

FOR LEASE

3949 Sparks Drive SE, Grand Rapids, MI



Office Suites in Bridge Point Office Park Off East Paris Avenue SE

SUITE INFORMATION:

- 825-3,512 rentable square feet available
- Tenant pays electric, gas and in-suite janitorial
- Offices with large windows for natural sunlight

BUILDING FEATURES

- 32,000 SF building with ample on-site parking at three entrances
- On-site ownership, maintenance and management team
- Newly remodeled common areas and restrooms
- Easy ingress and egress from East Paris Ave and Sparks Drive

LEASE RATE:

\$18.95

PSF/YEAR, MODIFIED GROSS

FOR MORE INFORMATION:

Blake Rosekrans

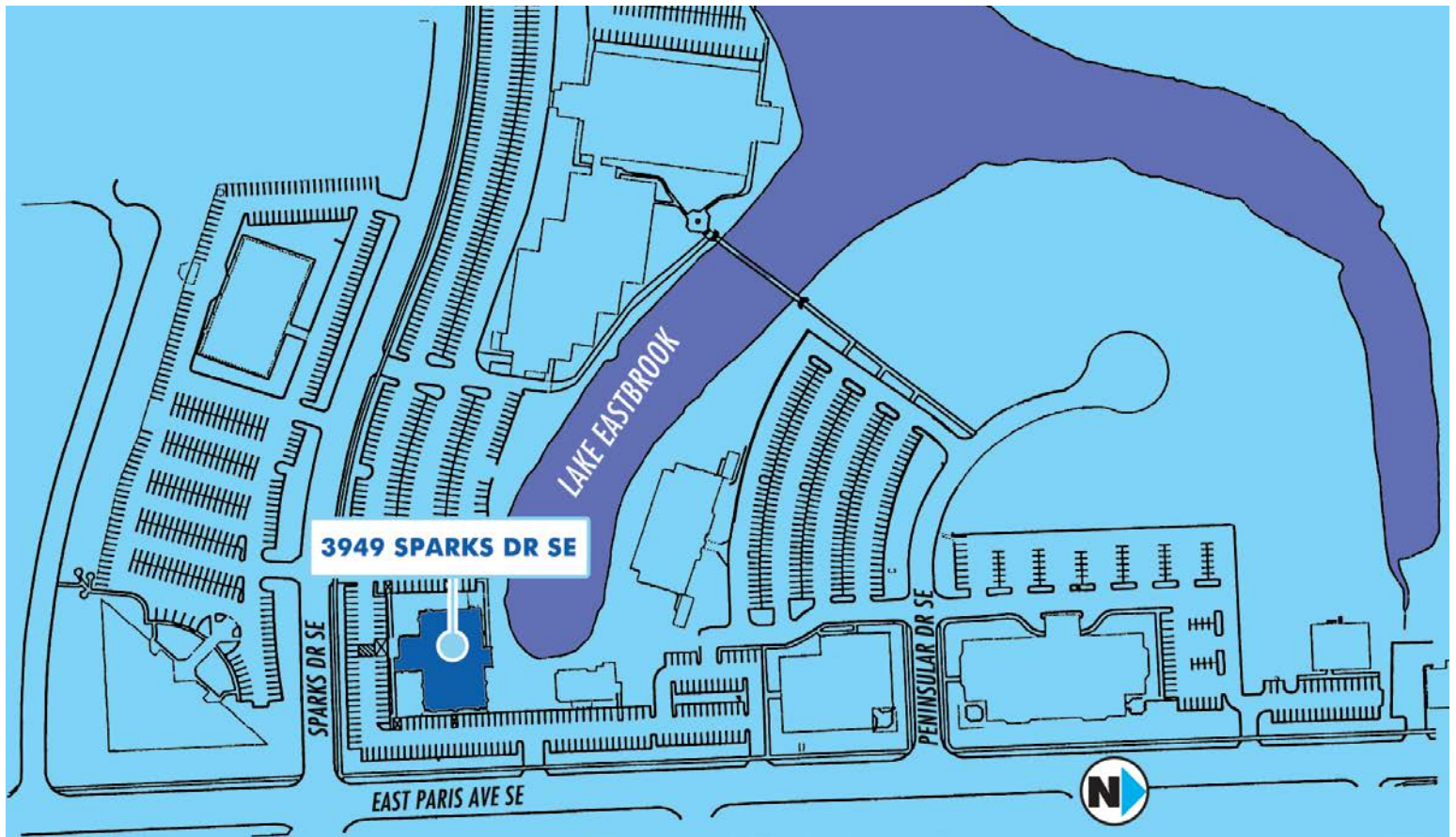
Vice President, Brokerage Services

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Bridge Pointe Office Park is the premier suburban office park in Grand Rapids, boasting over 250,000 SF of office space in a park like setting near 28th St., between East Paris and E. Beltline.

The Office Park has recently undergone a capital campaign of over \$5MM, modernizing building mechanicals, updating common areas and restrooms, and creating turnkey work spaces to meet the demands of many nationally recognized Tenants.



Suite 102: 3,512 SF Available

Rate	\$18.95 PSF
Terms	Modified Gross Lease
Availability	Immediate



SUITE INFORMATION:

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

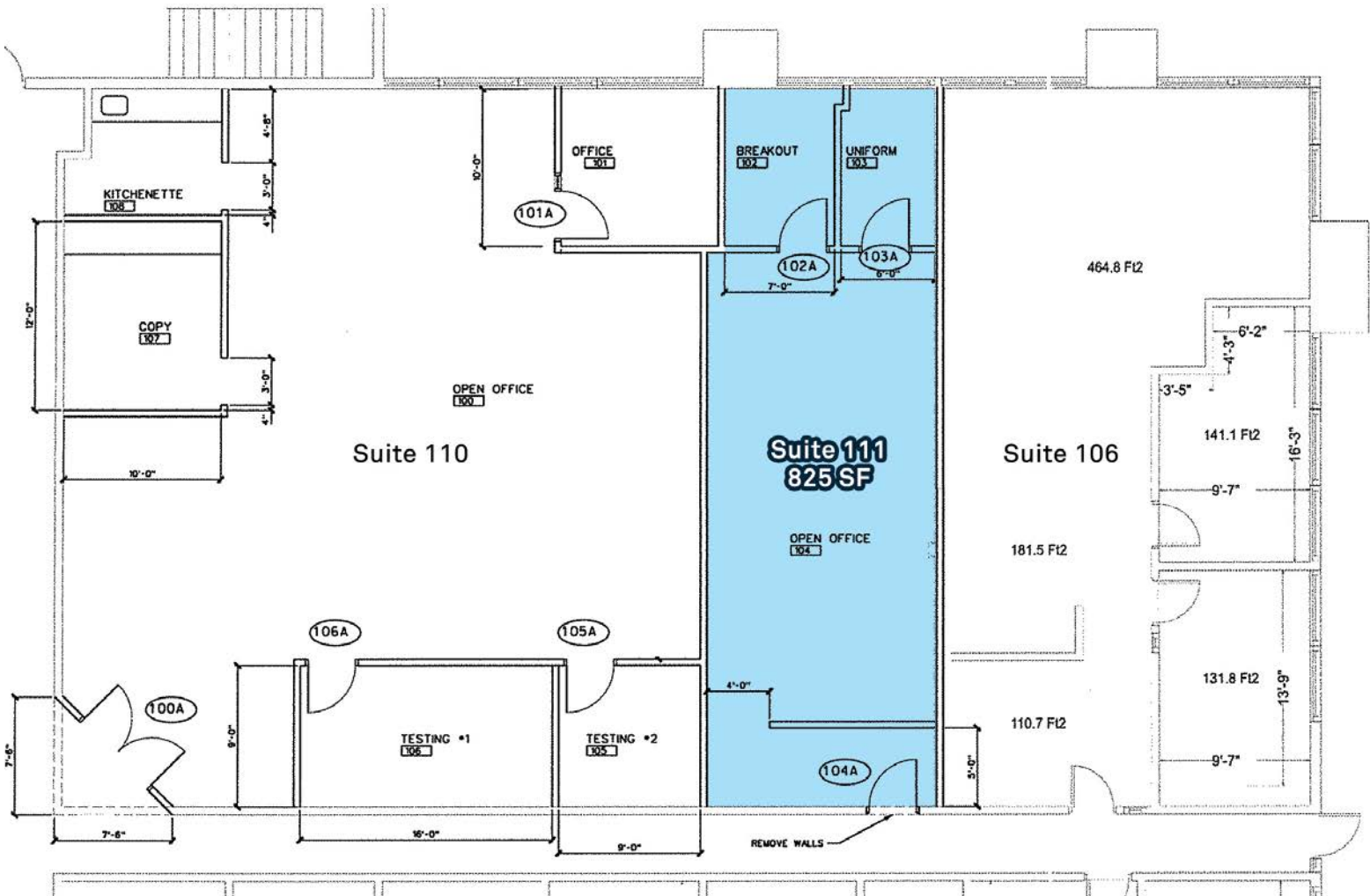
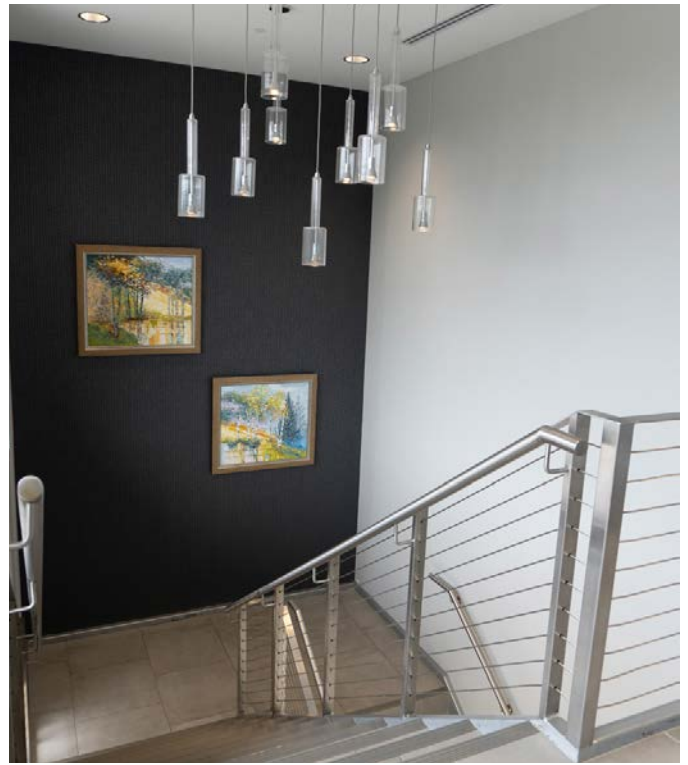


Suite 111: 825 SF Available

Rate	\$18.95 PSF
Terms	Modified Gross Lease
Availability	Immediate

SUITE INFORMATION:

- Move in ready, prime first floor suite
- Current floor plan features 2 offices, reception area and open work area.





AREA INFORMATION:

4 Minutes

The Shops at Centerpoint and Woodland Mall

1.8 Miles

To I-96/28th Street interchange

3.8 Miles

To Gerald R. Ford International Airport

14 Minutes

To Downtown Grand Rapids

Convenient

To restaurants, airport, lodging and interstates

DEMOGRAPHICS

Proximity	1-Mile	3-Mile	5-Mile
Population	8,120	59,207	167,847
Average Households	3,608	23,956	64,227
Average Household Income	\$56,843	\$101,509	\$99,263

TRAFFIC COUNTS

Sparks Drive SE	8,438 VPD
E. Paris Avenue SE	17,760 VPD
28th Street	39,492 VPD

