

THE WEYHILL BUILDING

CLASS A PROFESSIONAL OFFICE SPACE



FOR LEASE

2025 E. Beltline Avenue SE
Grand Rapids, MI

AVAILABLE:

SUITE 105: 1,522 SF
SUITE 202: 1,271 SF

BLAKE ROSEKRANS

Vice President, Brokerage Services

Direct: 616 726-5476

blake.rosekrans@martincommercial.com



Martin

3949 Sparks Dr. SE, Ste 106
Grand Rapids, MI 49546
martincommercial.com



CLASS A OFFICE SPACE WITH PROMINENT EAST BELTLINE VISIBILITY

The Weyhill Building offers an exceptional opportunity to lease 1,271 SF on the first floor or 1,522 SF on the second floor of Class A professional office space in one of Grand Rapids' most recognized corridors. Designed for both flexibility and comfort, suites are available for immediate occupancy with multiple layout options to fit tenant needs. Expansive windows flood workspaces with natural light, while a striking two-story atrium lobby creates a professional and welcoming first impression.

This 80,640 SF building is situated on a beautifully landscaped 4.78-acre lot featuring a footbridge over a scenic pond, providing a tranquil setting with doorstep parking. On-site professional management ensures convenience and peace of mind. For full-floor tenants, prominent façade signage opportunities maximize visibility along East Beltline Avenue, one of the area's busiest corridors.

Ideally located just east of Calvin University, minutes from I-96, and less than one mile from 28th Street, The Weyhill Building combines a prestigious image with unmatched accessibility for today's office users.

LEASE RATE:

\$15.95-\$16.95

PSF/YR, MODIFIED GROSS, + UTILITIES

PROPERTY FEATURES



MOVE-IN READY:

Immediate
Occupancy



VISIBILITY:

High Traffic
Corridor



BUILDING:

Two-story Atrium
Lobby with Natural
Lighting



SIGNAGE:

Building Facade
Available to
Full-Floor Tenant



CONVENIENCE:

Close to Calvin
University, I-96, and
28th Street



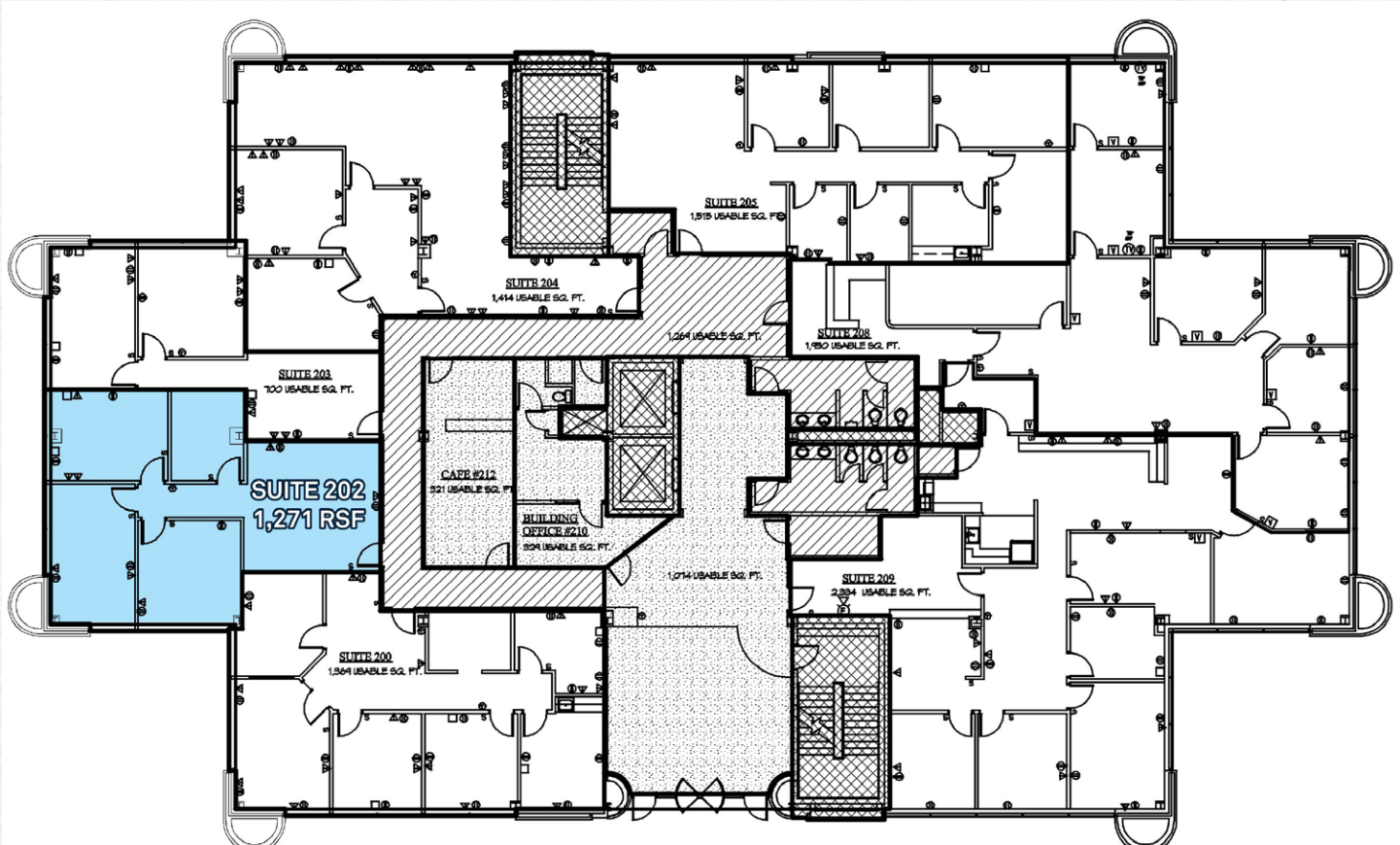
NATURAL SETTING:

4.78 Acres, Pond

[illegible]

Rate	\$15.95 PSF/YR
Rent Per Month	\$2,022.99
Terms	Modified Gross Lease
Availability	Immediate

FLOOR PLAN: SUITE 202



SUITE 202: 1,271 RSF AVAILABLE

Rate	\$16.95 PSF/YR
Rent Per Month	\$1,795.29
Terms	Modified Gross Lease
Availability	Immediate

WEYHILL BUILDING

2025 E. BELTLINE SE, GRAND RAPIDS, MI



AREA INFORMATION

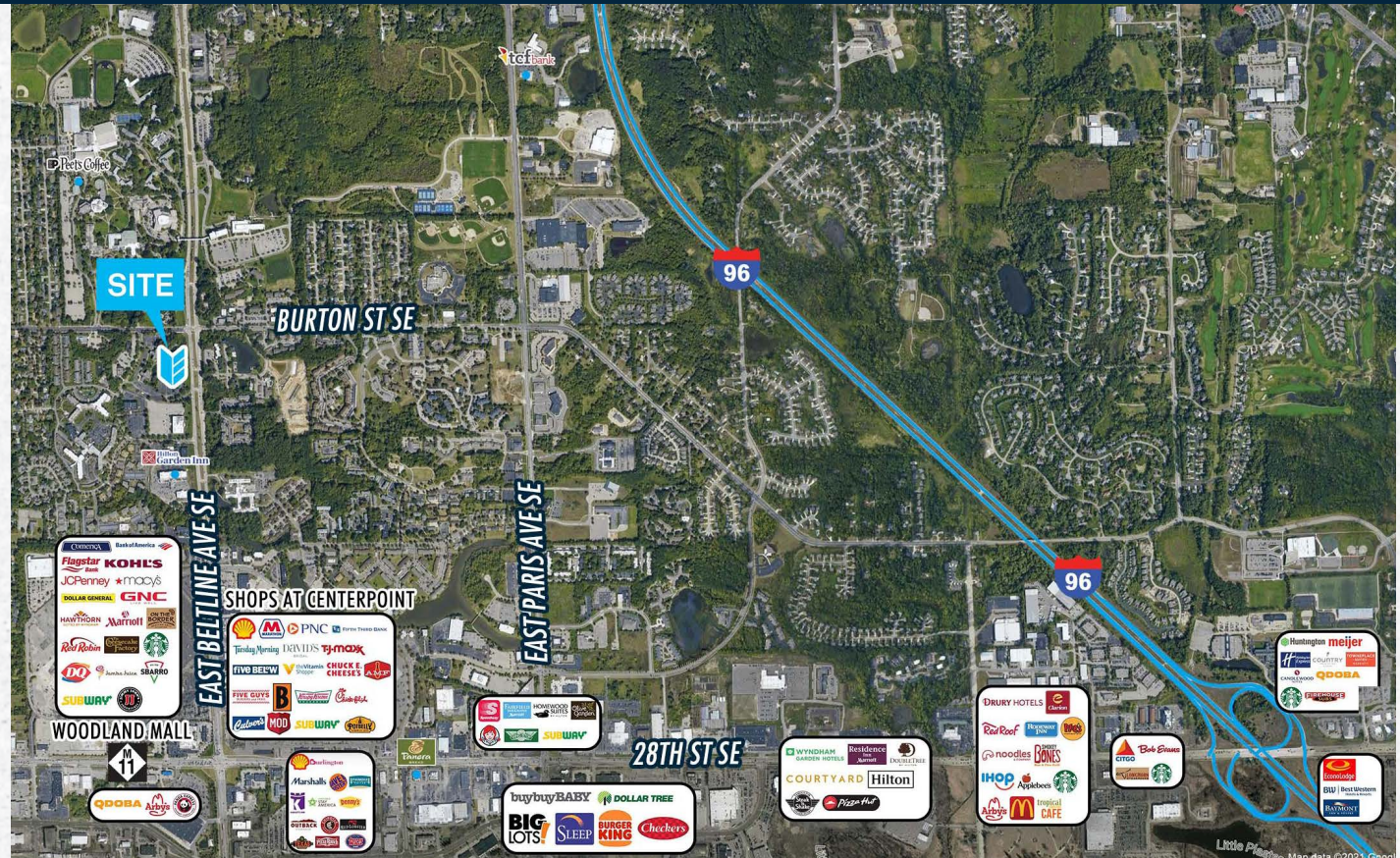
1 Minute
to Calvin University

1 Mile
to Woodland Mall and The Shops at Centerpoint

3.4 Miles
to I-96 Interchange

12 Minutes
to Gerald R. Ford International Airport

Convenient
to Shopping, Restaurants, Banks,
Lodging, and Entertainment

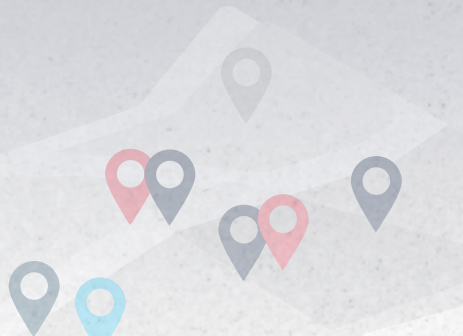


DEMOGRAPHICS

Proximity	1-Mile	3-Mile	5-Mile
Total Population	12,541	75,148	212,708
Median Age	34	37	34
Households	4,631	29,905	80,301
HH Income	\$71,626	\$98,928	\$88,837

TRAFFIC COUNTS

East Beltline Ave SE	41,566 VPD
28th Street SE	34,836 VPD
I-96	54,239 VPD



GALLERY - COMMON AREAS

