

# FOR LEASE

**16 Ionia Avenue SW, Grand Rapids, MI**



Location, location, location! Great opportunity to lease a street level condo on Ionia Avenue. Located in the middle of the entertainment district, this suite includes a wide open floor plan, high ceilings, sandblasted brick and huge store front windows looking out to Ionia Avenue. This suite lends itself well to both retail or office use.

For more information please contact:

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- **1,508 Available SF**
- **Lease Price/SF: \$16.75, Modified Gross**
- **Lease Terms: 36 Months**
- **Tenant Pays: Suite Electric and Janitorial**

### Features:

- Recent build out is fantastic!
- Loft-style open architecture
- 10' - 13' ceilings
- Sandblasted brick walls
- Private bath and kitchenette
- Close proximity to shopping, entertainment, highways and other amenities
- Demographics:

#### Population

1 Mile:	16,364
3 Miles:	150,326
5 Miles:	264,262

#### Median HH Income

1 Mile:	\$29,480
3 Miles:	\$38,169
5 Miles:	\$42,470

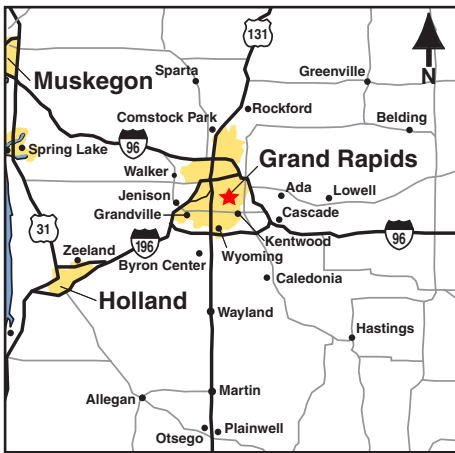
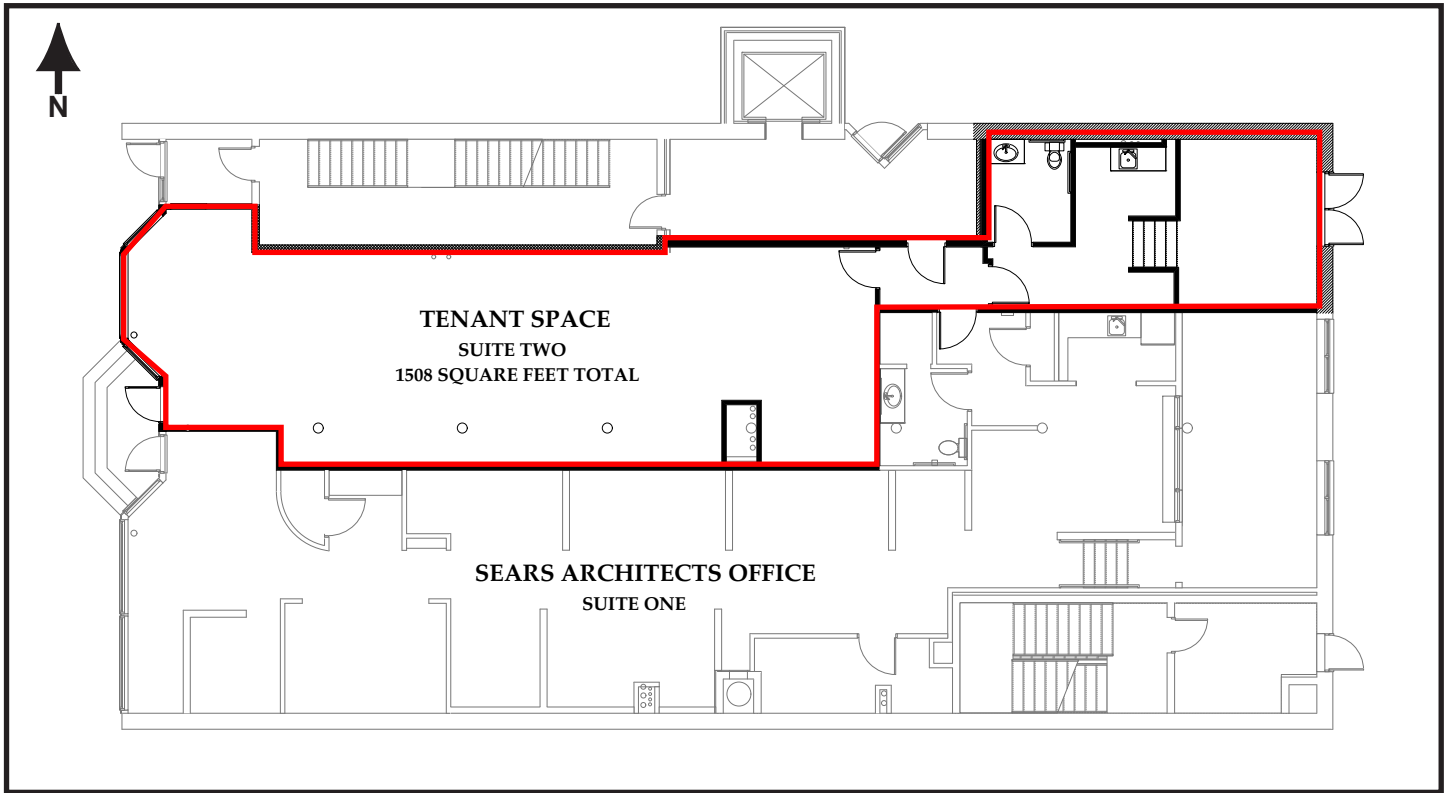
#### Median Age

1 Mile:	28.5
3 Miles:	28.3
5 Miles:	29.8

**Grand Rapids | Kalamazoo | Grand Haven | Holland**

**LOCAL PRESENCE GLOBAL REACH**

**For Lease**  
**16 Ionia Avenue SW • Grand Rapids, MI 49503**



**Grubb & Ellis** | Paramount  
Property Solutions Worldwide | Commerce

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Independently Owned and Operated

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