



HINMAN
DEVELOPMENT ♦ MANAGEMENT ♦ LEASING

OFFICE SPACE FOR LEASE
77 MONROE CENTER

77 MONROE CENTER STREET NW | GRAND RAPIDS, MI 49503

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Grand Rapids

Grand

77 MONROE CENTER IS A HISTORIC, 14-STORY, 119,752 SF OFFICE BUILDING LOCATED IN DOWNTOWN GRAND RAPIDS. ITS LOCATION IS STEPS AWAY FROM THE VAN ANDELA ARENA, ROSA PARKS CIRCLE & THE RESIDENCE INN BY MARRIOTT. THIS BUILDING OFFERS A COMPLIMENTARY ON-SITE FITNESS CENTER ALONG WITH AN ON-SITE MEETING/EVENT SPACE OPERATED BY THE CONNECTED CITYFLATSHOTEL AND A CITY PARKING GARAGE WITH COMPLIMENTARY PARKING FOR THE FIRST 60 MINUTES.



DOWNTOWN
OFFICE SETTING,
PROFESSIONALLY
MANAGED



MULTIPLE RETAIL &
DINING OPTIONS
WITHIN WALKING
DISTANCE



CITY PARKING
GARAGE
CONNECTED TO
BUILDING



REGIONAL
LOCATION WITH
EASY ACCESS TO
US-131, I-96 & I-196



24 HOUR CARD
ACCESS & VIDEO
SECURITY



15 MINUTE DRIVE
TO GERALD R. FORD
INTERNATIONAL
AIRPORT



THE RAPID BUS
STOP LOCATED
KITTY-CORNER TO
BUILDING



COMPLIMENTARY,
24/7 FITNESS
CENTER ON-SITE



HIGHLY VISIBLE
DOWNTOWN
LOCATION

LEASING //

HINMANCOMPANY.COM



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GRAND RAPIDS MARKET OVERVIEW

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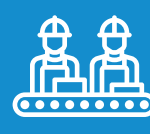
GRAND RAPIDS IS HOME TO ONE OF THE FASTEST GROWING ECONOMIES IN THE UNITED STATES.



REGIONAL
POPULATION OF
1,650,746



MORE THAN 130
INTERNATIONAL
COMPANIES



\$100 BILLION
GROSS REGIONAL
PRODUCT



20 COLLEGES AND
UNIVERSITIES



UNEMPLOYMENT
RATE OF 3.2%



COST OF LIVING
IS 5.3% LOWER
THAN NATIONAL
AVERAGE



HIGHWAY SYSTEM
OFFERS MULTI-
REGIONAL
ACCESSIBILITY



AVERAGE 19
MINUTE TRAVEL
TIME FOR MOST
COMMUTERS



100+ DAILY
FLIGHTS TO 30
MAJOR MARKETS
VIA GRR AIRPORT

RECOGNITIONS

- GRAND RAPIDS IS "ONE OF THE BEST PLACES TO LIVE IN AMERICA" BY **U.S. NEWS & WORLD REPORT**
- THE GRAND RAPIDS - KENTWOOD MSA #1 BEST MANUFACTURING HUBS BY **BUSINESS FACILITIES**
- GRAND RAPIDS IS "ONE OF THE CITIES WITH THE HOTTEST JOB MARKETS" BY **WALL STREET JOURNAL**
- GRAND RAPIDS IS THE NUMBER ONE BEST PLACES TO RAISE A FAMILY IN THE U.S. BY **ROCKET HOMES**
- GRAND RAPIDS IS "ONE OF THE BEST US CITIES FOR NEW COLLEGE GRADS" BY **CHECKR**

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