



SPECIALISTS IN COMMERCIAL AND INDUSTRIAL REAL ESTATE

169 MONROE AVENUE NW
SUITE 300
GRAND RAPIDS, MI 49503

**BUILDING FOR SALE
OR
VARIOUS SUITES FOR LEASE**

2150—44TH STREET SE



AGGRESSIVE LEASE RATES

For More Information Contact:

JACK TEGGELAAR

TEL: (616) 742-5200

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EMAIL: jack@colburnhundley.com

Colburn Hundley, Inc.

169 MONROE AVE. NW

SUITE 300

GRAND RAPIDS, MI 49503

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FAX: (616) 742-5207

www.colburnhundley.com

Individual Members:





2150—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. All expenses in SF except phone and janitorial supplied by landlord (this includes utilities). Brick and frame construction with ample paved parking. Many suites are barrier-free. 100% air-conditioned. Forced air gas heat. Carpet and/or tiled floors.

DIRECTIONS

On 44th Street between Kalamazoo and Breton Rd.

BUILDING AND ZONING

9,486 Gross Square Feet, Zoned C-4 Office

TAX INFORMATION

Assessed Value: \$196,100.00 (2009)

Property Taxes: \$2,159.55 Winter (2008)
\$5,789.86 Summer (2008)
\$7,949.41

PERMANENT PARCEL NO.

41-18-28-210-005
(Lot #9 of Old Farms Estates Kentwood, MI)

LESSOR PROVIDES

All expenses except phone and in-suite janitorial.

AVAILABLE SUITES

#102: 807 S.F. at \$650.00/Mo. (\$ 9.67psf)
#202: 1406 S.F. at \$975.00/Mo. (\$ 8.32psf)
#324: 131 S.F. at \$150.00/Mo. (\$13.74psf)
#305: 557 S.F. at \$600.00/Mo. (\$12.93psf)

All Terms 36 Months

SALE PRICE

\$349,000.00 / Cash or Conventional Terms

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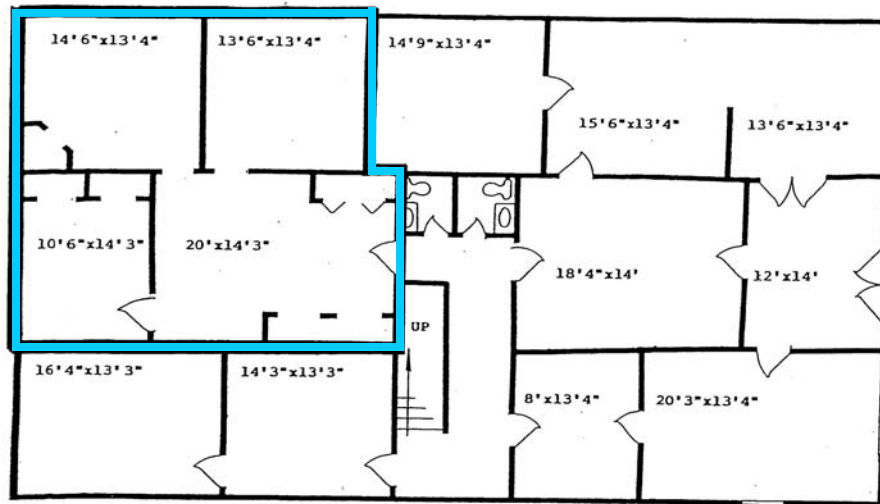
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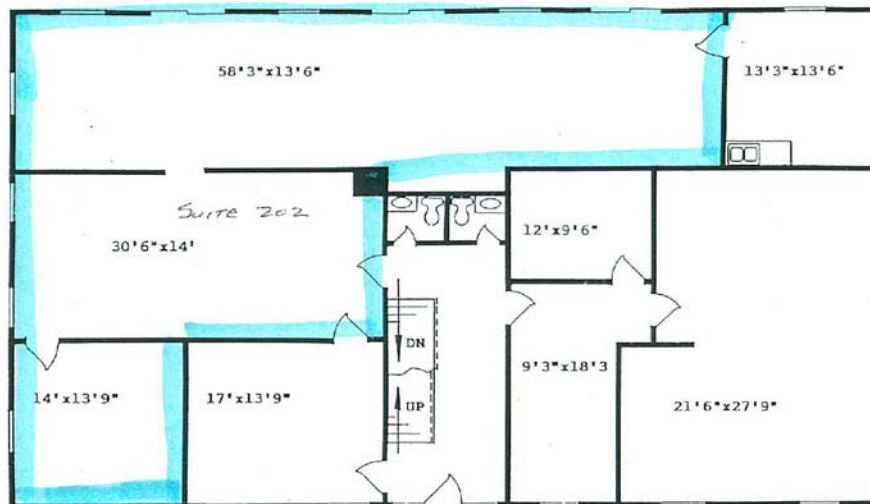
2150—44TH STREET, SE

SUITE 102



Address: 2150 44th St. | Level: Lower Level

SUITE 202



Address: 2150 44th St. | Level: Main Level

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SUITE 300

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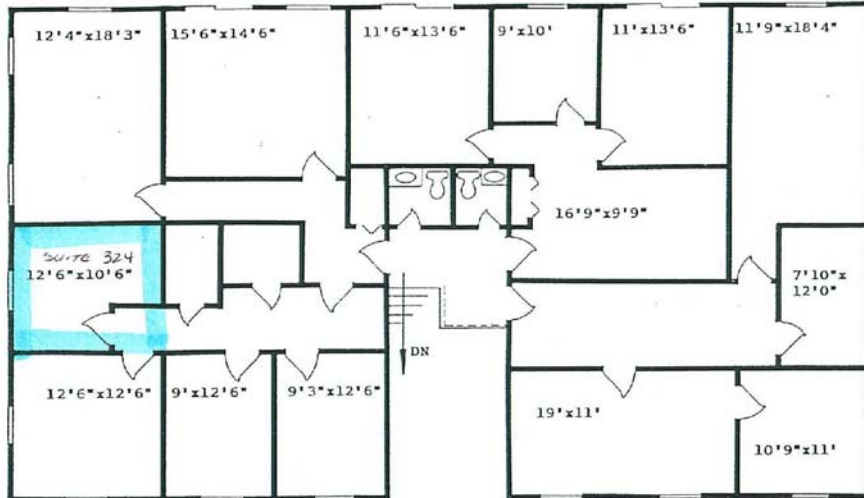
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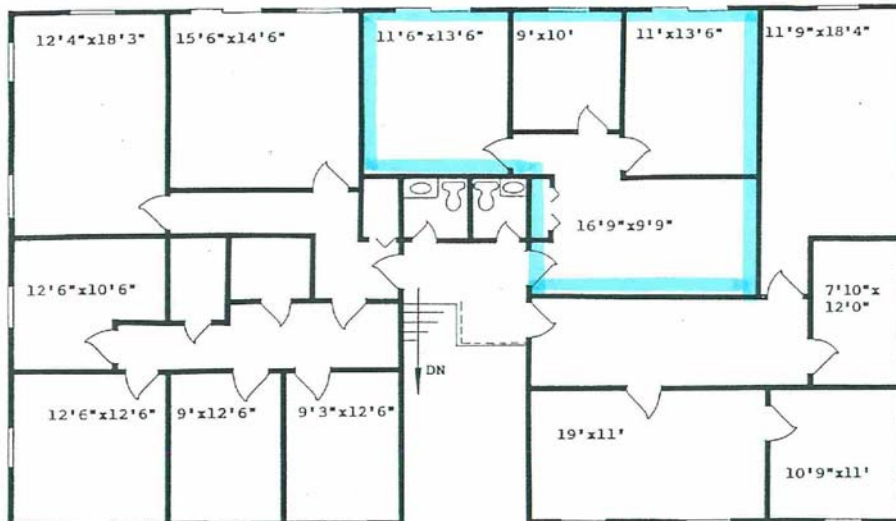
2150—44TH STREET, SE

SUITE 324



Address 2150 44th St.	Level Upper Level
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SUITE 305



Address 2150 44th St.	Level Upper Level
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SUITE 300

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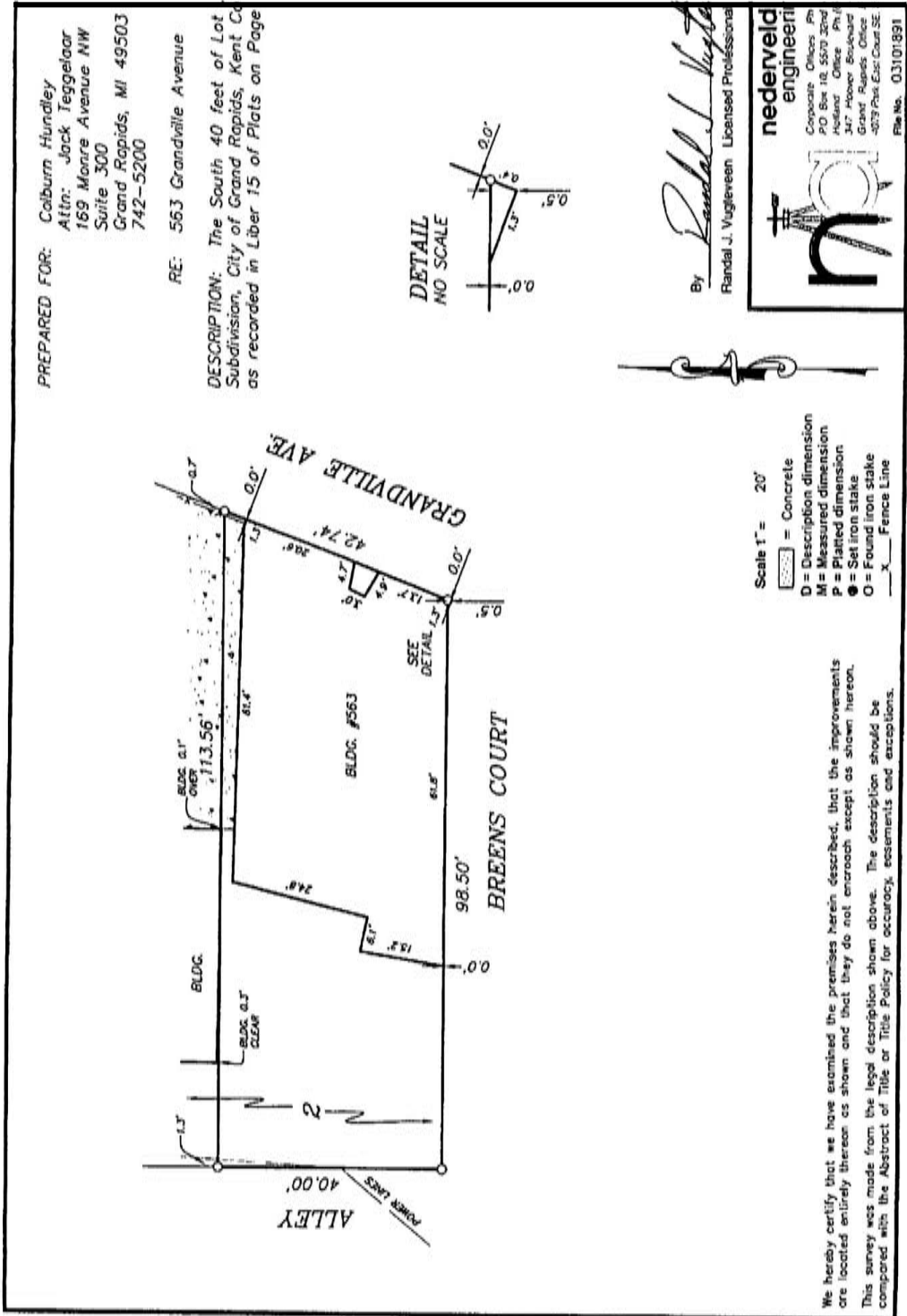
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