



LOT 1
2131 64th Street SW
Byron Center, MI 49315

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**FOR
LEASE**

PRESENTED BY

VISION
REAL ESTATE INVESTMENT



For Lease > 2131 64th ST Lot 1

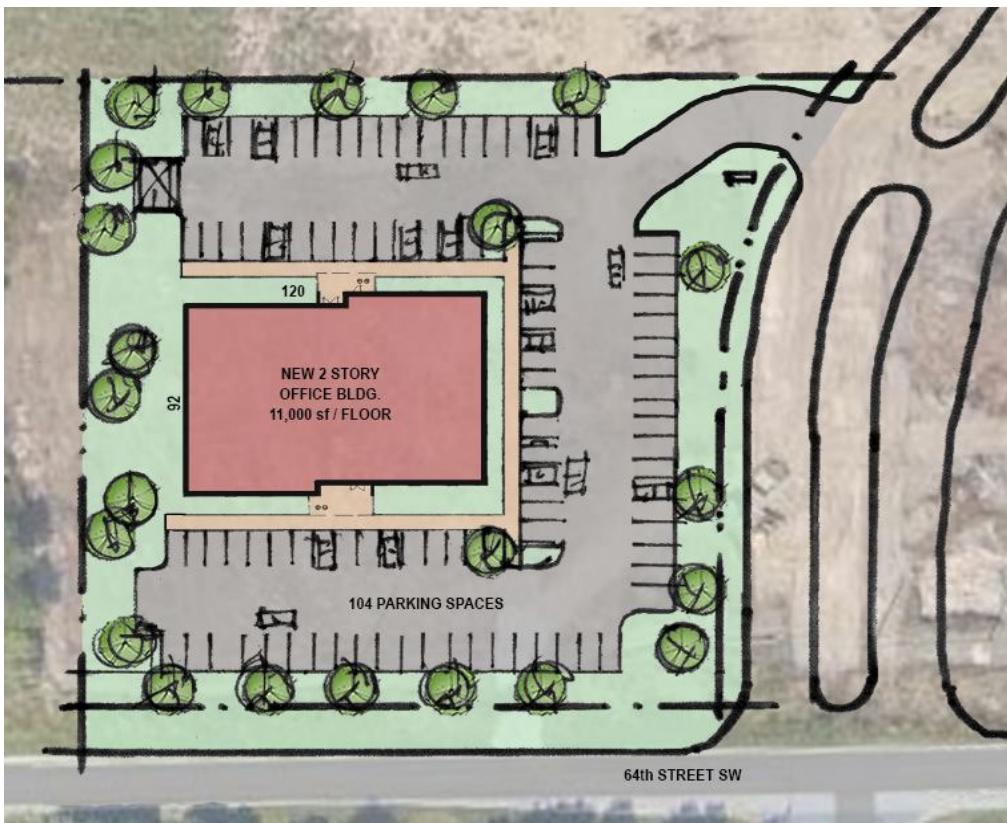


Proposed New Construction – 2,750-22,000 SF of office space available. Located near the M-6 interchange with Mercy Health Southwest Campus, Metro Health Village, and multiple retail users in the very close vicinity. \$35/SF tenant improvement allowance above white box.

Lease Information

Suite	RSF	Rate/PSF/Year	Rent/Month	Lease Type
A	22,000	\$23.00	≈ \$42,167	NNN
B	16,500	\$23.00	≈ \$31,625	NNN
C	11,000	\$23.00	≈ \$21,083	NNN
D	5,500	\$23.00	≈ \$10,542	NNN
E	2,750	\$23.00	≈ \$5,271	NNN





Building Specifications

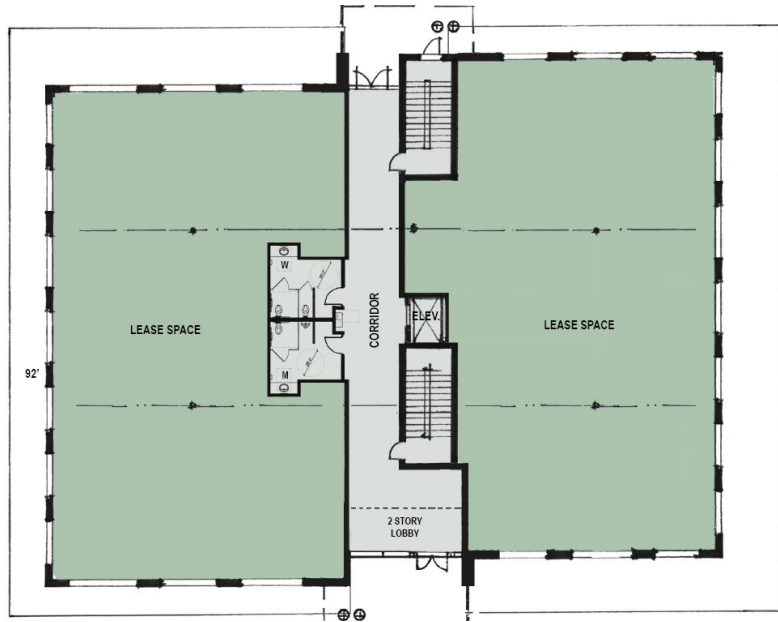
Total Building SF:	22,000	Air Conditioning/Heating:	Engineered
Office SF:	100%	Driveway Surface:	Asphalt
Available SF:	22,000	Parking Spaces:	Ample
Parcel Number:	41-21-03-100-026	Outside Storage:	None
Acreage Lot Size:	2.19	Use:	Office
Frontage:	316'	Signage:	Monument
Year Built:	2020	Zoning:	PUD
Levels:	2	Taxing Authority:	Byron Township
Construction:	Brick and Stone	Gas:	Ample
Roof:	Flat	Fiber/Internet/Telephone:	Yes
Sprinklers:	Yes	Electric:	Consumers Energy
Security System:	TBD	Water/Sewer:	Municipal



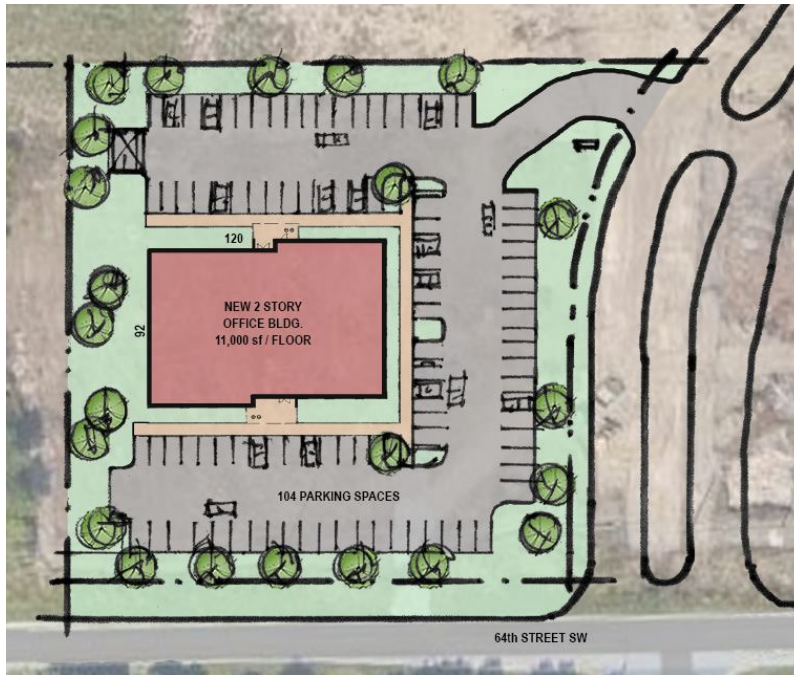
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PROPERTY DESCRIPTION

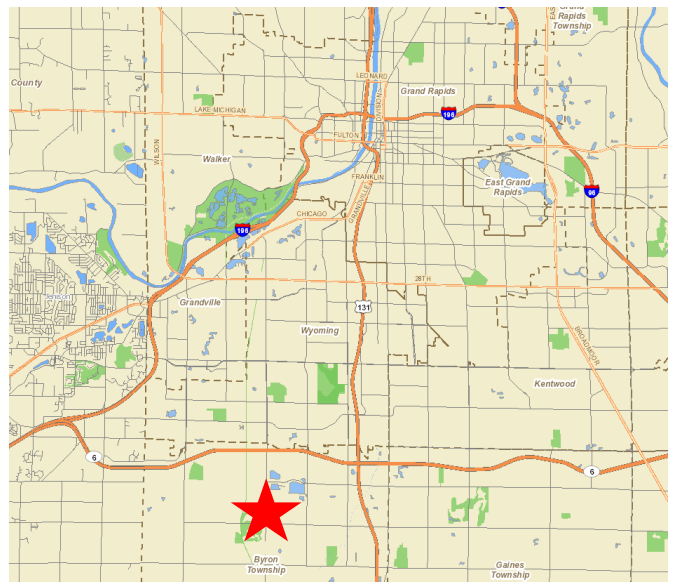
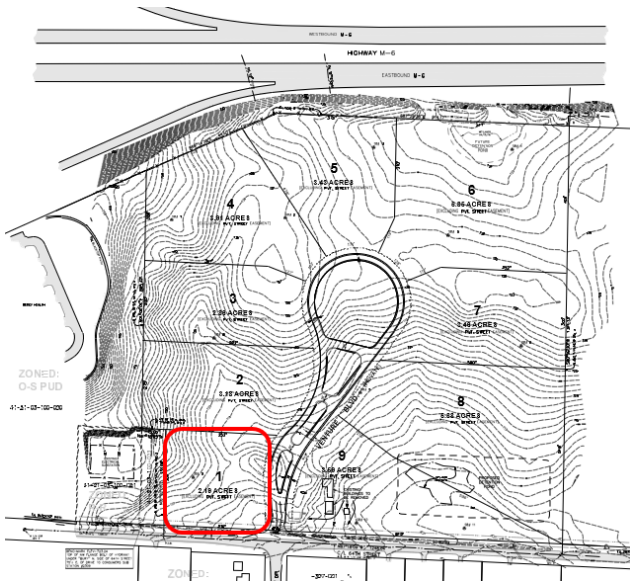
Floor Plan



Site Plan



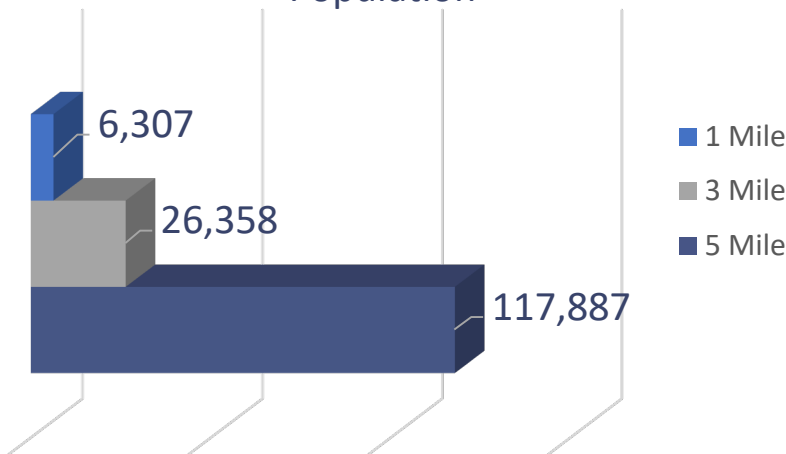
Location Maps



Location Overview



Population



54,810



M6 Traffic Count

+20.3%



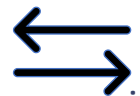
Growth

\$65,536



Average Income

62



Commercial Transactions

\$222,800



Median Property Value

Byron Center has seen explosive growth in population and businesses in the recent years, and has become a hub for the medical industry. With companies like Metro Health and Mercy Health pulling business from all of West Michigan the area has taken off. From 2010-2018 the population of Byron Center has had an incredible growth of 20.3%. This growth has encouraged economic progress as the average income has reached over \$65,000 and property values are close to a quarter million dollars on average. As property values continue to rise, more and more businesses want to be in this area. In the last year alone, there have been 62 commercial real estate transactions within 2 miles of Venture Office Park.

Source: U.S. Census Bureau, Michigan.gov

