

LEASE



OFFICE

3033 ORCHARD VISTA DR. SE



3033 ORCHARD VISTA DR. SE, GRAND RAPIDS, MI 49546

PROPERTY OVERVIEW

A premier Class A office building located in Cascade Township's Centennial Office Park (a mixed use development.) Conveniently located and walkable to the busy 28th Street corridor that includes shopping, dining, grocery, hotels, banks and residential (rent or own) opportunities. Property is also located in close proximity to I-96 and M-6 Interstates making it one of the most accessible office parks/ buildings in all of Grand Rapids.

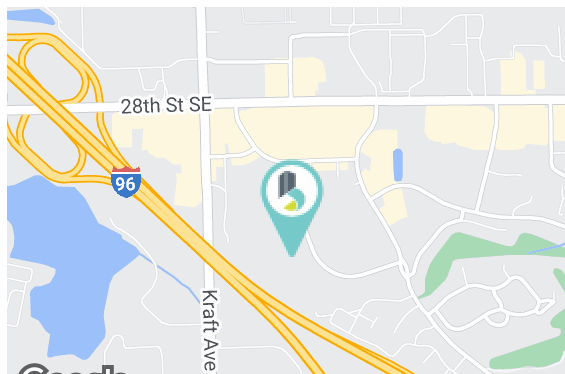
PROPERTY HIGHLIGHTS

- Six different points of ingress/egress
- Underground parking option
- New parking lot and sidewalks
- Remodeled common areas and restrooms
- 24/7 building management staff
- Double sided, back-lit monument signage

LEASE RATE

**\$17.50 SF/YR
(MODIFIED GROSS)**

Available SF:	1st Floor:	4382 SF
	2nd Floor:	9195 SF
	3rd Floor:	2644 SF
Lot Size:	5.39 Acres	
Building Size:	77,714 SF	



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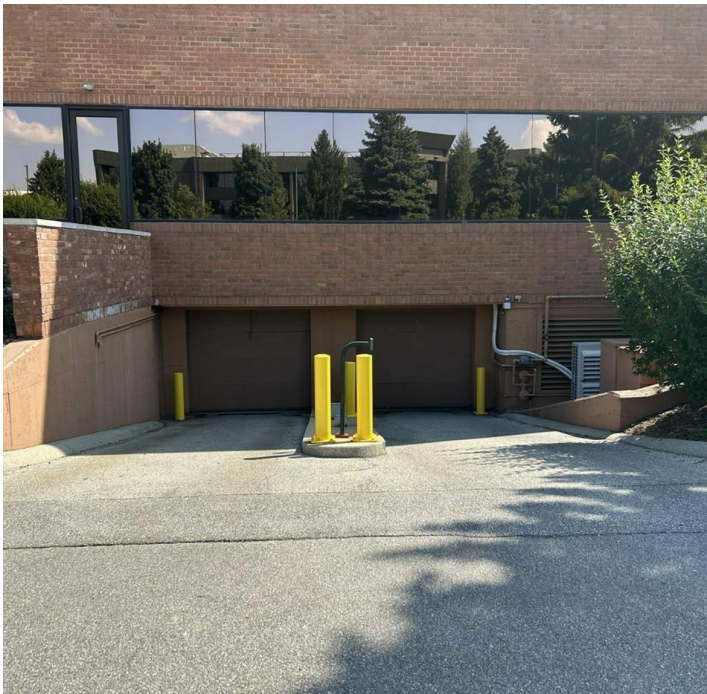


ADDITIONAL PHOTOS

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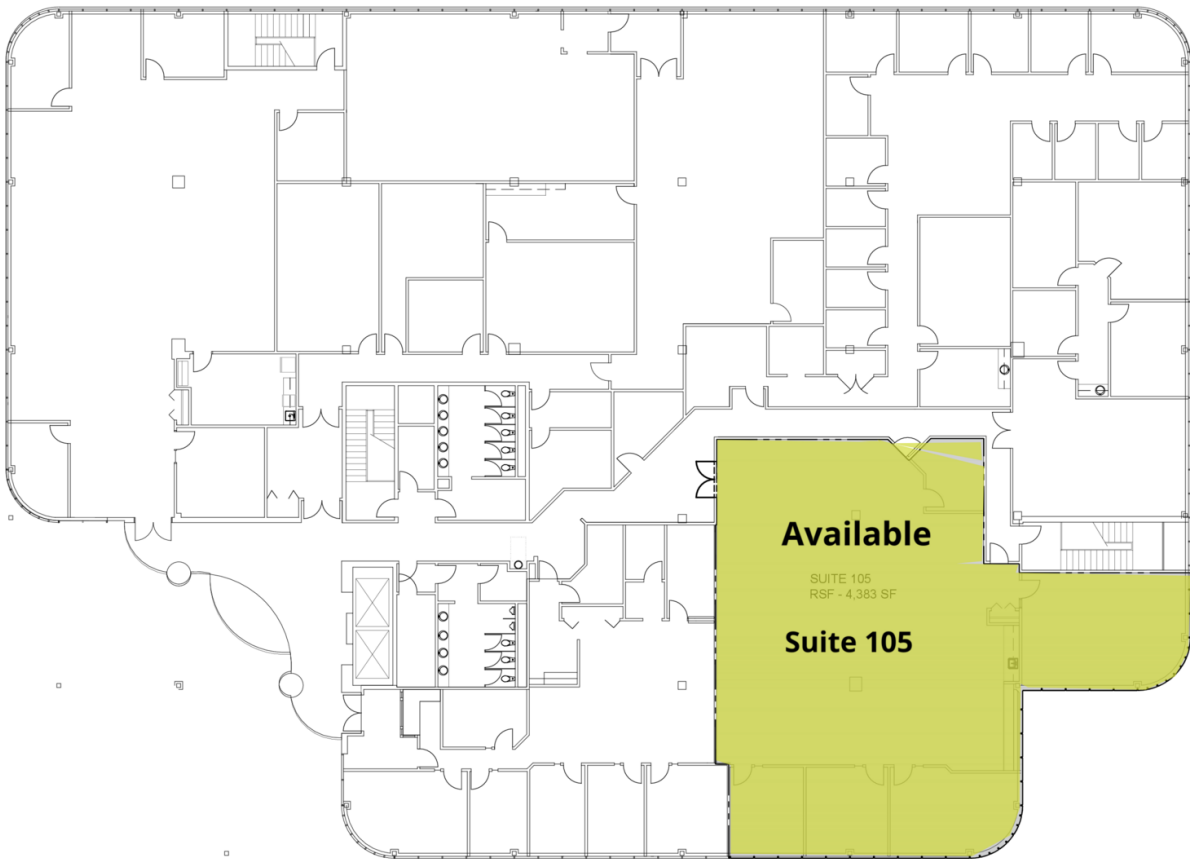
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AVAILABLE SPACES

■	105	Available	4,382 SF	Modified Gross	\$17.50 SF/yr	-
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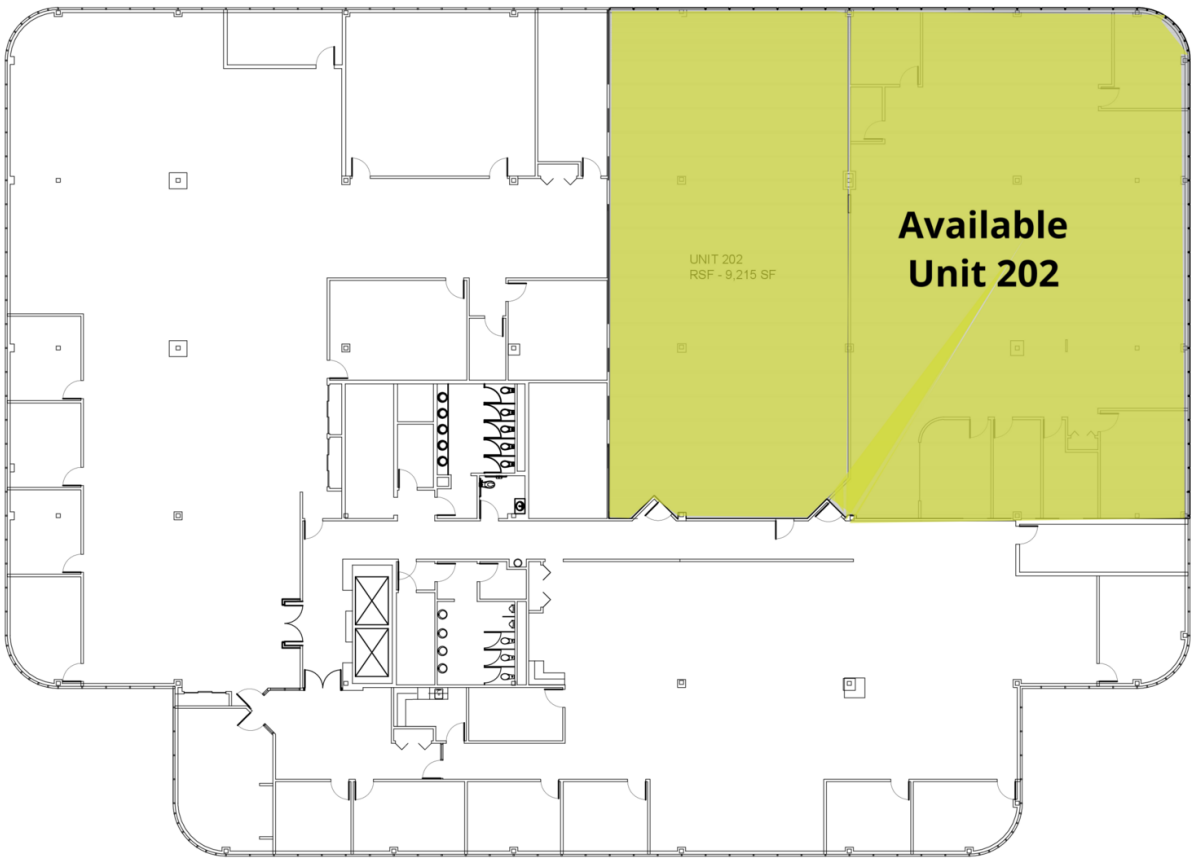
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AVAILABLE SPACES

■	202	Available	9,195 SF	Modified Gross	\$17.50 SF/yr	-
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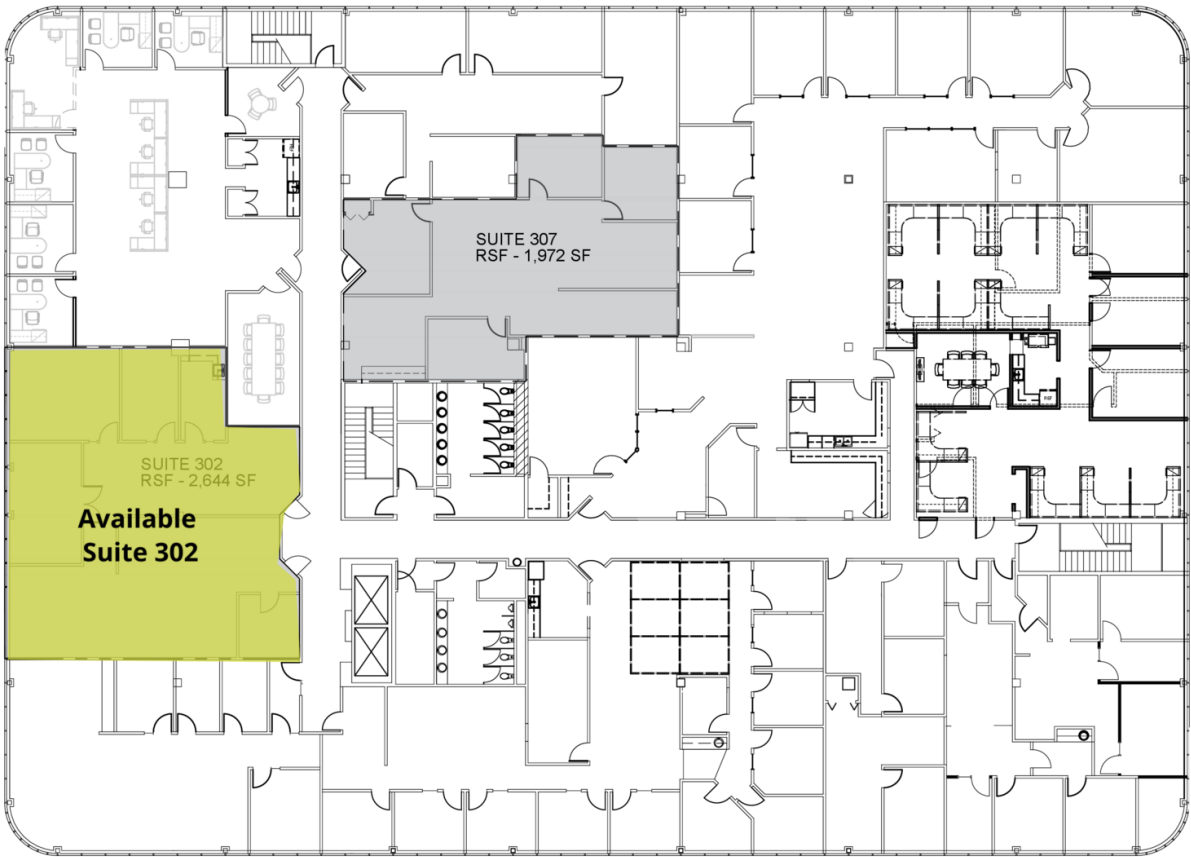
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AVAILABLE SPACES

■	302	Available	2,644 SF	Modified Gross	\$17.50 SF/yr	-
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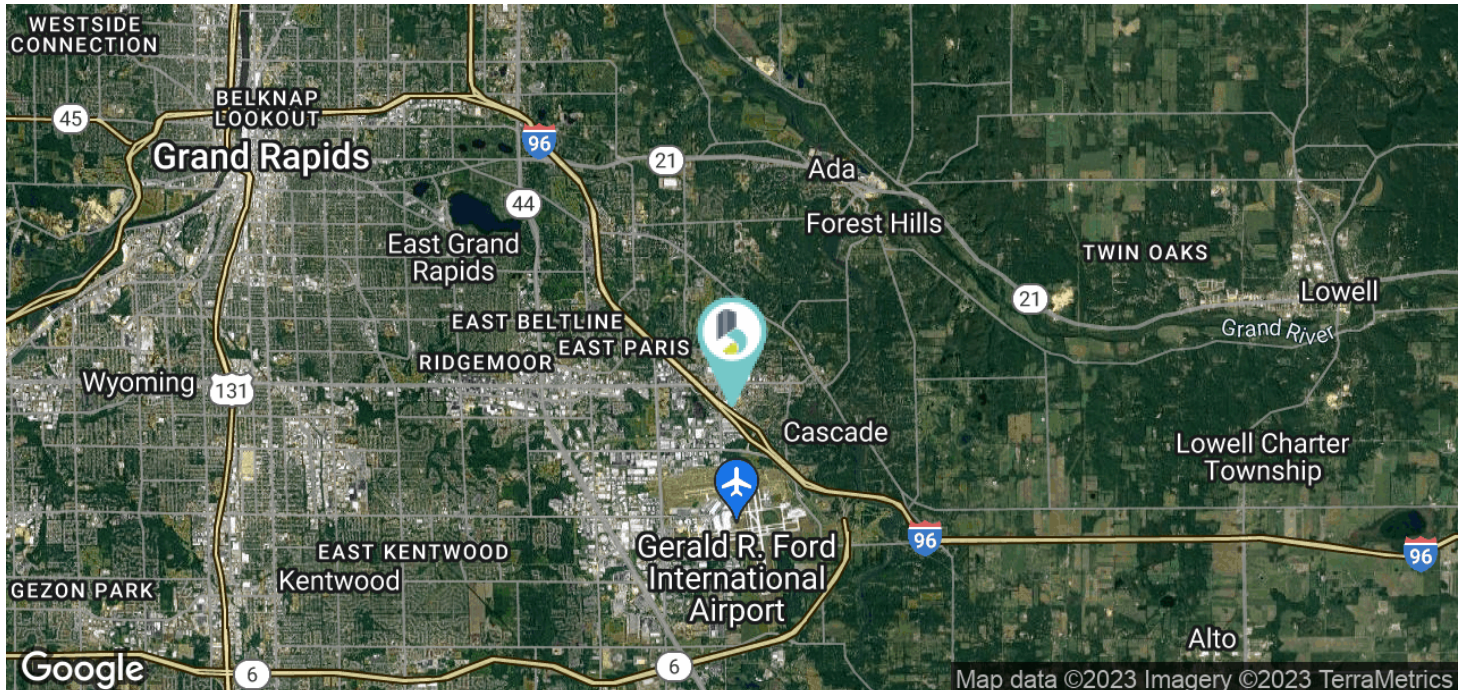
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AREA & LOCATION OVERVIEW

In January 2019 Cascade Charter Township was recognized for the fifth year in a row for its efforts in contributing to Michigan's growth and economic development. Located in the southeastern section of Kent County, Cascade Charter Township is approximately 10 miles southeast of Grand Rapids. In addition to its public parks, pedestrian pathways and outdoor recreational venues, the Thornapple River, which divides the Township into two halves, provides residents and visitors with a place to enjoy fishing, canoeing, and kayaking.

The township also offers easy access to I-96 and Gerald R. Ford International Airport, which services over two million passengers, making it an ideal location for companies looking to establish a presence in this area. Businesses in the area include metal and plastic product manufacturers, automotive and aerospace, tool and die, packaging materials, publications, and furniture and wood product industries. This property is surrounded by numerous commercial establishments including supermarkets, hotels, restaurants, retail plazas, and professional office buildings.

The population of Cascade Township is 18,900 and is comprised of 7,000+ households with a median household income that is **83.3% higher (\$106,500)** compared to the United States median income of \$58,100. As a result, Cascade Township has significantly higher median household disposable income of \$82,282 which makes **Cascade Township a prime spot for retail shops and centers and for office uses close to where the tenants live.** This office complex provides more than 400 parking spaces just outside of the office door. **Therefore, the perfect mix of location, parking availability, restaurants, retail shops, offices, and customer demographics make Cascade Township a perfect and thriving spot for your office and/or investment.**



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RETAILER MAP 3033 ORCHARD

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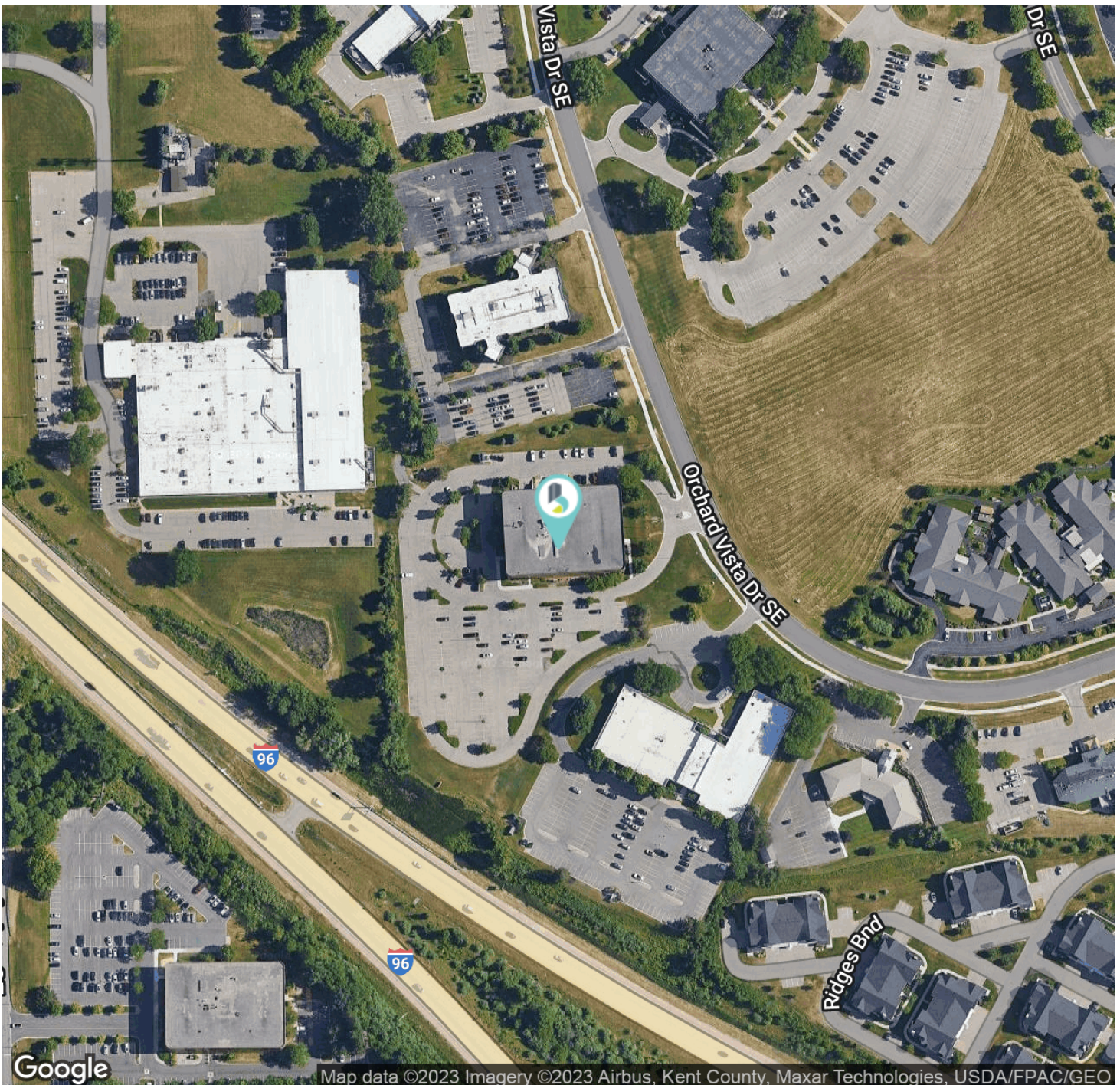


LOCATION MAP

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