



## Modern 3,000 SF Office/Showroom Flex Space

1675 Viepond Dr. SE, Kentwood, MI 49508



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# Modern 3,000 SF Office/Showroom Flex Space

\$25.00 /SF/YR

This office/showroom space offers functionality and adaptability for businesses seeking a professional environment in the greater Grand Rapids region. The property includes approximately 3,000 square feet of flexible interior space suitable for office operations, product presentations, and client-facing activities. Features include dedicated service areas within the suite...

- Flexible 3,000 SF interior adaptable for office, showroom, or combined use.
- Dedicated support space for operational functions and employee amenities.
- Convenient on-site parking with capability for business vehicle fleets.
- Central Kentwood location with easy access to Kalamazoo Avenue and 44th Street.
- Connected to public utilities with natural gas and electric available on-site.

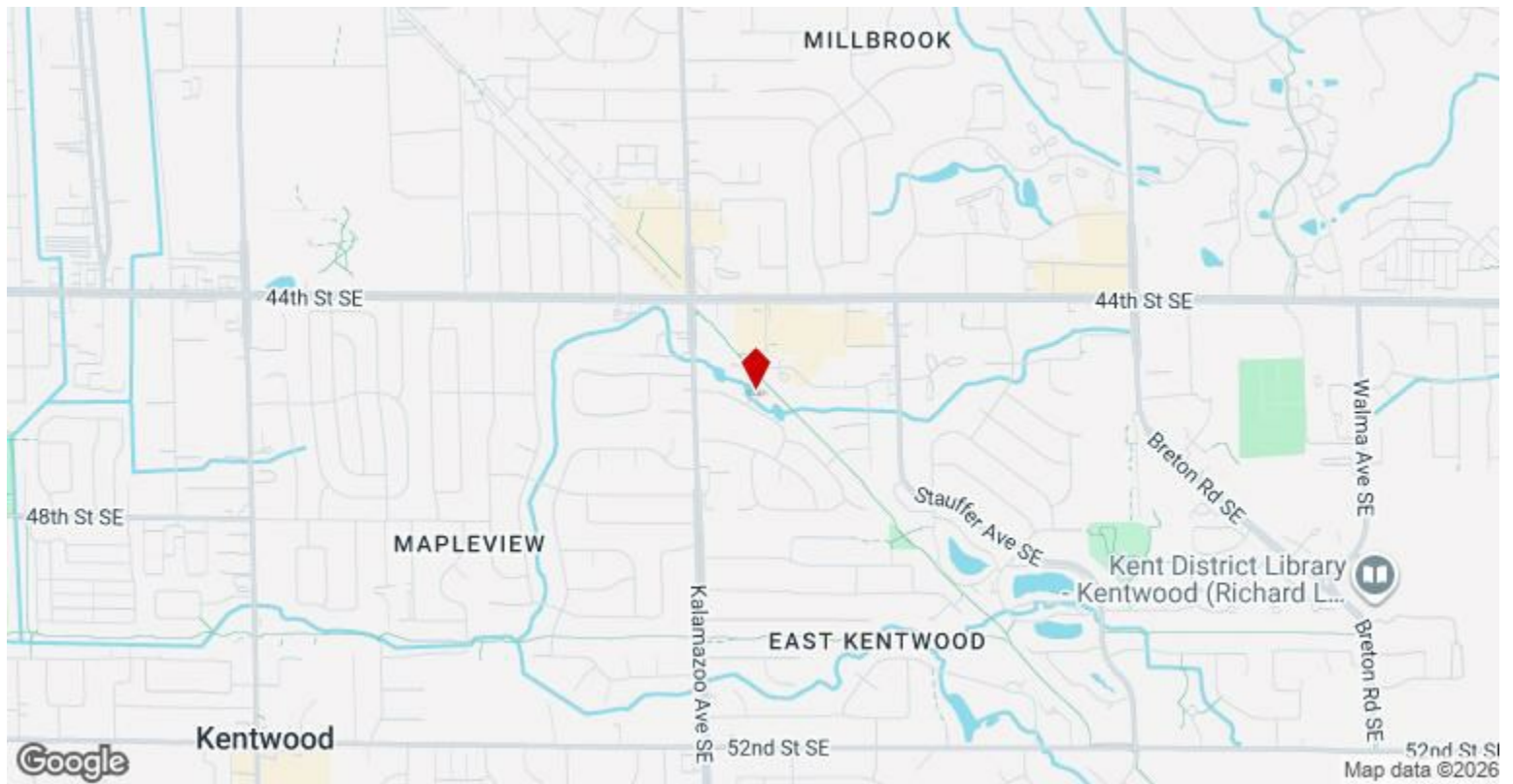


Rental Rate:	\$25.00 /SF/YR
Property Type:	Office
Property Subtype:	Medical
Building Class:	C
Rentable Building Area:	3,000 SF
Year Built:	1978
Walk Score ®:	50 (Fairly friendly)
Transit Score ®:	30 (Somewhat friendly)
Rental Rate Mo:	\$2.08 /SF/MO

## 1st Floor

Space Available	3,000 SF
Rental Rate	\$25.00 /SF/YR
Date Available	August 28, 2026
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

The property at 1675 Viewpond Dr SE, Kentwood, MI 49508 (in the Grand Rapids area of West Michigan) is coming available for lease as current user expands due to significant growth in the West Michigan market. This exceptional office/showroom space offers a versatile layout ideal for businesses seeking a professional environment with strong visibility and functionality. Key features include: Approximately 3,000 SF of flexible interior space, perfect for office operations, product displays, client consultations, or showroom presentations. Dedicated on-site support space within the suite for operational convenience, such as staff rest areas during extended hours, oversight needs, or business-related amenities Ample on-site parking and outdoor area suitable for accommodating fleet vehicles, equipment storage, delivery access, or operational vehicles Additional highlights: Convenient location in a well-established commercial area with easy access to major roadways. Potential for expansion or customization (with additional acreage). Professional, well-maintained building suited for service-oriented, trade, showroom, or companies (as previously noted), kitchen/bath design showrooms, home improvement consultancies, or specialized equipment suppliers that need display space plus back-office functions. Non-profit or association offices — Community organizations, trade associations, or professional societies that need meeting space, admin offices, and occasional client/visitor areas (without high-traffic retail). (lease to verify any proposed use with city of Kentwood) This is a rare opportunity to secure a prime West Michigan location that combines office professionalism with practical operational support. Contact us today for a tour, floor plans, lease terms, or additional details!



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Located within a well-established commercial corridor, the property offers excellent accessibility from primary roadways in Kentwood, including proximity to Kalamazoo Avenue and 44th Street. It is positioned within a growing business community supported by strong regional economic activity, making it well-suited for companies requiring visibility and convenience in West Michigan. Essential utilities such as natural gas and electric service are installed, and the building offers central air and forced-air heating systems.

# Property Photos



Interior Space



Interior Space

# Property Photos



Interior Space

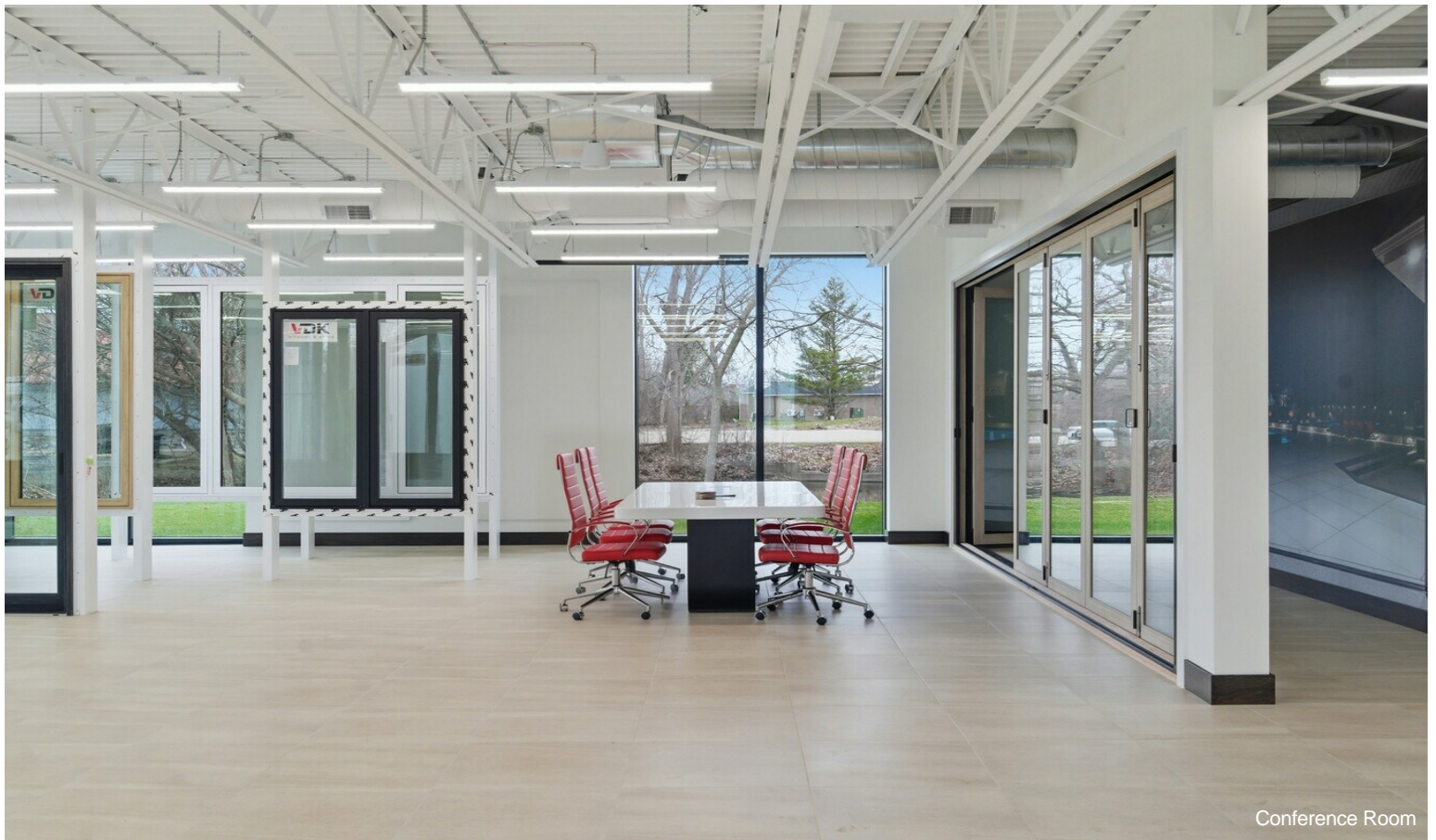


Conference Room

# Property Photos



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