$/SF)	Monthly Rate	Term
Suite 100 (Lower Level)	2,879 SF	\$22.00/SF	\$5,278	Modified Gross
Suite 200 (Main Floor)	4,723 SF	\$23.00/SF	\$9,052	Modified Gross
Combined Suites	7,602 SF	\$22.50/SF	\$14,253	Modified Gross

Suite 100 – Lower Level

- The lower level offers private offices, a conference room, dedicated server room, workout area, storage space, and two restrooms.

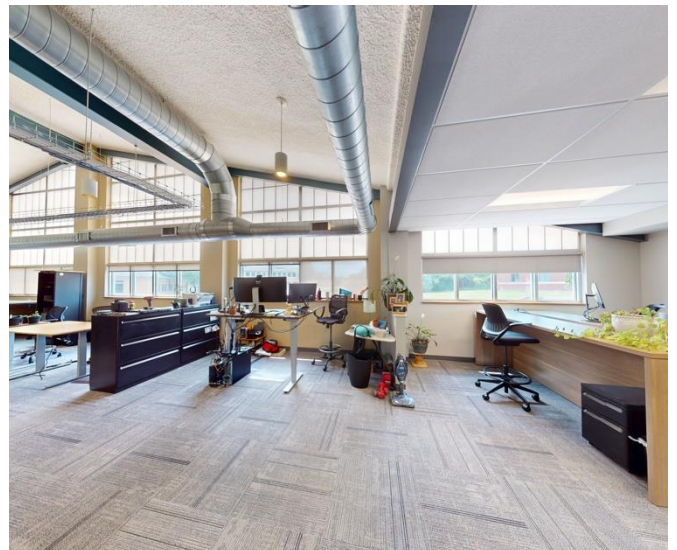
Suite 200 – Main Floor

- The current layout includes a first floor with open office space, a large conference room, private restrooms, and a kitchen with adjacent breakroom/lounge area
- ±250 SF mezzanine provides additional flexible workspace

2,879 - 7,602 SF OFFICE SPACE FOR LEASE

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Main Floor - Suite 200



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Lower Level - Suite 100



Floor Plan

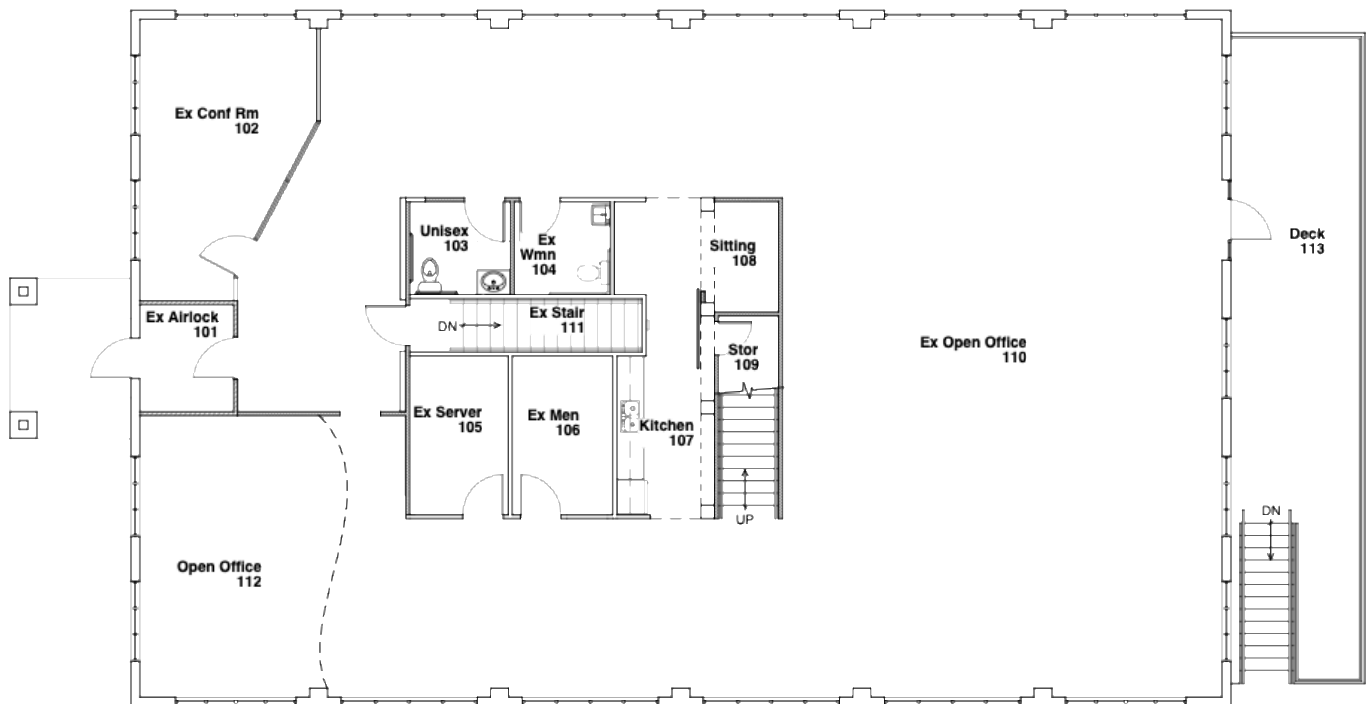


Virtual Tour



Mezzanine

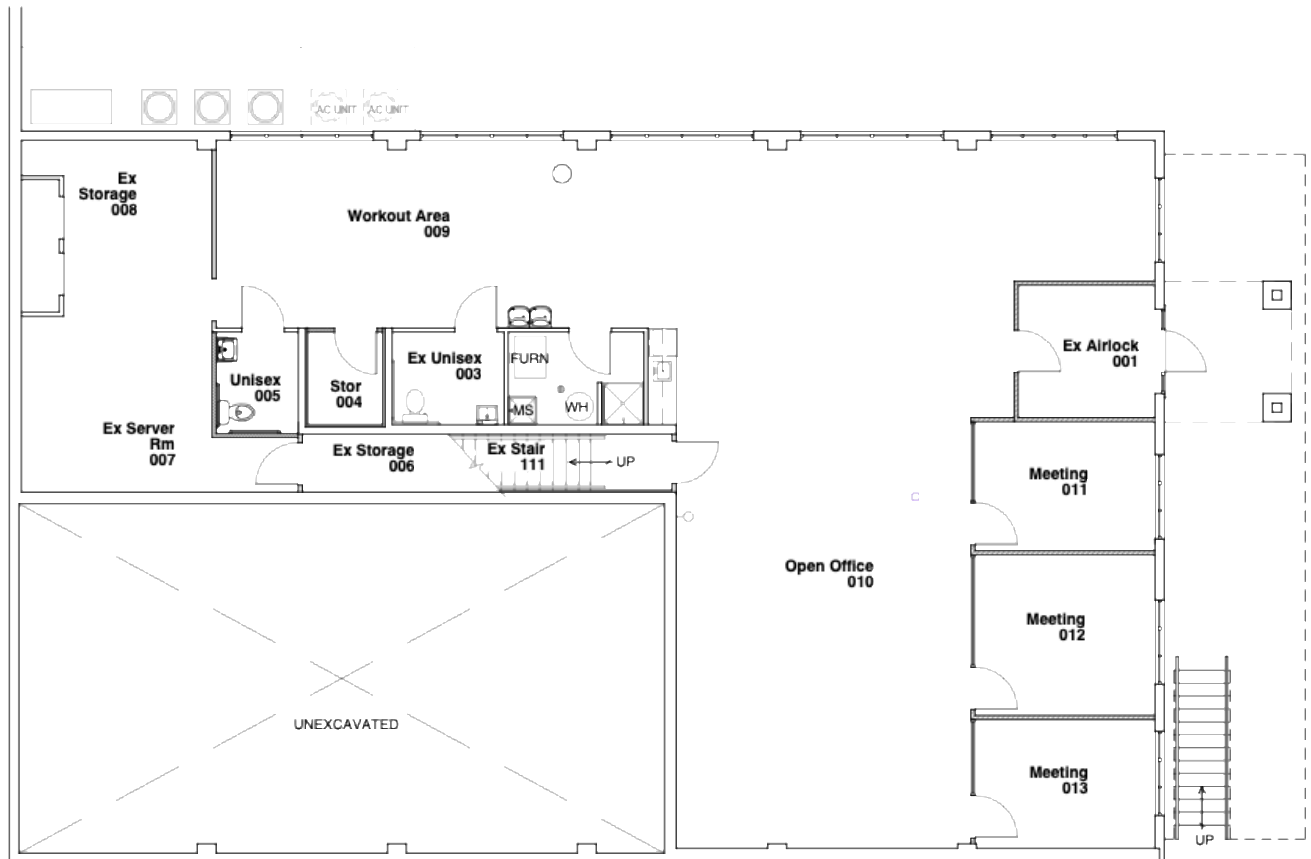
±250 SF



Main Floor – Suite 200

4,723 SF

Floor Plan



Lower Level – Suite 100

2,879 SF

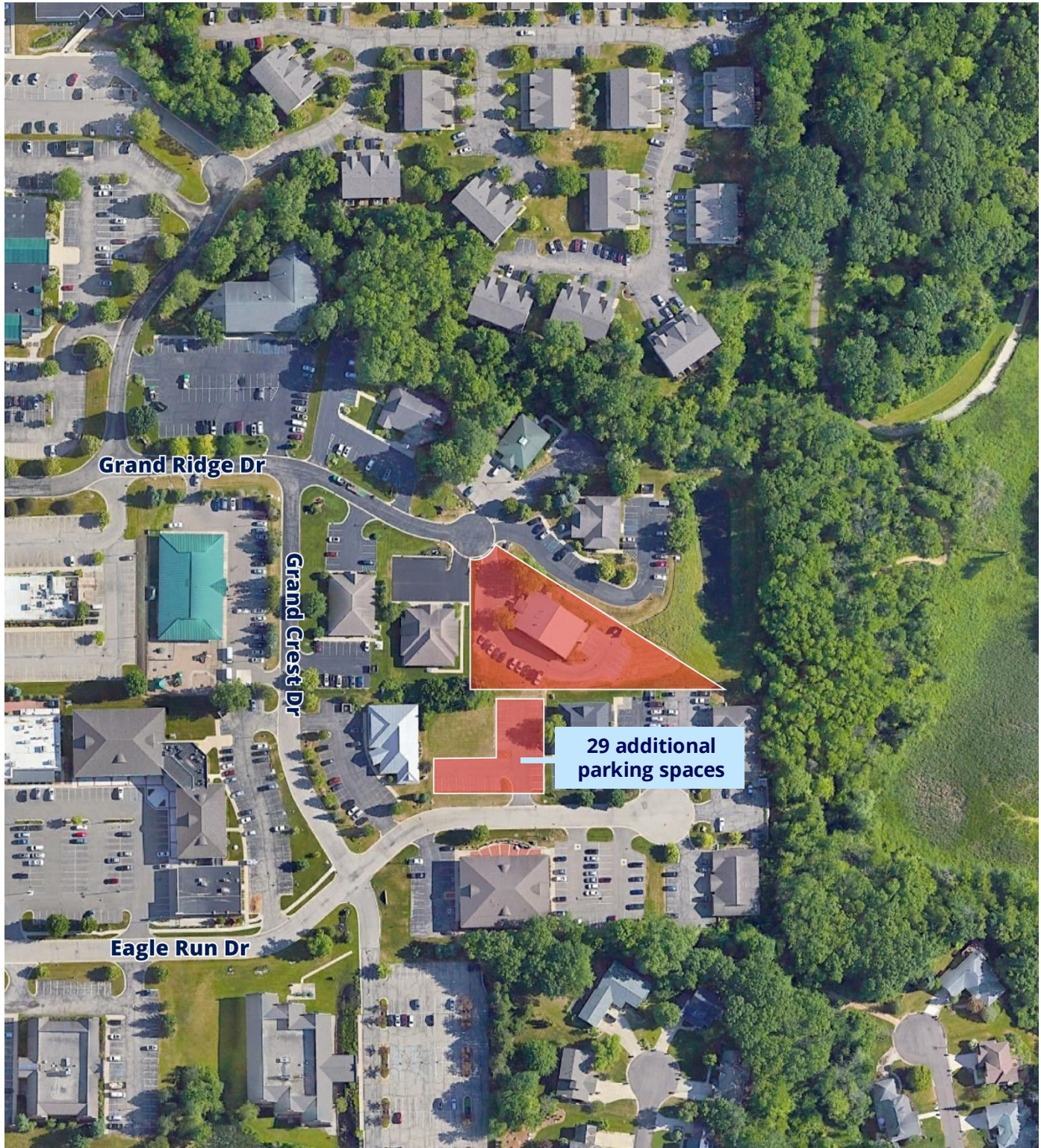


Virtual Tour

2,879 - 7,602 SF OFFICE SPACE FOR LEASE

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Aerial Map



2,879 - 7,602 SF OFFICE SPACE FOR LEASE

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Merchant Map



Demographics

CURRENT YEAR SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Population	3,731	43,024	166,941
Total Households	1,564	17,495	70,350
Total Family Households	1,049	10,697	38,872
Average Household Size	2.37	2.35	2.28
Median Age	38.2	38.6	35.0
Population Age 25+	2,543	30,168	113,760
2010 – 2021 Population: Annual Growth Rate (CAGR)	2.26%	0.81%	0.69%
2022 – 2023 Population: Annual Growth Rate (CAGR)	0.59%	0.58%	0.20%
5 YEAR PROJECTED TRENDS: ANNUAL RATE			
Population	0.32%	0.27%	0.26%
Households	0.66%	0.58%	0.70%
Families	0.57%	0.46%	0.41%
Median Household Income	3.15%	2.56%	2.42%
CURRENT YEAR POPULATION BY SEX			
Male Population	1,823	21,169	82,332
Female Population	1,908	21,855	84,609
INCOME & HOUSEHOLDS SUMMARY			
Median Household Income	\$140,016	\$96,562	\$84,901
Average Household Income	\$216,758	\$140,541	\$122,178
Per Capita Income	\$86,006	\$58,135	\$51,730
SUMMARY BUSINESS DATA			
Total Daytime Population	7,312	44,157	192,555
Daytime Population: Workers	5,567	23,613	114,808
Daytime Population: Residents	1,745	20,544	77,747

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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