



# FOR LEASE

4,200 - 6,800 sq. ft. Suites

1601 Steele Ave. SW



## Features:

- ◆ 4,200—6,800 sf Office Space
- ◆ Main Level
- ◆ Mostly Furnished
- ◆ Gross Lease



For complete information  
Contact:

**Dave Kwekel, CCIM**

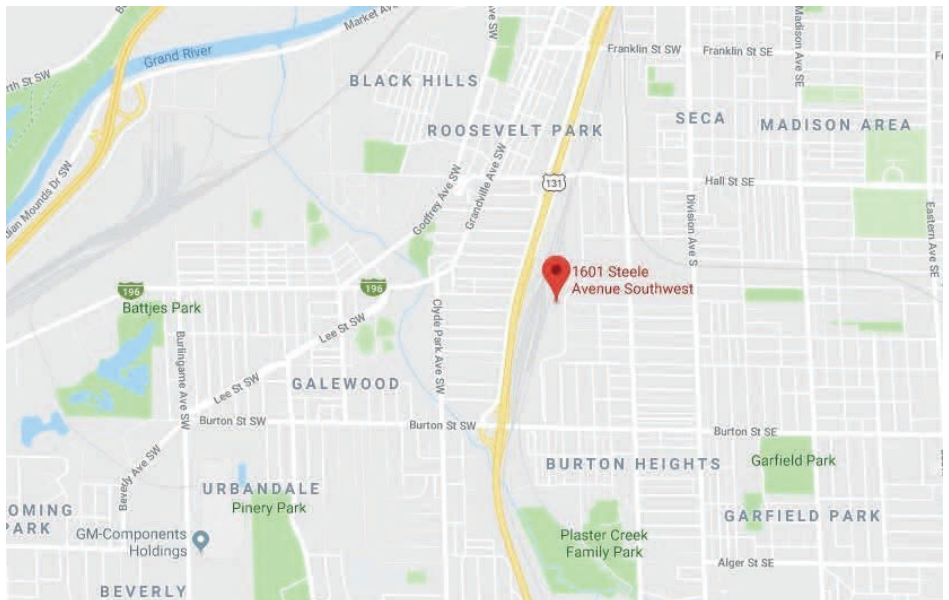
**(616) 583-1200**

**dave@dkwekel.com**



## Why locate here?

- ◆ Very close to Downtown GR
- ◆ Plenty of Parking



**FOR LEASE**  
**1601 Steele Ave. SW**

**SIZE:**

- 4,200 sq. ft. \$2,625.00 / month
- 6,800 sq. ft. \$4,250.00 / month

**LOCATION:** Between Clyde Park Ave. and Burlingame

**GENERAL BUILDING FEATURES:**

<b>Construction:</b>	Block
<b>Heat:</b>	Forced Air / Gas
<b>Ceiling Height:</b>	10'
<b>Lighting:</b>	Fluorescent
<b>Roof:</b>	Rubber
<b>Sprinklered:</b>	Yes
<b>Parking:</b>	Ample
<b>Year Built:</b>	999

**GENERAL INTERIOR FEATURES:**

<b>Air Conditioning:</b>	Yes
<b>Ceiling:</b>	10'
<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 #:** 41-17-01-176-003

**MUNICIPALITY:** Grand Rapids

**ZONING:** 301 INDUSTRIAL IMPROVED

**PRICE & TERMS:** \$7.50 per square foot per year with tenant paying all costs of telephone and refuse removal and janitorial maintenance 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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**SEE OUR WEBSITE AT:** <http://www.dkwekel.com>