



Professional Office Space for Lease

445 Pettis Ave SE Ada, MI 49301

Scott Morgan, JD
Senior Vice President
616 292 3455
scott.morgan@colliers.com



Parcel Information

Site Address	445 Pettis Ave SE Ada, MI 49301
Building SF	6,399 SF
Lot Area	1.78 Acres
Lease Rate	\$19.50 (\$6.80/SF NNN)
CAM Expenses	Plus suite electric, gas & janitorial
Parking	± 22 Spaces

Listing Highlights

- › **Tranquil Workspace:** The building rests on 1.78 acres with the Grand River at its back, offering serene views and a peaceful ambience.
- › **Move-in Ready:** This 6,399 sq ft professional office space is meticulously designed and comes fully furnished, eliminating the hassle and expense of setting up your workspace.
- › **Accessibility:** The two-level layout features an elevator for seamless accessibility throughout the building.
- › **Prime Location:** Situated in the sought-after city of Ada, this free-standing office building boasts a prestigious address surrounded by established businesses like Amway Headquarters (less than a mile away), Dan Vos Construction, Erhardt Construction, Baker Publishing Group, and more.



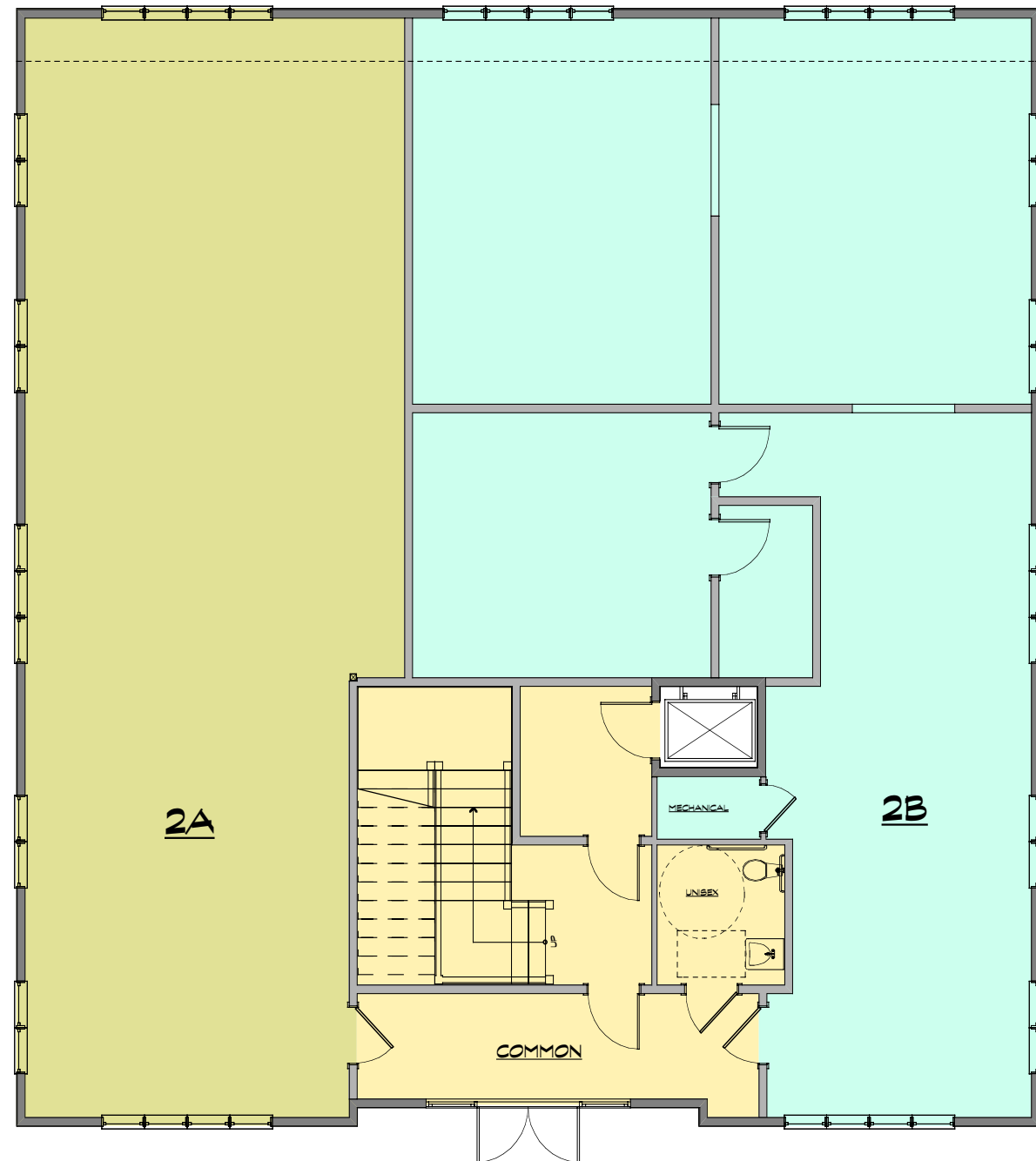
Floor Plan

MAIN LEVEL FLOOR PLAN

TOTAL SQ. FT. = 3,563 sq ft

2A 1,310 sq ft **2B** 1,747 sq ft **COMMON** 494 sq ft

SCALE: 0' 1' 5' 10'



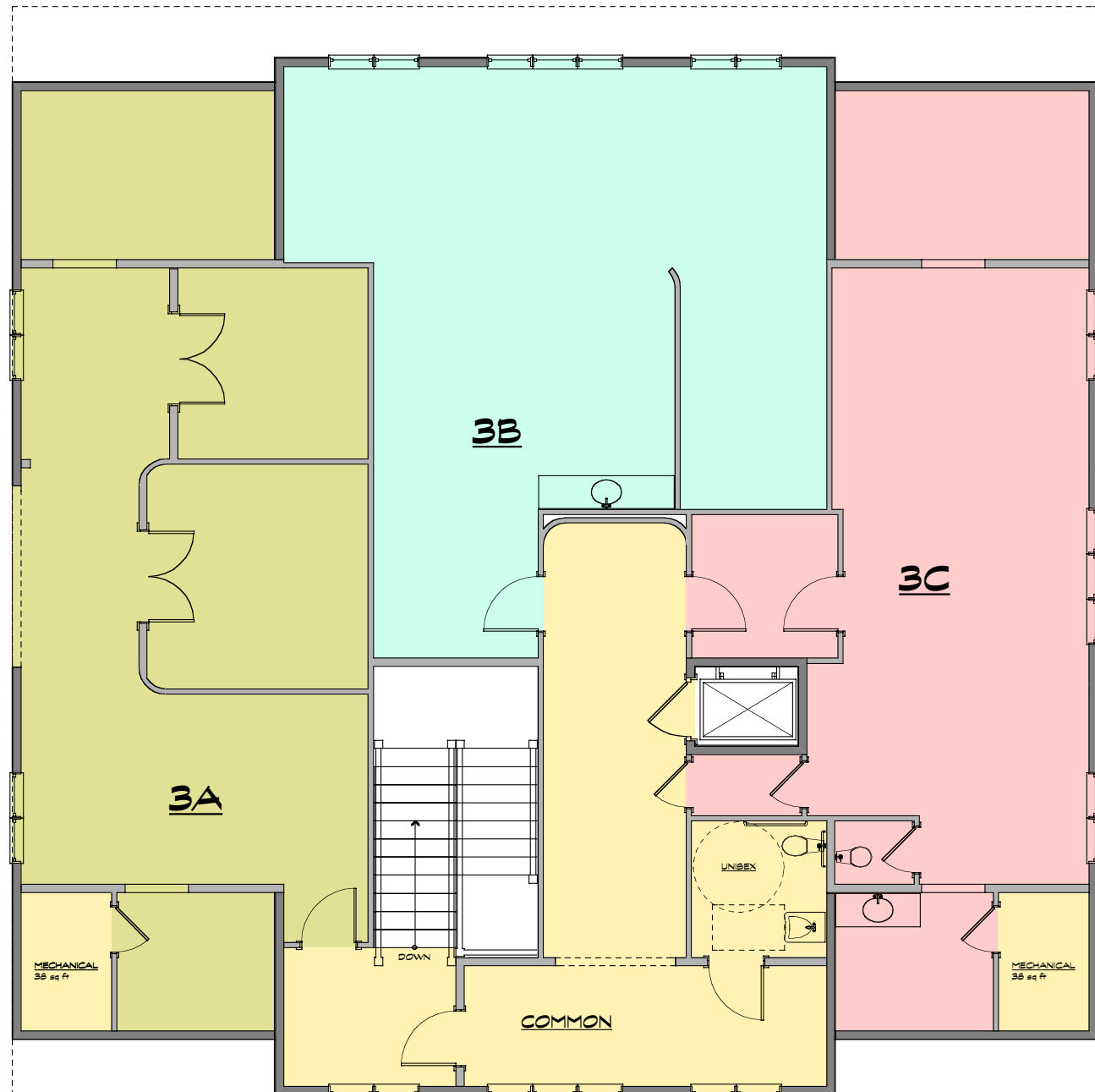
Floor Plan

UPPER LEVEL FLOOR PLAN

TOTAL SQ. FT. = 2,856 sq ft

3A 930 sq ft **3B** 784 sq ft **3C** 842 sq ft **COMMON** 568 sq ft

SCALE: 0' 1' 5' 10'





Aerial Overview



Scott Morgan, JD
Senior Vice President
616 292 3455
scott.morgan@colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2026. All rights reserved.