



SALE/LEASE
OFFICE

FORMER PENINSULAR CLUB

120 OTTAWA AVENUE NORTHWEST
GRAND RAPIDS, MI 49503

CHIP BOWLING

Senior Vice President

616.915.9080 | cbowling@bradleyco.com



220 Lyon St. NW, Suite 400
Grand Rapids, MI 49503



120 OTTAWA AVENUE NORTHWEST, GRAND RAPIDS, MI 49503

SALE/LEASE

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Bradley Company in compliance with all applicable fair housing and equal opportunity laws.

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120 OTTAWA AVENUE NORTHWEST



PROPERTY INFORMATION

SECTION I

BRADLEY COMPANY
220 Lyon St. NW, Suite 400
Grand Rapids, MI 49503
616.254.0005



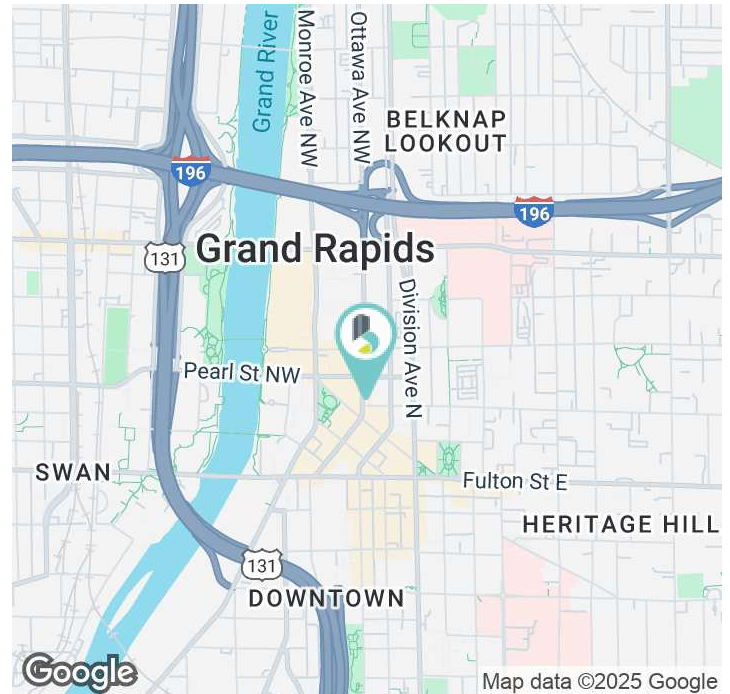
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SALE/LEASE

OFFICE



SALE PRICE \$7,395,000

LEASE RATE \$25.00 SF/YR (MG)

OFFERING SUMMARY

Building Size:	41,065 SF
Available SF:	5,759 - 23,059 SF
2nd Floor:	5,783 SF
3rd Floor:	5,759 SF
4th Floor:	11,517 SF
Price / SF:	\$180.08

PROPERTY OVERVIEW

Multiple opportunities await at 120 Ottawa Avenue, the former location of the historic Peninsular Club in the heart of downtown Grand Rapids. Several configuration options available including Class A office spaces, event space or even a combination of both. The quality of finishes, attention to detail and the blend of historic features combined with updated technology will astound everyone who enters.

An extraordinary opportunity: These premier spaces boast not only luxury but also unparalleled convenience, with direct access into a multi-level parking ramp offering up to 70 spaces. Coupled with amenities like direct entry to the MVP Athletic Metro Club, this location epitomizes the perfect blend of work and leisure. With a thoughtfully curated mix of private offices, conference rooms, and expansive open areas, the floorplans available are poised to accommodate diverse business needs and collaboration preferences seamlessly.

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PROPERTY HIGHLIGHTS

- • Grand Rapids CBD location
- • Move-in ready with custom-built furniture
- • Attached parking available
- • High-end finishes throughout
- • Astounding attention to detail
- • Functional layouts
- • Dedicated elevator entry per floor
- • Programmable HVAC system
- • Direct Access to MVP Athletic Metro Club



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120 OTTAWA AVENUE NORTHWEST, GRAND RAPIDS, MI 49503

SALE/LEASE

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Private Entertainment



Private Entertainment



Large Conference Room



Small Conference Room

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Pool Room



Restrooms



Banquet Setup Area



Bar Area

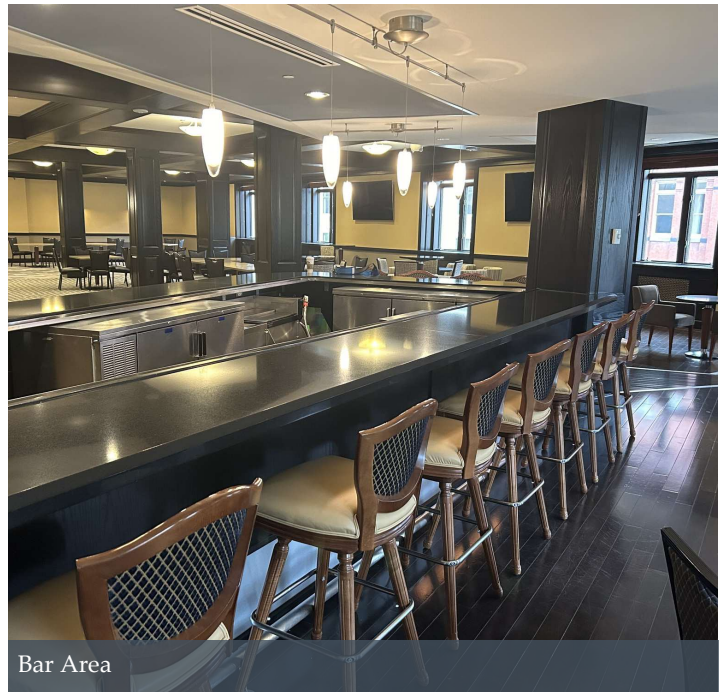
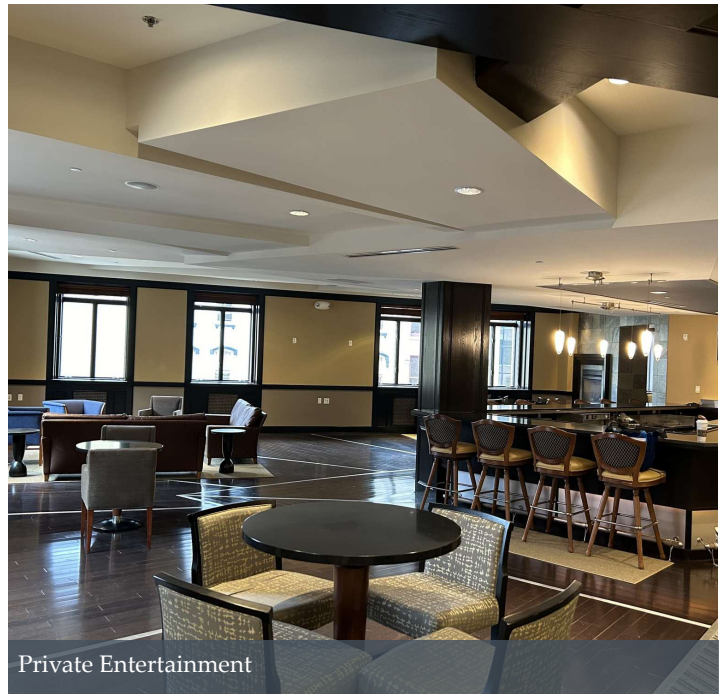
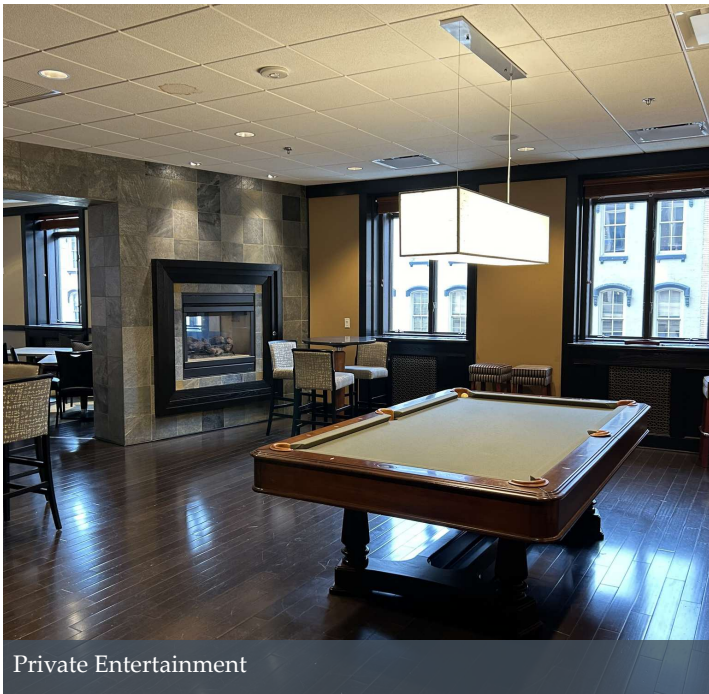
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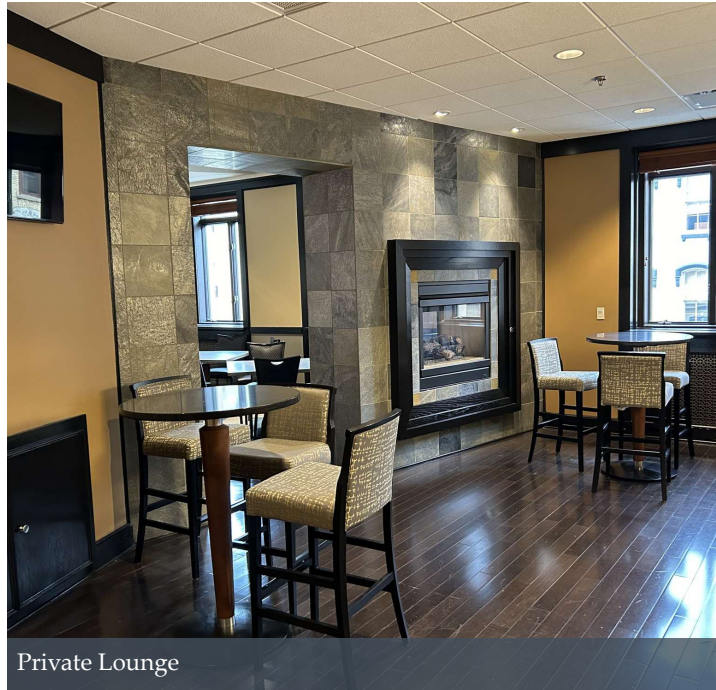
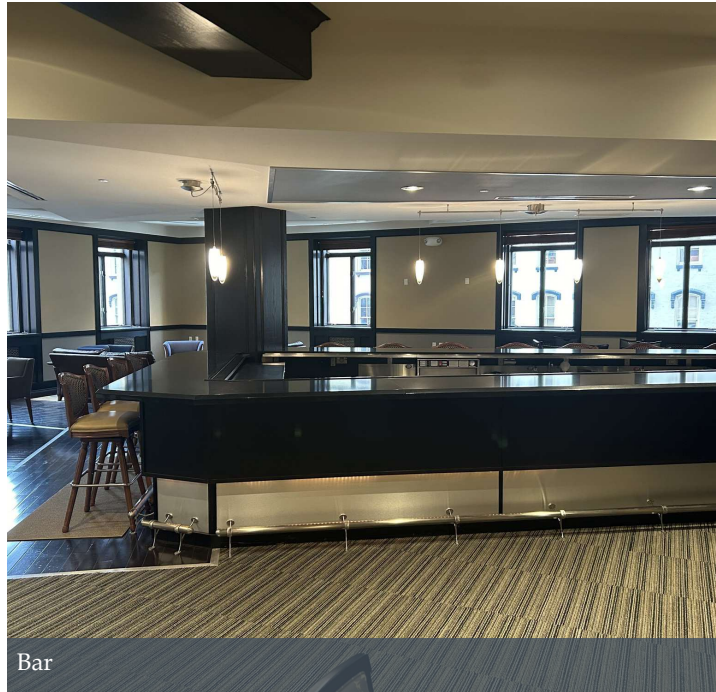
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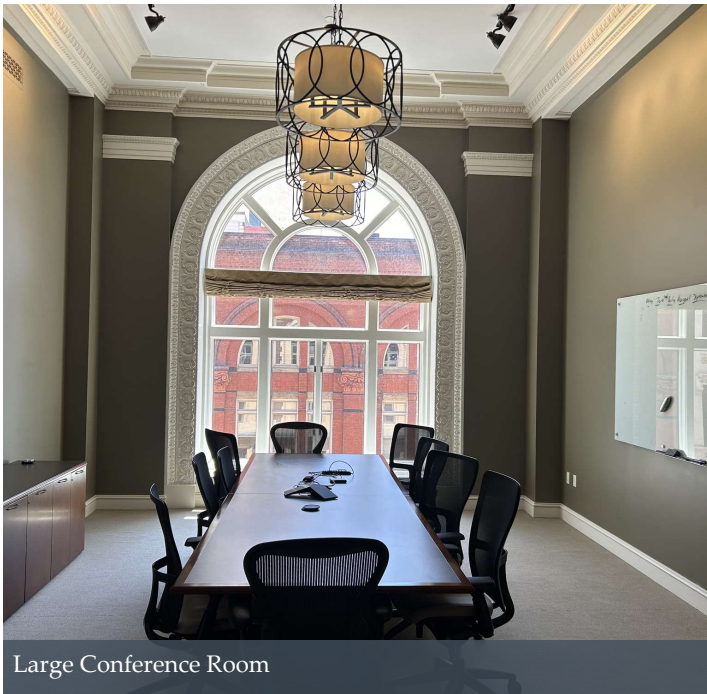
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120 OTTAWA AVENUE NORTHWEST, GRAND RAPIDS, MI 49503

SALE/LEASE

OFFICE



Large Conference Room



Cubicles



Cubicles



Large Conference Room

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Break Area



Internal Suite Hallway



Large Conference Room



Open Area

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120 OTTAWA AVENUE NORTHWEST



FLOOR PLANS

SECTION 2

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220 Lyon St. NW, Suite 400
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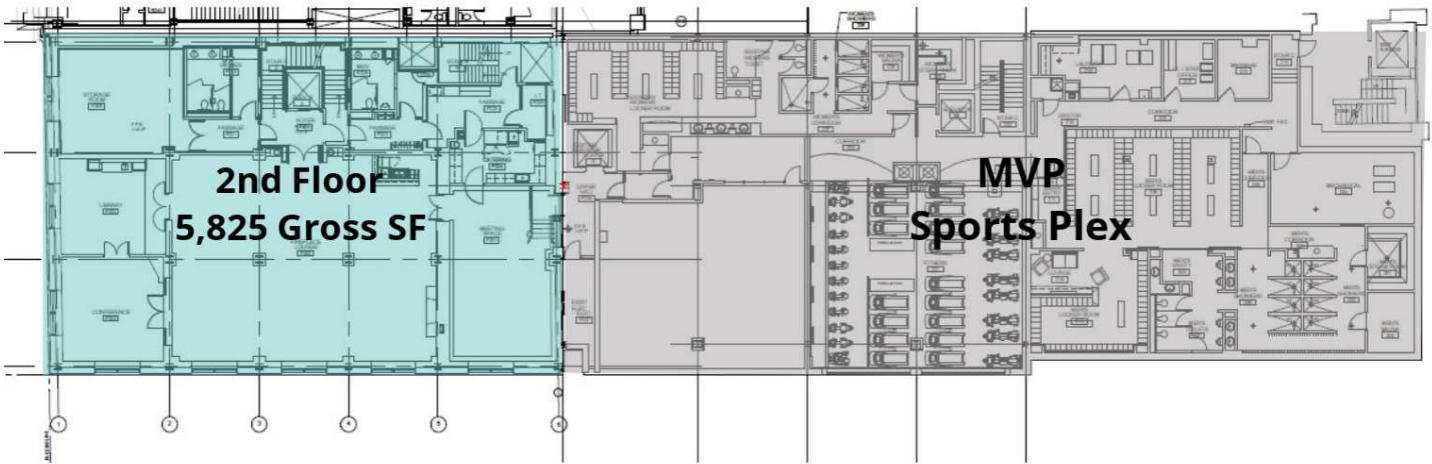


2ND FLOOR - FLOOR PLAN

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AVAILABLE SPACES

SUITE	SIZE	TYPE	RATE
■ 2nd Floor	5,783 SF	Modified Gross	\$25.00 SF/yr

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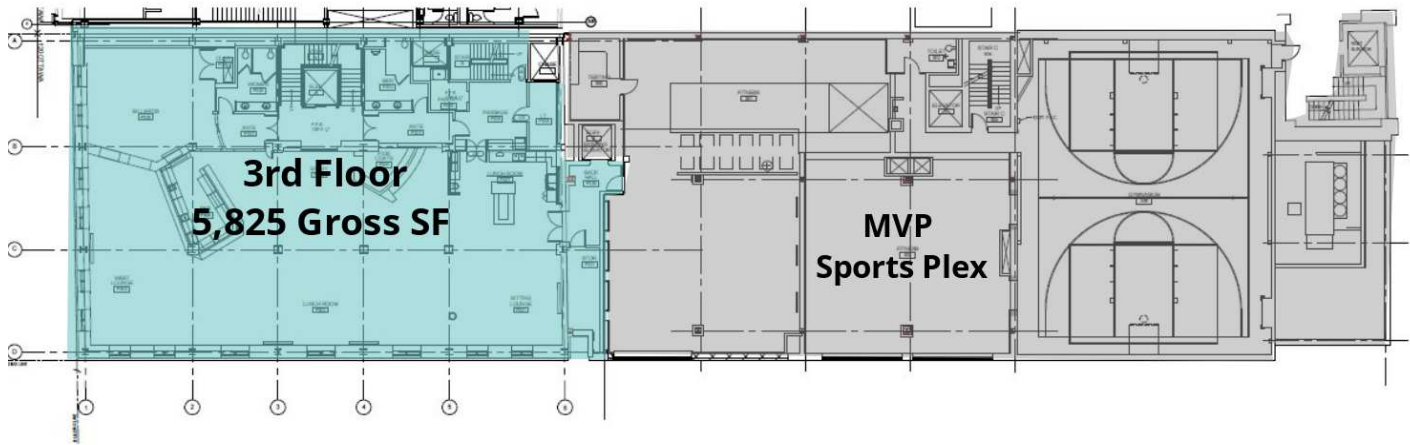


3RD FLOOR - FLOOR PLAN

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AVAILABLE SPACES

SUITE	SIZE	TYPE	RATE
■ 3rd Floor	5,759 SF	Modified Gross	\$25.00 SF/yr

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4TH FLOOR - FLOOR PLAN

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AVAILABLE SPACES

SUITE	SIZE	TYPE	RATE
■ 4th Floor	11,517 SF	Modified Gross	\$25.00 SF/yr

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120 OTTAWA AVENUE NORTHWEST



LOCATION INFORMATION

SECTION 3

BRADLEY COMPANY
220 Lyon St. NW, Suite 400
Grand Rapids, MI 49503
616.254.0005



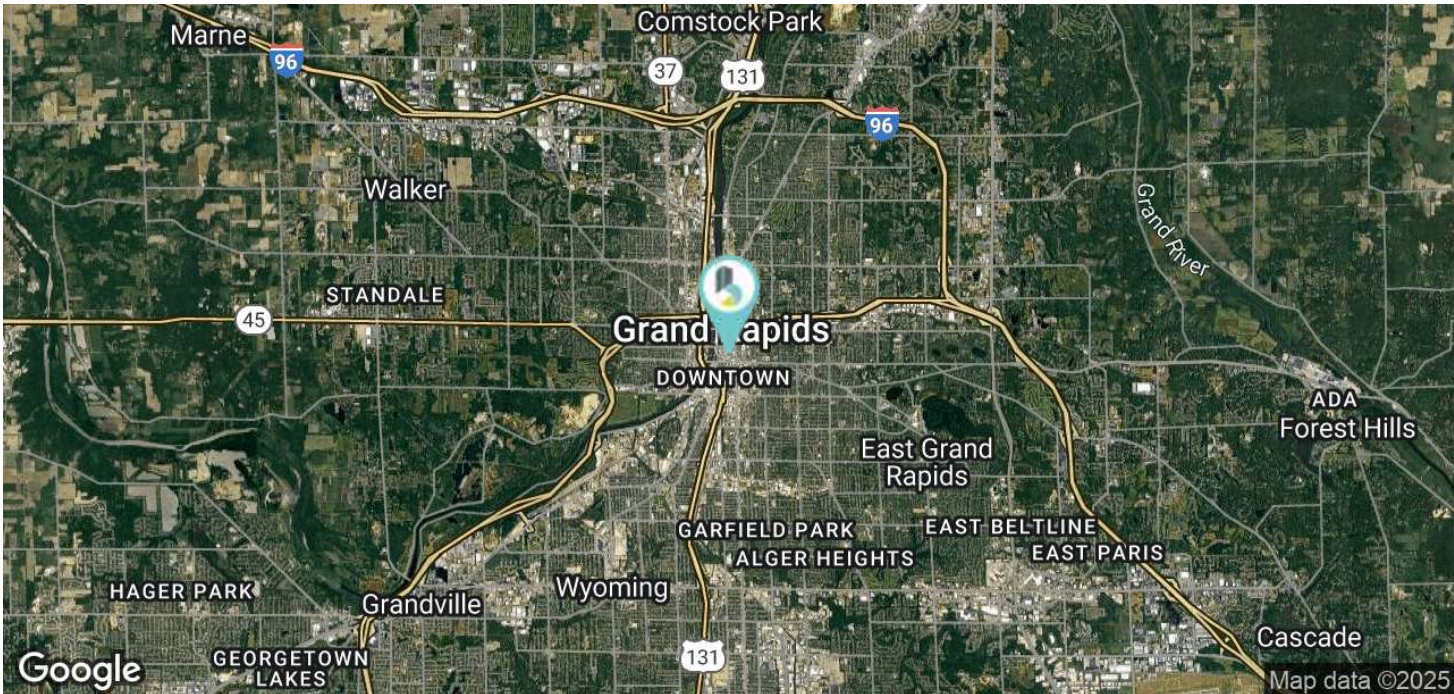
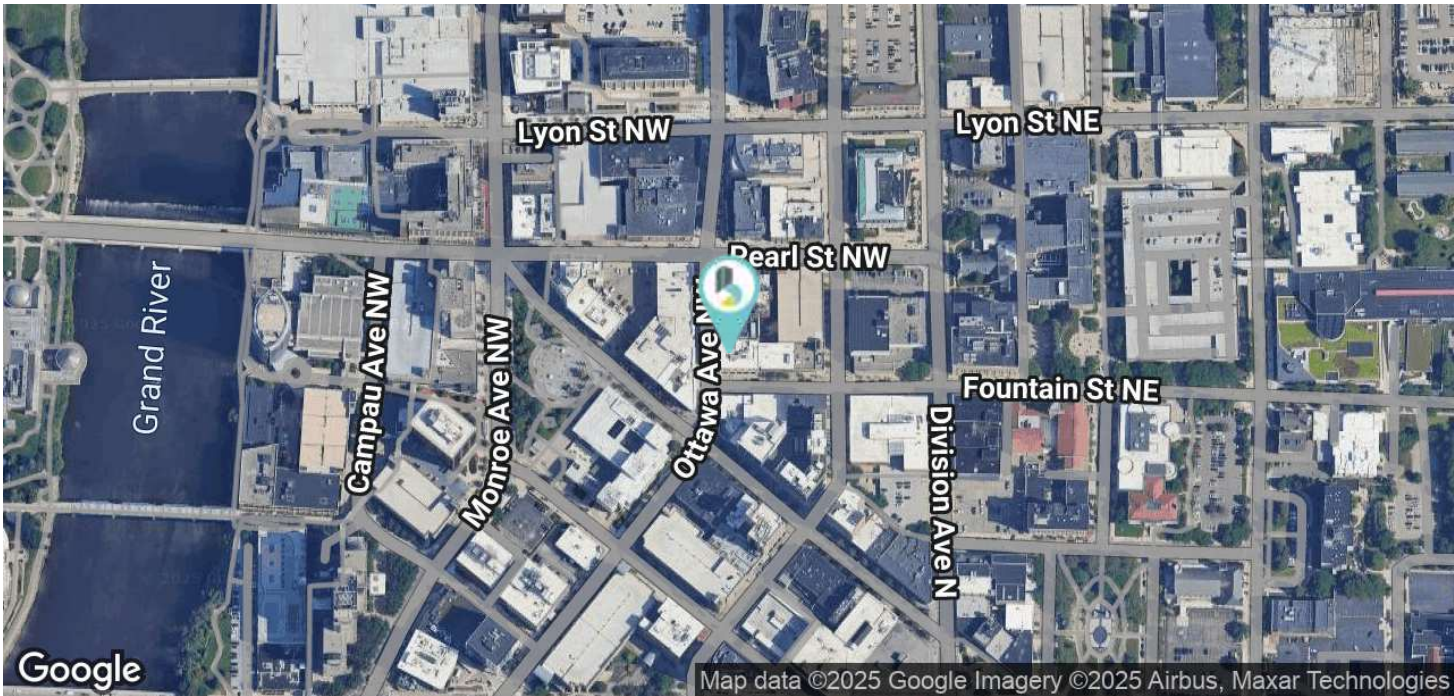
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SURROUNDING AMENITIES

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120 OTTAWA AVENUE NORTHWEST



DEMOGRAPHICS

SECTION 4

BRADLEY COMPANY
220 Lyon St. NW, Suite 400
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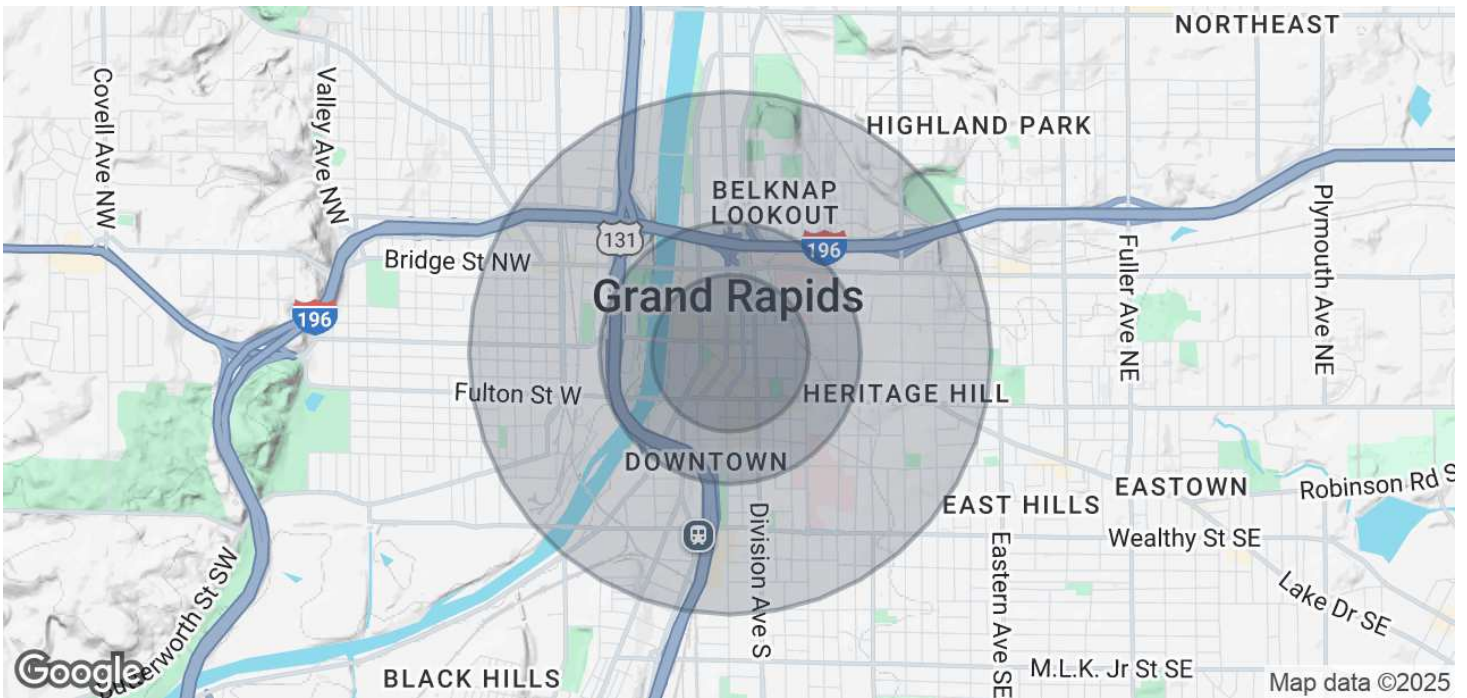


DEMOGRAPHICS MAP & REPORT

120 OTTAWA AVENUE NORTHWEST, GRAND RAPIDS, MI 49503

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,104	4,539	20,010
Average Age	39	37	35
Average Age (Male)	40	39	36
Average Age (Female)	37	35	34
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	732	2,740	10,578
# of Persons per HH	1.5	1.7	1.9
Average HH Income	\$83,803	\$70,915	\$76,941
Average House Value	\$506,438	\$370,732	\$335,983

Demographics data derived from AlphaMap

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120 OTTAWA AVENUE NORTHWEST



ADVISOR BIOS

SECTION 5

BRADLEY COMPANY
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SPECIALTIES & SERVICES

Office | Investment | Development

AFFILIATIONS & MEMBERSHIPS

Commercial Alliance of Realtors, CAR
Michigan Association of Realtors, MAR
National Association of Realtors, NAR
Certified Commercial Investment Member –
designee, CCIM

Accolades & Awards Highlights

Commercial Alliance of Realtors
2016 Project of the Year
2012, 2013, 2014 Biggest Office Lease
2012 Largest Sale
2010 Most Commission Checks
2007 Most Co-op Deals
Ranked among West Michigan's top power
brokers 2008, 2010, 2011, 2013

EDUCATION

Aquinas College, Bachelor of Liberal Arts
Michigan State University, Communications
Studies

COMMUNITY INVOLVEMENT

Mavericks, Board Member 2006
The Potter's House, Mentor/Tutor 2007-2008
Mental Health Foundation, Committee
Member 2008

CONTACT INFO

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BIOGRAPHY

Chip brings over 27 years of experience in commercial real estate to Bradley Company, which has earned him a level of unmatched expertise in the sale, lease, and development of commercial office properties. The deals in which he's been integral throughout his career translate to over \$1 billion in volume. Chip's aggressive standard of performance has earned him respect within the industry and with his clients who range from large real estate portfolio owners, building owners, entrepreneurs, developers, and many of Grand Rapids' top business leaders.

Chip is most passionate about identifying a piece of real estate which others have overlooked, envisioning its possibilities, then collaboratively finding creative ways to give it viability – a second life. Chip calls this process "giving it a heartbeat." Over time, these unique opportunities have reminded Chip to take the time and energy to certify each deal is well thought-out, has purpose, and which makes financial sense. His experiences have taught him teamwork, the importance of maintaining an open mind, and how best to look through someone else's lens to appreciate the scope of possibilities. The reward has been to work with clients again and again on subsequent projects which continue to help shape key areas of the city.

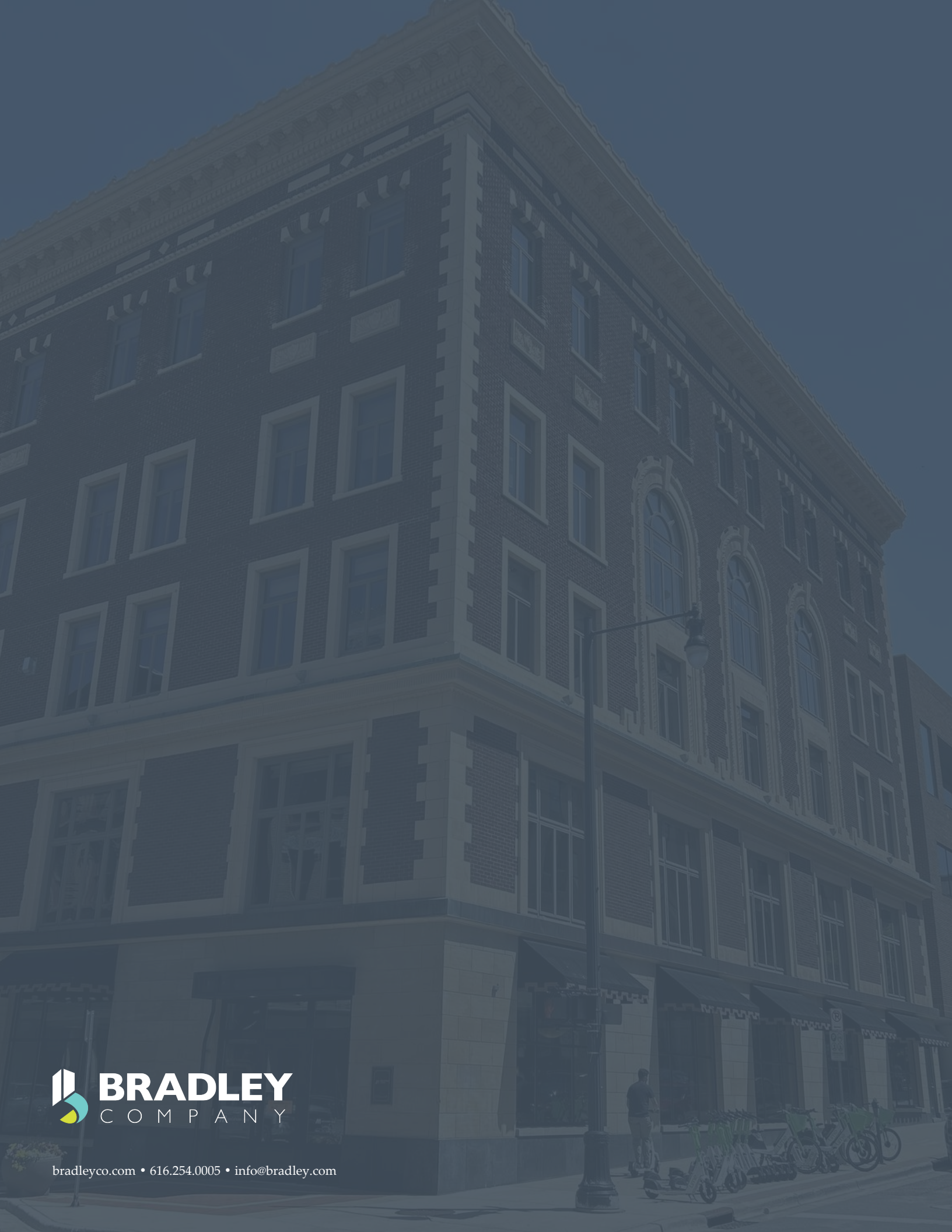
Previously, Chip spent 15 years at Colliers International sharpening his skills and competencies by focusing on downtown Grand Rapids and southeast suburban office brokerage and development.

Chip later founded XVentures, a commercial real estate firm, in 2013 that specialized in downtown real estate and brokerage development. In 2018 Chip sold the firm to Bradley Company, where he became a partner and later a Senior Vice President the West Michigan office.

Chip's busy life outside of deal-making and development includes raising his son, spending quality time with family and friends, playing golf, boating, traveling, and working out. A notable favorite place to visit for Chip is South and Central America and Europe.

CONTACT INFO

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