

FOR LEASE

±21,600 SQ/FT BUILDING

2627 E BELTLINE AVE SE

GRAND RAPIDS, MI 49546



EXCLUSIVELY LISTED BY

PATRICK MOHNEY

Blue Rock Commercial Real Estate

395 100th Street SW, Byron Center Michigan 49315

Direct: (616) 699-5088 | E:PM@RockCRE.com | RockCRE.com

BLUE
ROCK

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MARKET OVERVIEW

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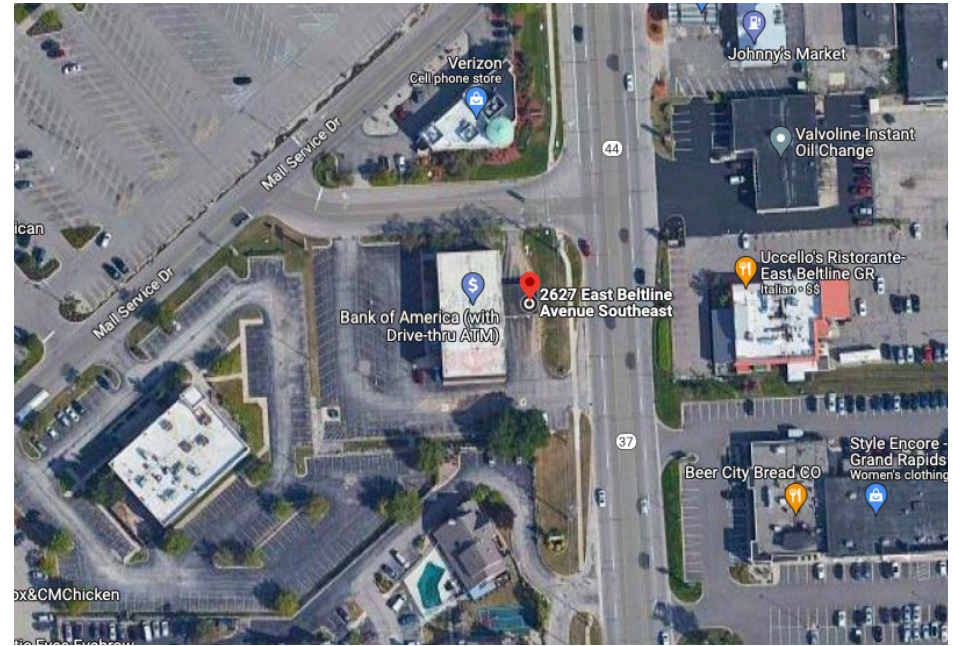
**BLUE
ROCK**

PROPERTY HIGHLIGHTS

- High profile building
- Multiple private offices
- Four Suites available for lease
- Monument Sign in E Beltline, 34,000 cars per day
- Ample on Site parking

PROPERTY INFORMATION

Location	Located on E Beltline & Mall Drive
Total Building Size	21,600
HVAC	Gas Forced Air
Air Conditioning	100%
Elevators	Yes
Signage	Monument
Parking	On Site; 76 spaces
Municipality	City of Kentwood
Parcel Number	41-18-11-375-002
Zoning	Office and Retail



LEASE INFORMATION

Lease Type **Gross Lease, including utilities**

Terms **2 Year**

Janitorial, Phone,
Insurance

Tenant Provides

Landlord Provides

Roof and Structural

Municipality

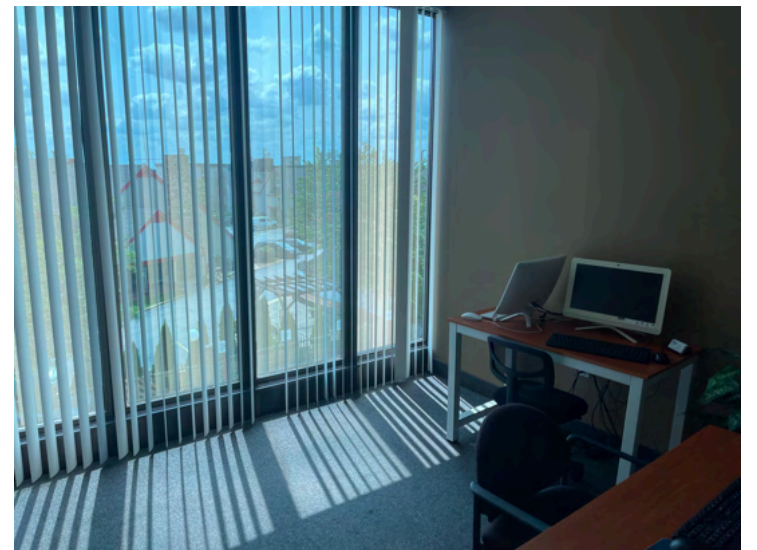
CITY OF KENTWOOD

AVAILABILITY

Suite	Floor	Rentable SF	Rate per SF per year	CAM per SF per year	Monthly Base Rent	Monthly Rent
300	3rd	1,028	\$14.00	\$0.00	\$1,200.00	\$1,200.00
310	3rd	1,482	\$14.00	\$0.00	\$1,729.00	\$1,729.00
335	3rd	1,250	\$14.00	\$0.00	\$1,458.33	\$1,458.33
220	2nd	1,450	\$14.00	\$0.00	\$1,691.67	\$1,691.67



PROPERTY PHOTOS



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WOODLAND MALL

★ macy's JCPenney BARNES & NOBLE Apple
The Cheesecake Factory Red Robin Jamba Juice POTTERY BARN

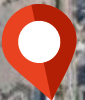
Broadmoor Ave SE

NEARBY AMENITIES



WOODLAND MALL

THE SHOPS AT CENTERPOINT



Bretton Rd SE

28th St SE

28th St SE

Broadmoor Ave SE

E Paris Ave SE

Google



WEST MICHIGAN

Located between Chicago and Detroit, West Michigan is a growing region of more than 1.5 million people and counting. At its core is the thriving and vibrant city of Grand Rapids, the second largest city in the state.

With a strong business climate and exceptionally high quality of life, it's no surprise businesses and talent are flocking to the region. More than 130 international companies are located here, as well as four of Forbes Largest Private Companies. The region is home to the global headquarters of industry leaders like Amway, Steelcase, Herman Miller, Haworth, BISSELL, Wolverine Worldwide, and more.

There is an energy pulsating from West Michigan that is felt throughout the Midwest. Our business and community leaders have set in motion an unprecedented level of growth and investment, cementing our place as a world-class center for technology, advanced manufacturing, health sciences and medical devices, and food processing & agribusiness.

2627 E BELTLINE AVE SE
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2 mile



31,265
people



\$83,416
avg. income



12,961
households



\$57,817
med. income

5 mile



187,951
people



\$85,736
avg. income



75,535
households



\$63,402
med. income

10 mile



464,711
people



\$82,615
avg. income



193,755
households



\$63,183
med. income



187,951+
PEOPLE WITHIN 5 MILES

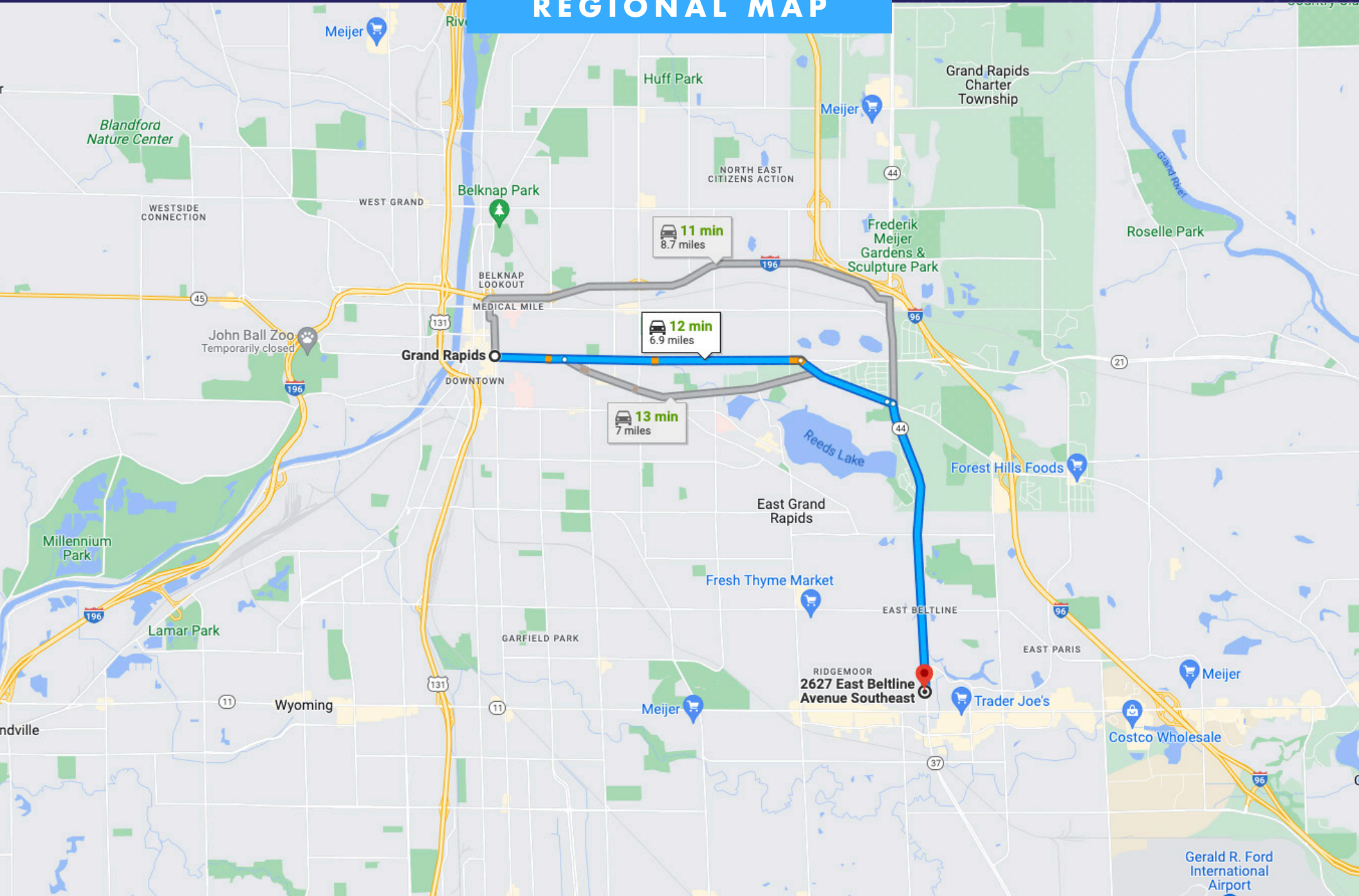


\$85,736+
AVG. INCOME WITHIN 5 MILES



\$63,402+
MED. INCOME WITHIN 5 MILES

REGIONAL MAP



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