



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**

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CELL: (616) 318-0768

EMAIL: [jack@colburnhundley.com](mailto:jack@colburnhundley.com)

**Colburn Hundley, Inc.**

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**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: \$191,100.00 (2010)

Property Taxes: \$2,307.35 Winter (2011)  
\$6,539.64 Summer (2011)  
\$8,846.99

### 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)  
#306: 225 S.F. at \$262.50/Mo. (\$14.00psf)  
#325: 805 S.F. at \$600.00/Mo. (\$ 8.94psf)

All Terms 36 Months

### SALE PRICE

\$275,000.00 / Cash or Conventional Terms

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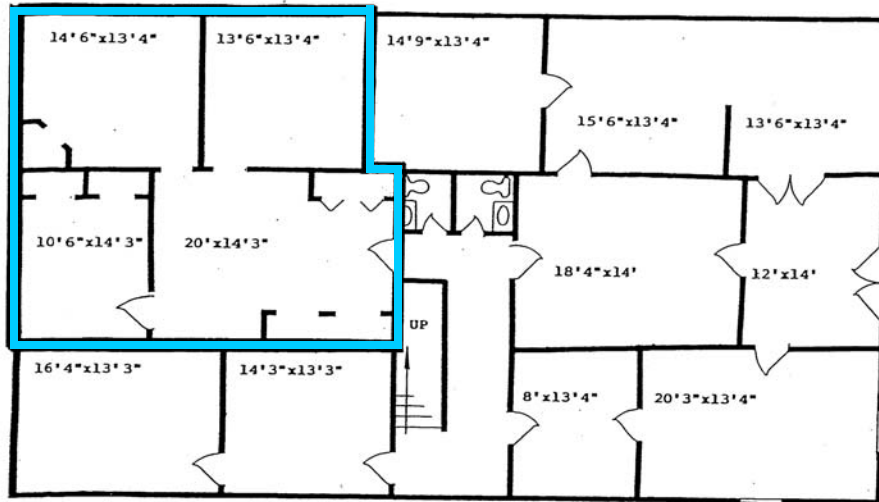
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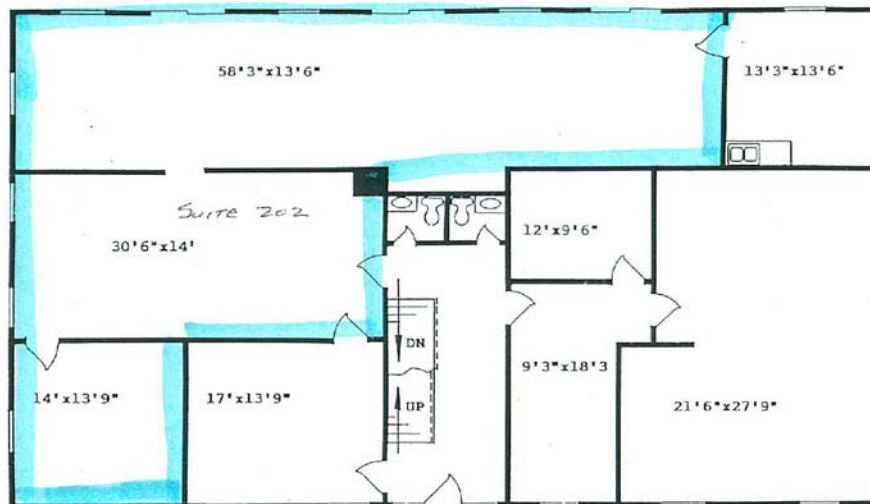
## 2150 - 44TH STREET, SE

### SUITE 102



Address 2150 44th St.	Level Lower Level
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### SUITE 202



Address 2150 44th St.	Level Main Level
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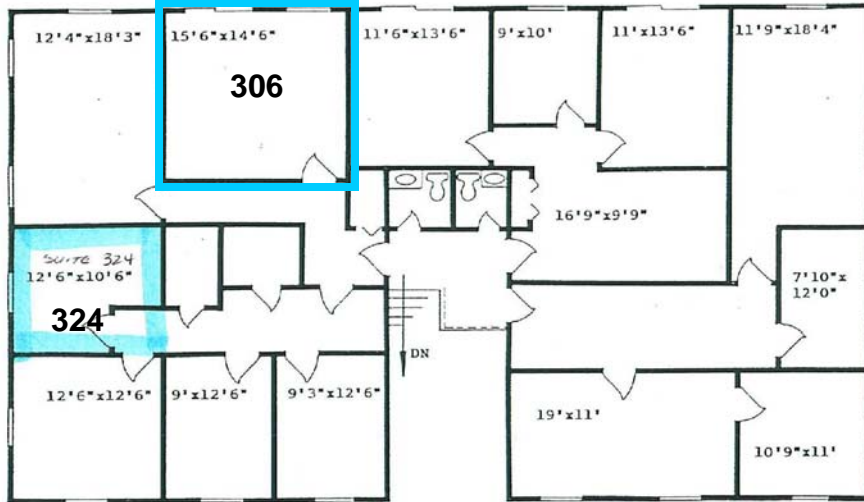
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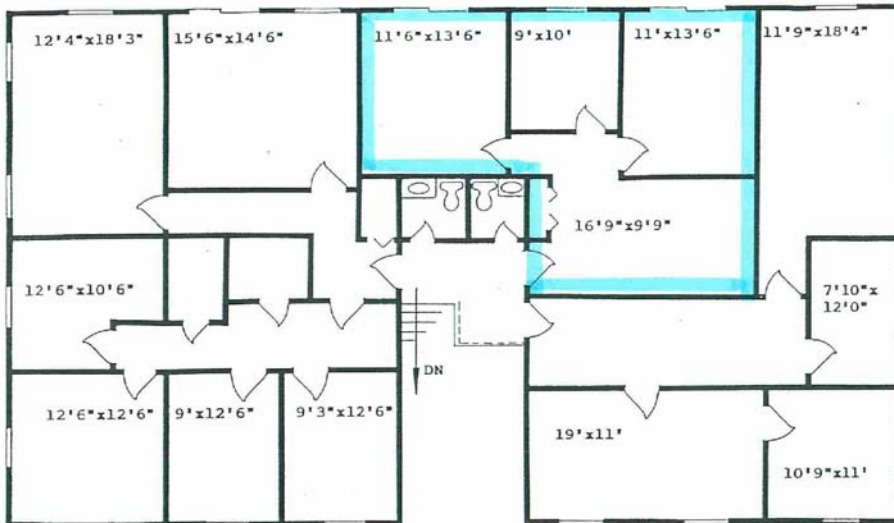
## 2150 - 44TH STREET, SE

### SUITE 306 & 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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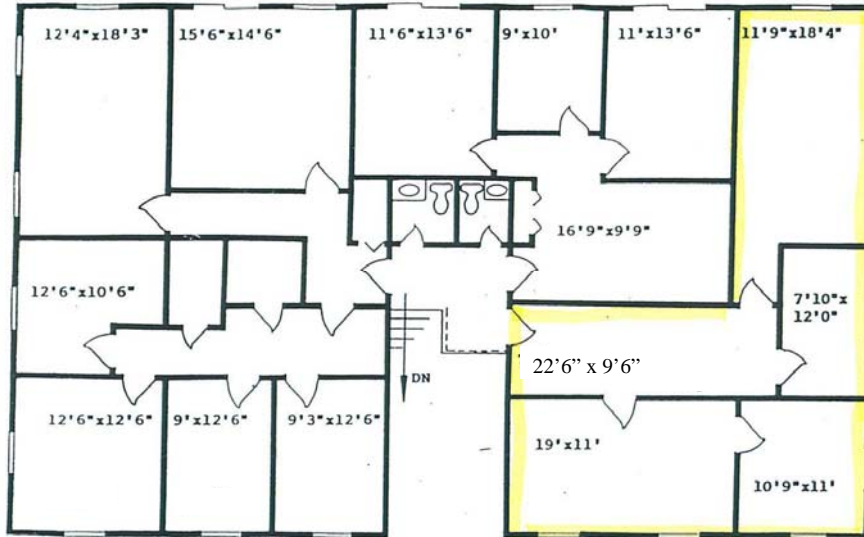
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### SUITE 325



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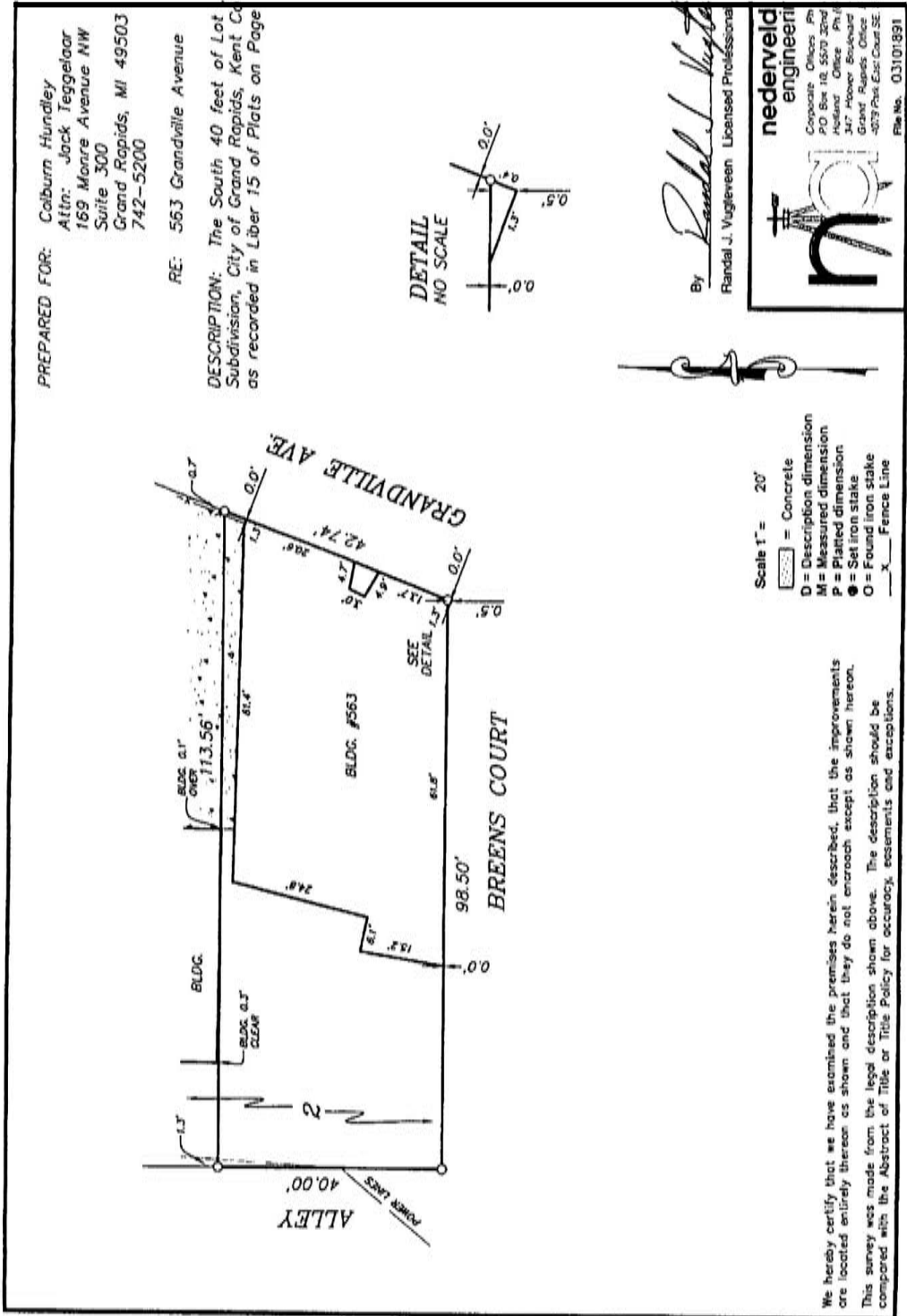
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