



601 FIRST ST NW, GRAND RAPIDS, MI 49504

72,069 SF - \$14,041,060



## AMENITIES

- Raised access flooring
- Backup generator
- Advanced post-Covid air purification system
- Secure airlock entry
- Central courtyard
- Executive boardroom and conference rooms
- Indoor and on-site parking
- Rooftop deck
- Development sites
- Energy-efficient lighting and heating systems supporting low operating costs

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## Tenant-Occupied World Class Office Building For Sale

Headquarters to a stable and established local company, 601 First Street NW is an amazing renovation of an old industrial facility. Maximum detail, design and care were put into the planning and execution of this LEED Platinum certified building. The building includes a large community room, open and collaborative office space with well-appointed conference and meeting rooms and indoor and outdoor gathering spaces. The facility also includes high-bay storage space with multiple truck docks and grade doors, in addition to paint hoods and millwork ventilation capabilities.

Located in Grand Rapids' West Side, one of the city's fastest growing neighborhoods, the building is within walking distance of a wide variety of local restaurants like New Holland Brewing, retail and Bridge Street Market, as well as the soon-to-be completed Amway Soccer Stadium. It features indoor and onsite parking and is located one block from the City's bus line stop.

The building also falls inside Consumers Energy's "Circuit West" neighborhood, an innovative pilot program for next generation energy that features 500 KW of solar energy, three neighborhood batteries, underground power and redundant systems.

This highly desirable, innovative and sustainable property is currently held under a long-term, nine-year lease by the company that custom-designed and constructed the space as its own headquarters use nearly thirteen years ago.

As of 2024, Rockford Construction is the largest construction company in West Michigan.

The largest West Michigan construction companies, by 2024 revenue:

1. Rockford Construction Co. (\$575 Million)
2. Pioneer Construction (\$477 Million)
3. Owen-Ames-Kimball Co. (\$444 Million)
4. The Christman Co. (\$420.88 Million)
5. Wolverine Building Group (\$240 Million)



## PROPERTY OVERVIEW

### PROPERTY INFORMATION

# OF BUILDINGS	1
PARKING LOT(S)	2
TOTAL ACREAGE	3.91 ACRES (APPROX.)
TOTAL SQUARE FOOTAGE	72,069 SF
LEASE TYPE	ABSOLUTE NNN
ZONING	COMMERCIAL-IMPROVED
TAXING AUTHORITY	CITY OF GRAND RAPIDS

#### OFFICE BUILDING

ADDRESS	601 FIRST ST NW
BUILDING SIZE	69,764 SF
ACREAGE	3.18 ACRES
PP#	41-13-24-357-007

#### CUBE LOT

ADDRESS	520 SECOND ST NW
BUILDING SIZE	0 SF
ACREAGE	0.63 ACRES
PP#	41-13-24-377-004





## SALE INFORMATION

### OFFICE BUILDING - 601 FIRST ST NW

NOI	\$844,160
LEASE EXPIRATION	EXPIRES DEC. 31, 2034
CAP RATE	6.5%
SALE PRICE	\$12,987,076.00

RENT SCHEDULE	
DATE	YEARLY RENT
2025 - DEC. 31, 2028	\$844,160.00
JAN. 1, 2029 - DEC. 31, 2034 (END OF INITIAL LEASE TERM)	\$987,230.00
1ST OPTION TO EXTEND: JAN. 1, 2035 - DECEMBER 31, 2039	\$1,016,846.90

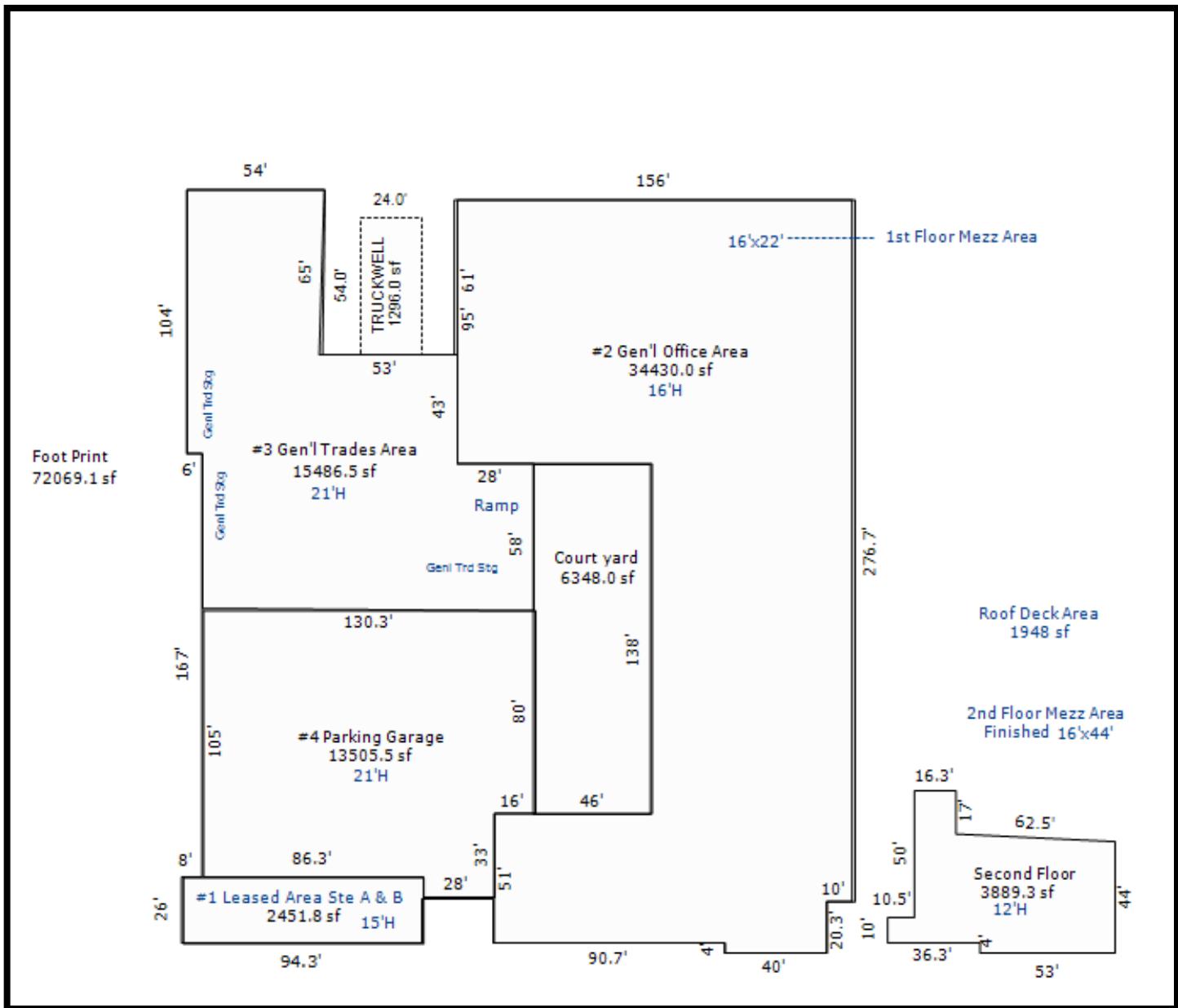
### CUBE LOT - 520 SECOND ST NW

NOI	\$68,509
LEASE EXPIRATION	EXPIRES 2028
CAP RATE	6.5%
SALE PRICE	\$1,053,984

RENT SCHEDULE	
DATE	YEARLY RENT
2026	\$68,509
2027	\$69,537
2028	\$70,580

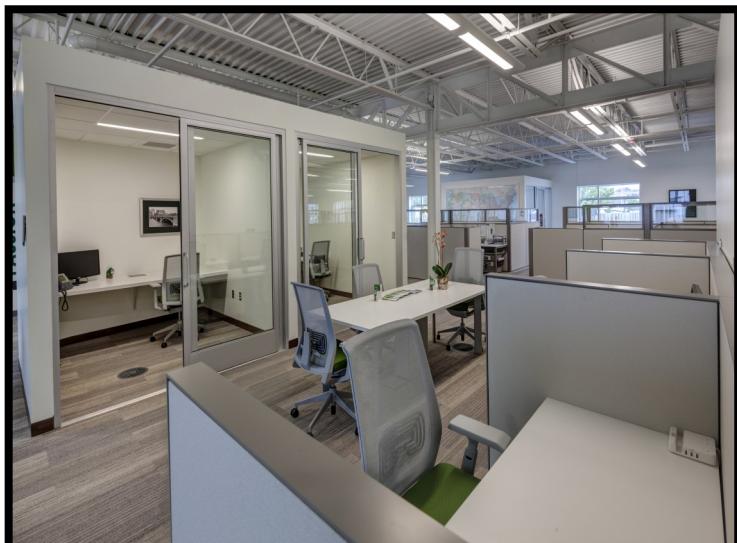
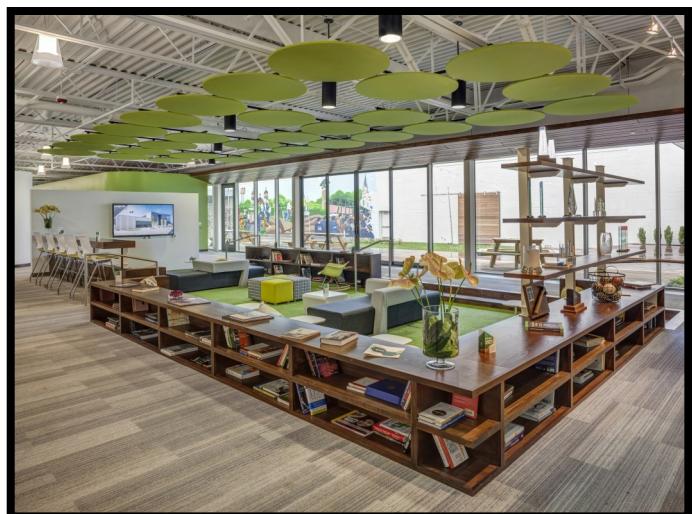


## OFFICE BUILDING FOOTPRINT



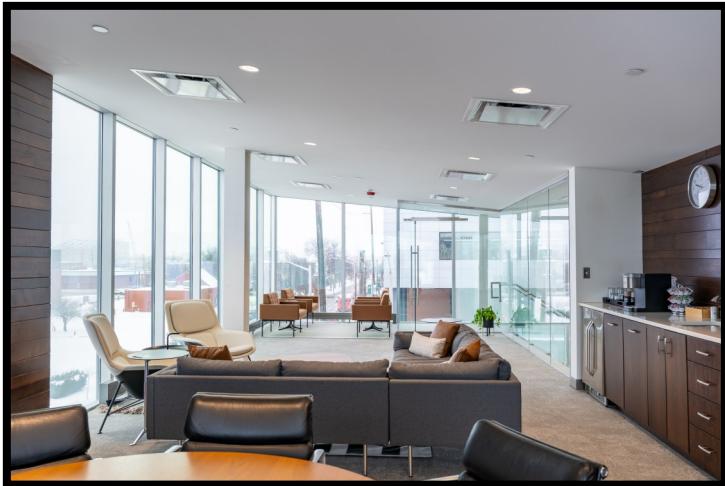
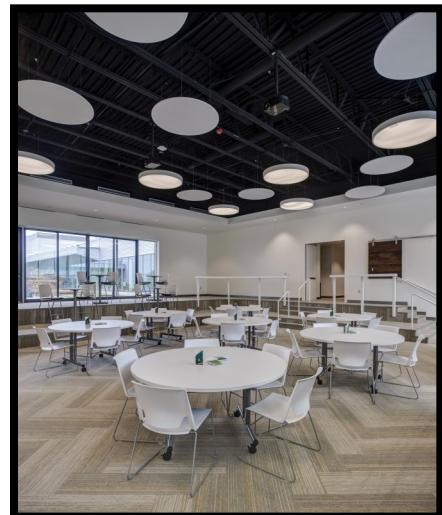
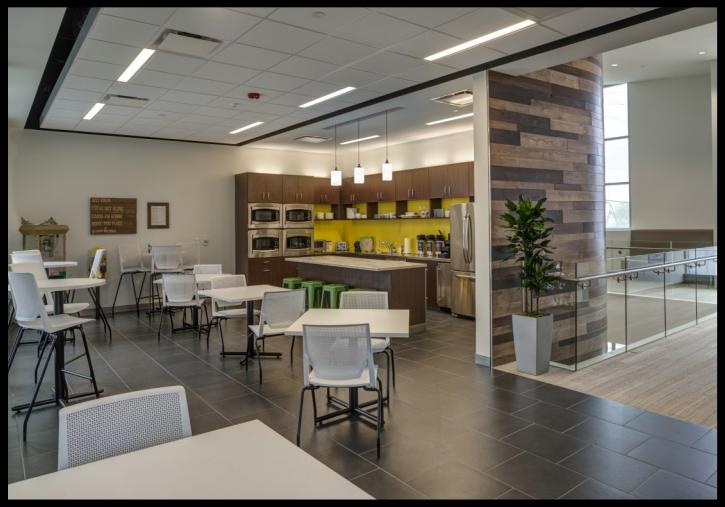
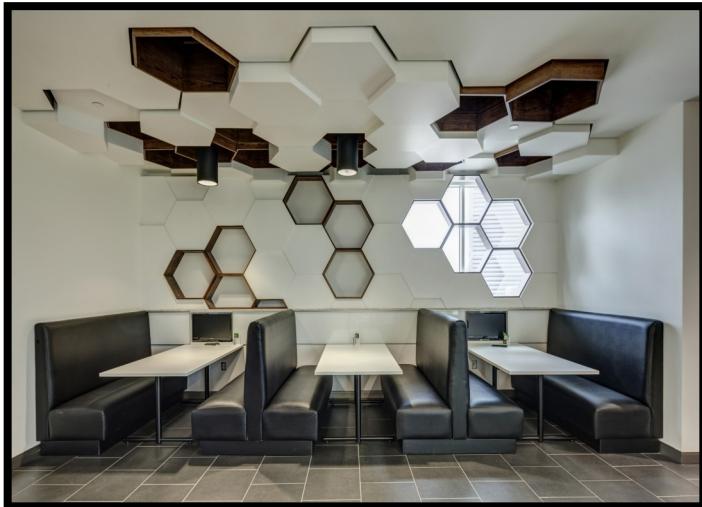


## OFFICE BUILDING PHOTOS



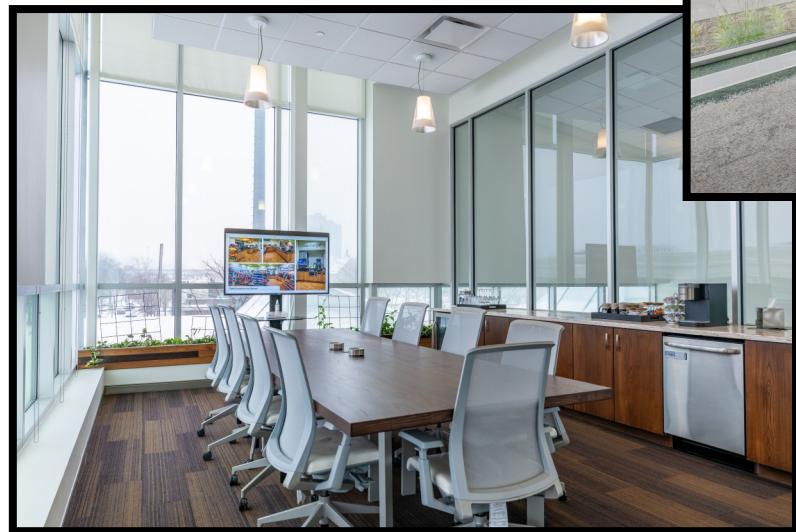
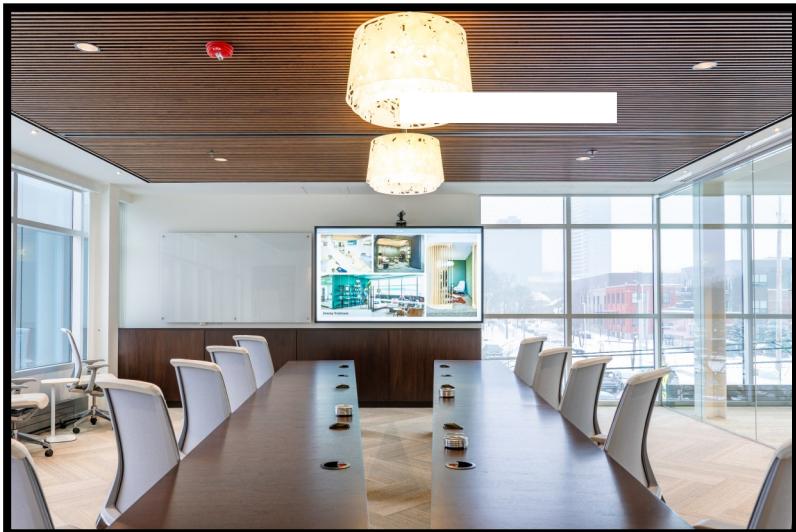


## OFFICE BUILDING—PHOTOS



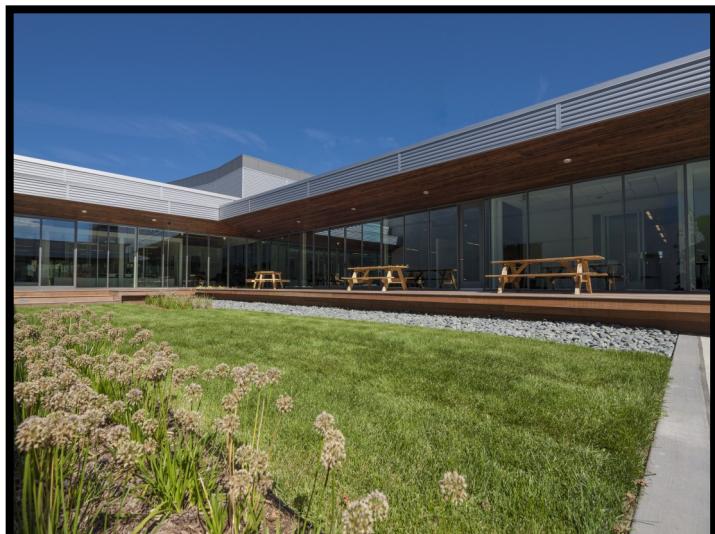
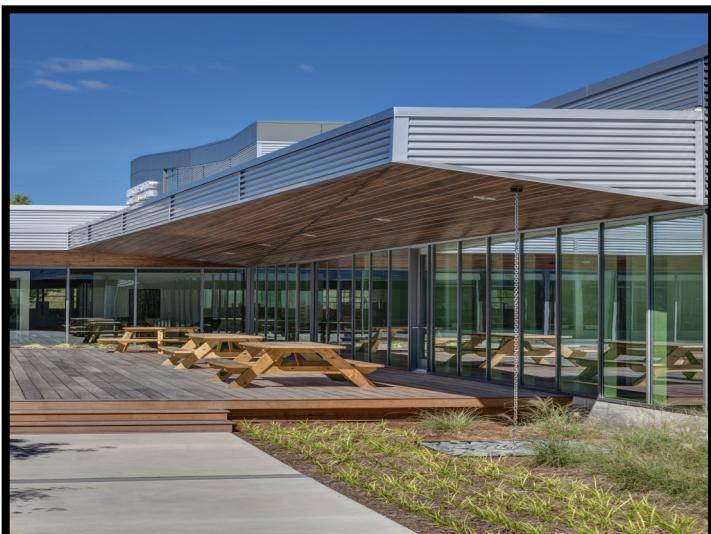
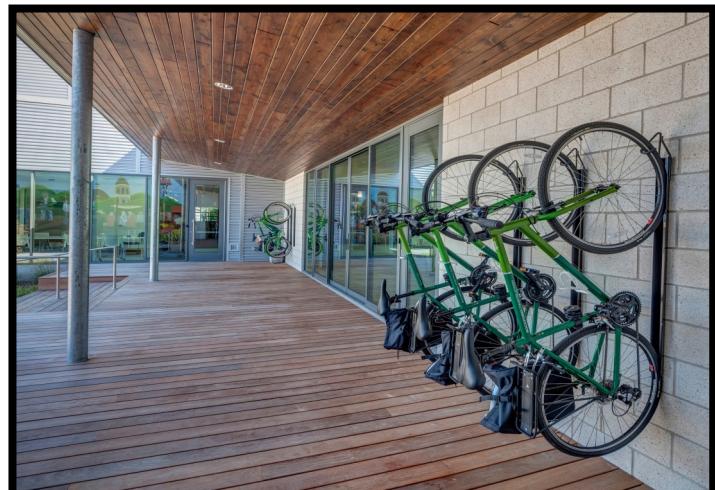
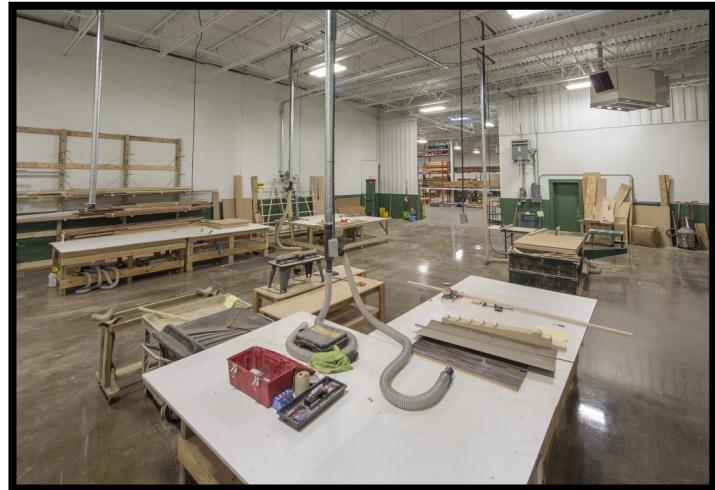


## OFFICE BUILDING—PHOTOS





## OFFICE BUILDING - PHOTOS



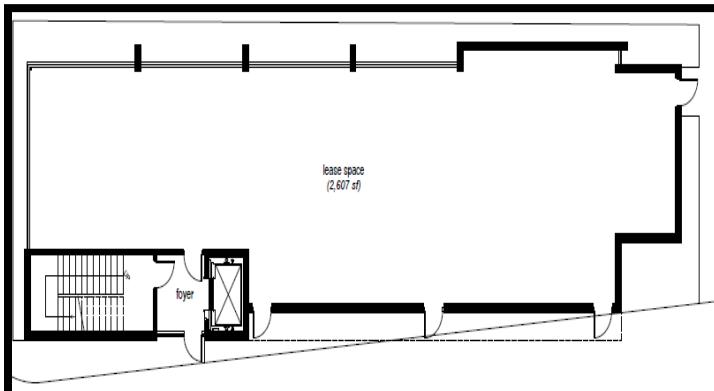


## CUBE LOT - PROPOSED DEVELOPMENT OPTIONS

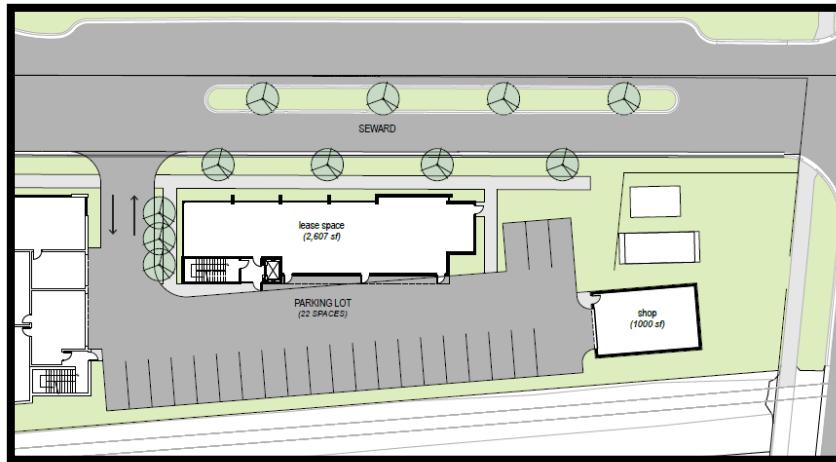
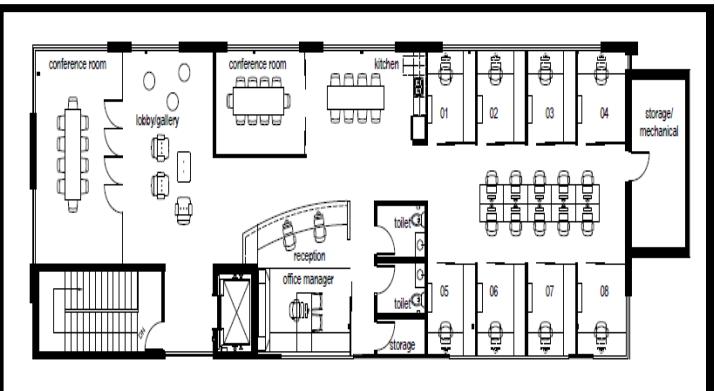
#1



FLOOR PLAN - FIRST FLOOR



FLOOR PLAN - SECOND FLOOR



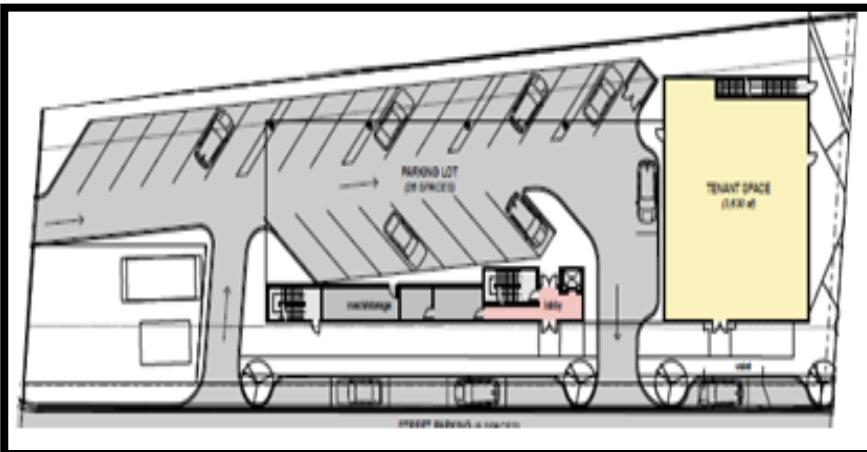


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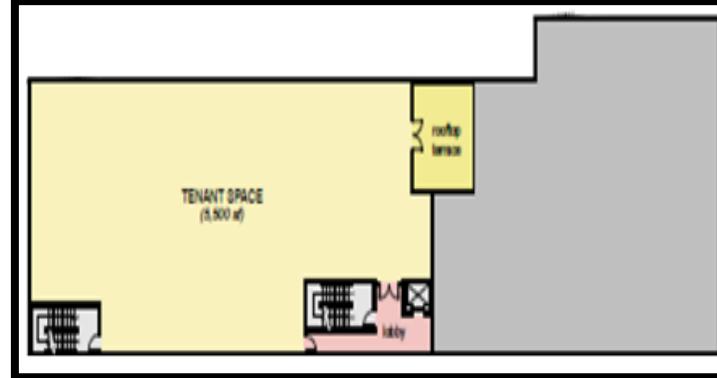
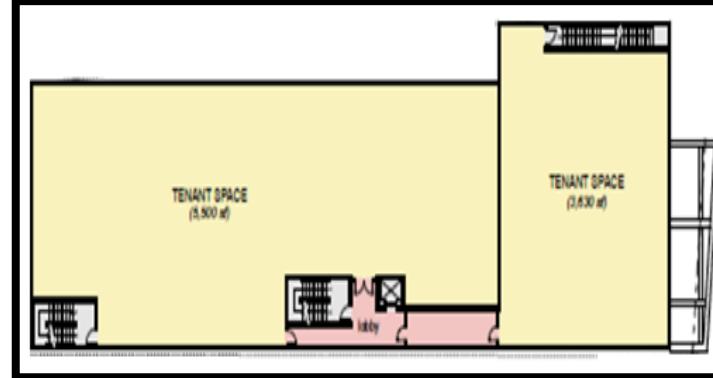
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FLOOR PLAN - FIRST FLOOR



FLOOR PLAN - SECOND FLOOR



FLOOR PLAN - THIRD FLOOR



## AMWAY STADIUM DEVELOPMENT



### DEVELOPMENT OVERVIEW:

- A multi-purpose, professional, high-performing venue, driving economic growth and development in a vital urban district.
- The home of professional soccer in West Michigan and will also serve a broader community asset supporting youth, colleges, and amateur clubs.
- The 8.2 acre stadium site is intentionally embedded within a thriving urban network creating multi-season activation and use.

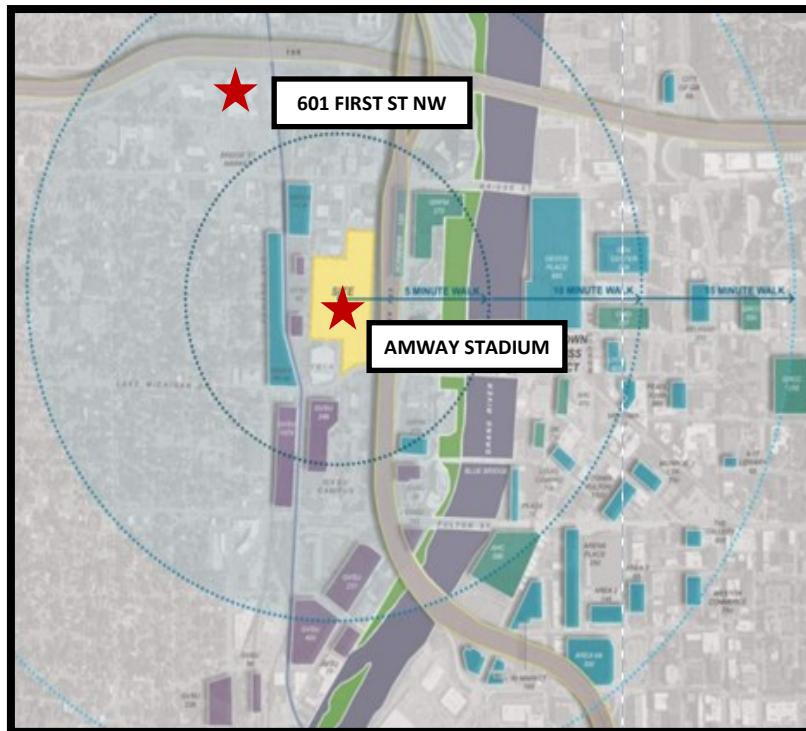
### THIS DEVELOPMENT WILL BRING TO GRAND RAPIDS:

- Mixed-Use Development
- Connections to Adjacent Neighborhoods
- 500-550 Potential Housing Units
- Estimated \$408 million of combined residential, commercial, stadium, and parking investment





## AMWAY STADIUM DEVELOPMENT



### PARKING CONSIDERATIONS:

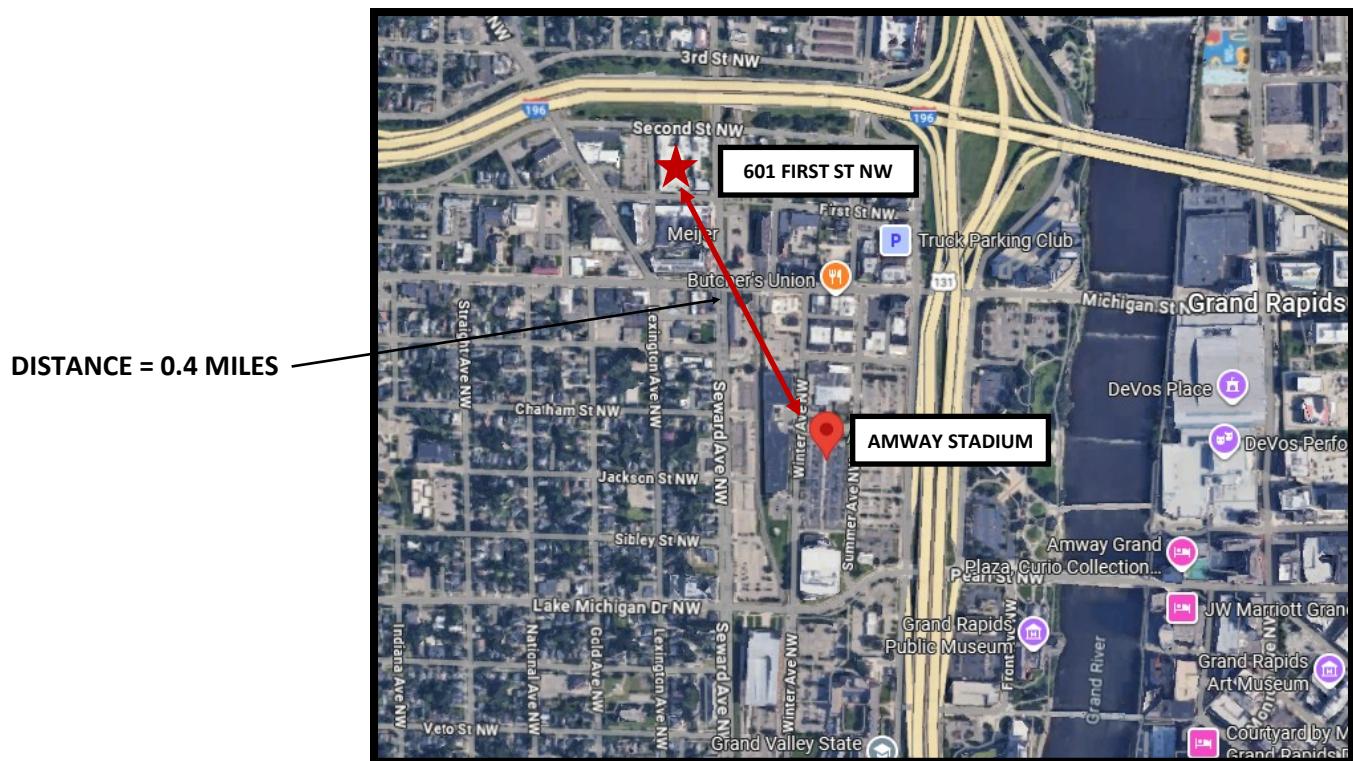
Planning for transportation in conjunction with Mobile GR, the Rapid and ASM Global to provide a potential solution for remote parking and shuttle options

### Additional Parking Demand:

- 2000 spaces

### Parking within 15-min Walk:

- 8,829 spaces (public lots)
- 4,407 spaces (select private lots with potential public access)
- 2,545 spaces (GVSU lots)
- 261 spaces (City metered on street parking on the west side of the Grand River)





## MARKET LEASE COMPS

PROPERTY ADDRESS	LEASE DATE	LEASE RATE
333 BRIDGE ST NW - 75% LEASED	6/26/2025	\$24.50/SF
333 BRIDGE ST NW—100,000 SF	ACTIVE	\$24.50/SF
200 OTTAWA AVE NW	8/16/2024	\$20.00/SF
109 MICHIGAN ST NW	10/18/2024	\$24.00/SF
408 BROADWAY AVE NW	3/1/2023	\$20.50/SF

333 BRIDGE ST NW



200 OTTAWA AVE NW



109 MICHIGAN ST NW



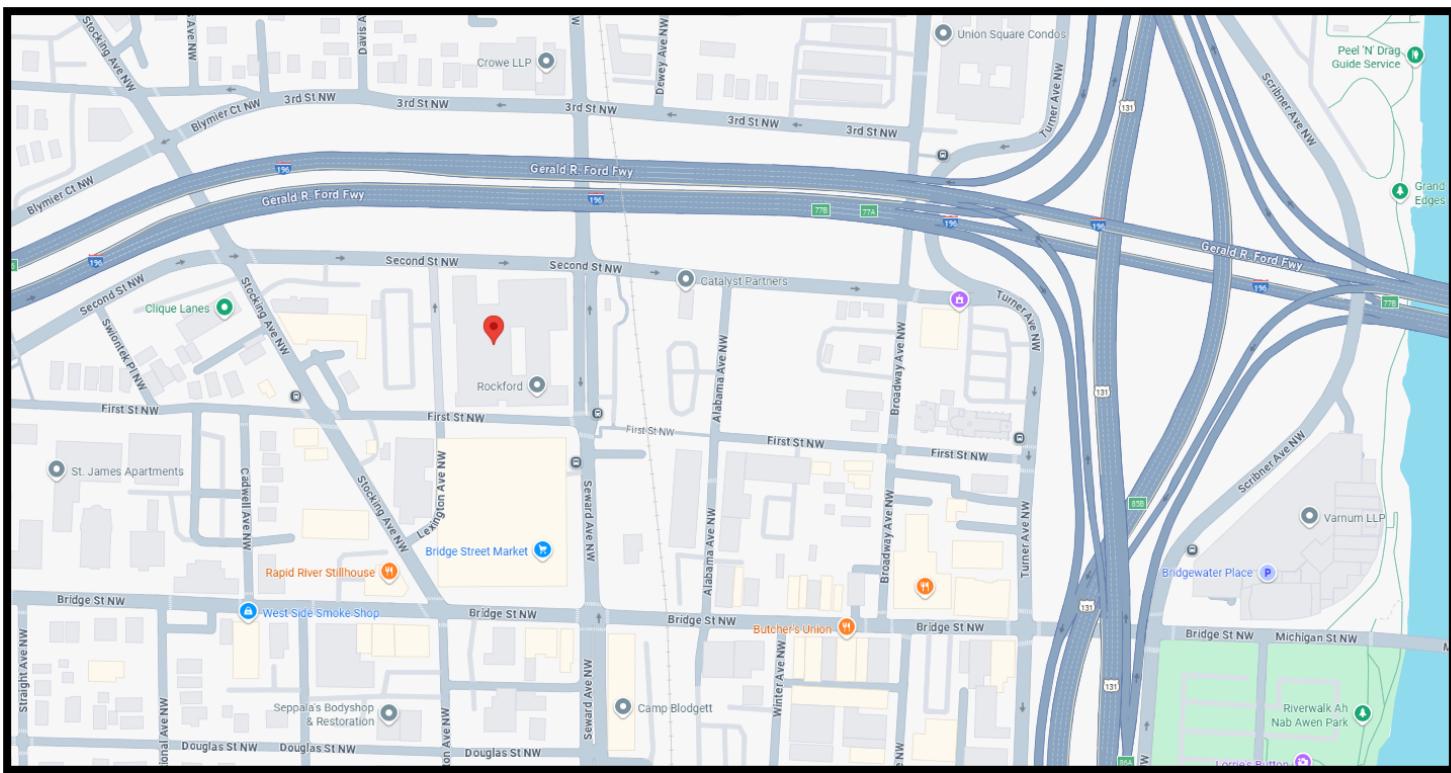
408 BROADWAY AVE NW



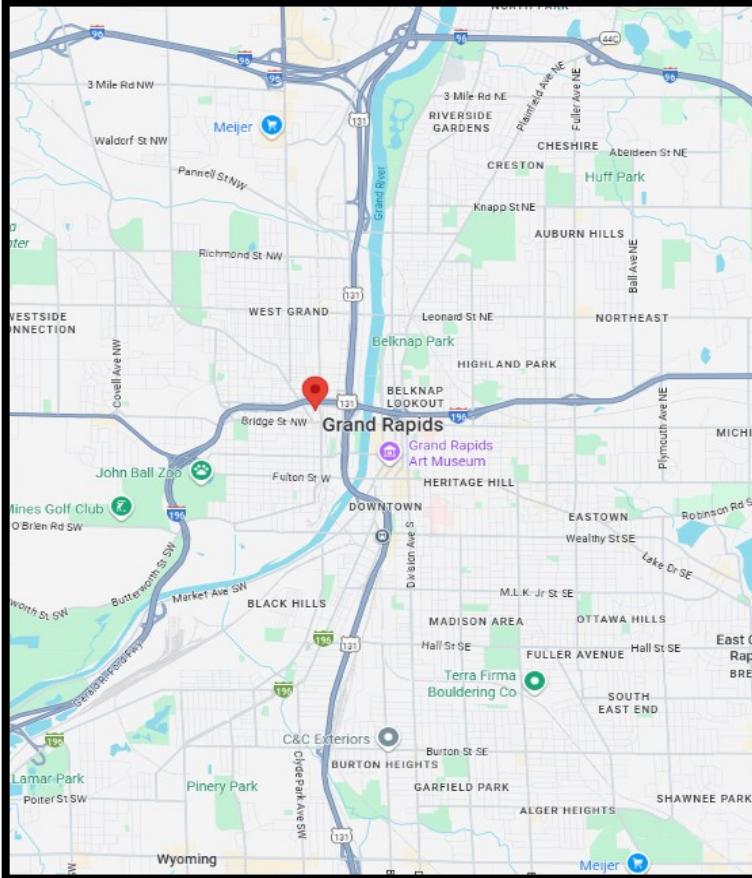


# MAPS

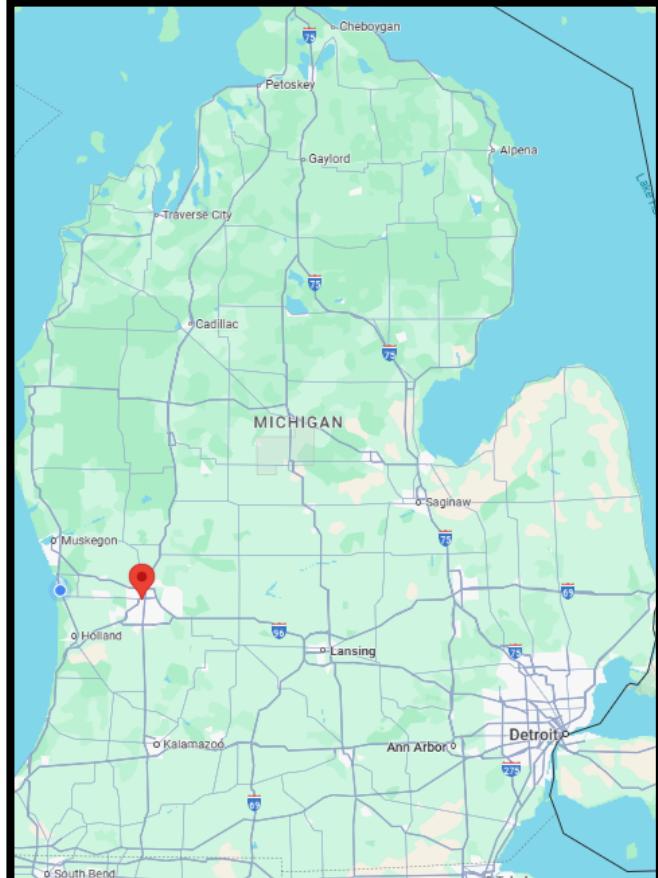
## LOCAL



## REGIONAL



## STATE





## AERIALS

