

For Lease

Downtown Office Suites

32 Market Ave

Grand Rapids, MI

- Loft office
- On-Site Parking Available
- Connected to Skywalk

For more information, contact:

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100 Grandville Ave SW, Ste 100

Grand Rapids, MI 49503

Asset Overview

32 Market Ave
Grand Rapids, MI

More Than An Address

Beautiful Loft Office finishes. 32 Market Building is connected to Downtown Skywalk from VanAndel Arena to Amway Grand Plaza. Walkable location in Downtown Grand Rapids in the Arena District. On-site parking at \$95/month. Great tenant mix in a very well-maintained building. Two blocks from North and Southbound 131 entrances and exits. Lease subject to Landlord's approval of use and credit.

The Offering

Lease	\$19.95/SF
Lease Type	Modified Gross
Availability	1,164-4,513 SF

The Building

Location	Downtown Grand Rapids by Van Andel Arena
Total Building Size	58,000 SF
HVAC	Yes
Air Conditioning	100%
Elevators	1
Parking	On-site; \$95/Month
Security System	Yes
Zoning	TN-CC



Financial Overview

32 Market Ave
Grand Rapids, MI

Lease Information

Terms	36 - 120 months
Tenant Provides	Gas, Electric, Janitorial, Telephone/Data; Utilities average \$2.50/SF
Landlord Provides	Taxes, Insurance, Refuse Removal, Sewer, Water, Lawn Care, Snow Removal, Property Management
Municipality	City of Grand Rapids
PPN	41-13-25-403-009
Renewal Option	Yes
Current Build Out	Finished
Possession	At lease commencement

Availability

Suite	Floor	Rentable SF	Rate/SF/Yr	Monthly Rent	CAM/Month (\$0.00)	Total Monthly Rent
300	3rd	1,164 SF	\$19.95	\$1,935.15	Modified Gross	\$1,935.15
400	4th	4,513 SF	\$19.95	\$7,502.86	Modified Gross	\$7,502.86

Property Photography

32 Market Ave
Grand Rapids, MI



Aerial Photography

32 Market Ave
Grand Rapids, MI



Nearby Retail

Bistro Bella Vita—.02 Miles
Iron Restaurant—.03 Miles
Biggby Coffee—.05 Miles
Wheelhouse—.07 Miles
Van Andel Arena—.08 Miles

Woods Lounge—.09 Miles
The B.O.B.—.10 Miles
Russo's International Market—.10 Miles
Charley's Crab—.13 Miles
Grand Rapids Brewing Co.—.14 Miles

Buffalo Wild Wings—.17 Miles
Luna—.17 Miles
Tavern on the Square—.19 Miles
Stella's Lounge—.19 Miles
Founder's Brewing Co.—.30 Miles

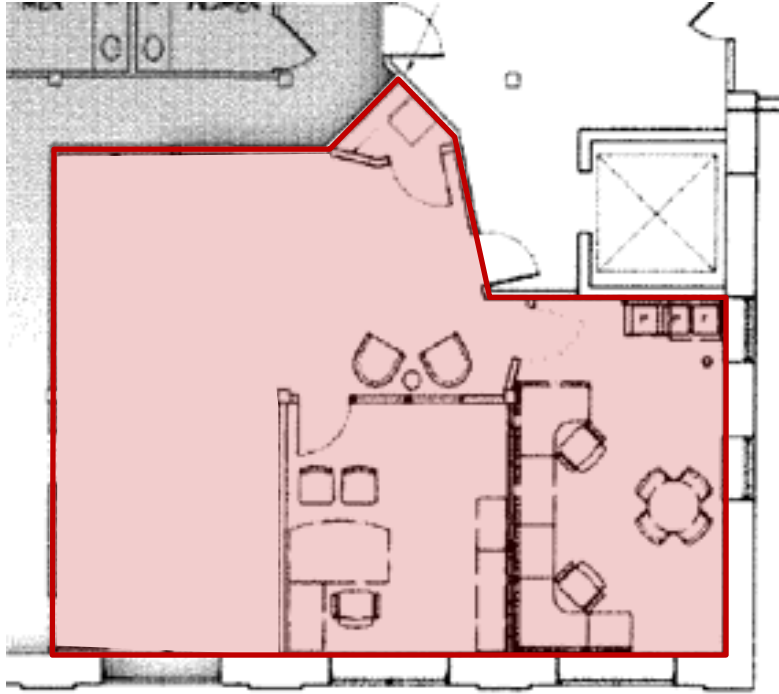
Skywalk Map

32 Market Ave
Grand Rapids, MI

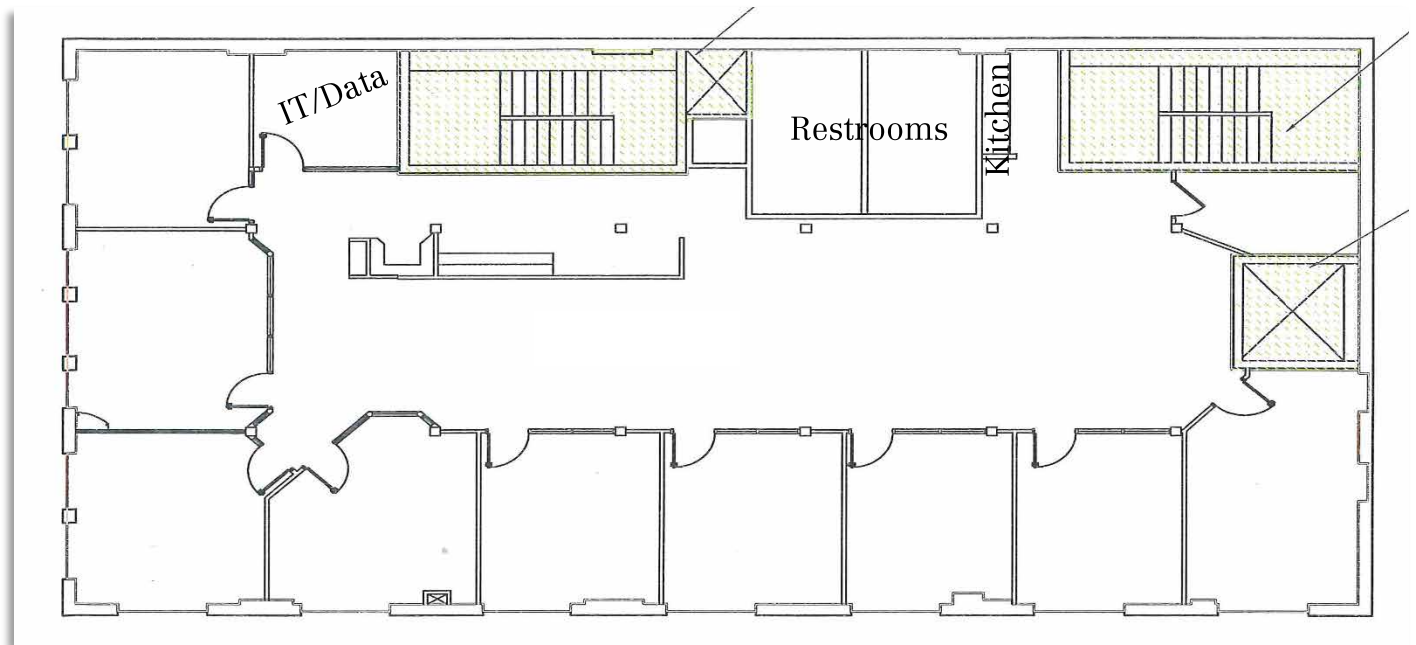


Floor Plans

32 Market Ave
Grand Rapids, MI



Suite 300
1,164 SF
\$1,935.15/Month



Suite 400
4,513 SF
\$7,502.86/Month