

## West Michigan Offices

Grand Rapids | Muskegon | Kalamazoo | Holland

**888.785.9227**

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# exclusive listings

**FEBRUARY 2012**  
**OFFICE/MEDICAL**

### OFFICE DIVISION

**Jeff Chrystal**

**Thomas Elhart**

**John Mundell, III**

**Jim Olsen**

**Caroline Fox Pavone**

**Marc Tourangeau**

**Jeff Tucker**

**Ted Vliek**

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### DIRECT DIAL

**269-385-2000**

**616-396-7788**

**616-235-6002**

**231-799-9900**

**269-385-2000**

**269-385-2000**

**616-235-6013**

**269-385-2000**

for more information, visit

**[www.signatureassociates.com](http://www.signatureassociates.com)**

Property Address Building Name	Total Building SqFt Total Available SqFt	Max Contiguous Min Contiguous	Rental Rate		Associate(s)
			Sale Price Price Per SqFt	Lease Type Sale Type	
<b>Alma</b>					
1325 E. Superior Street	47,604	47,604	0.00	N/A	Cathy Bottema
	47,604	47,604	\$800,000	Sale	Gene Szpeinski
			\$16.81		
<b>Comments:</b> Located on B-127 with close proximity to I-127 freeway. Large conference rooms and executive offices, ample on-site parking with 10 indoor heated executive parking garages. 32,000 +/- sq. ft. of elevated static free composite flooring. Separate 6,800 sq. ft. warehouse.					
<b>Battle Creek</b>					
65 East Columbia Avenue	7,608		10.00	NNN	Jeff Chrystal
	7,608	2,330	\$569,000	Sale/Lease	Marc R. Tourangeau
			\$74.79		
<b>Comments:</b> Fantastic Class A retail/office building with great visibility located near Columbia and Capital Avenue. Two tenant building with RX Optical occupying approximately 4,800 sf under a ten year lease. Second suite is currently vacant and consists of 2,570 sf. Vacant suite has open space with large display windows fronting Columbia Avenue. Potential for excellent signage. Strong demographics in this area. Would be a great building for a user/occupant with strong national tenant paying a good portion of the building costs. Great long term investment.					
<b>Belmont</b>					
5587 5 Mile Road NE	5,000	5,000	0.00	N/A	Scott Kotrch
	5,000	5,000	\$284,900	Sale	Jeffrey A. Tucker
			\$56.98		
<b>Comments:</b> Former church could be small art gallery or photography studio/shop, or restaurant near Forest Hills Eastern. Nice intersection with adjoining 3.8 acre parcel could be used for residential or use existing variance for owner-occupied business.					
<b>Caledonia</b>					
9185 Cherry Valley Avenue SE	21,500	12,810	4.00 - 8.50	NNN	Scott Kotrch
Glen Valley Business Center	14,986	1,047	N/A	Lease	Jeffrey A. Tucker
			N/A		
<b>Comments:</b> Competitively priced office/commercial space right off M-37 on lighted intersection. Suite A has 5 offices and 1,428 sq. ft. of warehouse space with 1 grade level door. Suite B is the former Cherry Valley Presbyterian Church space, and has a large worship area with high ceilings, multiple private offices, kitchenette, 3 bathrooms, and storage-recreation area with rear entrance and loading dock. Suites G & P are both newer office space - G has 3 private offices and P has 1. 2010 NNN's = Approximately \$2.25/SF.					

\*Build to Suit

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			Sale Price Price Per SqFt	Lease Type Sale Type	
<b>Caledonia</b>					
9185 Cherry Valley Avenue SE, Unit: B	21,500	9,240	4.00	NNN	Scott Kotrch
Glen Valley Business Center Suite: B	9,240	9,240	N/A	Lease N/A	Jeffrey A. Tucker
<b>Comments:</b> Competitively priced office/commercial space right off M-37 on lighted intersection. Suite A has 5 offices and 1,428 sq. ft. of warehouse space with 1 grade level door. Suite B is the former Cherry Valley Presbyterian Church space and has a large worship area with high ceilings, multiple private offices, kitchenette, 3 bathrooms, and storage/recreation area with rear entrance and loading dock. Suite C has 18' ceiling heights throughout and 1 loading dock with leveler. Suites G & P are both newer office space - G has 3 private offices and P has 1.					
9185 Cherry Valley Avenue SE, Unit: A	21,500	3,570	5.50 - 8.50	NNN	Scott Kotrch
Glen Valley Business Center Suite: A	3,570	3,570	N/A	Lease N/A	Jeffrey A. Tucker
<b>Comments:</b> Competitively priced office/commercial space right off M-37 on lighted intersection. Suite A has 5 offices and 1,428 sq. ft. of warehouse space with 1 grade level door. Suite B is the former Cherry Valley Presbyterian Church space and has a large worship area with high ceilings, multiple private offices, kitchenette, 3 bathrooms, and storage/recreation area with rear entrance and loading dock. Suite C has 18' ceiling heights throughout and 1 loading dock with leveler. Suites G & P are both newer office space - G has 3 private offices and P has 1.					
9185 Cherry Valley Avenue SE, Unit: G	21,500	1,129	8.50	NNN	Scott Kotrch
Glen Valley Business Center Suite: G	1,129	1,129	N/A	Lease N/A	Jeffrey A. Tucker
<b>Comments:</b> Competitively priced office/commercial space right off M-37 on lighted intersection. Suite A has 5 offices and 1,428 sq. ft. of warehouse space with 1 grade level door. Suite B is the former Cherry Valley Presbyterian Church space and has a large worship area with high ceilings, multiple private offices, kitchenette, 3 bathrooms, and storage/recreation area with rear entrance and loading dock. Suite C has 18' ceiling heights throughout and 1 loading dock with leveler. Suites G & P are both newer office space - G has 3 private offices and P has 1.					
9185 Cherry Valley Avenue SE, Unit: P	21,500	1,047	8.50	NNN	Scott Kotrch
Glen Valley Business Center Suite: P	1,047	1,047	N/A	Lease N/A	Jeffrey A. Tucker
<b>Comments:</b> Competitively priced office/commercial space right off M-37 on lighted intersection. Suite A has 5 offices and 1,428 sq. ft. of warehouse space with 1 grade level door. Suite B is the former Cherry Valley Presbyterian Church space and has a large worship area with high ceilings, multiple private offices, kitchenette, 3 bathrooms, and storage/recreation area with rear entrance and loading dock. Suite C has 18' ceiling heights throughout and 1 loading dock with leveler. Suites G & P are both newer office space - G has 3 private offices and P has 1.					

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<b>Eaton Rapids</b>					
2487 S. Michigan Road	8,870	8,870	0.00	N/A	Marc R. Tourangeau
	8,870	8,870	\$200,000	Sale	
			\$22.55		
<b>Comments:</b> Beautiful bank-owned multi-tenant office building for sale along the Grand River. Park like setting on fourteen acres. Currently 65% occupied and priced to sell. Great building for a user occupant or strictly as an investment property.					
<b>Ferrysburg</b>					
17200 Van Wagoner Road	5,710	5,710	0.00	N/A	Bryan D. Bench Scott Kotrch
	5,710	5,710	\$399,000	Sale	
			\$69.88		
<b>Comments:</b> Exceptional office building built in 2004. Convenient location near US31, offering easy access to North Ottawa and Muskegon counties. Building is a commercial/office condominium developed to accommodate up to three users. Currently built-out for one user with 10 private offices, kitchen area, and large meeting/training area.. Located within the Van Wagoner Business Center condominium development.					
540 Oak Street, Unit: 1	2,500	2,500	8.00	Modified Gross	Scott Kotrch
	2,500	2,500	N/A	Lease	
			N/A		
<b>Comments:</b> Beautiful office space available in Ferrysburg. Space includes cubicles in main area, kitchen, conference room, and executive office. A must see!					
<b>Grand Haven</b>					
601 S. Beacon Boulevard Beacon Place	8,172	2,450	11.00	NNN	Scott Kotrch
	2,450	1,080	N/A	Lease	
			N/A		
<b>Comments:</b> Prime US-31 frontage in middle of town. Excellent exposure for medical practice or high profile office use.					
601 S. Beacon Boulevard Beacon Place	8,172	2,450	11.00	NNN	Scott Kotrch
	2,450	2,450	N/A	Lease	
Suite: 105-107			N/A		
<b>Comments:</b> Prime US-31 frontage in middle of town. Excellent exposure for medical practice or high profile office use.					
601 S. Beacon Boulevard Beacon Place	8,172	1,370	11.00	NNN	Scott Kotrch
	1,370	1,370	N/A	Lease	
Suite: 105			N/A		
<b>Comments:</b> Prime US-31 frontage in middle of town. Excellent exposure for medical practice or high profile office use.					

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<b>Grand Haven</b>					
601 S. Beacon Boulevard	8,172	1,080	11.00	NNN	Scott Kotrch
Beacon Place	1,080	1,080	N/A	Lease	
Suite: 107			N/A		
<b>Comments:</b> Prime US-31 frontage in middle of town. Excellent exposure for medical practice or high profile office use.					
<b>Grand Rapids</b>					
1 Ionia Avenue SW	29,245	29,245	8.00 - 9.00	NNN	John A. Mundell III
One Ionia	29,245	845	\$2,300,000	Sale/Lease	Jeffrey A. Tucker
			\$78.65		
<b>Comments:</b> Great visibility from this prominent corner building in the heart of the entertainment district. Newly updated historic building surrounded by the arena, restaurants, pubs, museums and professional businesses. For lease with the landlords approval of tenants credit. Also available for purchase by the floor or the whole building.					
1 Ionia Avenue SW, Unit: 450	29,245	2,163	9.00	NNN	John A. Mundell III
One Ionia	2,163	2,163	N/A	Lease	Jeffrey A. Tucker
Suite: 450			N/A		
<b>Comments:</b> Great visibility from this prominent corner building in the heart of the entertainment district. Newly updated historic building surrounded by the arena, restaurants, pubs, museums and professional businesses. For lease with the landlords approval of tenants credit. Also available for purchase by the floor or the whole building.					
1 Ionia Avenue SW, Unit: 250	29,245	2,000	9.00	NNN	John A. Mundell III
One Ionia	2,000	2,000	N/A	Lease	Jeffrey A. Tucker
Suite: 250			N/A		
<b>Comments:</b> Great visibility from this prominent corner building in the heart of the entertainment district. Newly updated historic building surrounded by the arena, restaurants, pubs, museums and professional businesses. For lease with the landlords approval of tenants credit. Also available for purchase by the floor or the whole building.					
1 Ionia Avenue SW, Unit: 200	29,245	1,719	9.00	NNN	John A. Mundell III
One Ionia	1,719	1,719	N/A	Lease	Jeffrey A. Tucker
Suite: 200			N/A		
<b>Comments:</b> Great visibility from this prominent corner building in the heart of the entertainment district. Newly updated historic building surrounded by the arena, restaurants, pubs, museums and professional businesses. For lease with the landlords approval of tenants credit. Also available for purchase by the floor or the whole building.					

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<b>Grand Rapids</b>					
1 Ionia Avenue SW, Unit: 575	29,245	1,651	9.00	NNN	John A. Mundell III
One Ionia Suite: 575	1,651	1,651	N/A	Lease N/A	Jeffrey A. Tucker
<b>Comments:</b>	Great visibility from this prominent corner building in the heart of the entertainment district. Newly updated historic building surrounded by the arena, restaurants, pubs, museums and professional businesses. For lease with the landlords approval of tenants credit. Also available for purchase by the floor or the whole building.				
1 Ionia Avenue SW, Unit: 400	29,245	1,556	9.00	NNN	John A. Mundell III
One Ionia Suite: 400	1,556	1,556	N/A	Lease N/A	Jeffrey A. Tucker
<b>Comments:</b>	Great visibility from this prominent corner building in the heart of the entertainment district. Newly updated historic building surrounded by the arena, restaurants, pubs, museums and professional businesses. For lease with the landlords approval of tenants credit. Also available for purchase by the floor or the whole building.				
1 Ionia Avenue SW, Unit: 550	29,245	845	9.00	NNN	John A. Mundell III
One Ionia Suite: 550	845	845	N/A	Lease N/A	Jeffrey A. Tucker
<b>Comments:</b>	Great visibility from this prominent corner building in the heart of the entertainment district. Newly updated historic building surrounded by the arena, restaurants, pubs, museums and professional businesses. For lease with the landlords approval of tenants credit. Also available for purchase by the floor or the whole building.				
1 Ionia Avenue SW	29,245	29,245	0.00	N/A	John A. Mundell III
One Ionia	29,245	29,245	\$2,300,000 \$78.65	Sale	Jeffrey A. Tucker
<b>Comments:</b>	Great visibility from this prominent corner building in the heart of the entertainment district. Newly updated historic building surrounded by the arena, restaurants, pubs, museums and professional businesses. For lease with the landlords approval of tenants credit. Also available for purchase by the floor or the whole building.				
1 Ionia Avenue SW, Unit: 450	29,245	2,163	9.00	NNN	John A. Mundell III
One Ionia Suite: 450	2,163	2,163	N/A	Lease N/A	Jeffrey A. Tucker
<b>Comments:</b>	Great visibility from this prominent corner building in the heart of the entertainment district. Newly updated historic building surrounded by the arena, restaurants, pubs, museums and professional businesses. For lease with the landlords approval of tenants credit. Also available for purchase by the floor or the whole building.				

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1 Ionia Avenue SW, Unit: 250	29,245	2,000	9.00	NNN	John A. Mundell III
One Ionia Suite: 250	2,000	2,000	N/A	Lease N/A	Jeffrey A. Tucker
<b>Comments:</b> Great visibility from this prominent corner building in the heart of the entertainment district. Newly updated historic building surrounded by the arena, restaurants, pubs, museums and professional businesses. For lease with the landlords approval of tenants credit. Also available for purchase by the floor or the whole building.					
1 Ionia Avenue SW, Unit: 200	29,245	1,719	9.00	NNN	John A. Mundell III
One Ionia Suite: 200	1,719	1,719	N/A	Lease N/A	Jeffrey A. Tucker
<b>Comments:</b> Great visibility from this prominent corner building in the heart of the entertainment district. Newly updated historic building surrounded by the arena, restaurants, pubs, museums and professional businesses. For lease with the landlords approval of tenants credit. Also available for purchase by the floor or the whole building.					
1 Ionia Avenue SW, Unit: 575	29,245	1,651	9.00	NNN	John A. Mundell III
One Ionia Suite: 575	1,651	1,651	N/A	Lease N/A	Jeffrey A. Tucker
<b>Comments:</b> Great visibility from this prominent corner building in the heart of the entertainment district. Newly updated historic building surrounded by the arena, restaurants, pubs, museums and professional businesses. For lease with the landlords approval of tenants credit. Also available for purchase by the floor or the whole building.					
1 Ionia Avenue SW, Unit: 400	29,245	1,556	9.00	NNN	John A. Mundell III
One Ionia Suite: 400	1,556	1,556	N/A	Lease N/A	Jeffrey A. Tucker
<b>Comments:</b> Great visibility from this prominent corner building in the heart of the entertainment district. Newly updated historic building surrounded by the arena, restaurants, pubs, museums and professional businesses. For lease with the landlords approval of tenants credit. Also available for purchase by the floor or the whole building.					
1 Ionia Avenue SW, Unit: 550	29,245	845	9.00	NNN	John A. Mundell III
One Ionia Suite: 550	845	845	N/A	Lease N/A	Jeffrey A. Tucker
<b>Comments:</b> Great visibility from this prominent corner building in the heart of the entertainment district. Newly updated historic building surrounded by the arena, restaurants, pubs, museums and professional businesses. For lease with the landlords approval of tenants credit. Also available for purchase by the floor or the whole building.					

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<b>Grand Rapids</b>					
2922 Fuller Avenue NE Northbrook Office Park	32,000 23,187	8,301 774	9.00 N/A	Modified Gross Lease	John A. Mundell III Mike Mikesell
<b>Comments:</b> Campus like office park conveniently located off I-196. Aggressive on-site landlord wants to make deals and pay commissions quickly.					
2922 Fuller Avenue NE, Unit: 200 Northbrook Office Park Suite: 200	32,000 8,301	8,301 8,301	9.00 N/A	Modified Gross Lease	John A. Mundell III Mike Mikesell
<b>Comments:</b> Campus like office park conveniently located off I-196. Aggressive on-site landlord wants to make deals and pay commissions quickly.					
2922 Fuller Avenue NE, Unit: 200B Northbrook Office Park Suite: 200B	32,000 5,000	5,000 5,000	9.00 N/A	Modified Gross Lease	John A. Mundell III Mike Mikesell
<b>Comments:</b> Campus like office park conveniently located off I-196. Aggressive on-site landlord wants to make deals and pay commissions quickly.					
2922 Fuller Avenue NE, Unit: 200A Northbrook Office Park Suite: 200A	32,000 2,500	2,500 2,500	9.00 N/A	Modified Gross Lease	John A. Mundell III Mike Mikesell
<b>Comments:</b> Campus like office park conveniently located off I-196. Aggressive on-site landlord wants to make deals and pay commissions quickly.					
2922 Fuller Avenue NE, Unit: 103 Northbrook Office Park Suite: 103	32,000 2,241	2,241 2,241	9.00 N/A	Modified Gross Lease	John A. Mundell III Mike Mikesell
<b>Comments:</b> Campus like office park conveniently located off I-196. Aggressive on-site landlord wants to make deals and pay commissions quickly.					
2922 Fuller Avenue NE, Unit: 105 Northbrook Office Park Suite: 105	32,000 2,063	2,063 2,063	9.00 N/A	Modified Gross Lease	John A. Mundell III Mike Mikesell
<b>Comments:</b> Campus like office park conveniently located off I-196. Aggressive on-site landlord wants to make deals and pay commissions quickly.					
2922 Fuller Avenue NE, Unit: 203 Northbrook Office Park Suite: 203	32,000 1,214	1,214 1,214	9.00 N/A	Modified Gross Lease	John A. Mundell III Mike Mikesell
<b>Comments:</b> Campus like office park conveniently located off I-196. Aggressive on-site landlord wants to make deals and pay commissions quickly.					

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<b>Grand Rapids</b>					
2922 Fuller Avenue NE, Unit: 108 Northbrook Office Park Suite: 108	32,000 1,094	1,094 1,094	9.00 N/A	Modified Gross Lease	John A. Mundell III Mike Mikesell
<b>Comments:</b> Campus like office park conveniently located off I-196. Aggressive on-site landlord wants to make deals and pay commissions quickly.					
2922 Fuller Avenue NE, Unit: 116 Northbrook Office Park Suite: 116	32,000 774	774 774	9.00 N/A	Modified Gross Lease	John A. Mundell III Mike Mikesell
<b>Comments:</b> Campus like office park conveniently located off I-196. Aggressive on-site landlord wants to make deals and pay commissions quickly.					
2944 Fuller Avenue NE Northbrook Office Park	36,000 13,200	13,200 2,500	12.00 N/A	Modified Gross Lease	John A. Mundell III Mike Mikesell
<b>Comments:</b> Campus like office park conveniently located off I-196. Class A building with an aggressive on-site landlord wants to make deals and pay commissions quickly.					
2944 Fuller Avenue NE, Unit: 300 Northbrook Office Park Suite: 300	36,000 13,200	13,200 13,200	12.00 N/A	Modified Gross Lease	John A. Mundell III Mike Mikesell
<b>Comments:</b> Campus like office park conveniently located off I-196. Class A building with an aggressive on-site landlord wants to make deals and pay commissions quickly.					
2944 Fuller Avenue NE, Unit: 350 Northbrook Office Park Suite: 350	36,000 10,000	10,000 10,000	12.00 N/A	Modified Gross Lease	John A. Mundell III Mike Mikesell
<b>Comments:</b> Campus like office park conveniently located off I-196. Class A building with an aggressive on-site landlord wants to make deals and pay commissions quickly.					
2944 Fuller Avenue NE, Unit: 325 Northbrook Office Park Suite: 325	36,000 5,000	5,000 5,000	12.00 N/A	Modified Gross Lease	John A. Mundell III Mike Mikesell
<b>Comments:</b> Campus like office park conveniently located off I-196. Class A building with an aggressive on-site landlord wants to make deals and pay commissions quickly.					

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<b>Grand Rapids</b>					
2944 Fuller Avenue NE, Unit: 102	36,000	4,400	12.00	Modified Gross	John A. Mundell III
Northbrook Office Park Suite: 102	4,400	4,400	N/A	Lease	Mike Mikesell
<b>Comments:</b>	Campus like office park conveniently located off I-196. Class A building with an aggressive on-site landlord wants to make deals and pay commissions quickly.				
2944 Fuller Avenue NE, Unit: 250	36,000	2,700	12.00	Modified Gross	John A. Mundell III
Northbrook Office Park Suite: 250	2,700	2,700	N/A	Lease	Mike Mikesell
<b>Comments:</b>	Campus like office park conveniently located off I-196. Class A building with an aggressive on-site landlord wants to make deals and pay commissions quickly.				
2944 Fuller Avenue NE, Unit: 310	36,000	2,500	12.00	Modified Gross	John A. Mundell III
Northbrook Office Park Suite: 310	2,500	2,500	N/A	Lease	Mike Mikesell
<b>Comments:</b>	Campus like office park conveniently located off I-196. Class A building with an aggressive on-site landlord wants to make deals and pay commissions quickly.				
601 3rd Street NW	29,000	12,605	14.00 - 18.00	G + E	John A. Mundell III
Drueke Building Suite: 1st FL B	12,605	5,000	N/A	Lease	
<b>Comments:</b>	New Renaissance Zone - newly renovated loft building with free parking and highway visibility. Be part of Israel's company.				
601 3rd Street NW, Unit: 1st FL B	29,000	12,650	14.00	G + E	John A. Mundell III
Drueke Building Suite: 1st FL B	12,605	12,605	N/A	Lease	
<b>Comments:</b>	New Renaissance Zone - newly renovated loft building with free parking and highway visibility. Be part of Isreal's company.				
601 3rd Street NW, Unit: 1st FI D	29,000	10,000	14.00	G + E	John A. Mundell III
Drueke Building Suite: 1st FI D	10,000	10,000	N/A	Lease	
<b>Comments:</b>	New Renaissance Zone - newly renovated loft building with free parking and highway visibility. Be part of Israel's company.				

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<b>Grand Rapids</b>					
601 3rd Street NW, Unit: 1st FI C	29,000	5,000	15.00	G + E	John A. Mundell III
Drueke Building	5,000	5,000	N/A	Lease	
Suite: 1st FI C			N/A		
<b>Comments:</b>	New Renaissance Zone - newly renovated loft building with free parking and highway visibility. Be part of Israel's company.				
601 3rd Street NW, Unit: 1st FL A	29,000	2,500	15.00	G + E	John A. Mundell III
Drueke Building	2,500	2,500	N/A	Lease	
Suite: 1st FL A			N/A		
<b>Comments:</b>	New Renaissance Zone - newly renovated loft building with free parking and highway visibility. Be part of Israel's company.				
1151 Plainfield Avenue NE	7,707	7,707	0.00	N/A	Cathy Bottema
	7,707	7,707	\$450,000	Sale	Jeffrey A. Tucker
			\$58.39		
<b>Comments:</b>	Currently a single tenant building, but could be multi-tenant with separately metered utilities in place and separate entrances. East elevation/top floor is open area with heated 2 vehicle garage. West elevation/Lower level is newer (5+/- years) offices. Close downtown proximity.				
601 3rd Street NW, Unit: 3rd FL	29,000	5,000	18.00	Modified Gross	John A. Mundell III
Drueke Building	5,000	5,000	N/A	Lease	
			N/A		
<b>Comments:</b>	New Renaissance Zone - newly renovated loft building with free parking and highway visibility. Be part of Isreal's company.				
601 3rd Street NW, Unit: 1st FL B	29,000	12,650	14.00	G + E	John A. Mundell III
Drueke Building	12,605	12,605	N/A	Lease	
Suite: 1st FL B			N/A		
<b>Comments:</b>	New Renaissance Zone - newly renovated loft building with free parking and highway visibility. Be part of Isreal's company.				
601 3rd Street NW, Unit: 1st FI D	29,000	10,000	14.00	G + E	John A. Mundell III
Drueke Building	10,000	10,000	N/A	Lease	
Suite: 1st FI D			N/A		
<b>Comments:</b>	New Renaissance Zone - newly renovated loft building with free parking and highway visibility. Be part of Israel's company.				

Property Address Building Name	Total Building SqFt Total Available SqFt	Max Contiguous Min Contiguous	Rental Rate		Associate(s)
			Sale Price Price Per SqFt	Lease Type Sale Type	
<b>Grand Rapids</b>					
601 3rd Street NW, Unit: 1st FI C	29,000	5,000	15.00	G + E	John A. Mundell III
Drueke Building Suite: 1st FI C	5,000	5,000	N/A	Lease N/A	
<b>Comments:</b> New Renaissance Zone - newly renovated loft building with free parking and highway visibility. Be part of Israel's company.					
601 3rd Street NW, Unit: 1st FL A	29,000	2,500	15.00	G + E	John A. Mundell III
Drueke Building Suite: 1st FL A	2,500	2,500	N/A	Lease N/A	
<b>Comments:</b> New Renaissance Zone - newly renovated loft building with free parking and highway visibility. Be part of Israel's company.					
2504 Ardmore Street SE	5,000	1,205	8.00	MG	Jeffrey A. Tucker
	5,000	962	\$315,000	Sale/Lease	
			\$63.00		
<b>Comments:</b> 962-1,618 SF office suites adjacent to Breton Village Center. Great value and great location. Near high dense homes with higher per capital income. Current gross rent is \$3852.00 per month (including utilities) with three (3) tenants. The current annual expenses including taxes and utilities are estimated at \$3.61/SF/YR.					
2504 Ardmore Street SE, Unit: L2	5,000	1,205	8.00	MG	Jeffrey A. Tucker
	1,205	1,205	N/A	Lease	
Suite: L2			N/A		
<b>Comments:</b> 962-1,618 SF office suites adjacent to Breton Village Center. Great value and great location. Near high dense homes with higher per capital income. Current gross rent is \$3852.00 per month (including utilities) with three (3) tenants. The current annual expenses including taxes and utilities are estimated at \$3.61/SF/YR.					
2504 Ardmore Street SE, Unit: U1	5,000	1,115	8.00	MG	Jeffrey A. Tucker
	1,115	1,115	N/A	Lease	
Suite: U1			N/A		
<b>Comments:</b> 962-1,618 SF office suites adjacent to Breton Village Center. Great value and great location. Near high dense homes with higher per capital income. Current gross rent is \$3852.00 per month (including utilities) with three (3) tenants. The current annual expenses including taxes and utilities are estimated at \$3.61/SF/YR.					
2504 Ardmore Street SE, Unit: L1	5,000	962	8.00	MG	Jeffrey A. Tucker
	962	962	N/A	Lease	
Suite: L1			N/A		
<b>Comments:</b> 962-1,618 SF office suites adjacent to Breton Village Center. Great value and great location. Near high dense homes with higher per capital income. Current gross rent is \$3852.00 per month (including utilities) with three (3) tenants. The current annual expenses including taxes and utilities are estimated at \$3.61/SF/YR.					

\*Build to Suit

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Property Address Building Name	Total Building SqFt Total Available SqFt	Max Contiguous Min Contiguous	Rental Rate		Associate(s)
			Sale Price Price Per SqFt	Lease Type Sale Type	
<b>Grand Rapids</b>					
201 Front Avenue SW The Bicycle Factory LLC	66,000 5,000	5,000 1,500	12.00 N/A	Modified Gross Lease	John A. Mundell III Jeffrey A. Tucker
<b>Comments:</b> On campus (GVSU) opportunity for retail/office operation. New building, LEED certified, perfect for you or your client! Free private parking available.					
201 Front Avenue SW, Unit: D The Bicycle Factory LLC Suite: D	66,000 5,000	5,000 5,000	12.00 N/A	Modified Gross Lease	John A. Mundell III Jeffrey A. Tucker
<b>Comments:</b> On campus (GVSU) opportunity for retail/office operation. New building, LEED certified, perfect for you or your client! Free private parking available.					
201 Front Avenue SW, Unit: C The Bicycle Factory LLC Suite: C	66,000 3,500	3,500 3,500	12.00 N/A	Modified Gross Lease	John A. Mundell III Jeffrey A. Tucker
<b>Comments:</b> On campus (GVSU) opportunity for retail/office operation. New building, LEED certified, perfect for you or your client! Free private parking available.					
201 Front Avenue SW, Unit: B The Bicycle Factory LLC Suite: B	66,000 2,500	2,500 2,500	12.00 N/A	Modified Gross Lease	John A. Mundell III Jeffrey A. Tucker
<b>Comments:</b> On campus (GVSU) opportunity for retail/office operation. New building, LEED certified, perfect for you or your client! Free private parking available.					
201 Front Avenue SW, Unit: A The Bicycle Factory LLC Suite: A	66,000 1,500	1,500 1,500	12.00 N/A	Modified Gross Lease	John A. Mundell III Jeffrey A. Tucker
<b>Comments:</b> On campus (GVSU) opportunity for retail/office operation. New building, LEED certified, perfect for you or your client! Free private parking available.					
1 Ionia Avenue SW, Unit: 2nd FL One Ionia	29,245 4,556	4,556 4,556	8.00 \$546,720 \$18.69	NNN Sale/Lease	John A. Mundell III Jeffrey A. Tucker
<b>Comments:</b> Great visibility from this prominent corner building in the heart of the entertainment district. Newly updated historic building surrounded by the arena, restaurants, pubs, museums and professional businesses. For lease with the landlords approval of tenants credit. Also available for purchase by the floor or the whole building.					

\*Build to Suit

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Property Address Building Name	Total Building SqFt Total Available SqFt	Max Contiguous Min Contiguous	Rental Rate		Associate(s)
			Sale Price Price Per SqFt	Lease Type Sale Type	
<b>Grand Rapids</b>					
1 Ionia Avenue SW, Unit: 450	29,245	2,163	9.00	NNN	John A. Mundell III
One Ionia Suite: 450	2,163	2,163	N/A	Lease N/A	Jeffrey A. Tucker
<b>Comments:</b> Great visibility from this prominent corner building in the heart of the entertainment district. Newly updated historic building surrounded by the arena, restaurants, pubs, museums and professional businesses. For lease with the landlords approval of tenants credit. Also available for purchase by the floor or the whole building.					
1 Ionia Avenue SW, Unit: 250	29,245	2,000	9.00	NNN	John A. Mundell III
One Ionia Suite: 250	2,000	2,000	N/A	Lease N/A	Jeffrey A. Tucker
<b>Comments:</b> Great visibility from this prominent corner building in the heart of the entertainment district. Newly updated historic building surrounded by the arena, restaurants, pubs, museums and professional businesses. For lease with the landlords approval of tenants credit. Also available for purchase by the floor or the whole building.					
1 Ionia Avenue SW, Unit: 200	29,245	1,719	9.00	NNN	John A. Mundell III
One Ionia Suite: 200	1,719	1,719	N/A	Lease N/A	Jeffrey A. Tucker
<b>Comments:</b> Great visibility from this prominent corner building in the heart of the entertainment district. Newly updated historic building surrounded by the arena, restaurants, pubs, museums and professional businesses. For lease with the landlords approval of tenants credit. Also available for purchase by the floor or the whole building.					
1 Ionia Avenue SW, Unit: 575	29,245	1,651	9.00	NNN	John A. Mundell III
One Ionia Suite: 575	1,651	1,651	N/A	Lease N/A	Jeffrey A. Tucker
<b>Comments:</b> Great visibility from this prominent corner building in the heart of the entertainment district. Newly updated historic building surrounded by the arena, restaurants, pubs, museums and professional businesses. For lease with the landlords approval of tenants credit. Also available for purchase by the floor or the whole building.					
1 Ionia Avenue SW, Unit: 400	29,245	1,556	9.00	NNN	John A. Mundell III
One Ionia Suite: 400	1,556	1,556	N/A	Lease N/A	Jeffrey A. Tucker
<b>Comments:</b> Great visibility from this prominent corner building in the heart of the entertainment district. Newly updated historic building surrounded by the arena, restaurants, pubs, museums and professional businesses. For lease with the landlords approval of tenants credit. Also available for purchase by the floor or the whole building.					

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Property Address Building Name	Total Building SqFt Total Available SqFt	Max Contiguous Min Contiguous	Rental Rate		Associate(s)
			Sale Price Price Per SqFt	Lease Type Sale Type	
<b>Grand Rapids</b>					
1 Ionia Avenue SW, Unit: 550	29,245	845	9.00	NNN	John A. Mundell III
One Ionia Suite: 550	845	845	N/A	Lease N/A	Jeffrey A. Tucker
<b>Comments:</b>	Great visibility from this prominent corner building in the heart of the entertainment district. Newly updated historic building surrounded by the arena, restaurants, pubs, museums and professional businesses. For lease with the landlords approval of tenants credit. Also available for purchase by the floor or the whole building.				
1 Ionia Avenue SW, Unit: 5th FL	29,245	4,556	8.00	NNN	John A. Mundell III
One Ionia	4,556	4,556	\$546,720	Sale/Lease	Jeffrey A. Tucker
			\$18.69		
<b>Comments:</b>	Great visibility from this prominent corner building in the heart of the entertainment district. Newly updated historic building surrounded by the arena, restaurants, pubs, museums and professional businesses. For lease with the landlords approval of tenants credit. Also available for purchase by the floor or the whole building.				
1 Ionia Avenue SW, Unit: 450	29,245	2,163	9.00	NNN	John A. Mundell III
One Ionia Suite: 450	2,163	2,163	N/A	Lease N/A	Jeffrey A. Tucker
<b>Comments:</b>	Great visibility from this prominent corner building in the heart of the entertainment district. Newly updated historic building surrounded by the arena, restaurants, pubs, museums and professional businesses. For lease with the landlords approval of tenants credit. Also available for purchase by the floor or the whole building.				
1 Ionia Avenue SW, Unit: 250	29,245	2,000	9.00	NNN	John A. Mundell III
One Ionia Suite: 250	2,000	2,000	N/A	Lease N/A	Jeffrey A. Tucker
<b>Comments:</b>	Great visibility from this prominent corner building in the heart of the entertainment district. Newly updated historic building surrounded by the arena, restaurants, pubs, museums and professional businesses. For lease with the landlords approval of tenants credit. Also available for purchase by the floor or the whole building.				
1 Ionia Avenue SW, Unit: 200	29,245	1,719	9.00	NNN	John A. Mundell III
One Ionia Suite: 200	1,719	1,719	N/A	Lease N/A	Jeffrey A. Tucker
<b>Comments:</b>	Great visibility from this prominent corner building in the heart of the entertainment district. Newly updated historic building surrounded by the arena, restaurants, pubs, museums and professional businesses. For lease with the landlords approval of tenants credit. Also available for purchase by the floor or the whole building.				

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			Sale Price Price Per SqFt	Lease Type Sale Type	
<b>Grand Rapids</b>					
1 Ionia Avenue SW, Unit: 575	29,245	1,651	9.00	NNN	John A. Mundell III
One Ionia Suite: 575	1,651	1,651	N/A	Lease N/A	Jeffrey A. Tucker
<b>Comments:</b>	Great visibility from this prominent corner building in the heart of the entertainment district. Newly updated historic building surrounded by the arena, restaurants, pubs, museums and professional businesses. For lease with the landlords approval of tenants credit. Also available for purchase by the floor or the whole building.				
1 Ionia Avenue SW, Unit: 400	29,245	1,556	9.00	NNN	John A. Mundell III
One Ionia Suite: 400	1,556	1,556	N/A	Lease N/A	Jeffrey A. Tucker
<b>Comments:</b>	Great visibility from this prominent corner building in the heart of the entertainment district. Newly updated historic building surrounded by the arena, restaurants, pubs, museums and professional businesses. For lease with the landlords approval of tenants credit. Also available for purchase by the floor or the whole building.				
1 Ionia Avenue SW, Unit: 550	29,245	845	9.00	NNN	John A. Mundell III
One Ionia Suite: 550	845	845	N/A	Lease N/A	Jeffrey A. Tucker
<b>Comments:</b>	Great visibility from this prominent corner building in the heart of the entertainment district. Newly updated historic building surrounded by the arena, restaurants, pubs, museums and professional businesses. For lease with the landlords approval of tenants credit. Also available for purchase by the floor or the whole building.				
1 Ionia Avenue SW, Unit: 4th FL	29,245	4,556	8.00	NNN	John A. Mundell III
One Ionia	4,556	4,556	\$546,720 \$18.69	Sale/Lease	Jeffrey A. Tucker
<b>Comments:</b>	Great visibility from this prominent corner building in the heart of the entertainment district. Newly updated historic building surrounded by the arena, restaurants, pubs, museums and professional businesses. For lease with the landlords approval of tenants credit. Also available for purchase by the floor or the whole building.				
1 Ionia Avenue SW, Unit: 450	29,245	2,163	9.00	NNN	John A. Mundell III
One Ionia Suite: 450	2,163	2,163	N/A	Lease N/A	Jeffrey A. Tucker
<b>Comments:</b>	Great visibility from this prominent corner building in the heart of the entertainment district. Newly updated historic building surrounded by the arena, restaurants, pubs, museums and professional businesses. For lease with the landlords approval of tenants credit. Also available for purchase by the floor or the whole building.				

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			Sale Price Price Per SqFt	Lease Type Sale Type	
<b>Grand Rapids</b>					
1 Ionia Avenue SW, Unit: 250	29,245	2,000	9.00	NNN	John A. Mundell III
One Ionia Suite: 250	2,000	2,000	N/A	Lease N/A	Jeffrey A. Tucker
<b>Comments:</b>	Great visibility from this prominent corner building in the heart of the entertainment district. Newly updated historic building surrounded by the arena, restaurants, pubs, museums and professional businesses. For lease with the landlords approval of tenants credit. Also available for purchase by the floor or the whole building.				
1 Ionia Avenue SW, Unit: 200	29,245	1,719	9.00	NNN	John A. Mundell III
One Ionia Suite: 200	1,719	1,719	N/A	Lease N/A	Jeffrey A. Tucker
<b>Comments:</b>	Great visibility from this prominent corner building in the heart of the entertainment district. Newly updated historic building surrounded by the arena, restaurants, pubs, museums and professional businesses. For lease with the landlords approval of tenants credit. Also available for purchase by the floor or the whole building.				
1 Ionia Avenue SW, Unit: 575	29,245	1,651	9.00	NNN	John A. Mundell III
One Ionia Suite: 575	1,651	1,651	N/A	Lease N/A	Jeffrey A. Tucker
<b>Comments:</b>	Great visibility from this prominent corner building in the heart of the entertainment district. Newly updated historic building surrounded by the arena, restaurants, pubs, museums and professional businesses. For lease with the landlords approval of tenants credit. Also available for purchase by the floor or the whole building.				
1 Ionia Avenue SW, Unit: 400	29,245	1,556	9.00	NNN	John A. Mundell III
One Ionia Suite: 400	1,556	1,556	N/A	Lease N/A	Jeffrey A. Tucker
<b>Comments:</b>	Great visibility from this prominent corner building in the heart of the entertainment district. Newly updated historic building surrounded by the arena, restaurants, pubs, museums and professional businesses. For lease with the landlords approval of tenants credit. Also available for purchase by the floor or the whole building.				
1 Ionia Avenue SW, Unit: 550	29,245	845	9.00	NNN	John A. Mundell III
One Ionia Suite: 550	845	845	N/A	Lease N/A	Jeffrey A. Tucker
<b>Comments:</b>	Great visibility from this prominent corner building in the heart of the entertainment district. Newly updated historic building surrounded by the arena, restaurants, pubs, museums and professional businesses. For lease with the landlords approval of tenants credit. Also available for purchase by the floor or the whole building.				

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			Sale Price Price Per SqFt	Lease Type Sale Type	
<b>Grand Rapids</b>					
2920 Fuller Avenue NE	16,000	1,663	8.00 - 8.50	Modified Gross	John A. Mundell III
Northbrook Office Park	4,216	1,155	N/A	Lease	Mike Mikesell
			N/A		
<b>Comments:</b> Campus like office park conveniently located off I-196. Aggressive on-site landlord wants to make deals and pay commissions quickly.					
2920 Fuller Avenue NE, Unit: 203	16,000	1,663	8.00	Modified Gross	John A. Mundell III
Northbrook Office Park	1,663	1,663	N/A	Lease	Mike Mikesell
Suite: 203			N/A		
<b>Comments:</b> Campus like office park conveniently located off I-196. Aggressive on-site landlord wants to make deals and pay commissions quickly.					
2920 Fuller Avenue NE, Unit: 102	16,000	1,155	8.50	Modified Gross	John A. Mundell III
Northbrook Office Park	1,155	1,155	N/A	Lease	Mike Mikesell
Suite: 102			N/A		
<b>Comments:</b> Campus like office park conveniently located off I-196. Aggressive on-site landlord wants to make deals and pay commissions quickly.					
25 Commerce Avenue SW, Unit: 400	21,055	4,200	9.00	NNN	John A. Mundell III
Corl Knott	4,200	4,200	\$450,000	Sale/Lease	Jeffrey A. Tucker
			\$107.14		
<b>Comments:</b> Full floor loft office condo. High ceilings and brick walls located in entertainment district. Four parking spaces included.					
124 Fulton Street E	3,738	3,738	0.00	N/A	Jeffrey A. Tucker
Loraine Building	3,738	3,738	\$99,000	Sale	John A. Mundell III
			\$26.48		
<b>Comments:</b> Outstanding value play for an office condo with mixed use potential. Located next to One Trick Pony and The Cottage Bar. Great Fulton Street exposure. Parking spaces at \$70 per month.					
311 Fuller Avenue NE	3,650	3,650	7.00	NNN	Jeffrey A. Tucker
	3,650	3,650	N/A	Lease	John A. Mundell III
			N/A		
<b>Comments:</b> Stand alone medical office or retail space just off of Michigan Avenue on Fuller. White boxed and ready for you to build it out. Great traffic flow off of I-196 traveling to East Grand Rapids.					

\*Build to Suit

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			Sale Price Price Per SqFt	Lease Type Sale Type	
<b>Grand Rapids</b>					
2501 Plainfield Avenue NE Northfield Professional Complex	7,521 3,232	2,208 1,024	9.00 N/A	Modified Gross Lease	Gene Szpeinski Jeffrey A. Tucker
<b>Comments:</b> High traffic Cheshire Village location. Professional space with prior medical use. Large parking lot. Suite A-Multiple offices with sinks, large reception work area & waiting room. Suite D-Reception & 4 Offices, Lower level suite with direct access to parking.					
2501 Plainfield Avenue NE, Unit: A Northfield Professional Complex Suite: A	7,521 2,208	2,208 2,208	9.00 N/A	Modified Gross Lease	Gene Szpeinski Jeffrey A. Tucker
<b>Comments:</b> High traffic Cheshire Village location. Professional space with prior medical use. Large parking lot. Suite A-Multiple offices with sinks, large reception work area & waiting room.					
2501 Plainfield Avenue NE, Unit: D Northfield Professional Complex Suite: D	7,521 1,024	1,024 1,024	9.00 N/A	Modified Gross Lease	Gene Szpeinski Jeffrey A. Tucker
<b>Comments:</b> High traffic Cheshire Village location. Professional space with prior medical use. Large parking lot. Suite D-Reception & 4 Offices, Lower level suite, direct access to parking.					
1919 Eastern Avenue SE	1,620 1,620	1,620 1,620	0.00 \$49,000	N/A Sale	Mike Mikesell
<b>Comments:</b> Bank owned residential/office building with five (5) dedicated on-site parking spaces. High traffic, densely populated area. One apartment upstairs. Previous uses include a radio station and a dentist's office.					
161 Ottawa Avenue, Unit: 200C Waters Building	282,200 1,599	1,599 1,599	14.00 N/A	MG + E Sublease	John A. Mundell III Mike Mikesell
<b>Comments:</b> 3 year sublease- great views. Plug and play- move in ready, includes furniture.					
2424 Burton Street SE	6,000 1,280	1,280 530	8.45 - 11.33 N/A	Gross Lease	David Zeemering
<b>Comments:</b> Nice small office suites in a great neighborhood location. Next to Breton Village/East Grand Rapids. 530-1,280 sq. ft. available.					

\*Build to Suit

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Property Address Building Name	Total Building SqFt Total Available SqFt	Max Contiguous Min Contiguous	Rental Rate		Associate(s)
			Sale Price Price Per SqFt	Lease Type Sale Type	
<b>Grand Rapids</b>					
2424 Burton Street SE, Unit: AB	6,000	1,280	8.45	Gross	David Zeemering
Suite: AB	1,280	1,280	N/A	Lease	
<b>Comments:</b> Nice small office suites in a great neighborhood location. Next to Breton Village/East Grand Rapids. 530-1,280 sq. ft. available.					
2424 Burton Street SE, Unit: C	6,000	775	11.33	Gross	David Zeemering
Suite: C	775	775	N/A	Lease	
<b>Comments:</b> Nice small office suites in a great neighborhood location. Next to Breton Village/East Grand Rapids. 530-1,280 sq. ft. available.					
2424 Burton Street SE, Unit: B	6,000	750	9.60	Gross	David Zeemering
Suite: B	750	750	N/A	Lease	
<b>Comments:</b> Nice small office suites in a great neighborhood location. Next to Breton Village/East Grand Rapids. 530-1,280 sq. ft. available.					
2424 Burton Street SE, Unit: A	6,000	530	9.62	Gross	David Zeemering
Suite: A	530	530	N/A	Lease	
<b>Comments:</b> Nice small office suites in a great neighborhood location. Next to Breton Village/East Grand Rapids. 530-1,280 sq. ft. available.					
4310 Leonard Street NW, Unit: 100	10,600	1,259	8.00	NNN	John A. Mundell III
	1,259	1,259	N/A	Lease	Mike Mikesell
<b>Comments:</b> Last space available in building with very good co-tenants! Main floor space with great exposure. High quality construction. NNN expenses are \$3.50/SF.					
2667 5 Mile Road NE	1,080	1,080	9.00	NNN	John A. Mundell III
Outbuilding - Cat Clinic North	1,080	1,080	\$150,000	Sale/Lease	
<b>Comments:</b> Stand alone office building perfect for attorneys, accountants, advertisers, retailers or others with 3-5 employees. Building has three private offices, reception area, kitchen and bath. Across from Plainfield Branch Library. Also near Lowes and growing Northland Drive commercial district.					

\*Build to Suit

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			Sale Price Price Per SqFt	Lease Type Sale Type	
<b>Grand Rapids</b>					
171 Monroe Avenue NW, Unit: 501	166,244	1,050	17.14	Gross	Jeffrey A. Tucker
PNC Bank Building	1,050	1,050	N/A	Sublease	
			N/A		
<b>Comments:</b> Heart of the CBD in downtown Grand Rapids. High profile location with attached covered ramp parking available. The skywalk allows easy access to the hotels, restaurants and the convention center.					
<b>Grandville</b>					
3000 Ivanrest	12,200	7,800	10.50	Modified Gross	Jeffrey A. Tucker
	12,200	2,600	\$749,000	Sale/Lease	
			\$61.39		
<b>Comments:</b> Nice Southwest side office building just off 28th Street. Own or lease. This building is expandable.					
3000 Ivanrest, Unit: 3	12,200	7,800	10.50	Modified Gross	Jeffrey A. Tucker
	7,800	7,800	N/A	Lease	
Suite: 3			N/A		
<b>Comments:</b> Nice Southwest side office building just off 28th Street. Own or lease. This building is expandable.					
3000 Ivanrest, Unit: 2	12,200	5,200	10.50	Modified Gross	Jeffrey A. Tucker
	5,200	5,200	N/A	Lease	
Suite: 2			N/A		
<b>Comments:</b> Nice Southwest side office building just off 28th Street. Own or lease. This building is expandable.					
3000 Ivanrest, Unit: 1	12,200	2,600	10.50	Modified Gross	Jeffrey A. Tucker
	2,600	2,600	N/A	Lease	
Suite: 1			N/A		
<b>Comments:</b> Nice Southwest side office building just off 28th Street. Own or lease. This building is expandable.					
3000 Ivanrest	12,200	12,200	0.00	N/A	Jeffrey A. Tucker
	12,200	12,200	\$749,000	Sale	
			\$61.39		
<b>Comments:</b> Nice Southwest side office building just off 28th Street. Own or lease. This building is expandable.					

\*Build to Suit

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Property Address Building Name	Total Building SqFt Total Available SqFt	Max Contiguous Min Contiguous	Rental Rate		Associate(s)
			Sale Price Price Per SqFt	Lease Type Sale Type	
<b>Grandville</b>					
3000 Ivanrest, Unit: 3	12,200	7,800	10.50	Modified Gross	Jeffrey A. Tucker
	7,800	7,800	N/A	Lease	
Suite: 3			N/A		
<b>Comments:</b> Nice Southwest side office building just off 28th Street. Own or lease. This building is expandable.					
3000 Ivanrest, Unit: 2	12,200	5,200	10.50	Modified Gross	Jeffrey A. Tucker
	5,200	5,200	N/A	Lease	
Suite: 2			N/A		
<b>Comments:</b> Nice Southwest side office building just off 28th Street. Own or lease. This building is expandable.					
3000 Ivanrest, Unit: 1	12,200	2,600	10.50	Modified Gross	Jeffrey A. Tucker
	2,600	2,600	N/A	Lease	
Suite: 1			N/A		
<b>Comments:</b> Nice Southwest side office building just off 28th Street. Own or lease. This building is expandable.					
6331 Kenowa Avenue SW	11,552	11,552	0.00	N/A	John A. Mundell III
AAA Building	11,552	11,552	\$1,025,000	Sale	John Fricke
			\$88.73		
<b>Comments:</b> Location, location, location! Former AAA building site - ideal for office user or reconfiguration as retail or service/retail. Excellent exposure, parking and building condition.					
3380 Fairlanes Avenue SW, Unit: 6	13,432	800	9.00	NNN	Cathy Bottema
	800	800	N/A	Lease	Gene Szpeinski
			N/A		
<b>Comments:</b> Updated office/retail space for lease at a competitive rate. Close to I-196 on Fairlanes just south of Chicago Drive. CAM is estimated at \$2.00/SF.					
<b>Greenville</b>					
2425 W Washington , Unit: B	7,534	3,075	10.50	NNN	Jeffrey A. Tucker
	3,075	3,075	N/A	Lease	Mike Mikesell
			N/A		
<b>Comments:</b> Class "A" office building across from Wal-Mart Grocery and west of Meijer on M-57 in Greenville, Michigan. Excellent exposure for a medical or office user.					

\*Build to Suit

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Property Address Building Name	Total Building SqFt Total Available SqFt	Max Contiguous Min Contiguous	Rental Rate		Associate(s)
			Sale Price Price Per SqFt	Lease Type Sale Type	
<b>Hamilton</b>					
3362 M-40	10,836	10,836	7.50	NNN	Thomas J. Elhart
	10,836	10,836	\$950,000	Sale/Lease	
			\$87.67		
<b>Comments:</b> Newer medical building located in Hamilton. This building is ready for a medical/physical therapy use. Xray room just needs equipment. Basement for storage.					
<b>Hart</b>					
4081 W Polk Road	16,161	16,161	0.00	N/A	Jim Olsen
Department of Human Services	16,161	16,161	\$1,850,000	Sale	
			\$114.47		
<b>Comments:</b> Great investment opportunity with a NNN lease with the State of Michigan, Department of Human Services through 1/31/22. Listed at a 9 Cap with NOI of \$172,548. Constructed in 2001 and well-maintained. Located just east of US-31 in growing commercial corridor.					
<b>Holland</b>					
3290 N. Wellness Drive	39,993	6,927	17.00	NNN	Thomas J. Elhart
Lakeshore Medical Campus - Building D	18,566	2,501	N/A	Lease	
			N/A		
<b>Comments:</b> Medical office ready for your build out. Easy location for your clients to find. Would be great office for a medical or professional.					
3290 N. Wellness Drive	39,993	6,927	17.00	NNN	Thomas J. Elhart
Lakeshore Medical Campus - Building D	6,927	6,927	N/A	Lease	
Suite: 150			N/A		
<b>Comments:</b> Medical office ready for your build out. Easy location for your clients to find. Would be great office for a medical or professional.					
3290 N. Wellness Drive	39,993	5,598	17.00	NNN	Thomas J. Elhart
Lakeshore Medical Campus - Building D	5,598	5,598	N/A	Lease	
Suite: 240			N/A		
<b>Comments:</b> Medical office ready for your build out. Easy location for your clients to find. Would be great office for a medical or professional.					
3290 N. Wellness Drive	39,993	3,540	17.00	NNN	Thomas J. Elhart
Lakeshore Medical Campus - Building D	3,540	3,540	N/A	Lease	
Suite: 220			N/A		
<b>Comments:</b> Medical office ready for your build out. Easy location for your clients to find. Would be great office for a medical or professional.					

\*Build to Suit

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Property Address Building Name	Total Building SqFt Total Available SqFt	Max Contiguous Min Contiguous	Rental Rate		Associate(s)
			Sale Price Price Per SqFt	Lease Type Sale Type	
<b>Holland</b>					
3290 N. Wellness Drive	39,993	2,501	17.00	NNN	Thomas J. Elhart
Lakeshore Medical Campus - Building D Suite: 170	2,501	2,501	N/A	Lease N/A	
<b>Comments:</b> Medical office ready for your build out. Easy location for your clients to find. Would be great office for a medical or professional.					
11335 James Street	17,115	17,115	9.00	NNN	John A. Mundell III
ISD Building	17,115	5,000	\$1,650,000 \$96.41	Sale/Lease	Jeffrey A. Tucker
<b>Comments:</b> Outstanding user opportunity. May be subdivided, tenant may extend portion of leasable space. Also available for lease. Taxes and CAM are currently estimated at \$4.73/SF/YR including in-suite janitorial. Utilities are estimated at \$2.57/SF/YR.					
11335 James Street, Unit: 1	17,115	17,115	9.00	NNN	John A. Mundell III
ISD Building Suite: 1	17,115	17,115	N/A	Lease N/A	Jeffrey A. Tucker
<b>Comments:</b> Outstanding user opportunity. May be subdivided, tenant may extend portion of leasable space. Also available for lease. Taxes and CAM are currently estimated at \$4.73/SF/YR including in-suite janitorial. Utilities are estimated at \$2.57/SF/YR.					
11335 James Street, Unit: 2	17,115	10,000	9.00	NNN	John A. Mundell III
ISD Building Suite: 2	10,000	10,000	N/A	Lease N/A	Jeffrey A. Tucker
<b>Comments:</b> Outstanding user opportunity. May be subdivided, tenant may extend portion of leasable space. Also available for lease. Taxes and CAM are currently estimated at \$4.73/SF/YR including in-suite janitorial. Utilities are estimated at \$2.57/SF/YR.					
11335 James Street, Unit: 3	17,115	5,000	9.00	NNN	John A. Mundell III
ISD Building Suite: 3	5,000	5,000	N/A	Lease N/A	Jeffrey A. Tucker
<b>Comments:</b> Outstanding user opportunity. May be subdivided, tenant may extend portion of leasable space. Also available for lease. Taxes and CAM are currently estimated at \$4.73/SF/YR including in-suite janitorial. Utilities are estimated at \$2.57/SF/YR.					
3299 N. Wellness Drive	29,278	4,569	17.00	NNN	Thomas J. Elhart
Lakeshore Medical Campus - Building C	7,108	2,539	N/A	Lease N/A	
<b>Comments:</b> Medical offices in Holland. Great north side location. Easy for your clients to locate.					

\*Build to Suit

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Property Address Building Name	Total Building SqFt Total Available SqFt	Max Contiguous Min Contiguous	Rental Rate		Associate(s)
			Sale Price Price Per SqFt	Lease Type Sale Type	
<b>Holland</b>					
3299 N. Wellness Drive	29,278	4,569	17.00	NNN	Thomas J. Elhart
Lakeshore Medical Campus - Building C Suite: 160	4,569	4,569	N/A	Lease N/A	
<b>Comments:</b> Medical offices in Holland. Great north side location. Easy for your clients to locate.					
3299 N. Wellness Drive	29,278	2,539	17.00	NNN	Thomas J. Elhart
Lakeshore Medical Campus - Building C Suite: 150	2,539	2,539	N/A	Lease N/A	
<b>Comments:</b> Medical offices in Holland. Great north side location. Easy for your clients to locate.					
1862 Ottawa Beach Road	2,320	2,320	9.50	Modified Gross	Thomas J. Elhart
	2,320	2,320	N/A	Lease N/A	
<b>Comments:</b> Office space available on Lake Mac. Unique location for your office near your boat or if you like water, near the State Park.					
283 Howard Avenue	1,918	1,918	0.00	N/A	Thomas J. Elhart
	1,918	1,918	\$149,900	Sale \$78.15	
<b>Comments:</b> Renovated home for professional office. Located on the north side of Holland. Hardwood floors. Great office for start ups or attorney. New roof in November of 2010. Possible owner financing.					
505 E. 16th Street, Unit: 515	2,528	1,250	6.72	Gross	Thomas J. Elhart
	1,250	1,250	N/A	Lease N/A	
<b>Comments:</b> High visibility across from the new Menards on 16th Street. Approximately 1,250 sq. ft. of main floor space that includes a large entry/reception area, 4 private offices, restroom and tons of storage in the basement, for only \$700 per month includes utilities. The large back-lit sign in front ensures that your business will get noticed.					
<b>Hudsonville</b>					
5570 32nd Avenue	9,000	9,000	3.00	NNN	Steve Burman
	9,000	9,000	\$339,000	Sale/Lease \$37.67	
<b>Comments:</b> High visibility corner location in downtown Hudsonville, newer buildout in this 9,000 sq. ft. office. Great site for re-development, 2 extra homes also available for extra parking if needed. Can be re-zoned for retail use.					

\*Build to Suit

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			Sale Price Price Per SqFt	Lease Type Sale Type	
<b>Hudsonville</b>					
2500 Chicago Drive	2,034	2,034	0.00	N/A	Thomas J. Elhart
	2,034	2,034	\$209,900	Sale	
			\$103.20		
<b>Comments:</b> Photography studio, very nice interior finishes. Formerly a bank branch, teller lines and drive through still in place. Located on busy M-121 just 1/2 mile west of Hudsonville. Possible fast food location also					
3484 Chicago Drive	2,016	2,016	5.80	Gross + Util	Jeffrey A. Tucker
3484 Chicago Drive	2,016	2,016	\$149,900	Sale/Lease	Gene Szpeinski
			\$74.36		
<b>Comments:</b> Former Chiropractic office, can be easily converted to retail. 3 bathrooms, large reception area, linen closet, 8 rooms, furnace room & 2 storage closets. New rubber roof in 2008. Parking lot resealed and striped in 2011. Located in busy Downtown Development District. Priced to sell- well below assessed value! Better than leasing.					
<b>Ionia</b>					
909 Lincoln East	1,372	1,372	0.00	N/A	Cathy Bottema
	1,372	1,372	\$59,900	Sale	
			\$43.66		
<b>Comments:</b> 1,372 SF, currently used as a home, easily converted to office or retail, large yard area, garage, great exposure to M-21.					
<b>Kalamazoo</b>					
6938 Elm Valley Drive	170,000	170,000	14.85	Plus Utilities	John Gordy
	170,000	2,238	N/A	Lease	Ted Vliek
			N/A		
<b>Comments:</b> State-of-the-art office and technical center. 70 offices and space for 250 cubicles, Herman Miller furniture included. 1,250 sq. ft. computer center with 60-tons of air conditioning. Digital phone system. Identipass access card system. Pelco Security camera system. Simplex fire alarm system. First Alert burglar alarm system, monitored by EPS Security. Smaller suites available.					
6938 Elm Valley Drive, Unit: Bldg	170,000	170,000	14.85	Plus Utilities	John Gordy
Suite: Bldg	170,000	170,000	N/A	Lease	Ted Vliek
			N/A		
<b>Comments:</b> State-of-the-art office and technical center. 70 offices and space for 250 cubicles, Herman Miller furniture included. 1,250 sq. ft. computer center with 60-tons of air conditioning. Digital phone system. Identipass access card system. Pelco Security camera system. Simplex fire alarm system. First Alert burglar alarm system, monitored by EPS Security. Smaller suites available.					

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			Sale Price Price Per SqFt	Lease Type Sale Type	
<b>Kalamazoo</b>					
6938 Elm Valley Drive, Unit: 1	170,000	11,332	14.85	Plus Utilities	John Gordy
	11,332	11,332	N/A	Lease	Ted Vliek
Suite: 1			N/A		
<b>Comments:</b>	State-of-the-art office and technical center. 70 offices and space for 250 cubicles, Herman Miller furniture included. 1,250 sq. ft. computer center with 60-tons of air conditioning. Digital phone system. Identipass access card system. Pelco Security camera system. Simplex fire alarm system. First Alert burglar alarm system, monitored by EPS Security. Smaller suites available.				
6938 Elm Valley Drive, Unit: 9	170,000	9,558	14.85	Plus Utilities	John Gordy
	9,558	9,558	N/A	Lease	Ted Vliek
Suite: 9			N/A		
<b>Comments:</b>	State-of-the-art office and technical center. 70 offices and space for 250 cubicles, Herman Miller furniture included. 1,250 sq. ft. computer center with 60-tons of air conditioning. Digital phone system. Identipass access card system. Pelco Security camera system. Simplex fire alarm system. First Alert burglar alarm system, monitored by EPS Security. Smaller suites available.				
6938 Elm Valley Drive, Unit: 6	170,000	7,743	14.85	Plus Utilities	John Gordy
	7,743	7,743	N/A	Lease	Ted Vliek
Suite: 6			N/A		
<b>Comments:</b>	State-of-the-art office and technical center. 70 offices and space for 250 cubicles, Herman Miller furniture included. 1,250 sq. ft. computer center with 60-tons of air conditioning. Digital phone system. Identipass access card system. Pelco Security camera system. Simplex fire alarm system. First Alert burglar alarm system, monitored by EPS Security. Smaller suites available.				
6938 Elm Valley Drive, Unit: 5	170,000	6,170	14.85	Plus Utilities	John Gordy
	6,170	6,170	N/A	Lease	Ted Vliek
Suite: 5			N/A		
<b>Comments:</b>	State-of-the-art office and technical center. 70 offices and space for 250 cubicles, Herman Miller furniture included. 1,250 sq. ft. computer center with 60-tons of air conditioning. Digital phone system. Identipass access card system. Pelco Security camera system. Simplex fire alarm system. First Alert burglar alarm system, monitored by EPS Security. Smaller suites available.				
6938 Elm Valley Drive, Unit: 2	170,000	3,550	14.85	Plus Utilities	John Gordy
	3,550	3,550	N/A	Lease	Ted Vliek
Suite: 2			N/A		
<b>Comments:</b>	State-of-the-art office and technical center. 70 offices and space for 250 cubicles, Herman Miller furniture included. 1,250 sq. ft. computer center with 60-tons of air conditioning. Digital phone system. Identipass access card system. Pelco Security camera system. Simplex fire alarm system. First Alert burglar alarm system, monitored by EPS Security. Smaller suites available.				

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			Sale Price Price Per SqFt	Lease Type Sale Type	
<b>Kalamazoo</b>					
6938 Elm Valley Drive, Unit: 3	170,000	3,256	14.85	Plus Utilities	John Gordy
	3,256	3,256	N/A	Lease	Ted Vliek
Suite: 3			N/A		
<b>Comments:</b>	State-of-the-art office and technical center. 70 offices and space for 250 cubicles, Herman Miller furniture included. 1,250 sq. ft. computer center with 60-tons of air conditioning. Digital phone system. Identipass access card system. Pelco Security camera system. Simplex fire alarm system. First Alert burglar alarm system, monitored by EPS Security. Smaller suites available.				
6938 Elm Valley Drive, Unit: 7	170,000	2,238	14.85	Plus Utilities	John Gordy
	2,238	2,238	N/A	Lease	Ted Vliek
Suite: 7			N/A		
<b>Comments:</b>	State-of-the-art office and technical center. 70 offices and space for 250 cubicles, Herman Miller furniture included. 1,250 sq. ft. computer center with 60-tons of air conditioning. Digital phone system. Identipass access card system. Pelco Security camera system. Simplex fire alarm system. First Alert burglar alarm system, monitored by EPS Security. Smaller suites available.				
2015 W. Crosstown Parkway	12,516	12,516	0.00	N/A	Marc R. Tourangeau
AAA Building	12,516	12,516	\$595,000	Sale	John Fricke
			\$47.54		
<b>Comments:</b>	This former AAA building is located in a wonderful area of Kalamazoo. Property is only one block from Westnedge; yet, provides a beautiful setting amongst the trees and hills of central Kalamazoo. Building features two levels with separate entrances, attached garage area with four overhead doors, flexible interior with wide-open spaces, main windows providing excellent views, interior stairs and a freight elevator.				
234 W. Cedar Street	9,600	9,600	8.00	NNN	Marc R. Tourangeau
	9,600	4,800	\$649,000	Sale/Lease	Jeff Chrystal
			\$67.60		
<b>Comments:</b>	Solid two story brick office building located in south downtown area. This price includes many parcels of vacant land. It is possible to just sell the office building and accompanying parking lot for a lower price. Building is currently occupied by a tenant but will be vacant soon. This building is located within walking distance of the Kalamazoo Mall and provides easy access with onsite parking.				
234 W. Cedar Street	9,600	9,600	8.00	NNN	Marc R. Tourangeau
	9,600	9,600	N/A	Lease	Jeff Chrystal
Suite: Bldg			N/A		
<b>Comments:</b>	Solid two story brick office building located in south downtown area. This price includes many parcels of vacant land. It is possible to just sell the office building and accompanying parking lot for a lower price. Building is currently occupied by a tenant but will be vacant soon. This building is located within walking distance of the Kalamazoo Mall and provides easy access with onsite parking.				

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			Sale Price Price Per SqFt	Lease Type Sale Type	
<b>Kalamazoo</b>					
234 W. Cedar Street	9,600	4,800	8.00	NNN	Marc R. Tourangeau
	4,800	4,800	N/A	Lease	Jeff Chrystal
Suite: Upper Level			N/A		
<b>Comments:</b>	Solid two story brick office building located in south downtown area. This price includes many parcels of vacant land. It is possible to just sell the office building and accompanying parking lot for a lower price. Building is currently occupied by a tenant but will be vacant soon. This building is located within walking distance of the Kalamazoo Mall and provides easy access with onsite parking.				
234 W. Cedar Street	9,600	4,800	8.00	NNN	Marc R. Tourangeau
	4,800	4,800	N/A	Lease	Jeff Chrystal
Suite: Lower Level			N/A		
<b>Comments:</b>	Solid two story brick office building located in south downtown area. This price includes many parcels of vacant land. It is possible to just sell the office building and accompanying parking lot for a lower price. Building is currently occupied by a tenant but will be vacant soon. This building is located within walking distance of the Kalamazoo Mall and provides easy access with onsite parking.				
940 John Street	7,167	7,167	12.50	NNN	Jeff Chrystal
	7,167	7,167	\$699,000	Sale/Lease	
			\$97.53		
<b>Comments:</b>	Class A, free-standing medical office building in immaculate condition. This brick single story is located one block south of the Bronson Hospital Campus. It was originally designed as an orthopedic surgery office, but can be easily renovated for a variety of medical specialties. Building could be multi-tenant facility as the floor plan allows for the building to be divided quite easily. Architecturally attractive, great curb appeal, and patient friendly with plenty of front door parking and a drive-thru and drop-off portico at the main entrance. X-ray room with lead-lined walls / doors plus a walk-in fireproof vault. Large stairwell down to a very functional partial basement for file storage.				
211 E. Water Street, Unit: 400	111,220	6,952	16.00	NNN	Jeff Chrystal
	6,952	6,952	N/A	Lease	Marc R. Tourangeau
			N/A		
<b>Comments:</b>	Stunning Class A Office space located in the prestigious Globe Building in the heart of Kalamazoo's downtown. Its prime location and distinctive character make the 100 year old Globe Building an exciting option for companies that want first class office space. From its open atrium to the exposed brick and beam interior, the Globe Building offers a one of a kind setting.				
	This spacious top-floor suite features 17 offices all with exterior windows offering beautiful views of Kalamazoo's skyline. In addition the suite has a large conference room with a glass wall overlooking the building's main atrium. Large bullpen area for clerical/support staff. Unique to downtown, this building also offers free parking for your employees. Other tenants in the building include: BDO Seidman, Chase Bank, DeMent & Marquart, and The Kalamazoo Beer Exchange.				

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			Sale Price Price Per SqFt	Lease Type Sale Type	
<b>Kalamazoo</b>					
123 S. Westnedge Avenue	6,380	6,380	12.00	Modified Gross	Jeff Chrystal
	6,380	6,380	\$350,000 \$54.86	Sale/Lease	Caroline Fox Pavone
<b>Comments:</b> Prime office space in downtown Kalamazoo. Great visibility off Westnedge. Walk to shops/restaurants from this open, light filled space. Front door parking with 17 spaces. Additional parking available across street. Space could easily be divided into three (3) separate units.					
950 Trade Centre Way, Unit: 110	111,596	4,670	12.75	NNN	Marc R. Tourangeau
	4,670	4,670	N/A	Sublease	
<b>Comments:</b> Sublease now available in former UBS space in Kalamazoo's premier office building, Trade Centre. This top-notch, Class-A space, offers a fully built-out main floor suite off building's primary lobby. Nine offices, large bull-pen, kitchen, beautiful conference room and cash receipt area behind protective glass included. Must see to appreciate this high-profile office space. Your customers will be impressed.					
2415 S. 11th Street	11,264	4,500	12.00	Modified Gross	Jeff Chrystal
	4,500	1,000	N/A	Lease	Ted Vliek
<b>Comments:</b> Premier West Side office space with fabulous visibility. Great for insurance, real estate, accounting or any other firm that desires a little exposure. Great accessibility as it is right off the Stadium Drive and US 131 exit. High quality finishes and lots of windows. Front door parking for your customers and clients. Great signage.					
2415 S. 11th Street	11,264	0	12.00	Modified Gross	Jeff Chrystal
	3,500	3,500	N/A	Lease	Ted Vliek
<b>Comments:</b> Premier West Side office space with fabulous visibility. Great for insurance, real estate, accounting or any other firm that desires a little exposure. Great accessibility as it is right off the Stadium Drive and US 131 exit. High quality finishes and lots of windows. Front door parking for your customers and clients. Great signage.					
Suite: 1			N/A		
2415 S. 11th Street	11,264	0	12.00	Modified Gross	Jeff Chrystal
	1,000	1,000	N/A	Lease	Ted Vliek
<b>Comments:</b> Premier West Side office space with fabulous visibility. Great for insurance, real estate, accounting or any other firm that desires a little exposure. Great accessibility as it is right off the Stadium Drive and US 131 exit. High quality finishes and lots of windows. Front door parking for your customers and clients. Great signage.					
Suite: 2			N/A		

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			Sale Price Price Per SqFt	Lease Type Sale Type	
<b>Kalamazoo</b>					
1634 Gull Road, Unit: B	8,078	0	13.00	N/A	Jeff Chrystal
	4,000	0	N/A	Lease	Ted Vliek
			N/A		
<b>Comments:</b>	Fantastic location for medical office condo. Directly across from Borgess Hospital, just off traffic light. Great signage, front door parking, recently remodeled, brick, elevator, efficient layout.				
219 W. Walnut Street	3,522	3,522	0.00	N/A	Jeff Chrystal
	3,522	3,522	\$139,000	Sale	
			\$39.47		
<b>Comments:</b>	The Osborn House was built in 1890 with Mayor Osborn residing in this home for many years. Later it housed a fraternity, a law firm, and later an architectural firm. Large rooms, fireplaces, wood trim and cabinetry, banisters and stained glass makes this a very unique office environment. Substantially renovated in 1996 with restoring all of the wood trim within the interior. Features a large front porch with full basement and unfinished attic.				
3254 S. Westnedge Avenue	2,703	2,703	11.00	NNN	Jeff Chrystal
	2,703	2,703	N/A	Lease	Marc R. Tourangeau
			N/A		
<b>Comments:</b>	Prime location on Westnedge Avenue. Great signage. Just north of McDonald's. Potential sale and redevelopment possibilities.				
200 Turwill Lane	900	900	12.00	Modified Gross	Ted Vliek
	900	900	N/A	Lease	Jeff Chrystal
			N/A		
<b>Comments:</b>	Condo rental. Beautifully maintained, great parking, four offices, and private bath. Modified gross. Tenant pays utilities. Walkout level with parking, natural beauty abounds.				
<b>Kentwood</b>					
4200 Saladin Drive SE	24,969	17,129	0.00	N/A	Cathy Bottema
	Saladin Temple	24,969	2,240	\$1,750,000	Gene Szpeinski
			\$70.09	Sale	
<b>Comments:</b>	Extensive East Paris and I96 frontage with multiple potential building sites on 15.63 Acres. Main building has a variety of offices, meeting & assembly rooms, full kitchen and bar area. Two storage buildings with 16 overhead doors. Cell tower lease in place. Large parking area.				

Property Address Building Name	Total Building SqFt Total Available SqFt	Max Contiguous Min Contiguous	Rental Rate		Associate(s)
			Sale Price Price Per SqFt	Lease Type Sale Type	
<b>Kentwood</b>					
2330 44th Street SE	8,200	8,200	5.50	G + Util.	Jeffrey A. Tucker
	8,200	1,500	\$299,000	Sale/Lease	John A. Mundell III
			\$36.46		
<b>Comments:</b> Priced to sell! Move onto 44th Street near Breton and increase your visibility. Quality office building that would allow for service retail, medical office, or a possible daycare business. Own or lease.					
2330 44th Street SE	8,200	8,200	0.00	N/A	Jeffrey A. Tucker
	8,200	8,200	\$299,000	Sale	John A. Mundell III
Suite:			\$36.46		
<b>Comments:</b> Quality office space, great 44th St. and Breton traffic visibility, signage. Own or Lease.					
2330 44th Street SE, Unit: A&C	8,200	3,133	5.50	G + Util.	Jeffrey A. Tucker
	3,133	3,133	N/A	Lease	John A. Mundell III
Suite: A&C			N/A		
<b>Comments:</b>					
2330 44th Street SE, Unit: B	8,200	2,475	5.50	G + Util.	Jeffrey A. Tucker
	2,475	2,475	N/A	Lease	John A. Mundell III
Suite: B			N/A		
<b>Comments:</b>					
2330 44th Street SE, Unit: A	8,200	1,633	5.50	G + Util.	Jeffrey A. Tucker
	1,633	1,633	N/A	Lease	John A. Mundell III
Suite: A			N/A		
<b>Comments:</b>					
2330 44th Street SE, Unit: C	8,200	1,500	5.50	G + Util.	Jeffrey A. Tucker
	1,500	1,500	N/A	Lease	John A. Mundell III
Suite: C			N/A		
<b>Comments:</b>					

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			Sale Price Price Per SqFt	Lease Type Sale Type	
<b>Lowell</b>					
309 E. Main Street SE	3,200	3,200	0.00	N/A	Mike Mikesell
	3,200	3,200	\$185,000	Sale	
			\$57.81		
<b>Comments:</b> Nicely renovated offices in historic downtown Lowell. Currently used as construction and design offices. Unfinished 2nd story and 620 SF extra finished office in lower level.					
<b>Manistee</b>					
429 Ford Street	27,000	27,000	0.00	N/A	Bryan D. Bench
Washington Street School	27,000	27,000	\$249,000	Sale	Scott Kotrch
			\$9.22		
<b>Comments:</b> Former Washington Street School. Two story brick construction in Manistee City on 3 acres of land. Possible tax/brownfield incentives for redevelopment project.					
<b>Muskegon</b>					
1844-1854 E Apple Avenue	34,303	5,493	10.50	NNN	Jeffrey A. Tucker
East Apple Business Center	27,179	1,693	\$576,765	Sale/Lease	Jim Olsen
			\$105.00		
<b>Comments:</b> Lease or own your own office suite with access near the US31 off-ramp. This new development is near Mercy-General Hospital, Baker College, and Muskegon Community College. Excellent exposure is available on this heavily traveled interchange, along with many national retailers. Sale prices are based on \$105/SF with basement; \$95/SF without basement.					
1844-1854 E Apple Avenue	34,303	5,493	10.50	NNN	Jeffrey A. Tucker
East Apple Business Center	5,493	5,493	\$576,765	Sale/Lease	Jim Olsen
Suite: 10-12			\$16.81		
<b>Comments:</b> Lease or own your own office suite with access near the US31 off-ramp. This new development is near Mercy-General Hospital, Baker College, and Muskegon Community College. Excellent exposure is available on this heavily traveled interchange, along with many national retailers.					
1844-1854 E Apple Avenue	34,303	3,705	10.50	NNN	Jeffrey A. Tucker
East Apple Business Center	3,705	3,705	\$389,025	Sale/Lease	Jim Olsen
Suite: 8-9			\$11.34		
<b>Comments:</b> Lease or own your own office suite with access near the US31 off-ramp. This new development is near Mercy-General Hospital, Baker College, and Muskegon Community College. Excellent exposure is available on this heavily traveled interchange, along with many national retailers.					

\*Build to Suit

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Property Address Building Name	Total Building SqFt Total Available SqFt	Max Contiguous Min Contiguous	Rental Rate		Associate(s)
			Sale Price Price Per SqFt	Lease Type Sale Type	
<b>Muskegon</b>					
1844-1854 E Apple Avenue	34,303	1,788	10.50	NNN	Jeffrey A. Tucker
East Apple Business Center Suite: 1	1,788	1,788	\$187,740 \$5.47	Sale/Lease	Jim Olsen
<b>Comments:</b> Lease or own your own office suite with access near the US31 off-ramp. This new development is near Mercy-General Hospital, Baker College, and Muskegon Community College. Excellent exposure is available on this heavily traveled interchange, along with many national retailers.					
1844-1854 E Apple Avenue	34,303	1,726	10.50	NNN	Jeffrey A. Tucker
East Apple Business Center Suite: 17	1,726	1,726	\$163,970 \$4.78	Sale/Lease	Jim Olsen
<b>Comments:</b> Lease or own your own office suite with access near the US31 off-ramp. This new development is near Mercy-General Hospital, Baker College, and Muskegon Community College. Excellent exposure is available on this heavily traveled interchange, along with many national retailers.					
1844-1854 E Apple Avenue	34,303	1,717	10.50	NNN	Jeffrey A. Tucker
East Apple Business Center Suite: 5	1,717	1,717	\$180,285 \$5.26	Sale/Lease	Jim Olsen
<b>Comments:</b> Lease or own your own office suite with access near the US31 off-ramp. This new development is near Mercy-General Hospital, Baker College, and Muskegon Community College. Excellent exposure is available on this heavily traveled interchange, along with many national retailers.					
1844-1854 E Apple Avenue	34,303	1,693	10.50	NNN	Jeffrey A. Tucker
East Apple Business Center Suite: 16	1,693	1,693	\$160,835 \$4.69	Sale/Lease	Jim Olsen
<b>Comments:</b> Lease or own your own office suite with access near the US31 off-ramp. This new development is near Mercy-General Hospital, Baker College, and Muskegon Community College. Excellent exposure is available on this heavily traveled interchange, along with many national retailers.					
500 W. Western Avenue	16,896	3,870	4.65 - 5.64	Modified Gross	Jeffrey A. Tucker
Noble Building	16,896	1,700	\$189,000 \$11.19	Sale/Lease	Jim Olsen
<b>Comments:</b> Great redevelopment opportunity on West Western Avenue next to L.C. Walker Arena. Bank owned. Perfect for restaurant, entertainment, retail, office, or mixed-use.					

\*Build to Suit

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Property Address Building Name	Total Building SqFt Total Available SqFt	Max Contiguous Min Contiguous	Rental Rate		Associate(s)
			Sale Price Price Per SqFt	Lease Type Sale Type	
<b>Muskegon</b>					
500 W. Western Avenue Noble Building Suite: 2E	16,896 3,870	3,870 3,870	4.65 N/A	Modified Gross Lease	Jeffrey A. Tucker Jim Olsen
<b>Comments:</b> Great redevelopment opportunity on West Western Avenue next to L.C. Walker Arena. Bank owned. Perfect for restaurant, entertainment, retail, office, or mixed-use.					
500 W. Western Avenue Noble Building Suite: 2D	16,896 2,170	2,170 2,170	5.52 N/A	Modified Gross Lease	Jeffrey A. Tucker Jim Olsen
<b>Comments:</b> Great redevelopment opportunity on West Western Avenue next to L.C. Walker Arena. Bank owned. Perfect for restaurant, entertainment, retail, office, or mixed-use.					
500 W. Western Avenue Noble Building Suite: 2C	16,896 1,700	1,700 1,700	5.64 N/A	Modified Gross Lease	Jeffrey A. Tucker Jim Olsen
<b>Comments:</b> Great redevelopment opportunity on West Western Avenue next to L.C. Walker Arena. Bank owned. Perfect for restaurant, entertainment, retail, office, or mixed-use.					
1675 Patriot Drive	15,000 15,000	15,000 15,000	0.00 \$900,000 \$60.00	N/A Sale	Jim Olsen
<b>Comments:</b> Great location at a lighted corner next to Meijer and across from Target and other national retailers. Well-constructed building built in 2005 and ready for your business or as an investment. Partially built out with a safe and security system. Major portion of building never occupied. Additional land available.					
280 W Muskegon Avenue First Church of Christ Scientist	11,562 11,562	11,562 11,562	0.00 \$249,000 \$21.54	N/A Sale	Jim Olsen
<b>Comments:</b> Well-kept majestic church with original pipe organ, ornate trim, nursery, reading room, 6 offices, and more. Located downtown with many historic buildings.					
715 Terrace Street National City Bank Building	20,000 10,000	10,000 1,500	8.50 - 11.50 N/A N/A	Modified Gross Lease	Jeffrey A. Tucker Jim Olsen
<b>Comments:</b> Real estate taxes are currently capped at \$0.67 per square foot until 2014. Non-compete for banking and brokerage businesses with current tenant.					

\*Build to Suit

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Property Address Building Name	Total Building SqFt Total Available SqFt	Max Contiguous Min Contiguous	Rental Rate		Associate(s)
			Sale Price Price Per SqFt	Lease Type Sale Type	
<b>Muskegon</b>					
715 Terrace Street, Unit: 203 National City Bank Building Suite: 203	20,000 10,000	10,000 10,000	9.25 N/A	Modified Gross Lease	Jeffrey A. Tucker Jim Olsen
<b>Comments:</b>	Real estate taxes are currently capped at \$0.67 per square foot until 2014. Non-compete for banking and brokerage businesses with current tenant.				
715 Terrace Street, Unit: 202 National City Bank Building Suite: 202	20,000 6,365	6,365 6,365	8.50 N/A	Modified Gross Lease	Jeffrey A. Tucker Jim Olsen
<b>Comments:</b>	Real estate taxes are currently capped at \$0.67 per square foot until 2014. Non-compete for banking and brokerage businesses with current tenant.				
715 Terrace Street, Unit: 201 National City Bank Building Suite: 201	20,000 3,635	3,635 3,635	11.50 N/A	Modified Gross Lease	Jeffrey A. Tucker Jim Olsen
<b>Comments:</b>	Real estate taxes are currently capped at \$0.67 per square foot until 2014. Non-compete for banking and brokerage businesses with current tenant.				
715 Terrace Street, Unit: 101 National City Bank Building Suite: 101	20,000 1,500	1,500 1,500	8.50 N/A	Modified Gross Lease	Jeffrey A. Tucker Jim Olsen
<b>Comments:</b>	Real estate taxes are currently capped at \$0.67 per square foot until 2014. Non-compete for banking and brokerage businesses with current tenant.				
947 W Broadway	6,020 6,020	2,000 2,000	9.75 \$279,900 \$46.50	Gross Sale/Lease	Jim Olsen
<b>Comments:</b>	Newer office space in Roosevelt Park. Excellent space in Broadway Business District. Medical, insurance, mortgage, or service business are compatible. Good parking.				
896 Jefferson Street	5,396 5,396	5,396 126	10.00 - 20.00 \$359,000 \$66.53	NNN Sale/Lease	Jim Olsen
<b>Comments:</b>	Downtown Muskegon office space. Lease a single office or purchase entire building. High visibility on the corner of Webster and Jefferson. Close to the county building. Storage available in basement.				

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			Sale Price Price Per SqFt	Lease Type Sale Type	
<b>Muskegon</b>					
896 Jefferson Street, Unit: 101	5,396	2,200	10.00	NNN	Jim Olsen
	2,200	2,200	N/A	Lease	
Suite: 101			N/A		
<b>Comments:</b>	Office space in downtown Muskegon and close to the county building. Shared conference room, bathrooms, and breakroom make this a very affordable location. High visibility with signage on Business 31.				
896 Jefferson Street, Unit: 202	5,396	720	10.00	NNN	Jim Olsen
	720	720	N/A	Lease	
Suite: 202			N/A		
<b>Comments:</b>	Office space in downtown Muskegon and close to the county building. Shared conference room, bathrooms, and breakroom make this a very affordable location. High visibility with signage on Business 31.				
896 Jefferson Street, Unit: 203-204	5,396	252	15.00	NNN	Jim Olsen
	252	252	N/A	Lease	
Suite: 203-204			N/A		
<b>Comments:</b>	Office space in downtown Muskegon and close to the county building. Shared conference room, bathrooms, and breakroom make this a very affordable location. High visibility with signage on Business 31.				
896 Jefferson Street, Unit: 204	5,396	126	20.00	NNN	Jim Olsen
	126	126	N/A	Lease	
Suite: 204			N/A		
<b>Comments:</b>	Office space in downtown Muskegon and close to the county building. Shared conference room, bathrooms, and breakroom make this a very affordable location. High visibility with signage on Business 31.				
765 W Norton Avenue	4,041	4,041	0.00	N/A	Jim Olsen
	4,041	4,041	\$194,900	Sale	
			\$48.23		
<b>Comments:</b>	Great location for office or retail directly across from Meijer and close to Wal-Mart and numerous new and established businesses. Building is set up for 2 separate suites. Occupy one and lease the other.				
955 W. Broadway Avenue	3,507	3,507	9.75	Gross	Jim Olsen
	3,507	3,507	\$219,900	Sale/Lease	
			\$62.70		
<b>Comments:</b>	A move-in condition building in Roosevelt Park on highly visible Broadway. With a good amount of parking, this building was used for a title insurance company and would make an excellent insurance, investment, general office, doctor or dental office or real estate office. A great location to do business.				

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			Sale Price Price Per SqFt	Lease Type Sale Type	
<b>Muskegon</b>					
1478 E. Ellis Road, Unit: A	12,000	3,000	4.00	NNN	Jim Olsen
	3,000	3,000	N/A	Lease	
			N/A		
<b>Comments:</b> Newer office space in the fastest growing commercial area in Muskegon County. Ready for occupancy at a rate that cannot be beat.					
222 S Sheridan Drive	2,400	2,400	0.00	N/A	Jim Olsen
Mother Goose Day Care	2,400	2,400	\$119,900	Sale	
			\$49.96		
<b>Comments:</b> 5-Acre corner lot with building set up for day-care, but many other uses possible. Close to schools and across the street from the Orchard View football stadium.					
2214 Crowley Street	2,024	2,024	0.00	N/A	Jim Olsen
	2,024	2,024	\$139,900	Sale	
			\$69.12		
<b>Comments:</b> Great Space for professional office or contractor. Large garage with 2 overhead doors for storage or owner parking. Well kept and ready to go. Lawn sprinkled with well water. All reasonable offers considered.					
<b>Muskegon Heights</b>					
491 W Sherman	4,408	4,408	0.00	N/A	Jim Olsen
	4,408	4,408	\$90,000	Sale	
			\$20.42		
<b>Comments:</b> Prior Credit Union with teller area, drive through, vault, and offices. Lower level has a breakroom, storage, and conference rooms. Great corner location 1 block off Business 31. The property has 0.6 acres available.					
<b>Niles</b>					
20 N. 2nd Street	12,828	12,828	0.00	N/A	Marc R. Tourangeau
	12,828	12,828	\$289,000	Sale	
			\$22.53		
<b>Comments:</b> Bank owned investment property available. Multiple tenants in place. Property is located on the St. Joe River. Call listing agent for more details.					

Property Address Building Name	Total Building SqFt Total Available SqFt	Max Contiguous Min Contiguous	Rental Rate		Associate(s)
			Sale Price Price Per SqFt	Lease Type Sale Type	
<b>Parchment</b>					
100 N Island Avenue	35,854	35,854	0.00	N/A	Marc R. Tourangeau
Former Crown Vantage	35,854	11,951	\$599,000	Sale	Jeff Chrystal Gene Szepeinski
			\$16.71		
<b>Comments:</b> Former world headquarters of Crown Vantage Paper Company features architecturally distinct building and wide open floors ready for your vision. Property is at the edge of future redevelopment of 140 acres of land into mixed-use development. Call listing agents for more details. Significant brownfield tax credits to pass through to purchaser.					
<b>Portage</b>					
6901 Portage Road	364,000	364,000	6.00 - 10.00	NNN	Marc R. Tourangeau
Building 298	364,000	5,000	\$32,000,000	Sale/Lease	
			\$87.91		
<b>Comments:</b> Beautiful 364,000 square foot Class A office building located in the Greater Metropolitan Kalamazoo/Portage MI community. This former Pfizer Pharmaceutical office building is located just south of the Kalamazoo International Airport. The building features wide open space, high-ceilings, three story atrium, natural light throughout, parking for 1,000, redundant fiber rings, 2 data centers, full-size commercial cafeteria, 365-seat auditorium, two 60-seat training rooms, 34 conference rooms, walking-trails, all on a Campus like setting of 40 acres. Rare opportunity for a corporate Headquarters or Research and Development buyer/tenant looking to take advantage of Kalamazoo's highly-educated work force, and strong Pharmaceutical industry.					
6901 Portage Road, Unit: Up 3 Floors	364,000	253,385	10.00	NNN	Marc R. Tourangeau
Building 298	253,385	253,385	N/A	Lease	
Suite: Up 3 Floors			N/A		
<b>Comments:</b> Beautiful 364,000 square foot Class A office building located in the Greater Metropolitan Kalamazoo/Portage MI community. This former Pfizer Pharmaceutical office building is located just south of the Kalamazoo International Airport. The building features wide open space, high-ceilings, three story atrium, natural light throughout, parking for 1,000, redundant fiber rings, 2 data centers, full-size commercial cafeteria, 365-seat auditorium, two 60-seat training rooms, 34 conference rooms, walking-trails, all on a Campus like setting of 40 acres. Rare opportunity for a corporate Headquarters or Research and Development buyer/tenant looking to take advantage of Kalamazoo's highly-educated work force, and strong Pharmaceutical industry.					
6901 Portage Road, Unit: Lower Level	364,000	55,308	6.00	NNN	Marc R. Tourangeau
Building 298	55,308	55,308	N/A	Lease	
Suite: Lower Level			N/A		
<b>Comments:</b> Beautiful 364,000 square foot Class A office building located in the Greater Metropolitan Kalamazoo/Portage MI community. This former Pfizer Pharmaceutical office building is located just south of the Kalamazoo International Airport. The building features wide open space, high-ceilings, three story atrium, natural light throughout, parking for 1,000, redundant fiber rings, 2 data centers, full-size commercial cafeteria, 365-seat auditorium, two 60-seat training rooms, 34 conference rooms, walking-trails, all on a Campus like setting of 40 acres. Rare opportunity for a corporate Headquarters or Research and Development buyer/tenant looking to take advantage of Kalamazoo's highly-educated work force, and strong Pharmaceutical industry.					

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			Sale Price Price Per SqFt	Lease Type Sale Type	
<b>Portage</b>					
4280 Commercial Avenue	30,750	30,750	3.50 - 8.00	NNN	Ted Vliek
	30,750	2,390	N/A	Lease	Jeff Chrystal
N/A					
<b>Comments:</b> Former Borgess office/research space. Many private offices and open cubicle areas. Outstanding finishes in the office areas and most of the lab sinks, cabinets, and tables are in place. Very unique and magnificent two story medical/veterinary research building located near Sprinkle Road. Elaborate laboratories, x-ray room, surgical room, animal confinement areas, feed cooler, sanitary conditions, ventilation systems throughout. Building can be divided in many different configurations and sizes.					
4280 Commercial Avenue, Unit: Entire Bldg	30,750	30,750	6.00	NNN	Ted Vliek
	30,750	30,750	N/A	Lease	Jeff Chrystal
Suite: Entire Bldg					
N/A					
<b>Comments:</b> Former Borgess office/research space. Many private offices and open cubicle areas. Outstanding finishes in the office areas and most of the lab sinks, cabinets, and tables are in place. Very unique and magnificent two story medical/veterinary research building located near Sprinkle Road. Elaborate laboratories, x-ray room, surgical room, animal confinement areas, feed cooler, sanitary conditions, ventilation systems throughout. Building can be divided in many different configurations and sizes.					
4280 Commercial Avenue, Unit: 100	30,750	11,680	8.00	NNN	Ted Vliek
	11,680	11,680	N/A	Lease	Jeff Chrystal
Suite: 100					
N/A					
<b>Comments:</b> Former Borgess office/research space. Many private offices and open cubicle areas. Outstanding finishes in the office areas and most of the lab sinks, cabinets, and tables are in place. Very unique and magnificent two story medical/veterinary research building located near Sprinkle Road. Elaborate laboratories, x-ray room, surgical room, animal confinement areas, feed cooler, sanitary conditions, ventilation systems throughout. Building can be divided in many different configurations and sizes.					
4280 Commercial Avenue, Unit: UPPER	30,750	11,680	8.00	NNN	Ted Vliek
	11,680	11,680	N/A	Lease	Jeff Chrystal
Suite: UPPER					
N/A					
<b>Comments:</b> Former Borgess office/research space. Many private offices and open cubicle areas. Outstanding finishes in the office areas and most of the lab sinks, cabinets, and tables are in place. Very unique and magnificent two story medical/veterinary research building located near Sprinkle Road. Elaborate laboratories, x-ray room, surgical room, animal confinement areas, feed cooler, sanitary conditions, ventilation systems throughout. Building can be divided in many different configurations and sizes.					
4280 Commercial Avenue, Unit: 210	30,750	6,680	7.00	NNN	Ted Vliek
	6,680	6,680	N/A	Lease	Jeff Chrystal
Suite: 210					
N/A					
<b>Comments:</b> Former Borgess office/research space. Many private offices and open cubicle areas. Outstanding finishes in the office areas and most of the lab sinks, cabinets, and tables are in place. Very unique and magnificent two story medical/veterinary research building located near Sprinkle Road. Elaborate laboratories, x-ray room, surgical room, animal confinement areas, feed cooler, sanitary conditions, ventilation systems throughout. Building can be divided in many different configurations and sizes.					

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			Sale Price Price Per SqFt	Lease Type Sale Type	
<b>Portage</b>					
4280 Commercial Avenue, Unit: 150	30,750	5,000	3.50	NNN	Ted Vliet
	5,000	5,000	N/A	Lease	Jeff Chrystal
Suite: 150			N/A		
<b>Comments:</b>	Former Borgess office/research space. Many private offices and open cubicle areas. Outstanding finishes in the office areas and most of the lab sinks, cabinets, and tables are in place. Very unique and magnificent two story medical/veterinary research building located near Sprinkle Road. Elaborate laboratories, x-ray room, surgical room, animal confinement areas, feed cooler, sanitary conditions, ventilation systems throughout. Building can be divided in many different configurations and sizes.				
4280 Commercial Avenue, Unit: 200	30,750	5,000	7.00	NNN	Ted Vliet
	5,000	5,000	N/A	Lease	Jeff Chrystal
Suite: 200			N/A		
<b>Comments:</b>	Former Borgess office/research space. Many private offices and open cubicle areas. Outstanding finishes in the office areas and most of the lab sinks, cabinets, and tables are in place. Very unique and magnificent two story medical/veterinary research building located near Sprinkle Road. Elaborate laboratories, x-ray room, surgical room, animal confinement areas, feed cooler, sanitary conditions, ventilation systems throughout. Building can be divided in many different configurations and sizes.				
4280 Commercial Avenue, Unit: 110	30,750	2,390	3.50	NNN	Ted Vliet
	2,390	2,390	N/A	Lease	Jeff Chrystal
Suite: 110			N/A		
<b>Comments:</b>	Former Borgess office/research space. Many private offices and open cubicle areas. Outstanding finishes in the office areas and most of the lab sinks, cabinets, and tables are in place. Very unique and magnificent two story medical/veterinary research building located near Sprinkle Road. Elaborate laboratories, x-ray room, surgical room, animal confinement areas, feed cooler, sanitary conditions, ventilation systems throughout. Building can be divided in many different configurations and sizes.				
7849 S. Sprinkle Road	6,510	6,510	0.00	N/A	Jeff Chrystal
	6,510	6,510	\$274,900	Sale	Ted Vliet
			\$42.23		
<b>Comments:</b>	Front building has 95% finished office space. Property also includes a separate 1,536 sq. ft. (back building) garage/storage building with loft storage area. Currently two tenant building nicely finished office space, overhead door for storage/shop area. Fenced rear parking lot, additional four car storage building with high doors, partially finished inside, additional large lot next to and behind the out building.				
8135 Coks Drive	46,424	1,008	8.00 - 10.12	Gross	Jeff Chrystal
	5,818	110	N/A	Lease	Caroline Fox Pavone
			N/A		
<b>Comments:</b>	Small inexpensive Office Suites available in South Portage. Many configurations from 450 sf to 2,250 sf contiguous spaces. Very flexible terms. Professionally managed, management on site. Close proximately to Stryker and Pfizer. Possible warehouse space available.				

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			Sale Price Price Per SqFt	Lease Type Sale Type	
<b>Portage</b>					
8135 Coxs Drive, Unit: 107	46,424	1,008	9.07	Gross	Jeff Chrystal
	1,008	1,008	N/A	Lease	Caroline Fox Pavone
Suite: 107			N/A		
<b>Comments:</b>	Small inexpensive Office Suites available in South Portage. Many configurations from 450 sf to 2,250 sf contiguous spaces. Very flexible terms. Professionally managed, management on site. Close proximately to Stryker and Pfizer. Warehouse space available.				
8135 Coxs Drive, Unit: 106	46,424	1,008	10.12	Gross	Jeff Chrystal
	1,008	1,008	N/A	Lease	Caroline Fox Pavone
Suite: 106			N/A		
<b>Comments:</b>	Small inexpensive Office Suites available in South Portage. Many configurations from 450 sf to 2,250 sf contiguous spaces. Very flexible terms. Professionally managed, management on site. Close proximately to Stryker and Pfizer. Warehouse space available.				
8135 Coxs Drive, Unit: 208	46,424	900	8.00	Gross	Jeff Chrystal
	900	900	N/A	Lease	Caroline Fox Pavone
Suite: 208			N/A		
<b>Comments:</b>	Small inexpensive Office Suites available in South Portage. Many configurations from 450 sf to 2,250 sf contiguous spaces. Very flexible terms. Professionally managed, management on site. Close proximately to Stryker and Pfizer. Warehouse space available.				
8135 Coxs Drive, Unit: 206	46,424	900	10.00	Gross	Jeff Chrystal
	900	900	N/A	Lease	Caroline Fox Pavone
Suite: 206			N/A		
<b>Comments:</b>	Small inexpensive Office Suites available in South Portage. Many configurations from 450 sf to 2,250 sf contiguous spaces. Very flexible terms. Professionally managed, management on site. Close proximately to Stryker and Pfizer. Warehouse space available.				
8135 Coxs Drive, Unit: 216	46,424	712	10.03	Gross	Jeff Chrystal
	712	712	N/A	Lease	Caroline Fox Pavone
Suite: 216			N/A		
<b>Comments:</b>	Small inexpensive Office Suites available in South Portage. Many configurations from 450 sf to 2,250 sf contiguous spaces. Very flexible terms. Professionally managed, management on site. Close proximately to Stryker and Pfizer. Warehouse space available.				
8135 Coxs Drive, Unit: 103	46,424	560	9.11	Gross	Jeff Chrystal
	560	560	N/A	Lease	Caroline Fox Pavone
Suite: 103			N/A		
<b>Comments:</b>	Small inexpensive Office Suites available in South Portage. Many configurations from 450 sf to 2,250 sf contiguous spaces. Very flexible terms. Professionally managed, management on site. Close proximately to Stryker and Pfizer. Warehouse space available.				

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			Sale Price Price Per SqFt	Lease Type Sale Type	
<b>Portage</b>					
8135 Coxs Drive, Unit: 210	46,424	450	10.00	Gross	Jeff Chrystal
	450	450	N/A	Lease	Caroline Fox Pavone
Suite: 210			N/A		
<b>Comments:</b>	Small inexpensive Office Suites available in South Portage. Many configurations from 450 sf to 2,250 sf contiguous spaces. Very flexible terms. Professionally managed, management on site. Close proximately to Stryker and Pfizer. Warehouse space available.				
8135 Coxs Drive, Unit: 200	46,424	450	10.00	Gross	Jeff Chrystal
	450	450	N/A	Lease	Caroline Fox Pavone
Suite: 200			N/A		
<b>Comments:</b>	Small inexpensive Office Suites available in South Portage. Many configurations from 450 sf to 2,250 sf contiguous spaces. Very flexible terms. Professionally managed, management on site. Close proximately to Stryker and Pfizer. Warehouse space available.				
8135 Coxs Drive, Unit: 303	46,424	110	8.18	Gross	Jeff Chrystal
	110	110	N/A	Lease	Caroline Fox Pavone
Suite: 303			N/A		
<b>Comments:</b>	Small inexpensive Office Suites available in South Portage. Many configurations from 450 sf to 2,250 sf contiguous spaces. Very flexible terms. Professionally managed, management on site. Close proximately to Stryker and Pfizer. Warehouse space available.				
1350 West Centre Avenue	16,120	4,273	13.50	NNN	Marc R. Tourangeau
Ashton Woods II	5,800	1,527	N/A	Lease	Jeff Chrystal
			N/A		Matt O'Connor
<b>Comments:</b>	Ideal professional environment - Class A Office Space located in the heart of Portage. This beautiful brick building features a large two story-foyer, tile-entrance, key-pad security system, timed door locks and elevator. In addition, all wood trim and doors, large windows fully wired for data/telephone. Great signage on Centre Avenue.				
1350 West Centre Avenue	16,120	4,273	13.50	NNN	Marc R. Tourangeau
Ashton Woods II	4,273	4,273	N/A	Lease	Jeff Chrystal
Suite: 110			N/A		Matt O'Connor
<b>Comments:</b>	Class A Office Space located in the heart of Portage. The building is home to New York Life, TLC Eye Care, and Sylvan Learning Center. This beautiful brick building features a large two story-foyer, tile-entrance, key-pad security system, elevator, and great signage on Centre Avenue.				

\*Build to Suit

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Property Address Building Name	Total Building SqFt Total Available SqFt	Max Contiguous Min Contiguous	Rental Rate		Associate(s)
			Sale Price Price Per SqFt	Lease Type Sale Type	
<b>Portage</b>					
1350 West Centre Avenue	16,120	1,527	13.50	NNN	Marc R. Tourangeau
Ashton Woods II	1,527	1,527	N/A	Lease	Jeff Chrystal
Suite: 210			N/A		Matt O'Connor
<b>Comments:</b> Class A Office Space located in the heart of Portage. This suite offers approximately 1,500 square feet with three offices and a conference room. The building is home to New York Life, TLC Eye Care, and Sylvan Learning Center. This beautiful brick building features a large two story-foyer, tile-entrance, key-pad security system, elevator, and great signage on Centre Avenue.					
8009 Merchant Pl & Portage Rd Coxs Drive	4,000	2,500	7.00 - 10.00	Modified Gross	Jeff Chrystal
	4,000	1,500	N/A	Lease	
			N/A		
<b>Comments:</b> Unique small freestanding office building with tons of character. Great signage and visibility. Front door parking.					
8009 Merchant Pl & Portage Rd Coxs Drive	4,000	4,000	9.00	Modified Gross	Jeff Chrystal
	4,000	4,000	N/A	Lease	
Suite: Building			N/A		
<b>Comments:</b> Unique small freestanding office building with tons of character. Great signage and visibility. Front door parking.					
8009 Merchant Pl & Portage Rd Coxs Drive	4,000	2,500	10.00	Modified Gross	Jeff Chrystal
	2,500	2,500	N/A	Lease	
Suite: 1 UPPER			N/A		
<b>Comments:</b> Unique small freestanding office building with tons of character. Great signage and visibility. Front door parking.					
8009 Merchant Pl & Portage Rd Coxs Drive	4,000	1,500	7.00	Modified Gross	Jeff Chrystal
	1,500	1,500	N/A	Lease	
Suite: 2 LOWERL			N/A		
<b>Comments:</b> Unique small freestanding office building with tons of character. Great signage and visibility. Front door parking.					
2750 Old Centre Road, Unit: 140	8,907	3,230	12.00	NNN	Marc R. Tourangeau
Spyglass	3,230	3,230	N/A	Lease	Jeff Chrystal
			N/A		Matt O'Connor
<b>Comments:</b> Attractive brick building located looking over the 7th hole fairway of the Moors Golf Course. First class space with front door parking. Owner is a licensed real estate agent in the State of Michigan.					

\*Build to Suit

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Property Address Building Name	Total Building SqFt Total Available SqFt	Max Contiguous Min Contiguous	Rental Rate		Associate(s)
			Sale Price Price Per SqFt	Lease Type Sale Type	
<b>Richland</b>					
10211 E. M-89 Hwy	1,526	1,526	10.00 - 12.27	Gross	Marc R. Tourangeau
	1,526	220	N/A	Lease	Caroline Fox Pavone
			N/A		
<b>Comments:</b> Sharp clean office overlooking pond with sliders and small deck. Located just east of Richland.					
10211 E. M-89 Hwy	1,526	1,306	10.00	Modified Gross	Marc R. Tourangeau
	1,306	1,306	N/A	Lease	Caroline Fox Pavone
Suite: 210			N/A		
<b>Comments:</b> Sharp clean office overlooking pond with sliders and small deck. Located just east of Richland.					
<b>Roosevelt Park</b>					
950 W. Norton Avenue, Unit: Unit 3	6,000	6,000	0.00	N/A	Jim Olsen
Park Place	6,000	6,000	\$99,900	Sale	
			\$16.65		
<b>Comments:</b> Buy the entire third floor of this recently renovated, strategically located office condominium. Perfect for an investor or user.					
<b>Traverse City</b>					
13818 West Bay Shore Drive S	5,920	5,920	10.00 - 12.00	Modified Gross	Jeffrey A. Tucker
Crestview Condominiums	5,920	2,352	\$719,000	Sale/Lease	
			\$121.45		
<b>Comments:</b> Newer Class A office space overlooking West Bay in Traverse City, Michigan. Premium finishes on the interior and exterior. This high visibility property is bank owned. The bank is willing to refinance the property on the following terms: 20 percent down plus closing costs and prepaids; 661+ credit score; 25 year term/5 year balloon; 4.95 percent simple interest rate; buyer must have sufficient resources to service debt. Unit 2 residential condo also available. This property is co-listed with Dan Stiebel at Coldwell Banker Commercial Schmidt in Traverse City.					
13818 West Bay Shore Drive S, Unit: 1	5,920	5,920	11.00	Modified Gross	Jeffrey A. Tucker
Crestview Condominiums	5,920	5,920	N/A	Lease	
Suite: 1			N/A		
<b>Comments:</b> Newer Class A office space overlooking West Bay in Traverse City, Michigan. Premium finishes on the interior and exterior. This high visibility property is bank owned. The bank is willing to refinance the property on the following terms: 20 percent down plus closing costs and prepaids; 661+ credit score; 25 year term/5 year balloon; 4.95 percent simple interest rate; buyer must have sufficient resources to service debt. Unit 2 residential condo also available. This property is co-listed with Dan Stiebel at Coldwell Banker Commercial Schmidt in Traverse City.					

\*Build to Suit

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Property Address Building Name	Total Building SqFt Total Available SqFt	Max Contiguous Min Contiguous	Rental Rate		Associate(s)
			Sale Price Price Per SqFt	Lease Type Sale Type	
<b>Traverse City</b>					
13818 West Bay Shore Drive S, Unit: 2nd Fl Crestview Condominiums Suite: 2nd Fl	5,920 3,568	3,568 3,568	12.00 N/A	Modified Gross Lease	Jeffrey A. Tucker
<b>Comments:</b> Newer Class A office space overlooking West Bay in Traverse City, Michigan. Premium finishes on the interior and exterior. This high visibility property is bank owned. The bank is willing to refinance the property on the following terms: 20 percent down plus closing costs and prepaids; 661+ credit score; 25 year term/5 year balloon; 4.95 percent simple interest rate; buyer must have sufficient resources to service debt. Unit 2 residential condo also available. This property is co-listed with Dan Stiebel at Coldwell Banker Commercial Schmidt in Traverse City.					
13818 West Bay Shore Drive S, Unit: 1st Fl Crestview Condominiums Suite: 1st Fl	5,920 2,352	2,352 2,352	10.00 N/A	Modified Gross Lease	Jeffrey A. Tucker
<b>Comments:</b> Newer Class A office space overlooking West Bay in Traverse City, Michigan. Premium finishes on the interior and exterior. This high visibility property is bank owned. The bank is willing to refinance the property on the following terms: 20 percent down plus closing costs and prepaids; 661+ credit score; 25 year term/5 year balloon; 4.95 percent simple interest rate; buyer must have sufficient resources to service debt. Unit 2 residential condo also available. This property is co-listed with Dan Stiebel at Coldwell Banker Commercial Schmidt in Traverse City.					
<b>Walker</b>					
4000 Remembrance Road	8,520 8,520	8,520 816	4.25 - 5.88 \$275,000 \$33.65	Modified Gross Sale/Lease	Gene Szpeinski Jeffrey A. Tucker
<b>Comments:</b> Highly visible hard light corner. Has flexible layout for a larger user or for 4-5 rental units. Good owner/user space with income potential. Approximately 1,560 SF of warehouse. Some finishing required to complete part of the space. Good parking with expandable area.					
4000 Remembrance Road, Unit: ABC Suite: ABC	8,520 8,520	8,520 816	4.25 N/A	Modified Gross Lease	Gene Szpeinski Jeffrey A. Tucker
<b>Comments:</b> Highly visible hard light corner Has flexible layout for a larger user or for 4-5 rental units. Good owner/user space with income potential. Approximately 1,560 SF of warehouse. Some finishing required to complete part of the space. Good parking with expandable area.					
4000 Remembrance Road, Unit: A Suite: A	8,520 6,600	6,600 6,600	4.50 N/A	Modified Gross Lease	Gene Szpeinski Jeffrey A. Tucker
<b>Comments:</b> Highly visible hard light corner Has flexible layout for a larger user or for 4-5 rental units. Good owner/user space with income potential. Approximately 1,560 SF of warehouse. Some finishing required to complete part of the space. Good parking with expandable area.					

\*Build to Suit

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Property Address Building Name	Total Building SqFt Total Available SqFt	Max Contiguous Min Contiguous	Rental Rate		Associate(s)
			Sale Price Price Per SqFt	Lease Type Sale Type	
<b>Walker</b>					
4000 Remembrance Road, Unit: B	8,520	1,104	5.43	Modified Gross	Gene Szpeinski
Suite: B	1,104	1,104	N/A	Lease	Jeffrey A. Tucker
<b>Comments:</b> Highly visible hard light corner Has flexible layout for a larger user or for 4-5 rental units. Good owner/user space with income potential. Approximately 1,560 SF of warehouse. Some finishing required to complete part of the space. Good parking with expandable area.					
4000 Remembrance Road, Unit: C	8,520	816	5.88	Modified Gross	Gene Szpeinski
Suite: C	816	816	N/A	Lease	Jeffrey A. Tucker
<b>Comments:</b> Highly visible hard light corner Has flexible layout for a larger user or for 4-5 rental units. Good owner/user space with income potential. Approximately 1,560 SF of warehouse. Some finishing required to complete part of the space. Good parking with expandable area.					
<b>West Olive</b>					
15281 Lake Michigan Drive	1,728	1,728		N/A	Scott Kotrch
	1,728	1,728	\$175,000	Sale	
<b>Comments:</b> Office with finished basement. Great location with accessibility from Grand Rapids, Grand Haven, and Holland.					
<b>Whitehall</b>					
816 S. Mears Avenue	5,148	5,148	0.00	N/A	Bryan D. Bench
	5,148	5,148	\$145,000	Sale	
<b>Comments:</b> Office building located in quiet setting in Whitehall. Former credit union renovated for professional office use. Aggressive pricing. Could be used by multiple tenants.					
<b>Wyoming</b>					
3333 Division Avenue S	24,054	11,838	6.00	Modified Gross	John A. Mundell III
	11,838	2,500	N/A	Lease	Mike Mikesell
<b>Comments:</b> Large open space for office, school, banquet, retail, church - value play with ample parking.					

\*Build to Suit

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Property Address Building Name	Total Building SqFt Total Available SqFt	Max Contiguous Min Contiguous	Rental Rate		Associate(s)
			Sale Price Price Per SqFt	Lease Type Sale Type	
<b>Wyoming</b>					
3333 Division Avenue S, Unit: Unit 5	24,054	11,838	6.00	Modified Gross	John A. Mundell III
	11,838	11,838	N/A	Lease	Mike Mikesell
Suite: Unit 5			N/A		
<b>Comments:</b>	Large open space for office, school, banquet, retail, church - value play with ample parking.				
3333 Division Avenue S, Unit: Unit 4	24,054	10,000	6.00	Modified Gross	John A. Mundell III
	10,000	10,000	N/A	Lease	Mike Mikesell
Suite: Unit 4			N/A		
<b>Comments:</b>	Large open space for office, school, banquet, retail, church - value play with ample parking.				
3333 Division Avenue S, Unit: Unit 3	24,054	7,500	6.00	Modified Gross	John A. Mundell III
	7,500	7,500	N/A	Lease	Mike Mikesell
Suite: Unit 3			N/A		
<b>Comments:</b>	Large open space for office, school, banquet, retail, church - value play with ample parking.				
3333 Division Avenue S, Unit: Unit 2	24,054	5,000	6.00	Modified Gross	John A. Mundell III
	5,000	5,000	N/A	Lease	Mike Mikesell
Suite: Unit 2			N/A		
<b>Comments:</b>	Large open space for office, school, banquet, retail, church - value play with ample parking.				
3333 Division Avenue S, Unit: Unit 1	24,054	2,500	6.00	Modified Gross	John A. Mundell III
	2,500	2,500	N/A	Lease	Mike Mikesell
Suite: Unit 1			N/A		
<b>Comments:</b>	Large open space for office, school, banquet, retail, church - value play with ample parking.				
2660 44th Street	11,040	3,400	10.50	Modified Gross	Jeffrey A. Tucker
2660 44th Street	11,040	2,027	\$749,000	Sale/Lease	David Zeemering
			\$67.84		
<b>Comments:</b>	Southwest side medical office space. Excellent visibility and newly remodeled throughout the common areas and suites.				
2660 44th Street, Unit: D	11,040	3,400	10.50	Modified Gross	Jeffrey A. Tucker
2660 44th Street	3,400	3,400	N/A	Lease	David Zeemering
Suite: D			N/A		
<b>Comments:</b>	Southwest side medical office space. Excellent visibility and newly remodeled throughout the common areas and suites.				

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Property Address Building Name	Total Building SqFt Total Available SqFt	Max Contiguous Min Contiguous	Rental Rate		Associate(s)
			Sale Price Price Per SqFt	Lease Type Sale Type	
<b>Wyoming</b>					
2660 44th Street, Unit: C	11,040	2,901	10.50	Modified Gross	Jeffrey A. Tucker
2660 44th Street Suite: C	2,901	2,901	N/A	Lease	David Zeemering
<b>Comments:</b> Southwest side medical office space. Excellent visibility and newly remodeled throughout the common areas and suites.					
2660 44th Street, Unit: B	11,040	2,027	10.50	Modified Gross	Jeffrey A. Tucker
2660 44th Street Suite: B	2,027	2,027	N/A	Lease	David Zeemering
<b>Comments:</b> Southwest side medical office space. Excellent visibility and newly remodeled throughout the common areas and suites.					
3311 Division Avenue S	7,192	5,192	5.00	NNN	John A. Mundell III
	7,192	2,275	N/A	Lease	Mike Mikesell
<b>Comments:</b> Need open office space offering a convenient location, competitive pricing and a flexible landlord - this is it!					
3311 Division Avenue S, Unit: A	7,192	5,192	5.00	NNN	John A. Mundell III
Suite: A	5,192	5,192	N/A	Lease	Mike Mikesell
<b>Comments:</b> Value office space for open space.					
3311 Division Avenue S, Unit: B	7,192	3,579	5.00	NNN	John A. Mundell III
Suite: B	3,579	3,579	N/A	Lease	Mike Mikesell
<b>Comments:</b> Value office space for open space.					
3311 Division Avenue S, Unit: C	7,192	2,275	5.00	NNN	John A. Mundell III
Suite: C	2,275	2,275	N/A	Lease	Mike Mikesell
<b>Comments:</b> Value office space for open space.					
507 36th Street SE	12,460	4,216	8.50	Modified Gross	Jeffrey A. Tucker
	4,216	2,016	N/A	Lease	John A. Mundell III
<b>Comments:</b> Major corner, great signage, perfect flex office space on Roger B Chaffee Blvd with a large parking lot. Can be divided into smaller suites.					

\*Build to Suit

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Property Address Building Name	Total Building SqFt Total Available SqFt	Max Contiguous Min Contiguous	Rental Rate		Associate(s)
			Sale Price Price Per SqFt	Lease Type Sale Type	
<b>Wyoming</b>					
507 36th Street SE, Unit: 125	12,460	4,216	8.50	Modified Gross	Jeffrey A. Tucker
Suite: 125	4,216	4,216	N/A	Lease	John A. Mundell III
<b>Comments:</b>	Major corner, great signage, perfect flex office space on Roger B Chaffee Blvd. Can be divided into smaller suites. Large parking lot and the owner is willing to land contract.				
507 36th Street SE, Unit: 150	12,460	2,200	8.50	Modified Gross	Jeffrey A. Tucker
Suite: 150	2,200	2,200	N/A	Lease	John A. Mundell III
<b>Comments:</b>	Major corner, great signage, perfect flex office space on Roger B Chaffee Blvd. Can be divided into smaller suites. Large parking lot and the owner is willing to land contract.				
507 36th Street SE, Unit: 100	12,460	2,016	8.50	Modified Gross	Jeffrey A. Tucker
Suite: 100	2,016	2,016	N/A	Lease	John A. Mundell III
<b>Comments:</b>	Major corner, great signage, perfect flex office space on Roger B Chaffee Blvd. Can be divided into smaller suites. Large parking lot and the owner is willing to land contract.				
2757 44th Street SW	13,054	2,640	12.50 - 13.00	Modified Gross	Mike Mikesell
Ramblewood Office Building	3,157	517	N/A	Lease	
<b>Comments:</b>	Very affordable office space conveniently located near Meijer, Rivertown Crossings Mall, I-196 and multiple restaurants. Surrounded by a 1,700 unit apartment community and retail services. Beautiful wooded setting. Co-tenants include Community West Credit Union. Almost 40,000 cars per day on this section of 44th Street.				
2757 44th Street SW, Unit: 202	13,054	2,640	12.50	Modified Gross	Mike Mikesell
Ramblewood Office Building	2,640	2,640	N/A	Lease	
Suite: 202			N/A		
<b>Comments:</b>	Very affordable office space conveniently located near Meijer, Rivertown Crossings Mall, I-196 and multiple restaurants. Surrounded by a 1,700 unit apartment community and retail services. Beautiful wooded setting. Co-tenants include Community West Credit Union. Almost 40,000 cars per day on this section of 44th Street.				

\*Build to Suit

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Property Address Building Name	Total Building SqFt Total Available SqFt	Max Contiguous Min Contiguous	Rental Rate		Associate(s)
			Sale Price Price Per SqFt	Lease Type Sale Type	
<b>Wyoming</b>					
2757 44th Street SW, Unit: 206	13,054	517	13.00	Modified Gross	Mike Mikesell
Ramblewood Office Building Suite: 206	517	517	N/A	Lease N/A	
<b>Comments:</b>	Very affordable office space conveniently located near Meijer, Rivertown Crossings Mall, I-196 and multiple restaurants. Surrounded by a 1,700 unit apartment community and retail services. Beautiful wooded setting. Co-tenants include Community West Credit Union. Almost 40,000 cars per day on this section of 44th Street.				
<b>Zeeland</b>					
8436 Homestead Drive, Unit: B	26,780	13,750	10.00	NNN	Thomas J. Elhart
	13,750	13,750	N/A	Lease N/A	
<b>Comments:</b>	Class A office space centrally located between Grand Rapids and Holland. Close to new Zeeland Hospital making this space an excellent location for medical use. Possible split.				
502 E. Main Avenue	2,347	2,347	0.00	N/A	Thomas J. Elhart
	2,347	2,347	\$205,000	Sale \$87.35	
<b>Comments:</b>	Very nice completely remodeled/updated building. Corner location for great visibility in downtown Zeeland. Office and warehouse combination allows for many uses. Great for distribution, contractor, insurance agency, etc. Newer exterior, roof and parking lot. Ready to move in condition! Owner expanding operations.				