

— FOR LEASE



Retail & Office Space Available - Alger Heights

2417 Eastern Ave SE, Grand Rapids, MI

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**LACUNA COMMERCIAL**  
Advisors

Real Estate Driven by Relationships

(616) 340-7230  
[Doug@lacunaCRE.com](mailto:Doug@lacunaCRE.com)

# RETAIL/OFFICE SPACE FOR LEASE

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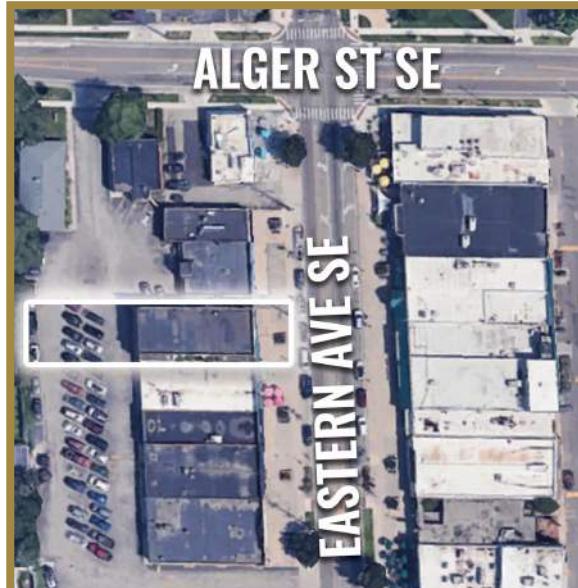
## FOR LEASE

Located in One of the Hottest Neighborhoods in Grand Rapids!

2417 Eastern Ave is located in the heart of the Alger Heights social district, one of Grand Rapids' most active and desirable neighborhood commercial corridors. Surrounded by a strong mix of locally owned retail, dining, and service businesses, Alger Heights draws consistent foot traffic and consumers from across the West Side of the state.

The property offers 2,880 square feet of first-floor retail space with strong frontage and signage exposure along Eastern Avenue, making it well suited for a neighborhood-serving retail, food, or service user.

The second floor consists of approximately ±2,900 square feet of shell space, accessible via two separate side entrances, and provides a flexible opportunity for office, studio, or creative use.



## Property Features

<b>BUILDING SIZE</b>	<b>5,760 SF (APPROX)</b>
<b>LOT SIZE</b>	<b>8,015 SF (APPROX)</b>
<b>PARCEL NO.</b>	<b>41-18-07-428-015</b>
<b>ZONING</b>	<b>TN (TRADITIONAL NEIGHBORHOOD)</b>
<b>MUNICIPALITY</b>	<b>CITY OF GRAND RAPIDS</b>
<b>COUNTY</b>	<b>KENT</b>
<b>INTERNET</b>	<b>MULTIPLE HIGH SPEED PROVIDERS</b>
<b>FREE PARKING</b>	<b>AMPLE PARKING IN FRONT &amp; BACK</b>

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## FIRST FLOOR - RETAIL SPACE

- 2,880 SF
- \$16.50 PSF (NNN)

## OPTION A - SUITE #200

- WHOLE 2ND FLOOR (2,880 SF)
- \$14.50 PSF (NNN)

## OPTION B - SUITE #200-A

### SUITE A 2ND FLOOR (1,960 SF)

- \$15.50 PSF (NNN)

### SUITE B 2ND FLOOR (920 SF)

- \$15.50 PSF (NNN)

## OPTION C - SUITE #200-A CO-WORKING SPACE

### PRIVATE OFFICE - SUITE #A-200

- \$550 GROSS INCLUDING UTILITIES

### PRIVATE OFFICE - SUITE #A-202

- \$625 GROSS INCLUDING UTILITIES

### PRIVATE OFFICE - SUITE #A-204

- \$575 GROSS INCLUDING UTILITIES

### CO-WORKING POP-IN PSACE

- \$275 MONTHLY MEMBERSHIP
- NON-ASSIGNED DESK & OPEN WORK AREA -

**ALL OPTION C LEASES INCLUDE 24/7 KEYCARD ACCESS,  
COFFEE BAR, CONFERENCE ROOM & PHONE BOOTH**

# LEASE OPTIONS

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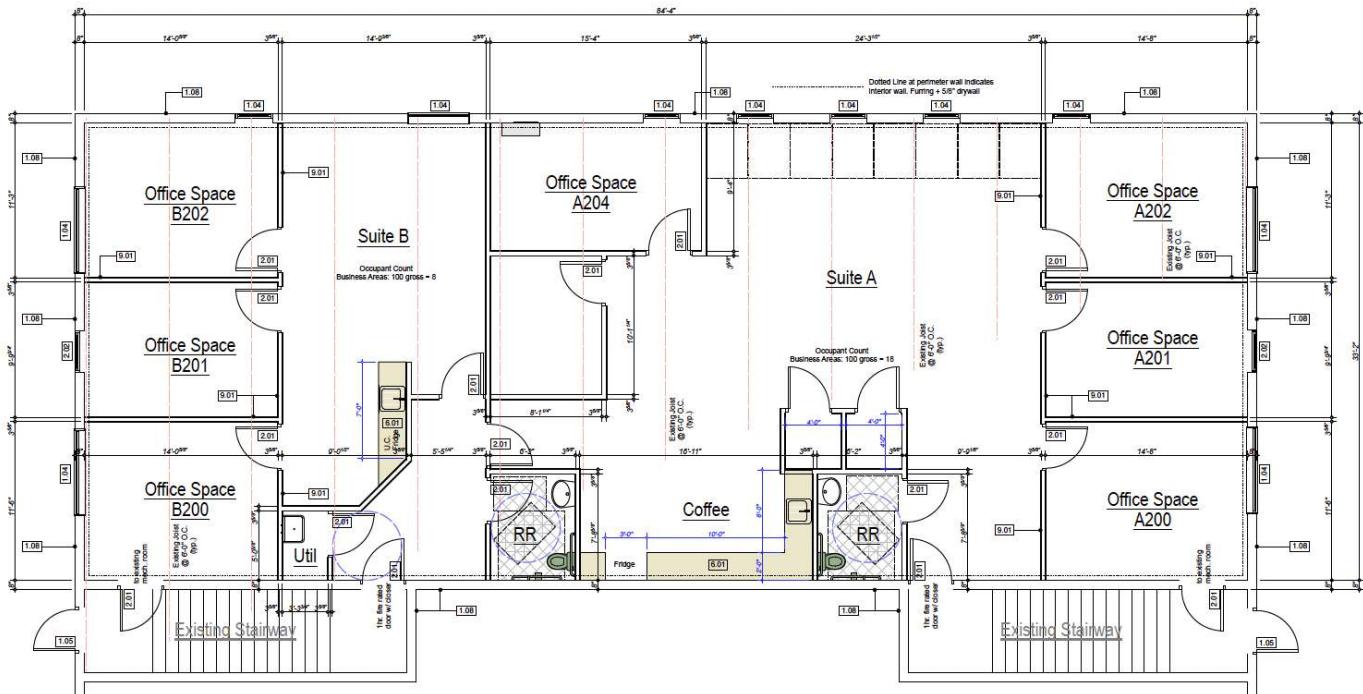
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## Upper Level Office Suites

2417 Eastern Ave (2nd floor)



# FLOOR PLAN

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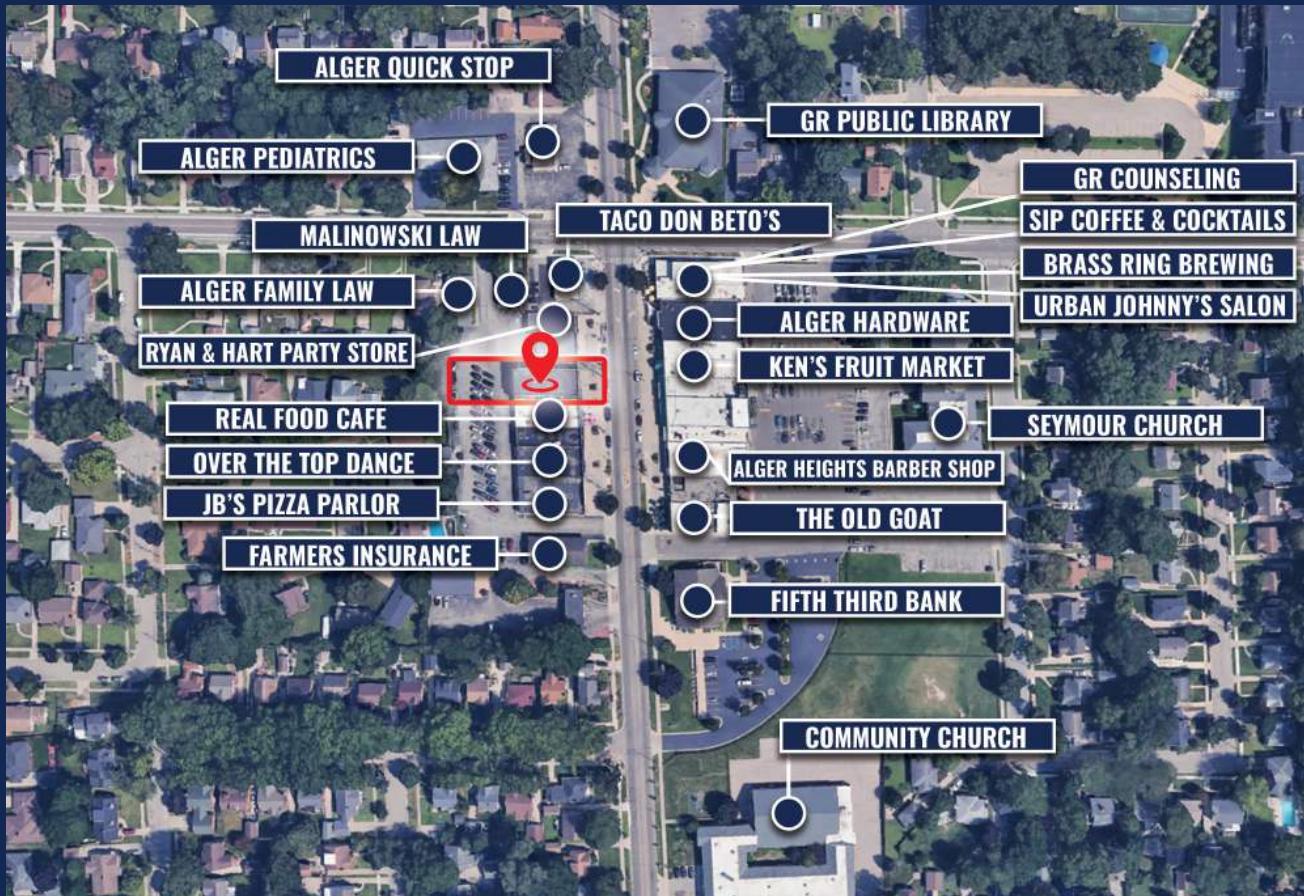
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