



SUCCESS CAN BE A  
**WALK IN THE PARK**



LOVE  
YOUR  
COMPANY?

HATE  
WHERE YOU  
WORK?

Outgrow your current space? Need a change of scenery?

It's easier and more economical than you may think to relocate your organization.

American Seating Park is conveniently located near the US-131 and I-96 interchange.

Give this fantastic property a look and get ready to love where you work!



Chip Bowling

616.915.9080  
cbowling@bradleyco.com



Teresa Datema

616.309.7395  
tdatema@bradleyco.com

Bradley Company  
220 Lyon St NW, Suite 400  
Grand Rapids, Michigan 49503  
[www.bradleyco.com](http://www.bradleyco.com)



# REDEFINING THE COMMUTE

Imagine the convenience of commuting from home to work via elevator. The first three floors of professional office space are complemented by a luxury residential condominium community on the fourth floor.

No traffic reports. No gas money. No rush hour.  
And you're only late if the elevator gets stuck.





# About THIS SPOT

## ON-SITE DELIGHTS

- Cool, historic building
- Exposed brick
- Abundant natural light
- Common conference room & kitchenette
- Dynamic, mixed-use community
- Beautiful, landscaped courtyard
- 100-seat amphitheater
- Wireless, DSL, T-1 high-speed internet
- Professionally-managed
- Keycard access
- 436-car surface parking lot
- Free on-site parking

## BRICK & MORTAR

### TOTAL BUILDING SF

145,000 (Office)

### ORIGINALLY CONSTRUCTED

1902

### COMPLETE INTERIOR/EXTERIOR RENOVATION

By Pioneer Construction in 2003

### TAXING AUTHORITY

City of Grand Rapids

### RECOGNITION

Governor's Award for Historic Preservation 2003

Associated Builders & Contractors of West  
Michigan Award of Excellence for Historic  
Renovation > \$20,000,000

## COMING TO TERMS

Lease Structure: Modified Gross  
and Suite Electrical, Janitorial

### SUITE 303 (Lab)

2,035 RSF

\$22.00/RSF • Term 36-120 Months

### SUITE 303 (Office)

2,079 RSF

\$22.00/RSF

### SUITE 303 (Lab+Office)

4,114 RSF

\$24.00/RSF



# Suite 303

## AVAILABLE:

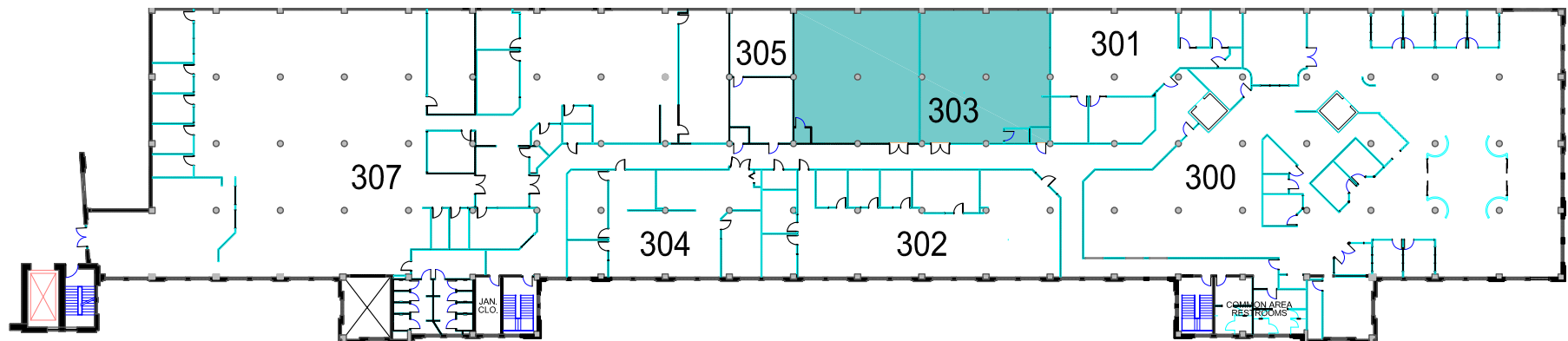
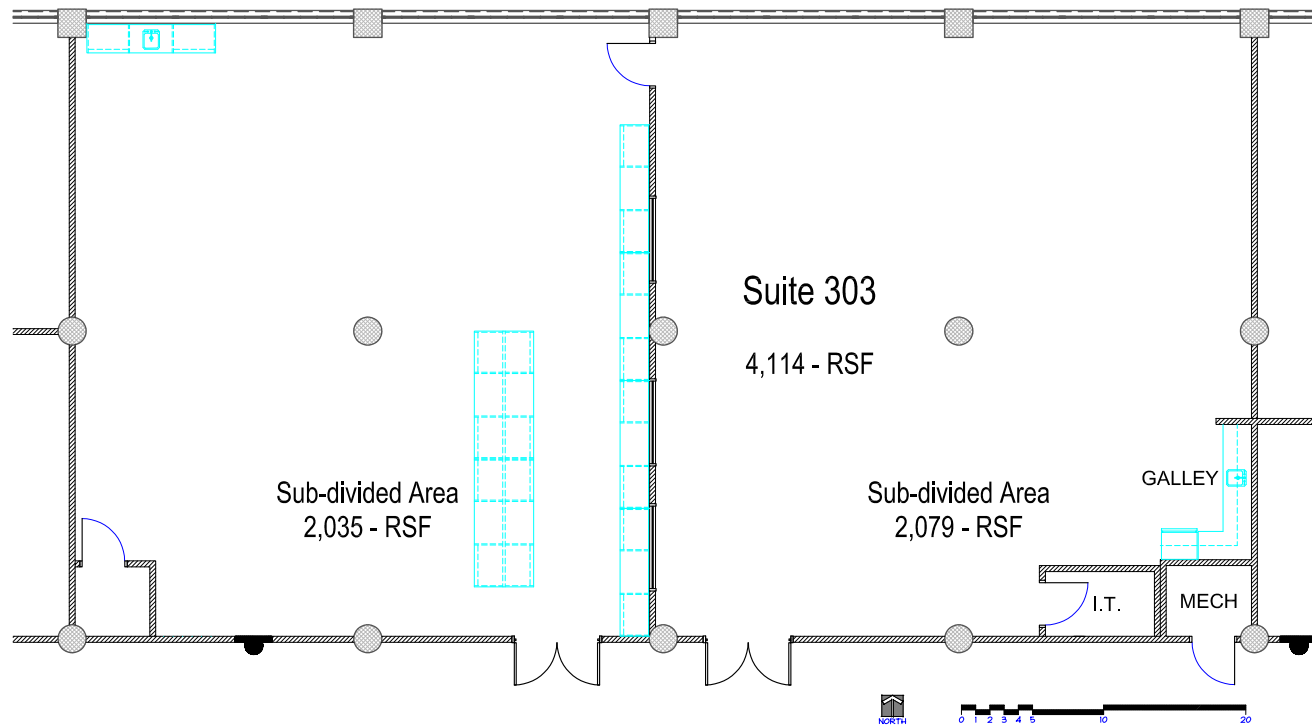
Suite 303

2,035 — 4,114 RSF

\$22/SF/yr

- 2,035 RSF (Lab)
- 2,079 RSF (Office)
- 4,114 (Lab+Office)

## 3D TOUR:





Parking that Hits the  
**MARK**  
SAVE BIG with  
FREE & CONVENIENT  
ON-SITE PARKING

Tenants at American Seating Park enjoy  
FREE PARKING which means additional  
savings as compared to other downtown  
properties

A 5,000 SF tenant leasing in the CBD  
would pay the following for parking:

20 Employees  
at  
\$150/Space/Month:  
—————  
\$3,000/Month or \$36,000/Yr

\$36,000 parking costs  
Divided by 5,000 SF:  
—————

**\$7.20/SF Savings  
PER YEAR!!**

Average of 2 employees/800SF = 10 Employees

# The Crossroads of WEST MICHIGAN

801 Broadway Ave NW  
Grand Rapids, MI 49504

Distances to:

Gerald R Ford International Airport • 20 Minutes

Rockford • 17 Minutes

Muskegon • 40 Minutes

Kalamazoo • 50 Minutes

Lansing • 60 Minutes

Getting There



Scan code at left with mobile device  
to receive driving directions.





# In the AREA

A quick jaunt from American Seating Park will lead you into a world of local flavors and one-of-a-kind places to grab a cup of joe, a power lunch, or a pint of craft beer. Many of Grand Rapids' hot spots are within walking distance or a short bus ride.

- **Broadway Bar**  
740 Broadway Ave NW • 0.3 mi E
- **Salvatore's Italian Restaurant**  
654 Stocking Ave NW • 0.3 mi SW
- **The Anchor Bar**  
447 Bridge St NW • 0.6 mi S
- **Tacos El Cuñado**  
1024 Bridge St NW • 1.2 mi SW
- **Maggie's Kitchen**  
636 Bridge St NW • 0.6 mi S
- **Butcher's Union**  
438 Bridge St NW • 0.6 mi SE
- **Bakery Margo**  
443 Stocking Ave NW • 0.9 mi SE
- **O'Toole's Public House**  
448 Bridge St NW • 0.6 mi S
- **The Mitten Brewing Company**  
527 Leonard St NW • 0.6 mi SE
- **The Knickerbocker - New Holland Brewing**  
417 Bridge St NW • 0.6 mi SE
- **Ferris Coffee & Nut Company**  
839 Seward Ave NW • 0.4 mi SE
- **Condado Tacos**  
449 Bridge St NW • 0.6 mi S
- **Morning Belle**  
434 Bridge St NW • 0.6 mi S
- **One Bourbon**  
608 Bridge St NW • 0.8 mi S





Chip Bowling

616.915.9080  
cbowling@bradleyco.com



Teresa Datema

616.309.7395  
tdatema@bradleyco.com

©2025 Bradley Company, LLC and affiliates. Use of any third party name or mark is for informational purposes only and does not indicate sponsorship or endorsement by such party. Not all information has been independently verified, and the presenting broker makes no guarantee about its accuracy. Any projections, opinions, or estimates are for example only. Before completing a real estate transaction, you and your advisors should conduct an independent investigation of the property to determine its suitability for your needs.