

FOR LEASE



Retail & Newly Renovated Office Space Available - Alger Heights

2417 Eastern Ave SE, Grand Rapids, MI



LACUNA COMMERCIAL
Advisors

Real Estate Driven by Relationships

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RETAIL/OFFICE SPACE FOR LEASE



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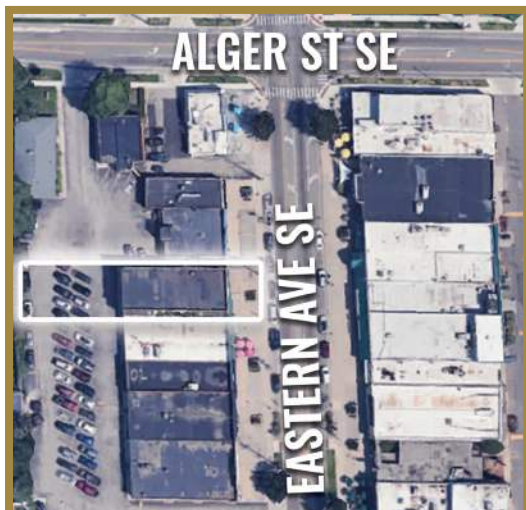


FOR LEASE | Prime Retail & Newly Renovated Office Space in Alger Heights

2417 Eastern Ave SE is located in the heart of the Alger Heights Social District, one of the most active neighborhood commercial corridors in Grand Rapids. Surrounded by a strong mix of locally owned restaurants, retail, and service businesses, the district attracts steady foot traffic and a loyal neighborhood customer base.

The property offers 2,880 SF of first-floor retail space with strong frontage and signage visibility along Eastern Avenue, ideal for retail, restaurant, or service users.

The newly renovated second floor features approximately 2,900 SF of modern office space with shared amenities including a conference room, open work area, phone booth, coffee bar, and kitchenette. The upper level is divided into Suite A (1,915 SF) with potential for four private coworking-style offices (Suites 200–203) and Suite B (1,035 SF). The second floor is accessible via two separate side entrances, providing flexible leasing opportunities.



Property Features

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

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FIRST FLOOR - RETAIL SPACE

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

SUITE A - 2ND FLOOR

- 1,915 SF/ \$18.50 (MOD GROSS)
- \$2,953/MONTH

SUITE A - 200 (SINGLE OFFICE)

- 400 SF/ \$19.50 (GROSS)
- \$650/MONTH

SUITE A - 201 (SINGLE OFFICE)

- 370 SF/ \$18.65 (GROSS)
- \$575/MONTH

SUITE A - 202 (SINGLE OFFICE)

- 400 SF/ \$19.50 (GROSS)
- \$650/MONTH

SUITE A - 203 (SINGLE OFFICE)

- 375 SF/ \$18.65 (GROSS)
- \$575/MONTH

SUITE B - 2ND FLOOR

- 1,035 SF/ \$19.75 (MOD GROSS)
- \$1,703/MONTH

SINGLE OFFICES INCLUDE ACCESS TO SUITE AMENITIES:

CONFERENCE ROOM • OPEN WORK AREA • PHONE BOOTH • COFFEE BAR • KITCHENETTE

LEASE OPTIONS



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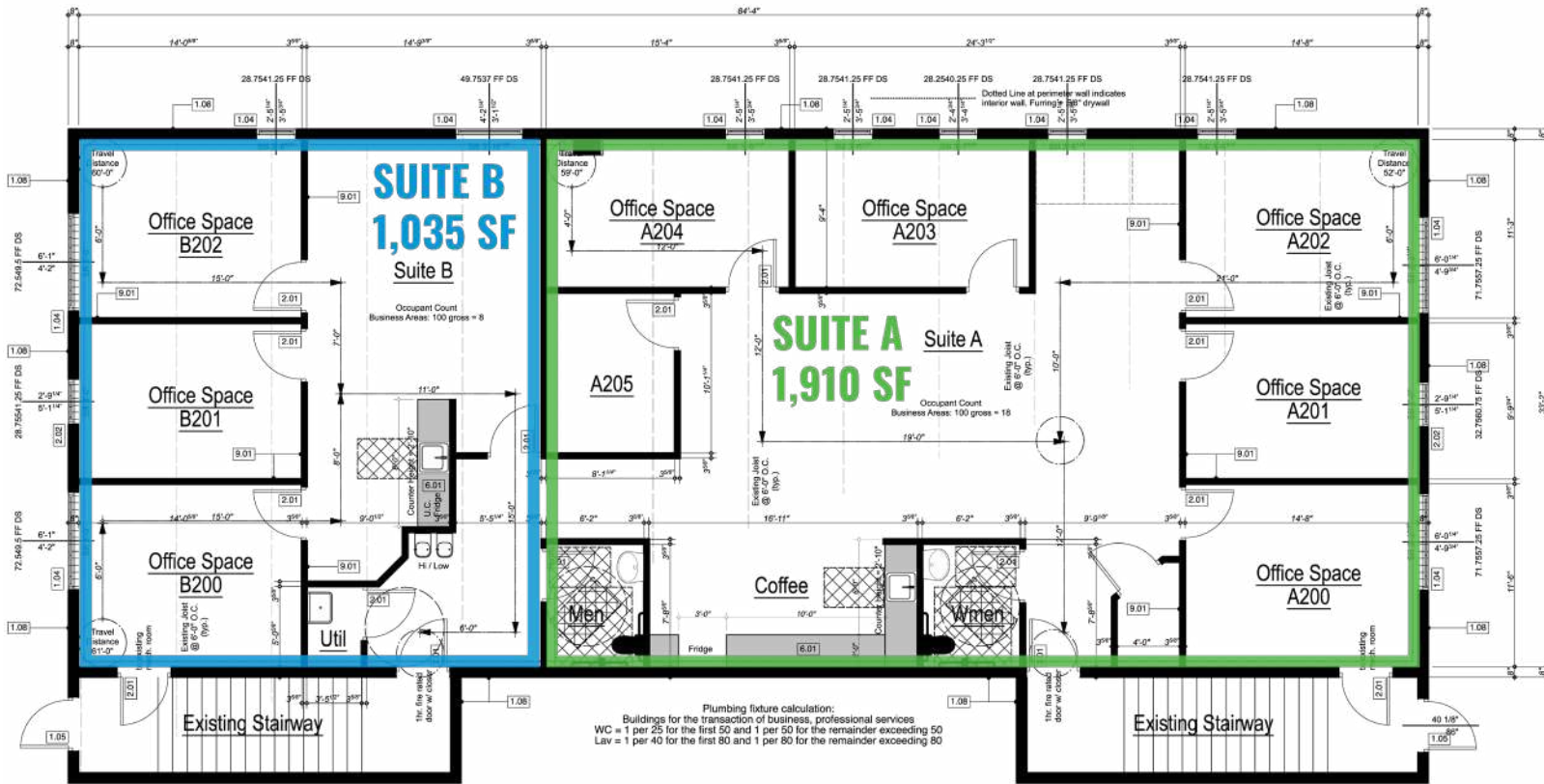
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Eastern Offices Project

2417 Eastern Ave SE Grand Rapids, MI



FLOOR PLAN

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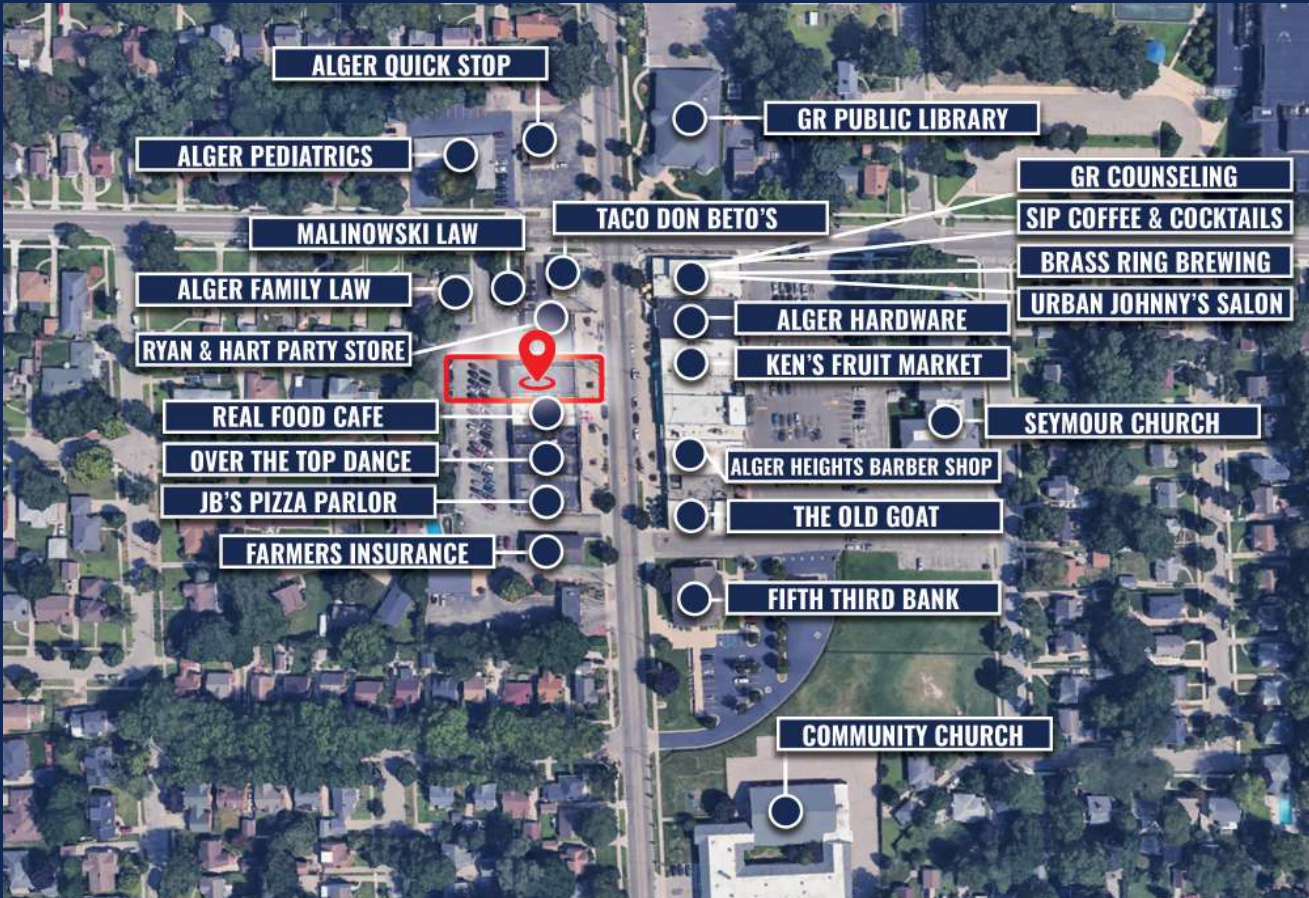
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