

For Lease

Land



3733 3 Mile Road NW

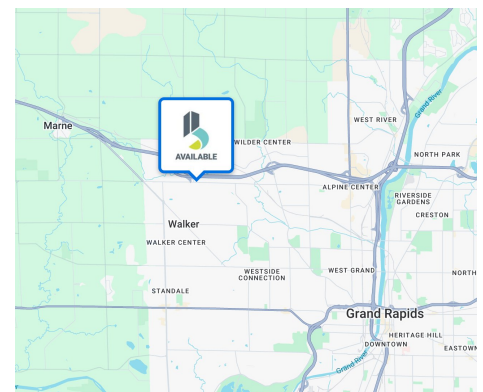
Grand Rapids, MI, 49534

This forthcoming medical office build-to-suit at 3733 3 Mile Rd NW represents an exceptional opportunity for healthcare professionals seeking a forward-thinking space tailored to their specific practice. Elevate your medical practice to new heights in this meticulously planned, state-of-the-art facility. This proposed new custom designed medical office building located just off of I-96 near Three Mile Rd NW and

Highlights

- Easy accessibility and visibility via busy 3 Mile Rd NW and just off of I-96.
- Strategic Location: Two miles away from Meijer Headquarters, 8.2 miles away from Downtown Grand Rapids, & 26 miles away from the Lake MI Lakeshore.
- Customized Design: This build to suit opportunity allows for tailored spaces, ensuring the layout and amenities align seamlessly with the unique requirements of your practice.

Lease Rate	\$28.00 SF/YR (NNN)
Available SF	1,865-7,607
Lot Size	1.7 Acres
Building Size	7,607 SF



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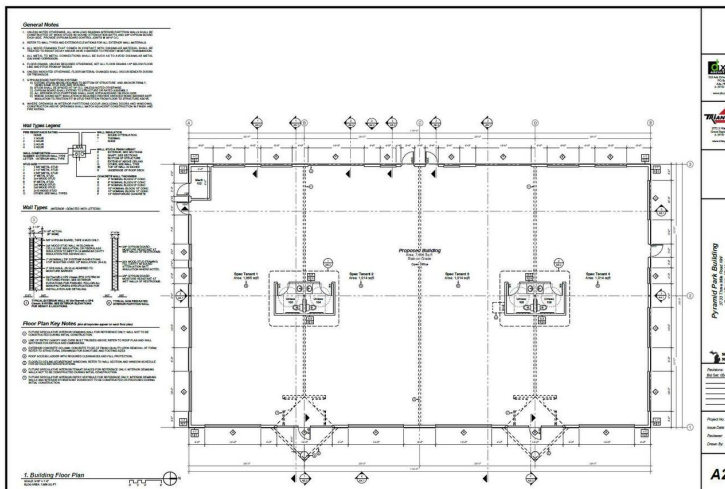
Complete Highlights

3733 3 Mile Road NW , Grand Rapids , MI 49534



Property Highlights

- Versatile layout: the layout is designed to accommodate a wide range of medical business endeavors- allowing for customization to suite specific needs and SF
- Ideal for medical office users and those seeking Class A office/Build-to-suit
- This building will be in close proximity to both downtown Grand Rapids (8 miles) and the Lakeshore (25 miles), also only 2 miles away from Meijer Headquarters.
- The new building will be 7,607 SF total and can be separated into two to four suites ranging from 1,865 SF up to 3,804 SF. The suites can also be combined for more SF, depending on the tenant's requirements.
- Be a part of this expanding NW market in this professional high-end medical office park!
- Bus Route Access coming soon!
- Pylon signage visible from 3 mile road
- Free On-Site Parking
- Single story building
- Great visibility
- High end custom opportunity to build



Aerial

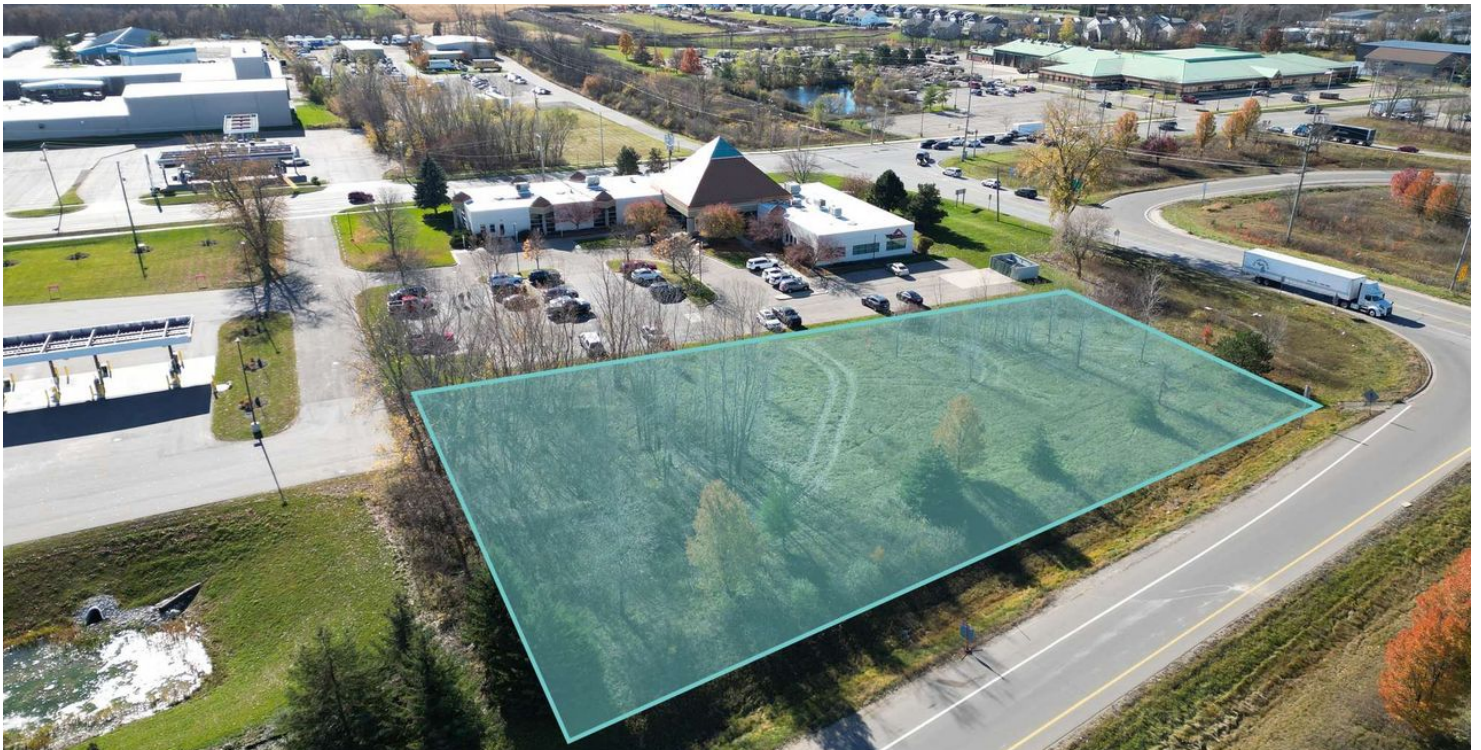
3733 3 Mile Road NW , Grand Rapids , MI 49534



Outline & Retailer Map



3733 3 Mile Road NW , Grand Rapids , MI 49534



Aerial

3733 3 Mile Road NW , Grand Rapids , MI 49534



Aerial Photos

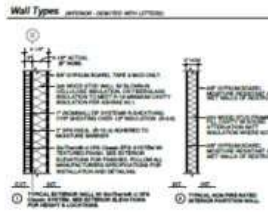
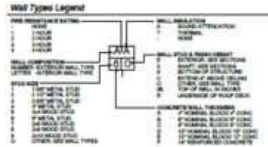
3733 3 Mile Road NW , Grand Rapids , MI 49534



Lease Spaces

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Pyramid Park Building
3733 3 Mile Road NW
Grand Rapids, Michigan 49534

Building Floor Plan

Made in Michigan

Project No: 220007
Issue Date: 09/09/2022
Revised: N/A
Drawn By: LHM

Lease Information

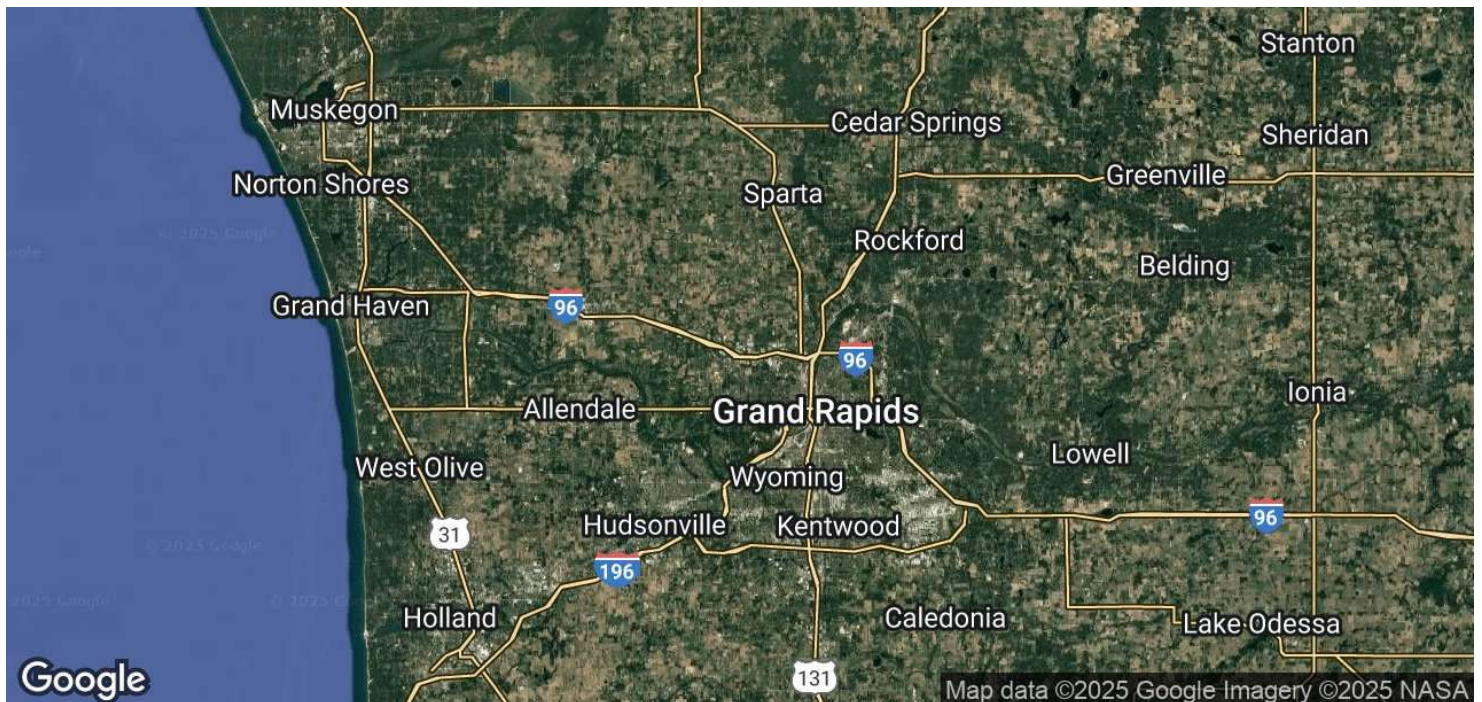
Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,856-7,607 SF	Lease Rate:	\$28.00 SF/yr

Available Spaces

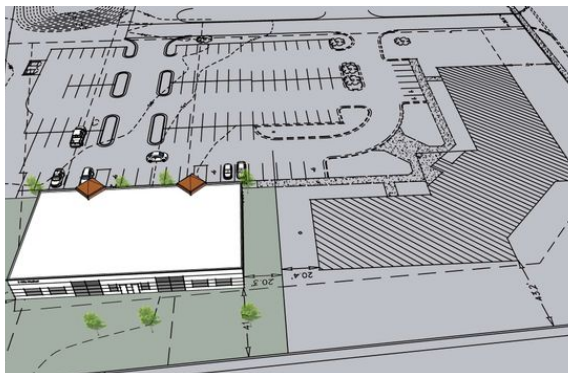
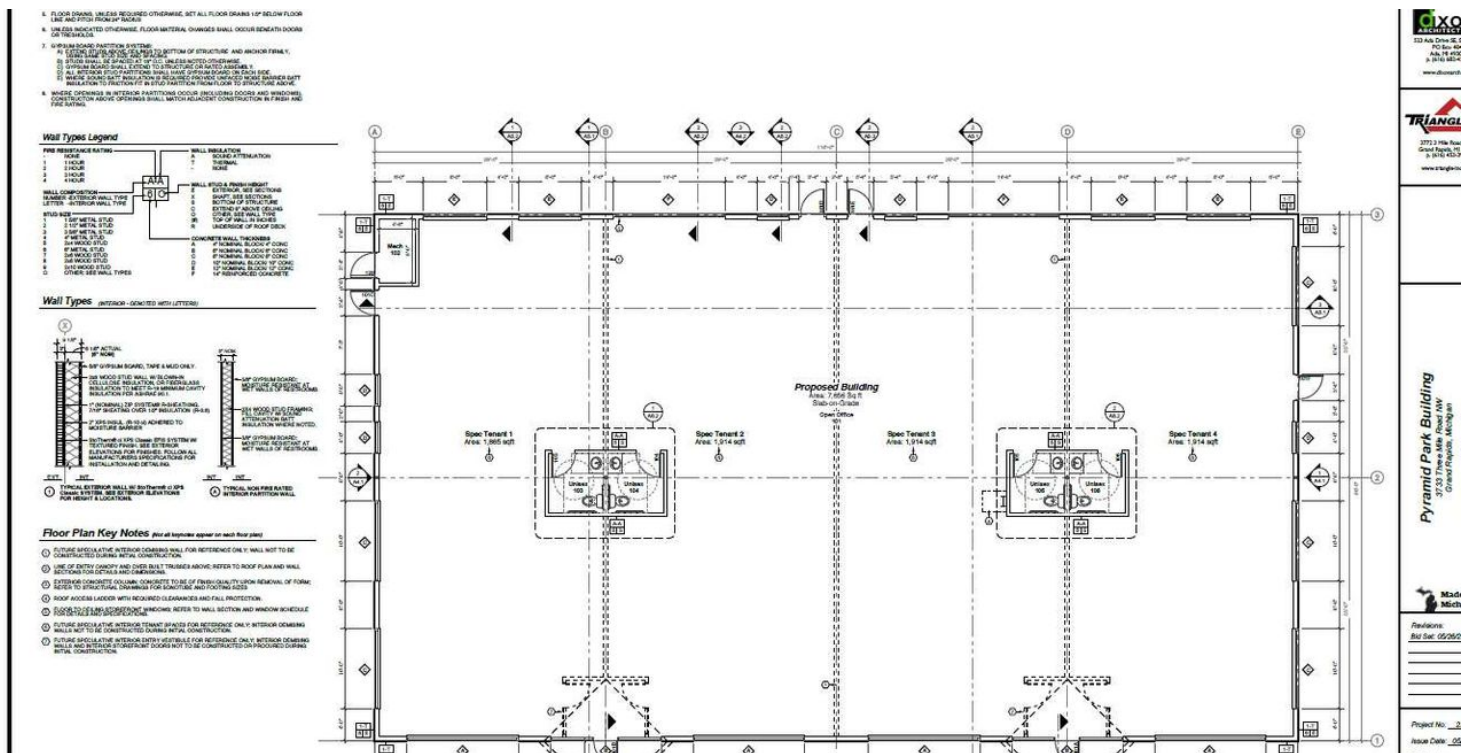
Suite	Tenant	Size (SF)	Lease Type	Lease Rate
A	Available	1,865 SF	NNN	\$28.00 SF/yr
B	Available	1,914 SF	NNN	\$28.00 SF/yr
C	Available	1,914 SF	NNN	\$28.00 SF/yr
D	Available	1,914 SF	NNN	\$28.00 SF/yr
C + D	Available	3,828 SF	NNN	\$28.00 SF/yr
A+B+C+D	Available	7,067 SF	NNN	\$28.00 SF/yr

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Aerial Map

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