

FOR LEASE

4100 Embassy Dr SE, Grand Rapids, MI

Lease Rate:
$21.75/SF MG

Property Highlights

- 25,009 SF single story general office building
- 5,000 – 15,000 SF available for lease
- Built in 1995 on 4.18 acres
- 156 parking spaces (including 142 general spaces, 14 visitor, and HC)
- Monument signage
- Tenants include Emergency Care Specialists, Medical Management Specialists and Citizens Insurance

CONTACT US



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

Colliers West Michigan
333 Bridge Street, Suite 1010
Grand Rapids, MI 49504
colliers.com/westmichigan

Interior Photos



Front Reception



Private Office



First Floor Hallway

Interior Photos



Workstations



Conference Room



Private & Open Office



Kitchen & Breakroom

Properties Specifications



Financials

Lease Rate:	$21.75/SF MG
Estimated Property Taxes (2026):	$70,879
Property Taxes Per SF:	$2.83/SF
SEV (2026):	$1,904,700
Taxable Value (2026):	$1,226,391

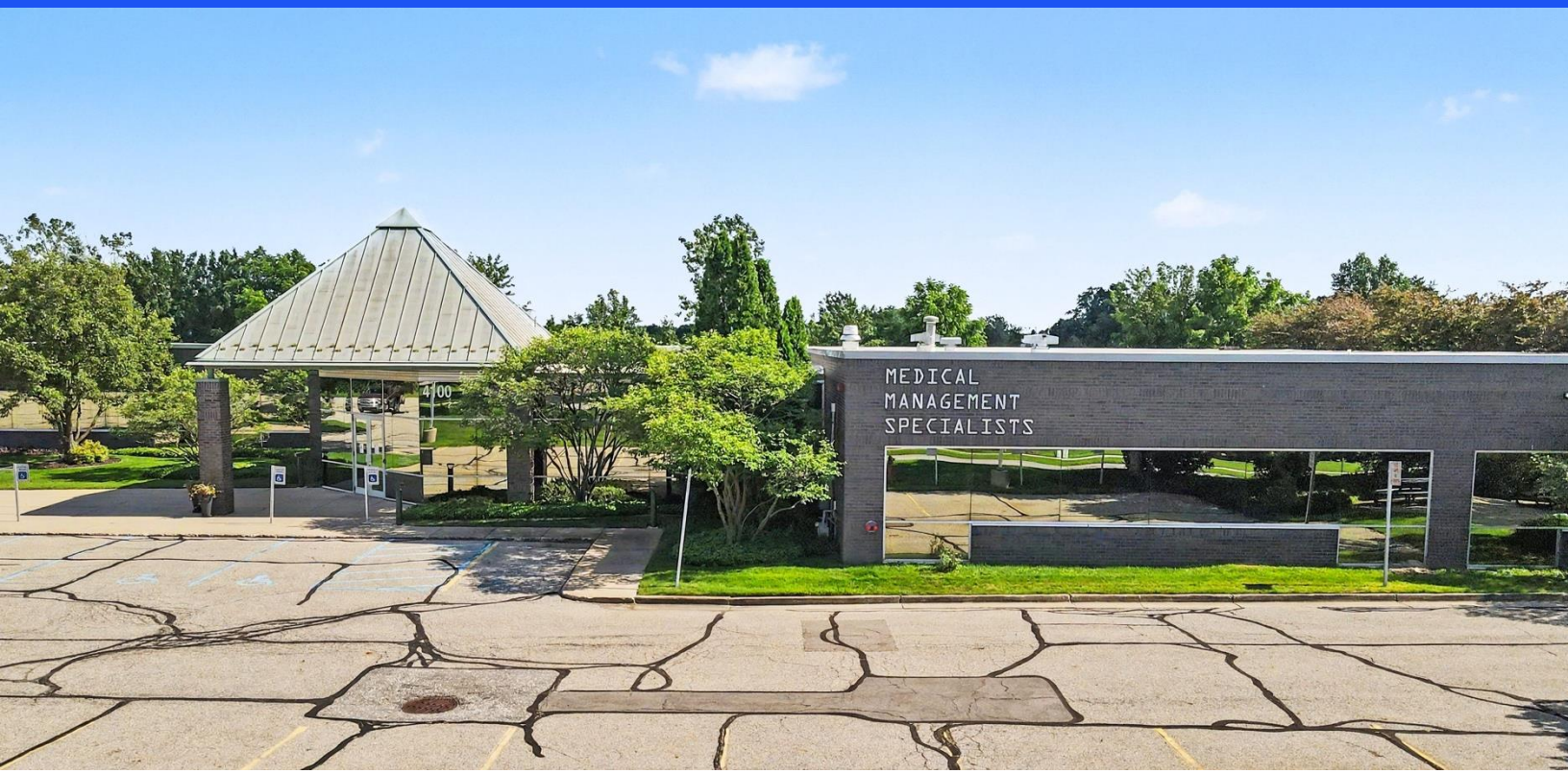
Property Details

Building SF:	25,009 SF
Year Built/Renovated:	1995/2010
Acreage:	4.18 Acres
Parcel Number:	41-18-12-320-006
Zoning:	C4
Municipality:	City of Kentwood

Location Highlights

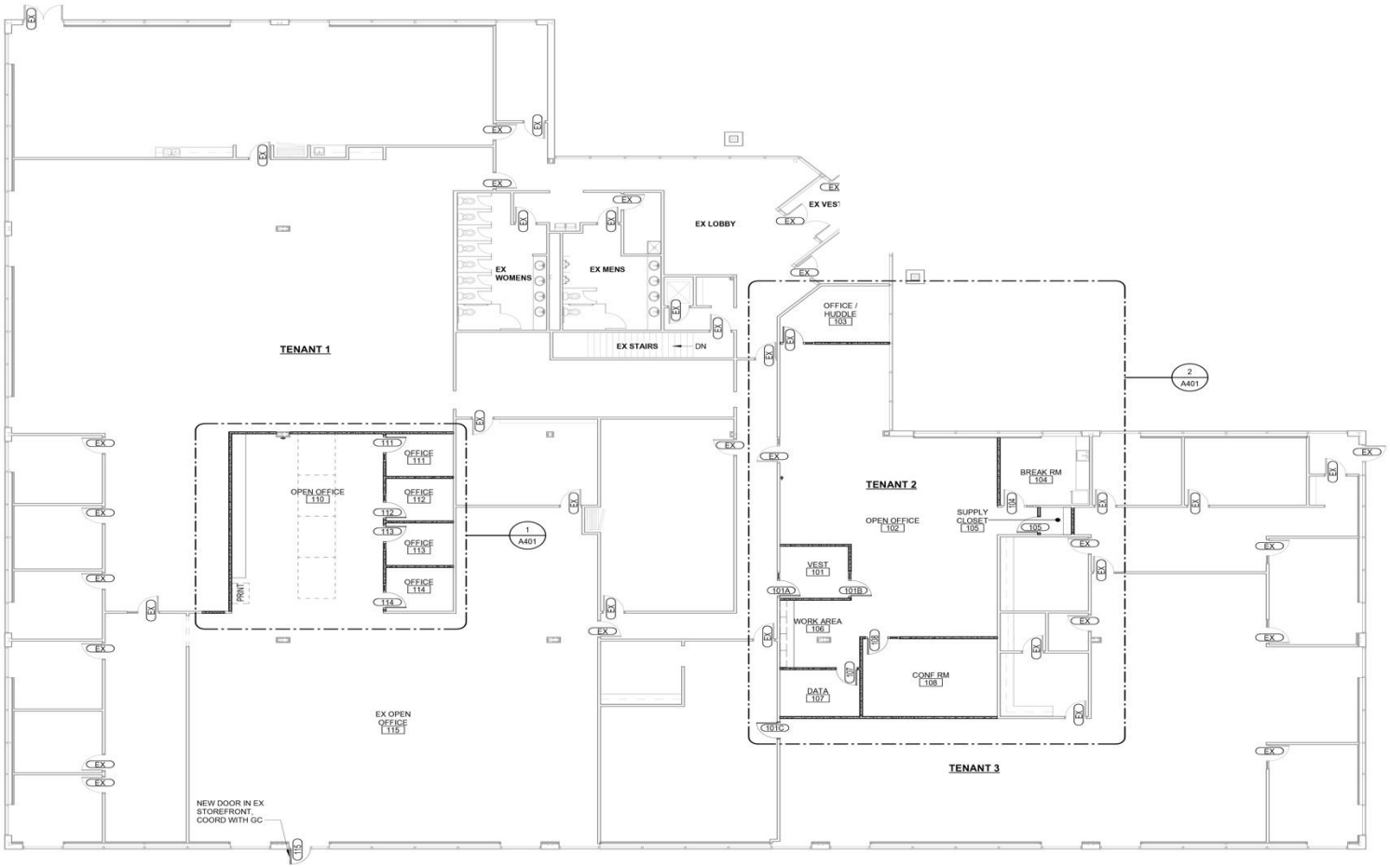
- **Modern Specialty Cluster:** Located near Exponential Health, West Michigan Orthopedics, West Michigan Surgery Center of Grand Rapids and many more.
- **High-Traffic Corridor:** Exceptional visibility with 34,851 VPD on 28th Street and 20,101 VPD on East Paris Avenue.
- **Regional Retail Proximity:** Minutes from West Michigan's premier shopping destinations: Woodland Mall (1.4 miles) and Centerpoint Mall (0.8 miles).
- **Premier Demographics:** Serving the affluent Cascade, Kentwood, and East Grand Rapids communities, characterized by high median household incomes and a growing professional population.

Properties Specifications

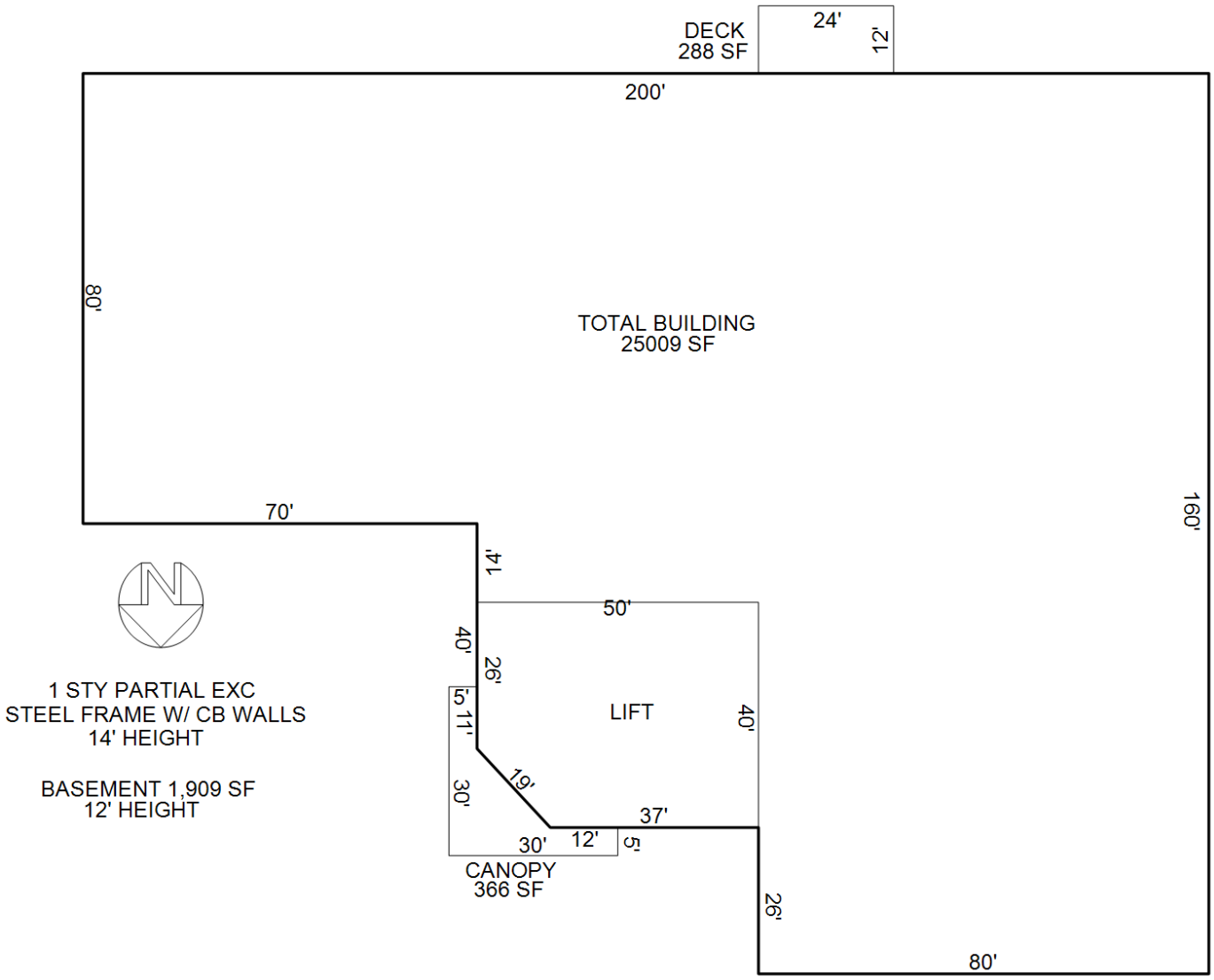


Suite	Space Available (SF)	Lease Rate ($/SF)	Monthly Rent
105	5,000 SF	$21.75/SF MG	$9,063
110	7,500 SF	$21.75/SF MG	$13,594
115	10,000 SF	$21.75/SF MG	$18,125
120	15,000 SF	$21.75/SF MG	$27,188

Floor Plan


TENANT 1
EX WOMENS
EX MENS
EX LOBBY
EX VEST
EX STAIRS
DN
OFFICE / HUDDLE 103
TENANT 2
OPEN OFFICE 102
SUPPLY CLOSET 105
BREAK RM 104
VEST 101
WORK AREA 106
DATA 107
CONF RM 108
TENANT 3
OPEN OFFICE 110
OFFICE 111
OFFICE 112
OFFICE 113
OFFICE 114
PRNT
EX OPEN OFFICE 115
NEW DOOR IN EX STOREFRONT, COORD WITH GC
1 A401
2 A401

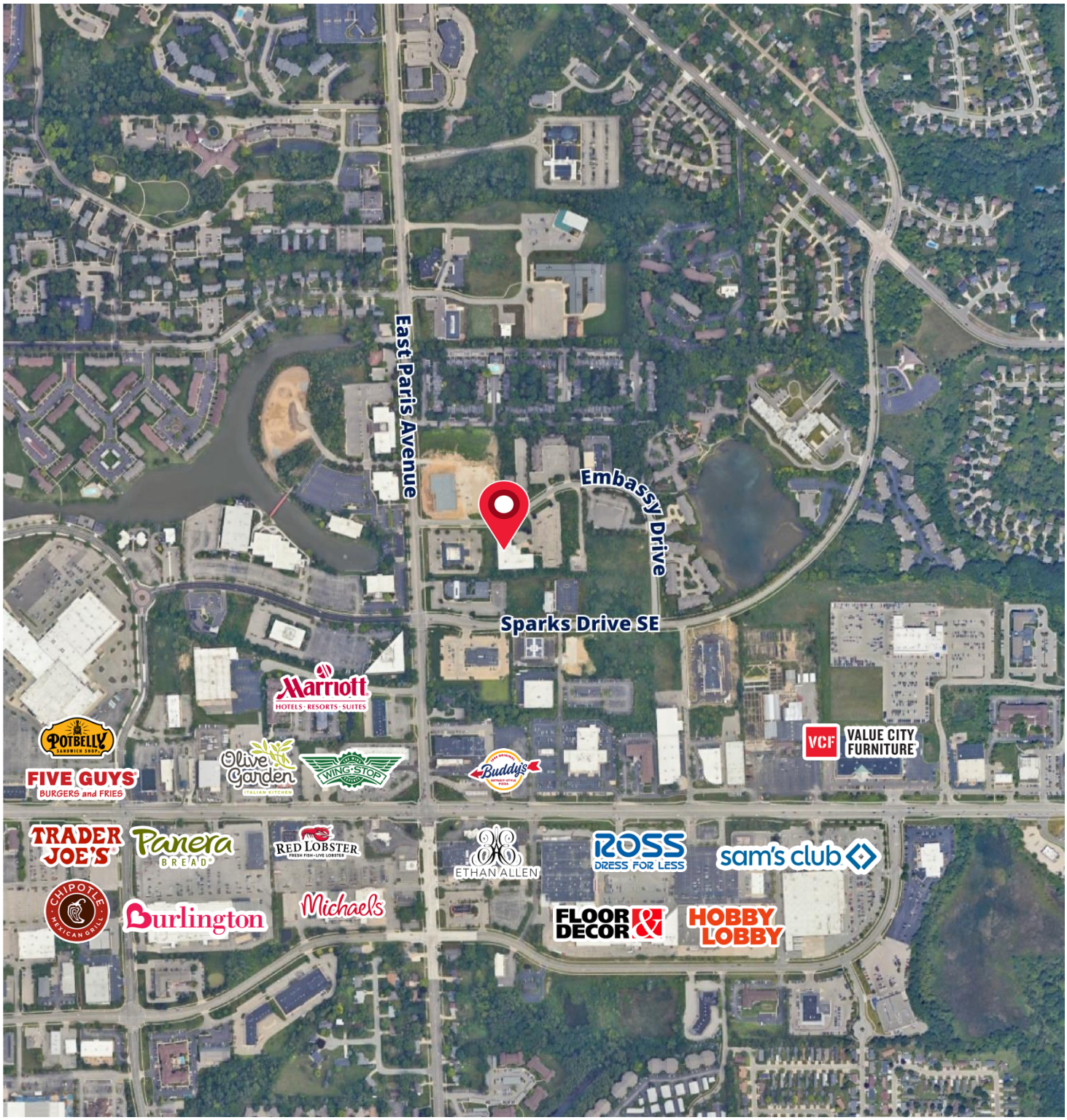
Site Plan


DECK
288 SF
24'
12'
200'
80'
TOTAL BUILDING
25009 SF
160'
70'
14'
50'
40'
26'
5'
11'
LIFT
40'
19'
30'
37'
30'
12'
5'
CANOPY
366 SF
26'
80'
1 STY PARTIAL EXC
STEEL FRAME W/ CB WALLS
14' HEIGHT
BASEMENT 1,909 SF
12' HEIGHT

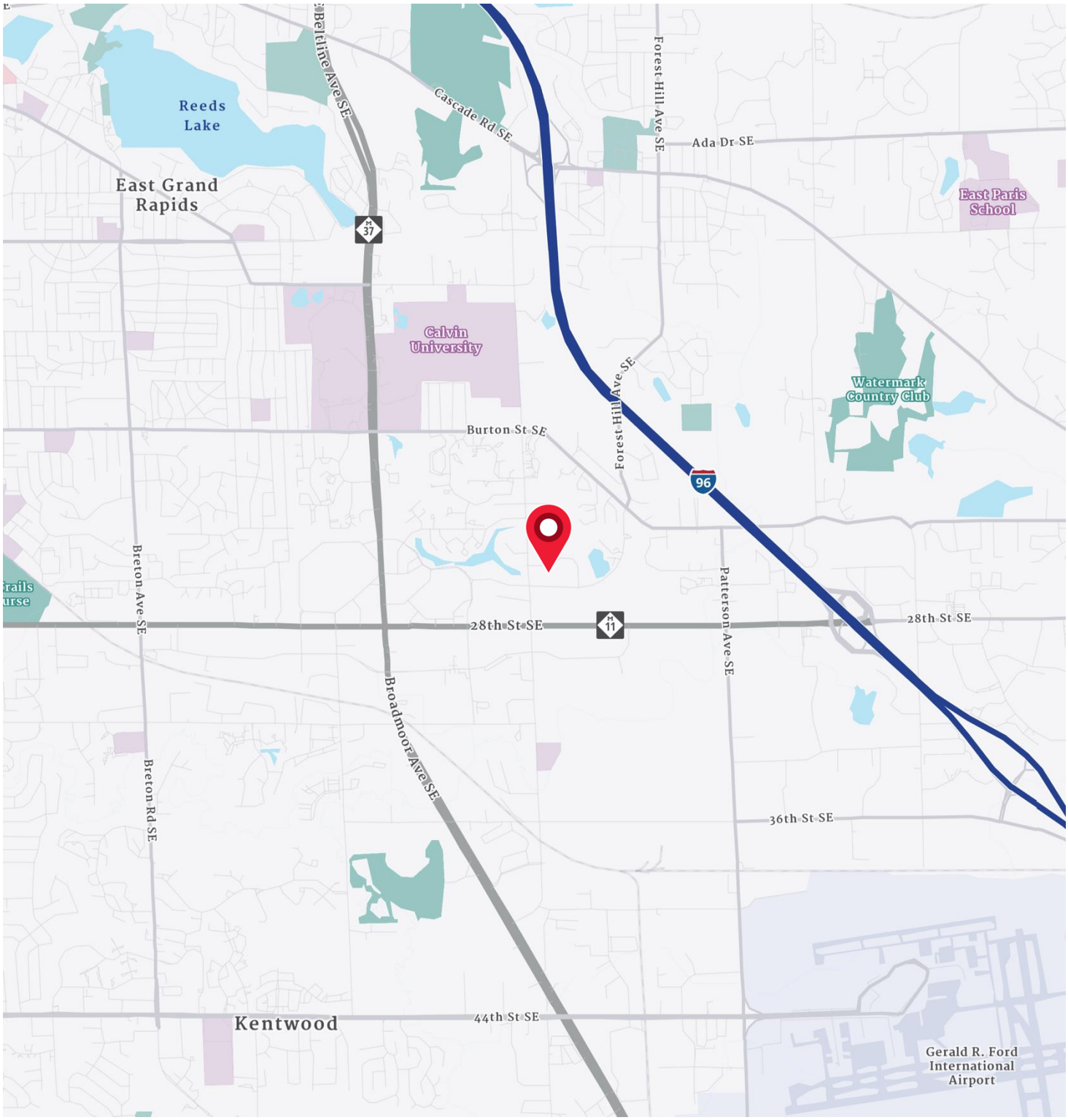
Aerial Map


Costco
2.1 Miles
The Shops at
Centerpoint
Woodland Mall
28th Street
E Beltline Ave SE
East Paris Ave SE
Embassy Dr SE

Retailer Map



Location Map



Demographics

CURRENT YEAR SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Population	8,424	57,409	163,014
Total Households	3,867	23,816	63,165
Total Family Households	1,900	13,596	39,479
Average Household Size	2.01	2.25	2.49
Median Age	32.5	37.4	36.1
Population Age 25+	5,473	38,481	107,547
5 YEAR PROJECTED TRENDS: ANNUAL RATE	**1 MILE RADIUS**	**3 MILE RADIUS**	**5 MILE RADIUS**
Population	0.32%	0.03%	0.04%
Households	0.61%	0.37%	0.36%
Families	0.31%	0.14%	0.17%
Median Household Income	1.50%	2.06%	2.31%
CURRENT YEAR POPULATION BY SEX	**1 MILE RADIUS**	**3 MILE RADIUS**	**5 MILE RADIUS**
Male Population	3,989	27,500	79,115
Female Population	4,435	29,909	83,899
INCOME & HOUSEHOLDS SUMMARY	**1 MILE RADIUS**	**3 MILE RADIUS**	**5 MILE RADIUS**
2025 Median Household Income	$60,520	$84,867	$87,666
Average Household Income	$82,554	$125,220	$124,140
Per Capita Income	$35,358	$52,186	$48,296
SUMMARY BUSINESS DATA	**1 MILE RADIUS**	**3 MILE RADIUS**	**5 MILE RADIUS**
Total Businesses	696	3,780	7,177
Total Daytime Population	14,564	89,910	219,265
Daytime Population: Workers	10,479	63,832	144,169
Daytime Population: Residents	4,085	26,078	75,096

Data Notes:

- Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption.
- Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
- Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.



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