



# FOR LEASE

1,886 sq. ft. / \$5.00 psf per year

1360 - 84th St. SW



## Features:

- ◆ 1 Suite Available
- ◆ Landlord Pays for Property Taxes
- ◆ Landlord Able to Build Suite to Tenant's Needs
- ◆ Combination Office & Industrial



For complete information  
Contact:

**Dave Kwekel, CCIM**

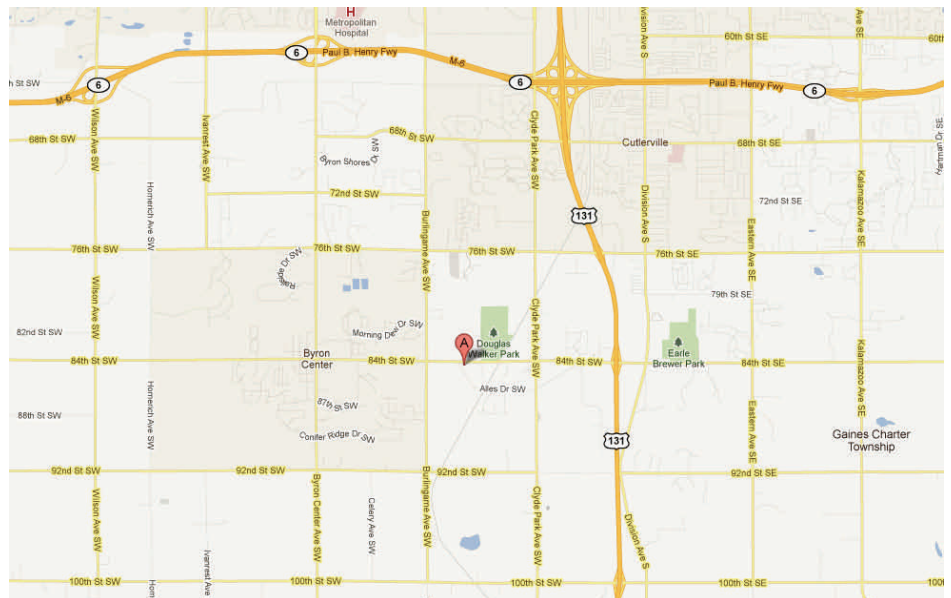
**(616) 583-1200**

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## Why locate here?

- ◆ Located Close to US-131 Highway
- ◆ Byron Center Address



## **FOR LEASE**

### **1360 – 84<sup>th</sup> St. SW**

- SIZE:** • 1,886 sq. ft. \$786 per month
- LOCATION:** 131 to 84th street, West to building (Corner of Alles and 84th)
- GENERAL BUILDING FEATURES:**
- |                        |                  |
|------------------------|------------------|
| <b>Construction:</b>   | Steel and Brick  |
| <b>Heat:</b>           | Forced Air / Gas |
| <b>Ceiling Height:</b> | 9' to 18'        |
| <b>Lighting:</b>       | Fluorescent      |
| <b>Roof:</b>           | Steel            |
| <b>Sprinklered:</b>    | No               |
| <b>Parking:</b>        | Ample Off-street |
| <b>Year Built:</b>     | 1990             |
- GENERAL INTERIOR FEATURES:**
- |                          |                  |
|--------------------------|------------------|
| <b>Air Conditioning:</b> | 80%              |
| <b>Ceiling:</b>          | 9' to 18'        |
| <b>Construction:</b>     | Drywall          |
| <b>Windows:</b>          | Thermal          |
| <b>Heat:</b>             | Forced Air / Gas |
| <b>Restrooms:</b>        | Yes              |
- UTILITIES:** All municipal utilities available.
- PERMANENT PARCEL #:** 41-21-23-127-001
- MUNICIPALITY:** **Byron Center Township**
- ZONING:** 201 COMMERCIAL - IMPROVED
- PRICE & TERMS:** \$5.00 per square foot per year with tenant paying gas, electric, phone, janitorial, and insurance expenses along with annual cost of living adjustment in the rental.  
Term: 24 - 48 mos. Lessor to approve use & credit.
- POSSESSION:** At Close

**For More Information  
Contact:**

**Dave Kwekel, CCIM**  
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**SEE OUR WEBSITE AT:** <http://www.dkwekel.com>

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