



25 Ottawa Avenue Southwest

Grand Rapids, MI 49503

Property Overview

Rare opportunity to lease office space in the only building in downtown Grand Rapids that directly connects to the 12,500 seat, award winning Van Andel Arena via a 3rd floor skywalk. The available suite is located ON the skywalk creating tremendous branding opportunities for a tenant.

The building's amenities are also second to none including an on-site restaurant/lounge, full workout facility with locker rooms and showers, 24-hour security and surveillance, fully secured bike storage and repair garage and top of the line finishes throughout. Building common areas also include a fully equipped conference or trailing room with robust technology.

Lease Rate:	\$25.50 SF/yr (MG)
Available SF:	4,832 SF
Building Size:	97,781 SF

Property Highlights

- Located across street from the 12,500 seat Van Andel Arena
- Located in the Grand Rapids CBD adjacent to the Studio Park Development
- Minutes away from both soon-to-be developed 12,000 seat Acrisure Amphitheater and 8,500 seat Amway Stadium
- Full interior, exterior and mechanical renovations completed in 2015/2016
- In-suite furniture can be included

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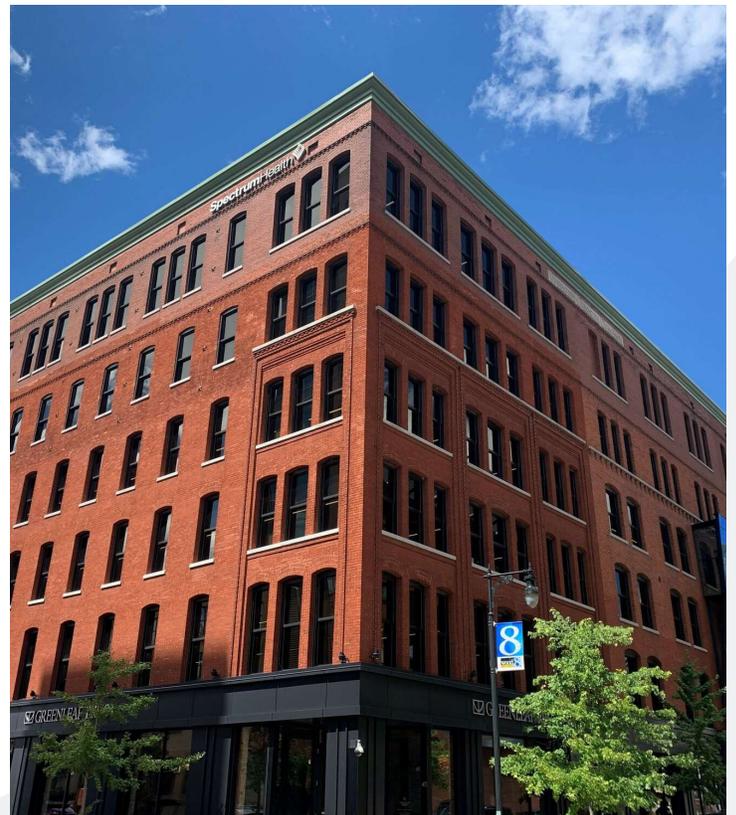
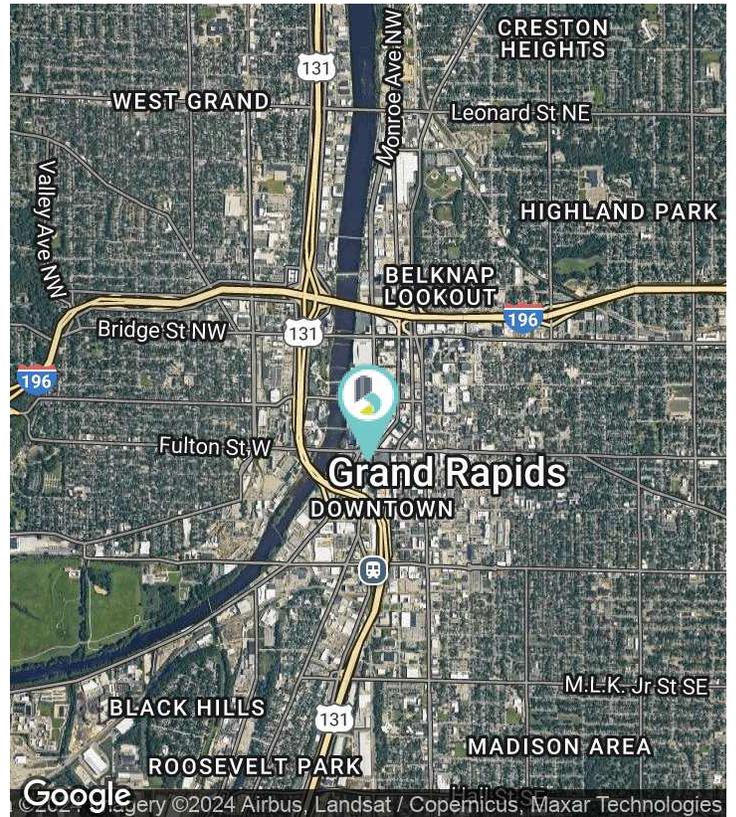


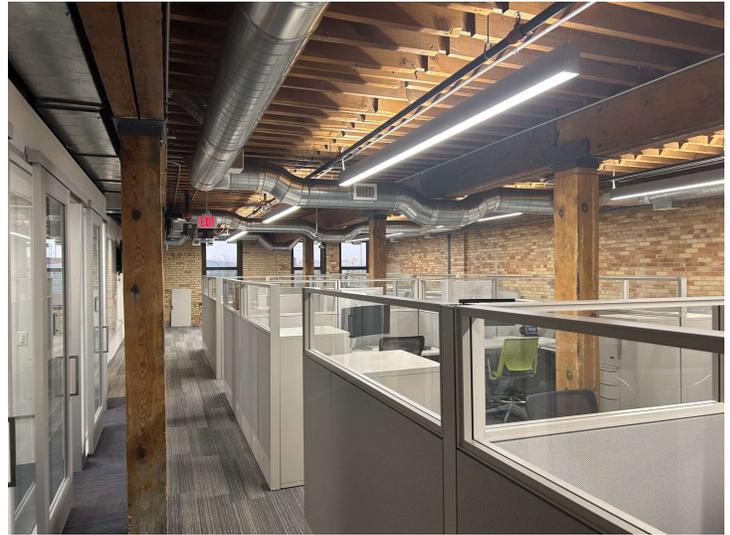
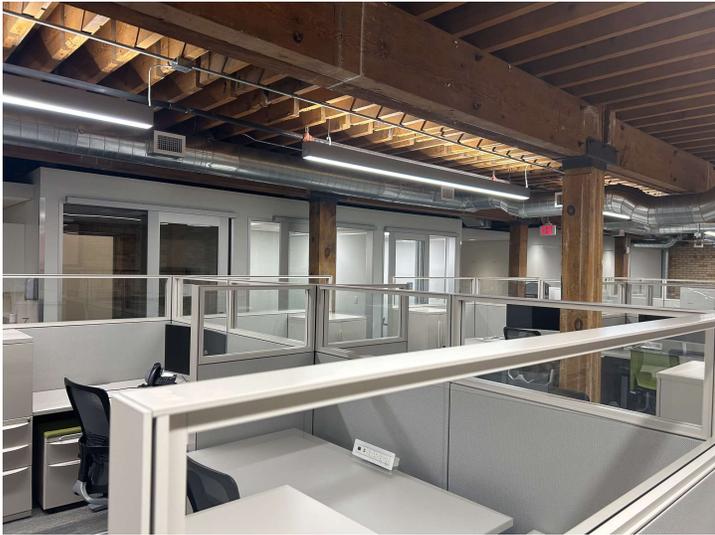
Location Information

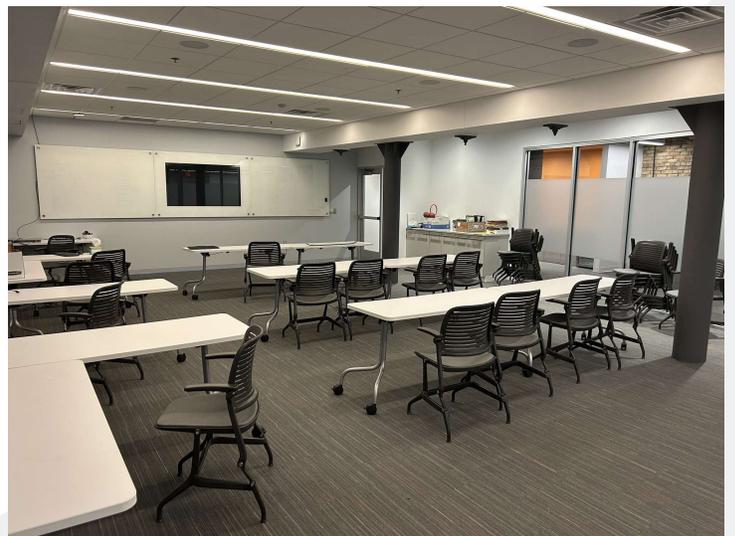
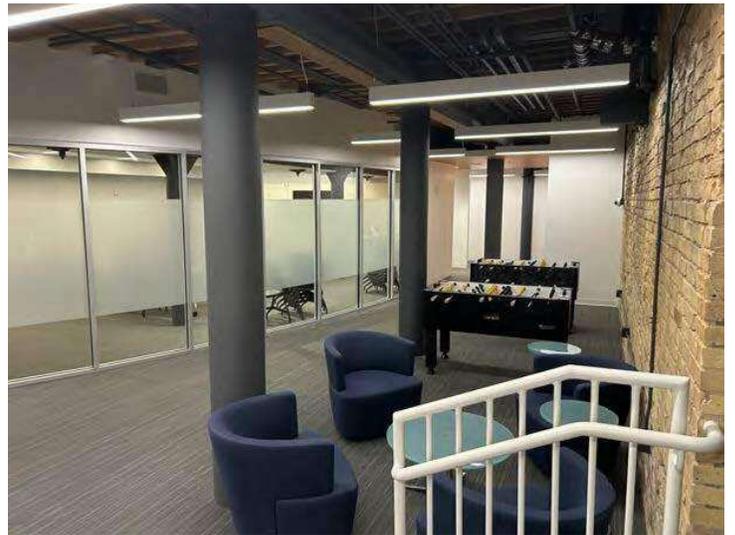
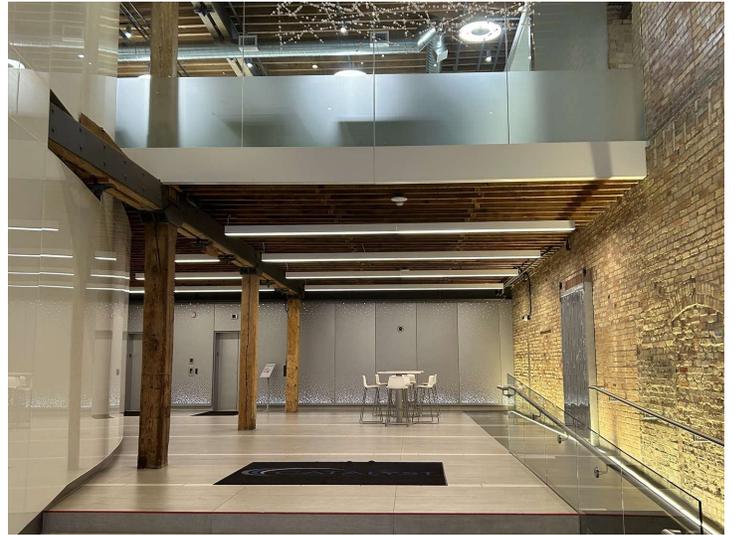
Building Name	25 Ottawa Ave. SW
Street Address	25 Ottawa Avenue Southwest
City, State, Zip	Grand Rapids, MI 49503
County	Kent

Property Information

Property Type	Office
Property Subtype	Office Building
APN #	41-13-25-426-002



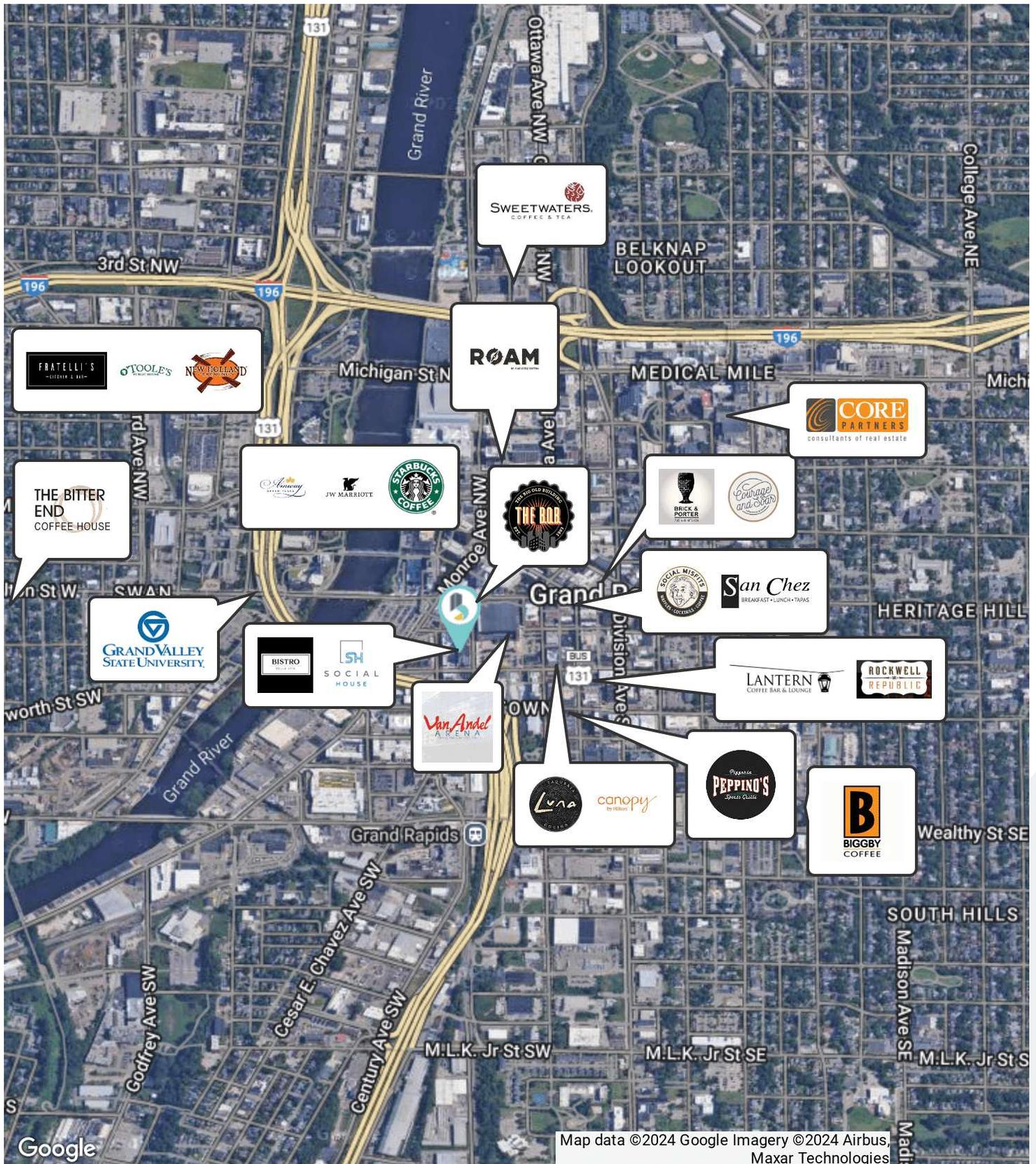






Available Spaces

Suite	Size (SF)	Lease Rate
■ 3rd Floor North	4,832 SF	\$25.50 SF/yr



Google

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About West Michigan

The Greater Grand Rapids Metropolitan Area (Grand Rapids-Kentwood MSA) is home to more than 1.2 million people and is anchored by the largest city in western Michigan.

Known for its history in furniture manufacturing, the city has transformed into a vibrant center for business, culture, and education. Recognized as one of the fastest-growing economies in the Midwest and a top city for raising a family, Grand Rapids offers a high quality of life, a strong job market, and affordable living.

Key attractions include the Frederik Meijer Gardens & Sculpture Park, Grand Rapids Art Museum, and a thriving craft beer scene. The region is also a hub for healthcare—with the “Medical Mile” and the headquarters of Corewell Health and Trinity Health — and for education, with institutions like Grand Valley State University contributing to its growth.

Strategically located along the Grand River and close to Lake Michigan, Grand Rapids is well-connected and continues to invest in infrastructure and community development as a dynamic place to live, work, and do business.

Population
1,162,950

Total
 Households
445,882

Median
 Age
37.1

Labor Force
605,837

Commercial Developments

Acrisure Amphitheater & GR Soccer Stadium

- These transformative projects, just 1.5 miles apart, are set to energize downtown Grand Rapids. The amphitheater (12.5 acres) and stadium (10 acres) are forecasted to generate a combined \$700 million in economic impact upon completion.

Microsoft

- Microsoft’s development of a future data center in the area includes two parcels which span a total of nearly 600 acres, located south of Grand Rapids.

Factory Yards

- Transforming 15.5 acres of former industrial property into a \$147 million mixed-use development with 467 apartment units, including below-market rate options, and significant commercial space.

The Silva

- A \$15 million development at 975 Ottawa Ave. NW transforming the former Riverfront Fitness Center into a “dinner-tainment” venue.



Winner - Economic
 Growth Potential Award



Best Places to
 Raise a Family



Top Manufacturing
 Hubs (Mid-size MSA)



Most Affordable
 Places to Live