



Flat Iron Building

100-114 Monroe Center St
Grand Rapids, Michigan



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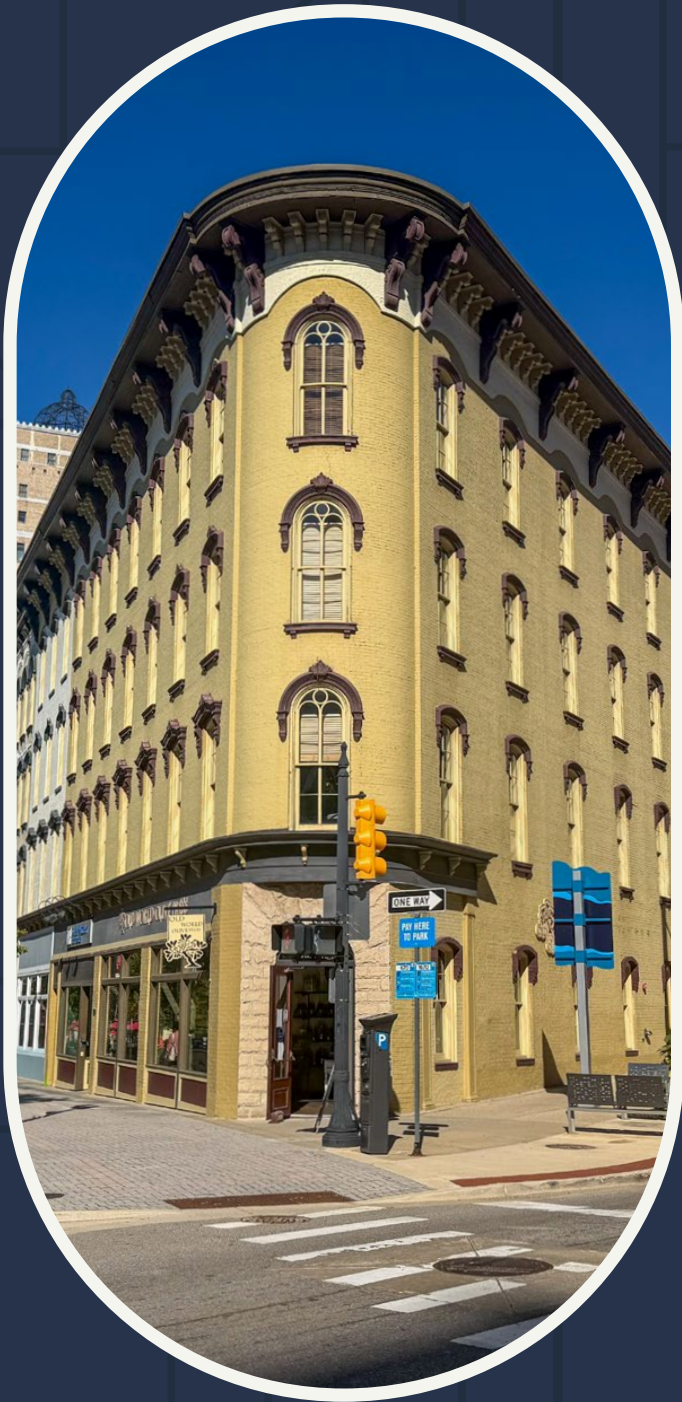
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Executive Summary



The Offering

CBRE is pleased to present the offering of The Flat Iron Building, a landmark, fully-leased mixed-use investment located at 100 Monroe Center Street in the heart of downtown Grand Rapids. The building is fully leased, anchored by Smith, Haughey Rice & Roegge, P.C., while the ground floor is occupied by Old World Olive Press (specialty food), Cinco de Mayo (restaurant), and Grand Rapids Game Show (entertainment). The asking price is \$8,868,049, with a cap rate of 8.27% and a Net Operating Income of \$733,671. Strategically positioned at the corner of Monroe Center St and Ottawa Ave, the Property benefits from a prime location in a bustling downtown setting surrounded by dining and entertainment options, as well as convenient access to transportation.

INVESTMENT HIGHLIGHTS



\$8,868,049

Asking Price



8.27%

Cap Rate



\$733,671

NOI

THE OLDEST BUILDING ON
MONROE MALL AND
SECOND OLDEST BUILDING
WITHIN GRAND RAPIDS' CENTRAL
BUSINESS DISTRICT,
JUSTICE AND MONROE
STANDS AT THE
CORNER OF JUSTICE (1500 S.W.)
AND MONROE SINCE 1851.
IN 1977, IT WAS DESIGNATED
"A LANDMARK STRUCTURE
OF IRREPLACEABLE VALUE"
AND SUBSEQUENTLY,
IN 1981, PLACED ON THE
NATIONAL HISTORIC REGISTER.

Property Description

Property Overview

The Flat Iron Building is a fully leased, four-story brick Italianate structure built in 1858 in the heart of downtown Grand Rapids. This historic building benefits from its central location within the vibrant Central Business District, surrounded by retail, hospitality, and cultural attractions. Its 100% occupancy and recent renovations underscore strong tenant demand for this iconic asset, making it a highly desirable property in a dynamic market.



ADDRESS

100-114 Monroe Center St,
Grand Rapids, MI 49503



MARKET

Grand Rapids Central
Business District



32,106 SF

Building Size



100%

Occupancy



0.22 AC

Lot Size



81.1%

Office



1858

Year Built



18.9%

Retail





4th Floor

SH SMITH HAUGHEY
RICE & ROEGGE

3rd Floor

SH SMITH HAUGHEY
RICE & ROEGGE

2nd Floor

SH SMITH HAUGHEY
RICE & ROEGGE

1st Floor









Location Overview



**Flat Iron
Building**



PRIME CBD CORNER LOCATION

The Flat Iron Building's strategic corner position at Monroe Center St and Ottawa Ave places it at the epicenter of downtown Grand Rapids. This high-visibility location provides exceptional foot traffic, accessibility, and proximity to a wealth of amenities.



PUBLIC TRANSPORTATION

Public transportation in the Grand Rapids Central Business District (CBD) is a key asset, providing convenient and efficient access for residents, workers, and visitors. The Rapid, the area's public transit authority, offers a comprehensive bus network with frequent routes serving the downtown area and connecting it to surrounding neighborhoods and suburbs. The free Downtown Area Shuttle (DASH) provides a convenient circulator service within the CBD, enhancing accessibility to key destinations. This robust public transportation system reduces traffic congestion, promotes sustainability, and contributes to the vibrancy and walkability of the downtown core, making it an attractive location for businesses and residents alike.

An aerial, high-angle view of a city street grid, showing various buildings, streets, and a circular plaza. The image is overlaid with a large, semi-transparent white circle. The text "Market Overview" is centered within this circle. The word "Market" is in a gold-colored serif font, and "Overview" is in a white serif font.

Market Overview



KEY DOWNTOWN PROJECTS

- **FULTON & MARKET TOWERS: A \$797 MILLION - \$800 MILLION MULTI-TOWER MIXED-USE DEVELOPMENT**
- **ACRISURE AMPHITHEATER: \$184 MILLION, 12,000-SEAT VENUE SET TO OPEN IN MAY 2026**
- **AMWAY STADIUM (SOCCER STADIUM): \$175 MILLION, 8,500-SEAT STADIUM FOR PRO SOCCER OPENING IN 2027**
- **GRAND RIVER RESTORATION: \$14.56 MILLION CONTRACT APPROVED FOR INITIAL DAM REMOVAL (2026) TO RESTORE RAPIDS**
- **GR PUBLIC MUSEUM EXPANSION: \$50 MILLION FOR RENOVATION AND OUTDOOR EDUCATION SPACES**
- **LYON SQUARE REDEVELOPMENT: \$12 MILLION FOR RIVERFRONT PLAZA IMPROVEMENTS**

LOCAL INVESTMENTS

Over \$1.3 billion in downtown development projects are currently underway or planned in Grand Rapids as of early 2026, driven by a massive, multi-year, city-shaping effort to transform the riverfront. Major projects fueling this record-breaking investment include the \$184 million Acrisure Amphitheater, a \$175 million soccer stadium, and the nearly \$800 million Fulton & Market towers.

In late 2025, the city recorded an all-time high of \$949.3 million in construction value. The massive influx of funding aims to make the downtown area a hub for tourism and recreation, connecting, for example, the new amphitheater with the riverfront and downtown hotels.



Amway
GRAND PLAZA

Corewell Health
Helen DeVos
Children's Hospital

COURTYARD
BY MARRIOTT

DEVOS PLACE.

JW MARRIOTT

GRCC
GRAND RAPIDS COMMUNITY COLLEGE

GRAND RAPIDS
PUBLIC LIBRARY

Flat Iron
Building

VAN ANDEL
ARENA

Pearl St

Be curious.
GRAND RAPIDS
PUBLIC
MUSEUM

ACRISURE
AMPHITHEATER™

Fulton St

Grand Rapids central business district is known for its diverse amenities and institutions including the Medical Mile, Rosa Parks Circle, Van Anel Arena, DeVos Place & Convention Center, Grand Rapids Community College (GRCC), the Grand Rapids Public Library, several major hotels like the JW Marriott and Amway Grand Plaza, and the upcoming Acrisure Amphitheater. The location offers exceptional access to retail, entertainment, business services, and community resources.

The Grand Rapids market continues to demonstrate robust fundamentals, evidenced by high levels of educational attainment, steady population growth, and increasing household incomes. The Flat Iron Building, which is 100% leased, is situated amongst other historic and modern office, retail, and mixed-use developments, reflecting the city's ongoing downtown revitalization and investment appeal.

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Flat Iron Building

