



SPECIALISTS IN COMMERCIAL AND INDUSTRIAL REAL ESTATE

169 MONROE AVENUE NW
SUITE 300
GRAND RAPIDS, MI 49503

VARIOUS SUITES FOR LEASE

2140 - 44TH STREET SE



AGGRESSIVE LEASE RATES

For More Information Contact:

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Colburn Hundley, Inc.

169 MONROE AVE. NW

SUITE 300

GRAND RAPIDS, MI 49503

TEL: (616) 742-5200

FAX: (616) 742-5207

Individual Members:





2140—44th Street SE

GENERAL INFORMATION

Mature landscaping offers a park-like office setting. Located near the Gerald R. Ford Airport and major industries on 44th Street near Kalamazoo Ave. and Breton Rd. Brick and frame construction. One side of building faces a pond and all of the offices have windows. Building is not handicap assessable. Building is smoke free and has ample parking.

DIRECTIONS

On 44th Street between Stauffer and Breton Rd.

ZONING

C-4 Office

BUILDING AREA

9,072 Gross Square Feet

PERMANENT PARCEL NO.

41-18-28-210-004
(Lot Size = 1.128 Acres)

Taxes

Taxable Value:	\$164,392.00
Summer 2011:	\$ 6,608.76
Winter 2011:	\$ 2,331.73
TOTAL:	\$ 8,940.49

LESSOR PROVIDES

All expenses except phone and in-suite janitorial.

AVAILABLE SUITES

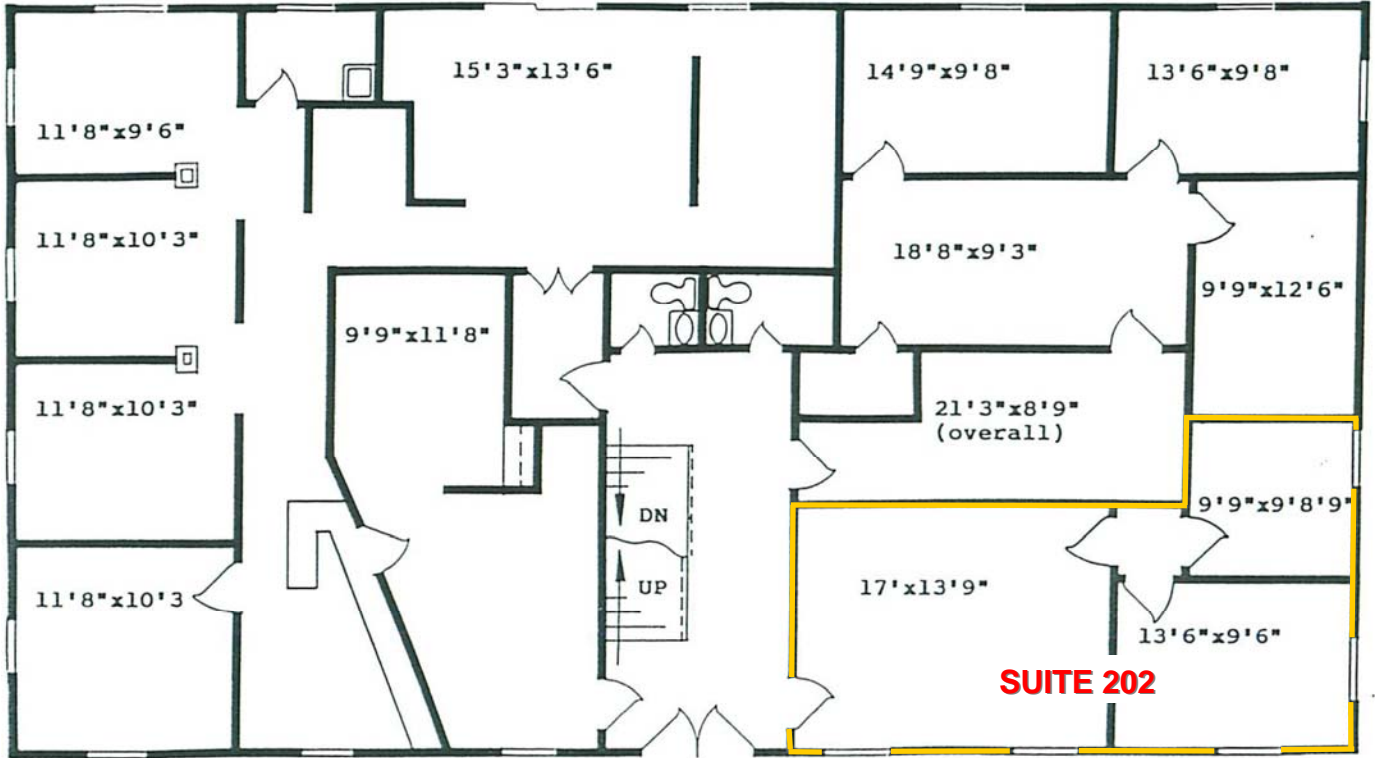
All Terms 36 Months

#202:	456 S.F. at \$475.00/Mo.	(\$12.50 psf)
#301:	312 S.F. at \$300.00/Mo.	(\$11.54 psf)
#305:	300 S.F. at \$372.00/Mo.	(\$14.58 psf)
#308:	129 S.F. at \$130.00/Mo.	(\$12.09 psf)

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MAIN LEVEL



UPPER LEVEL

