

250 MONROE AVE NW GRAND RAPIDS, MICHIGAN

Calder Plaza Building Available for Lease



ORIGINALLY BUILT IN 1982, THE CALDER PLAZA BUILDING IS A FOCAL POINT WITHIN DOWNTOWN GRAND RAPIDS.

After CWD acquired the building in 2014, they carried out a full restoration and renovation to accommodate the needs of modern businesses.

Located at 250 Monroe Ave NW, the Calder Plaza Building offers retail and Class A office space at the heart of Downtown Grand Rapids with easy access and high visibility from highways, as well as connected under- and above-ground parking.

It boasts underground access to the City and County buildings, the Fifth Third Bank building, and a Chase bank and is just steps from the Skywalk system for covered passage to many downtown restaurants and establishments, including: DeVos Place, Amway Grand Plaza Hotel, JW Marriott, PNC Bank, and the Van Andel Arena.

BUILDING SIGNAGE OPPORTUNITY FOR A LARGE FOOTPRINT TENANT

849+

ON-SITE PARKING SPACES

The Calder Plaza building offers a variety of parking options on the premises. Monthly parking spaces at the Vandenberg Center Parking Ramp offer secure and convenient parking for tenants and their guests.

19,000+

SOFT FLOORPLATE

The building's vast and efficient floorplate makes it accommodating for businesses of every size. The flexible layout offers a lot of potential for businesses to make a new home in the heart of Downtown Grand Rapids.

CLASS A

OFFICE BUILDING

The building's recent renovation equips it with a modern fit and finish to provide the perfect atmosphere for success.





FLOOR 9 | AVAILABLE

Calder Plaza Building | Stacking Plan

T	SUITE	SQFT	RENT	LEASE TYPE
	250	4,040	\$26.50	Modified Gross
	300	19,580	\$26.50	Modified Gross
	450	5,355	\$26.50	Modified Gross
	750	9,790	\$26.50	Modified Gross
	900	10,816	\$26.50	Modified Gross

MODIFIED GROSS: Tenant responsible for electric, gas, suite janitorial, and phone/data





4,040 SQ FT







©2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

floor Cartesian Cartesian



19,580 SQ FT







floor G

5,355 SQ FT





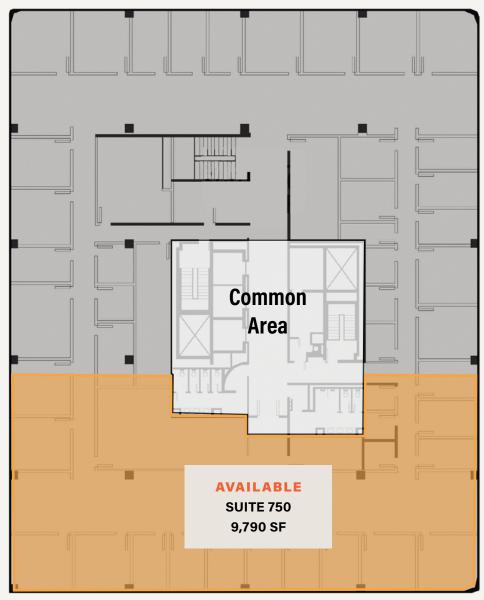


floor



9,790 SQ FT







floor

10,816 SQ FT









GRAND RAPIDS STATISTICS

#2

Most Improved Metros for Percentage Growth in GRP,

Headlight Data, 2018



#6

Smaller City Poised to Skyrocket

Realtor.com, 2018

#2

Best Places for New Small Businesses

LendingTree, 2018



#7

Fastest Growing Economy in the U.S.,

Forbes and Headlight Data, 2018

#10

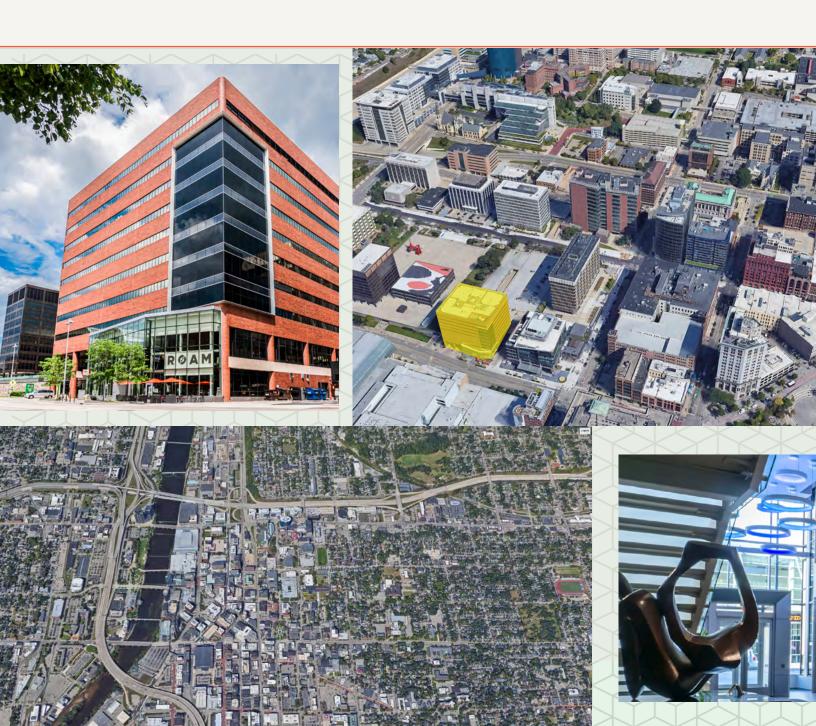
Best Cities to Start a Career

WalletHub, 2018

#13

Best Large City to Start a Business

WalletHub, 2018



GRAND RAPIDS STATISTICS

Top Places to Visit in the U.S., Groupon, 2015

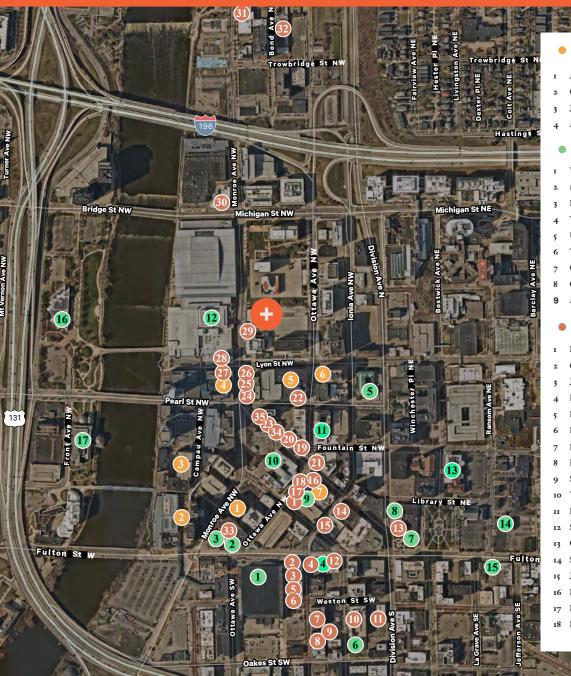
Metro for Living a Balanced Lifestyle, MagnifyMoney, 2018

Best Place to Make the Most of a Tight Budget, 2018

Cities for First-Time Home Buyers, LendingTree, 2018

America's Most Underrated Cities, Travel + Leisure, 2017

Best Cities in the U.S., US News, 2017



HOTELS

- AC Hotel
- Courtyard by Marriot
- JW Marriot
- **Amway Grand Plaza**
- **Homewood Suites**
- **Hyatt Place**
- City Flats Hotel

ENTERTAINMENT

- Van Andel Arena
- 10 Monroe Live
- Eve Nightclub
- The BackForty Saloon
- UICA
- The Pyramid Scheme
- Children's Museum
- Civic Theatre
- African American Museum

- **Grand Rapids Art Museum**
- Forty Pearl Winery
- **DeVos Place**
- **Grand Rapids Public Library**
- St. Cecelia Music Center
- One Trick Pony
- **Gerald Ford Museum**
- **Grand Rapids Museum**

DINING

- Grand Rapids Brewing Co. 20 Uccello's Ristorante
- J Gardella's Tavern
- **Buffalo Wild Wings**
- Lucky Luciano's
- HopCat
- Menna's Joint
- Luna
- Stella's Lounge
- Two Beards Deli
- Rockwell Republic
- San Chez Bistro
- Osteria Rossa
- Soho Sushi
- Jimmy John's
- 16 Little Bird
- Big O' Pizza & Booze
- 18 Parsely Bar & Grill

- 19 Cinco De Mayo
- **Madcap Coffee**
- Sundance Bar & Grill
- 23
- Mojo's Bar & Restaurant
- ATO Sushi
- The Chop House
- Ruth's Chris Steak House
- Reserve Wine & Food
- ROAM
- 30 Atwater Brewery
- Jimmy John's
- Rocky's Bar & Grill
- The B.O.B.
- Angel's Thai Cafe
- Shushiyama
- 36 Barrio Taco's & Tequila
- 37 Real Seafood

