



# FOR LEASE

3,000 sq. ft. - 4,878 sq. ft.

1625 Leonard St. NE

## Features:

- ◆ Building Just Renovated
- ◆ End Cap Suite
- ◆ Large Parking Lot
- ◆ Large Sign Presence



## Why locate here?

- ◆ Other Tenants Include Save A Lot, Fifth Third Bank, and Family Dollar
- ◆ Last Retail Suite in the Center

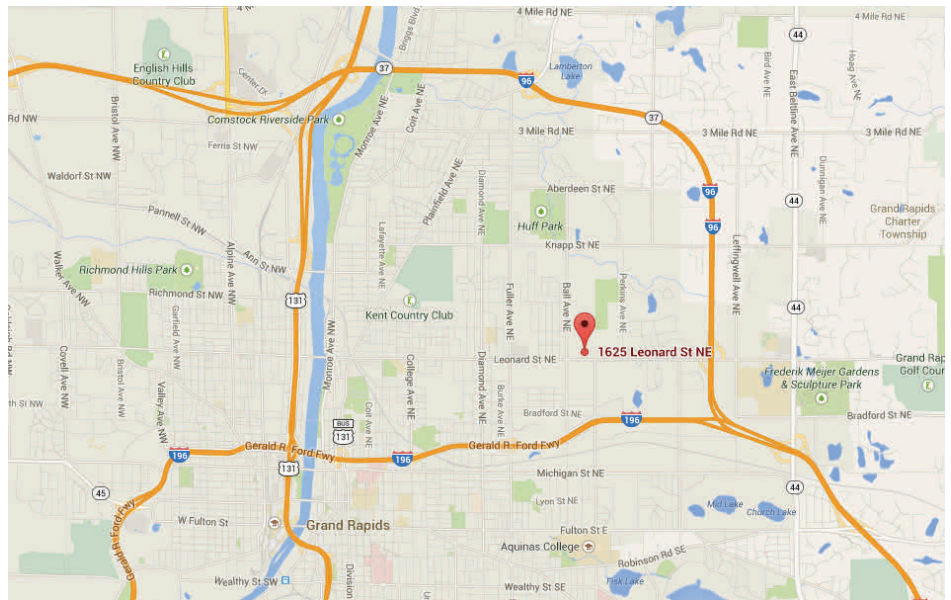
For complete information  
Contact:

**Dave Kwekel, CCIM**

**(616) 583-1200**

**dave@dkwekel.com**

**COMMERCIAL  
ALLIANCE OF  
REALTORS®**



## FOR LEASE

### 1625 Leonard St. NE

<b>SIZE:</b>	• 4,878 sq. ft.	\$2,032.50 / month
	• 4,000 sq. ft.	\$1,666.66 / month
	• 3,500 sq. ft.	\$1,458.33 / month
	• 3,000 sq. ft.	\$1,250.00 / month

**LOCATION:** Between Fuller Ave and Plymouth Ave

<b>GENERAL BUILDING FEATURES:</b>	<b>Construction:</b>	Block
	<b>Heat:</b>	Forced Air / Gas
	<b>Ceiling Height:</b>	15'
	<b>Lighting:</b>	Fluorescent
	<b>Roof:</b>	Flat
	<b>Sprinklered:</b>	Yes
	<b>Parking:</b>	Ample Off-street
	<b>Year Built:</b>	999

<b>GENERAL INTERIOR FEATURES:</b>	<b>Air Conditioning:</b>	100%
	<b>Ceiling:</b>	15'
	<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 #:** 41-14-16-352-026

**MUNICIPALITY:** City of Grand Rapids

**ZONING:** 201 Commercial – Improved

**PRICE & TERMS:** \$5.00 per square foot per year with tenant paying all costs of taxes and insurance, utilities, grounds and building maintenance along with annual cost of living adjustment in the rental.  
Term: 24 – 60 mo. Lessor to approve use & credit.

**POSSESSION:** At Close

#### For More Information

#### Contact:

**Dave Kwekel, CCIM**  
**Dave Kwekel Development, LLC**  
**7660 Clyde Park Ave. SW**  
**Byron Center, Michigan 49315**  
**Telephone: 616-583-1200**  
**Fax: 616-583-1201**  
**Email: dave@dkwekel.com**

#### SEE OUR WEBSITE AT:

<http://www.dkwekel.com>