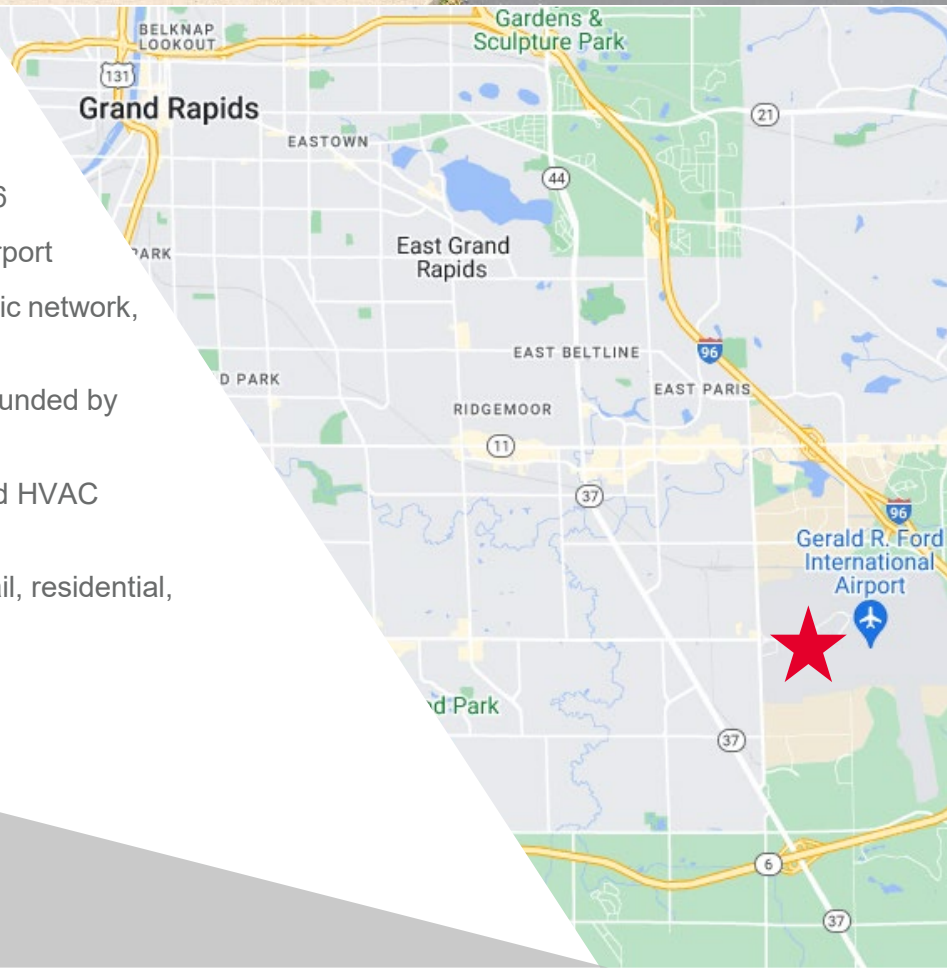




## Property Highlights

- 10,042 SF Available For Sublease through 8/31/26
- Close and easily accessible to I-96 and M-6
- Adjacent to Gerald R. Ford International Airport
- Heavy electrical infrastructure and fiber-optic network, ideal for data intensive businesses
- Nestled in a lush, campus like setting surrounded by mature trees
- Suite features operable windows and zoned HVAC systems
- Live, work, play lifestyle surrounded by retail, residential, entertainment



### CONTACT:

**Jason Webb, SIOR, CCIM**

Senior Director

+1 616 238 1044

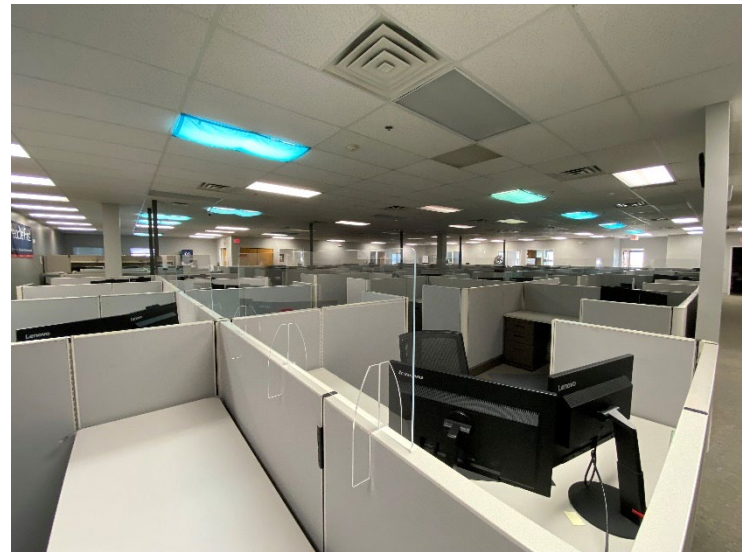
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## PHOTOS



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## LOCATION



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## GENERAL INFORMATION

Address	4635 44 <sup>th</sup> Street SE Grand Rapids, MI 49512
Total Building Area	41,100 SF
Primary Use	Office
Year Built	1985
Stories	1
Class	B

## PRICING

Rental Rate	\$10.00/SF
Monthly Rent	\$8,368.33
Sublease Type	Modified Gross Tenant responsible for air conditioning, electric, gas/heat, janitorial, phone/data
Sublease Expiration	8/31/26

## DEMOGRAPHICS

	Population	Average Household Income	Daytime Population
2 Mile	7,518	\$86,284	1,119
5 Miles	114,573	\$95,816	82,724
10 Miles	436,244	\$84,338	274,178

## SITE DETAILS

Total Land Area	15.30 acres
Zoning	Commercial
Parcel ID	41-18-24-478-013
Parking	Abundant on-site tenant and visitor parking
Major Crossroads	Patterson Ave SE and 44 <sup>th</sup> St SE
Neighboring Businesses	Wendy's Gerald Ford International Airport West Michigan Aviation Academy New York Life Insurance Synchrony Pharmacy Tower Automotive Kendall Electric Signworks of Michigan

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