



OFFICE BUILDING FOR LEASE

730 Water Tower Rd

Up to 3,600 sf of Office Space



730 Water Tower Rd | Big Rapids, MI 49307

Stan Tornga, CPM

Associate Broker

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www.threewest.com

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executive summary



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AVAILABLE SF:	3,600 SF
LEASE RATE:	\$4,200 PER MONTH (MG)
LOT SIZE:	2.33 ACRES
BUILDING SIZE:	3,600 SF
BUILDING CLASS:	A
ZONING:	COMMERCIAL

PROPERTY OVERVIEW

This well designed and equipped one story, slab on grade, clear span office building offers a security system, three furnaces specially designed air make-up system and LED lighting. Also is a computer closet/room with separate electrical system. There are three ADA compliant restrooms, one of which is off the building lobby. Possible uses may be professional offices, medical facilities, clinics, senior nursing care and foster home. The parcel contains 2.33 Acres offering room for expansion.

PROPERTY HIGHLIGHTS

- Frontage on Two Roads
- Excellent Location
- Redevelopment Potential

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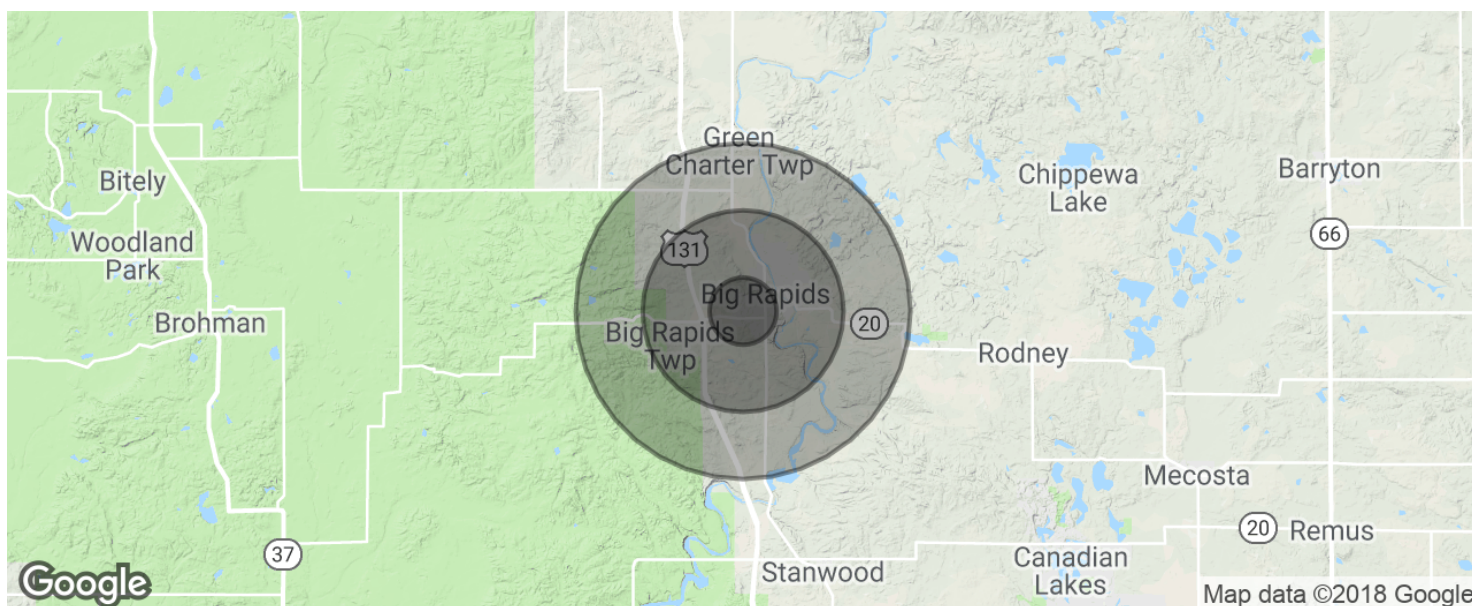
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POPULATION

1 MILE

3 MILES

5 MILES

Total population	3,135	14,508	20,967
Median age	25.8	24.8	26.0
Median age (Male)	26.3	24.1	25.1
Median age (Female)	24.7	24.8	26.6

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total households	1,164	4,232	6,667
# of persons per HH	2.7	3.4	3.1
Average HH income	\$36,760	\$38,578	\$41,837
Average house value	\$115,766	\$114,714	\$115,853

* Demographic data derived from 2010 US Census

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