



FOR LEASE

4280 Cascade Rd. SE

1,412 sq. ft.

Features:

- ◆ 1,412 square feet office suite
- ◆ Modified Gross Lease
- ◆ Corner Office
- ◆ Signage on Cascade Road



Why locate here?

- ◆ High Visibility Corner
- ◆ Close Proximity to Many Services

For complete information
Contact:

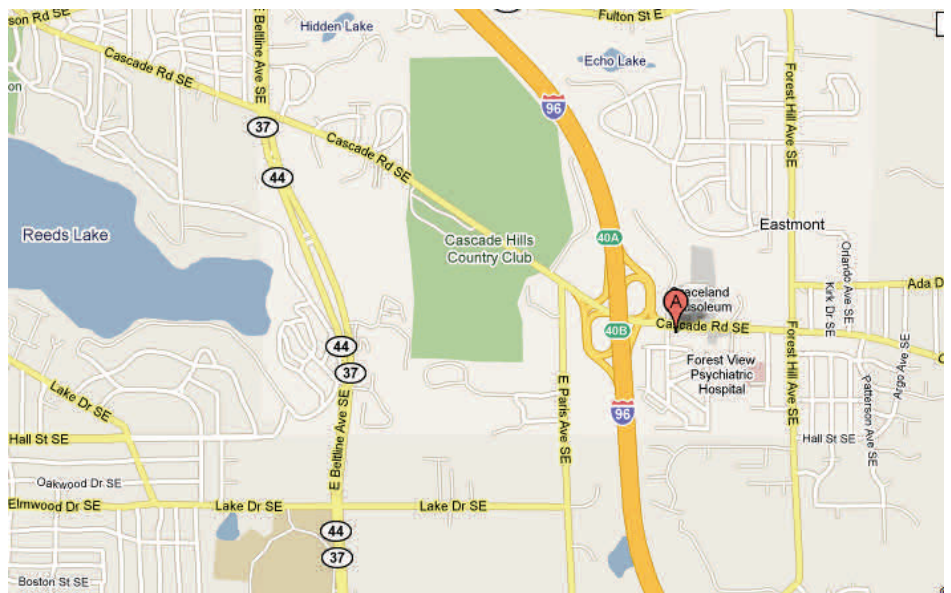
Dave Kwekel, CCIM

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**COMMERCIAL
ALLIANCE
OF
REALTORS®**



FOR LEASE
4280 Cascade Rd. SE

SIZE: • 1,412 sq. ft.

LOCATION: 1/8 of a mile east of I-96 on Cascade Rd.

GENERAL BUILDING FEATURES:

Construction:	Frame / Wood
Heat:	Forced Air / Gas
Ceiling Height:	9'
Lighting:	Fluorescent
Roof:	Shingled
Sprinklered:	No
Parking:	Ample Off-street
Year Built:	999

GENERAL INTERIOR FEATURES:

Air Conditioning:	100%
Ceiling:	9'
Construction:	Drywall
Windows:	Thermal
Heat:	Forced Air / Gas
Restrooms:	Yes

UTILITIES: All municipal utilities available.

PERMANENT PARCEL #: 41-14-36-328-001

MUNICIPALITY: Grand Rapids Township

ZONING: 201 COMMERCIAL - IMPROVED

PRICE & TERMS: \$16.50 per square foot per year or \$1,941.50 per month with tenant paying gas, electric, phone, pro rata of trash, and janitorial expenses along with annual cost of living adjustment in the rental.
Term: 36 mo. Lessor to approve use & credit.

POSSESSION: At Close

**For More Information
Contact:**

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