

# For lease

3260 Eagle Park Dr NE | 966 RSF - 17,278 RSF Available

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### Property overview & demographics

#### Eagle Crest Office Park

Located in the northeast suburb of Grand Rapids, the building offers high visibility from East Beltline in the well known Eagle Crest Office Park.

Surrounded by countless amenities and located near the I-96 interchange.

A quality class B office building built in 1995, tenants benefit from a strong owner occupier and boasts a high onsite parking ratio of 5.92/1,000 s.f.

Suites ranging from 966 s.f. to 17,278 s.f. at \$17.50/s.f. MG - \$18.50/s.f. MG.





#### Demographics

Number of households					
1-miles	3-miles	5-miles			
1,364	19,072	75,746			
Estimated population					
1-miles	3-miles	5-miles			
3,691	48,391	185,725			

Median household income				
1-miles	3-miles	5-miles		
\$155,124	\$86,241	\$72,137		

Median age				
1-miles	3-miles	5-miles		
33.9	39.5	35.5		



# Availability

Suite	Size	Rate
		1 
105	1,509 s.f.	\$18.50/s.f. MG
110	1,272 s.f.	\$18.50/s.f. MG
115	1,902 s.f.	\$18.50/s.f. MG
120	2,944 s.f.	\$17.50/s.f. MG
125	966 s.f.	\$18.50/s.f. MG
135	4,331 s.f.	\$17.50/s.f. MG
145	1,894 s.f.	\$18.50/s.f. MG
105 - 115	<b>4,683</b> s.f.	\$17.50/s.f. MG
120 - 145	11,394 s.f.	\$17.50/s.f. MG
105 - 145	16,077 s.f.	\$17.50/s.f. MG



### Floor plan





# Interior photos







# Interior photos













#### JLL

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