

OFFICE SUITE IN BRIDGE POINTE OFFICE PARK

OFF EAST PARIS AVENUE SE



FOR LEASE
3949 Sparks Drive SE
Grand Rapids, MI

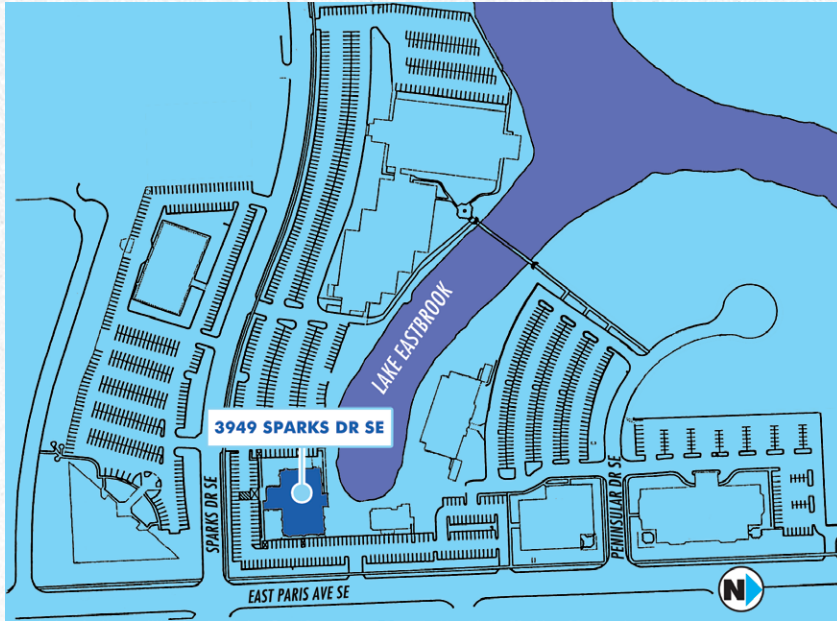
AVAILABLE:
3,512 SF

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PROPERTY BROCHURE

3949 Sparks Drive SE, Grand Rapids, MI



OFFICE SPACE IN NATURAL SETTING NEAR 28TH RETAIL CORRIDOR

3949 Sparks Drive SE is a 32,000 square foot multi-tenant office building located in Bridge Pointe Office Park, Grand Rapids' premier suburban office park. The property offers ample on-site parking and convenient access through three separate entrances. Inside, the offices feature large windows that allow for abundant natural light, along with recently remodeled common areas and restrooms. On-site ownership, maintenance, and management ensure responsive service and well-maintained facilities.

The surrounding office park spans over 250,000 square feet of office space in a scenic, park-like setting near the 28th Street retail corridor, between East Paris and East Beltline. Recent capital investment of over \$5 million has modernized building mechanicals, refreshed shared spaces, and created turnkey workspaces tailored to the needs of nationally recognized tenants.

PROPERTY INFORMATION



AVAILABLE:
Suite 102: 3,512 RSF



PARKING:
Ample On-site



PARK LIKE SETTING:
In Bridge Pointe Office Park



LOCATED:
Near 28th St
Commercial
Corridor

Lease Rate:

\$23.95

PSF/YEAR, MODIFIED GROSS

(Tenant pays electric, gas and in-suite janitorial)

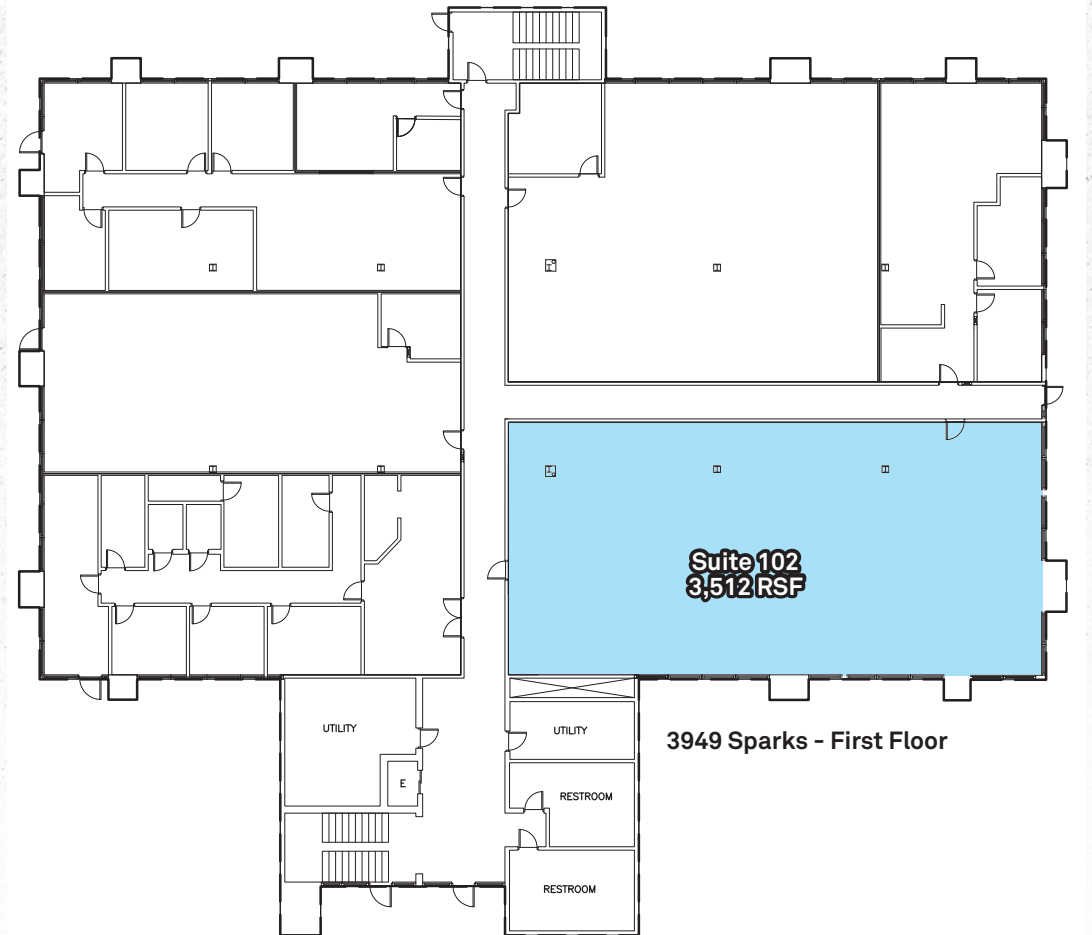
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PROPERTY BROCHURE

3949 Sparks Drive SE, Grand Rapids, MI

Suite 102: 3,512 SF Available

Rate	\$23.95 PSF
Terms	Modified Gross Lease
Availability	Immediate



SUITE INFORMATION:

- Landlord to provide Tenant Improvement Allowance to finish suite to Tenant's specifications

PROPERTY BROCHURE

3949 Sparks Drive SE, Grand Rapids, MI



AREA MAP



AREA
INFORMATION

4 Minutes
to The Shops at Centerpoint and
Woodland Mall

1.8 Miles
to I-96/28th Street interchange

3.8 Miles
to Gerald R. Ford Intl. Airport

14 Minutes
to Downtown Grand Rapids

Convenient
to restaurants, airport, lodging
and interstates

DEMOGRAPHICS

Parameter	1-Mile	3-Mile	5-Mile
Population	9,239	61,922	176,565
Households	3,941	25,504	68,345
Average HH Income	\$83,056	\$124,660	\$124,622

TRAFFIC COUNTS

Sparks Drive SE	6,324 VPD
E. Paris Avenue SE	15,460 VPD
28th Street SE	28,107 VPD