

A photograph of a brick building with large windows and a modern structure with a blue roof and stone pillars. The American flag is flying from a pole on the brick building. The background is a clear blue sky.

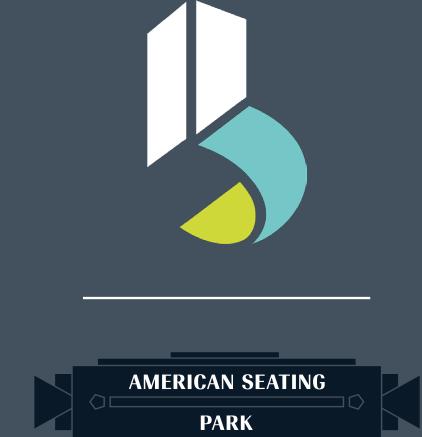
SUCCESS CAN BE A
WALK IN THE PARK

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!



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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

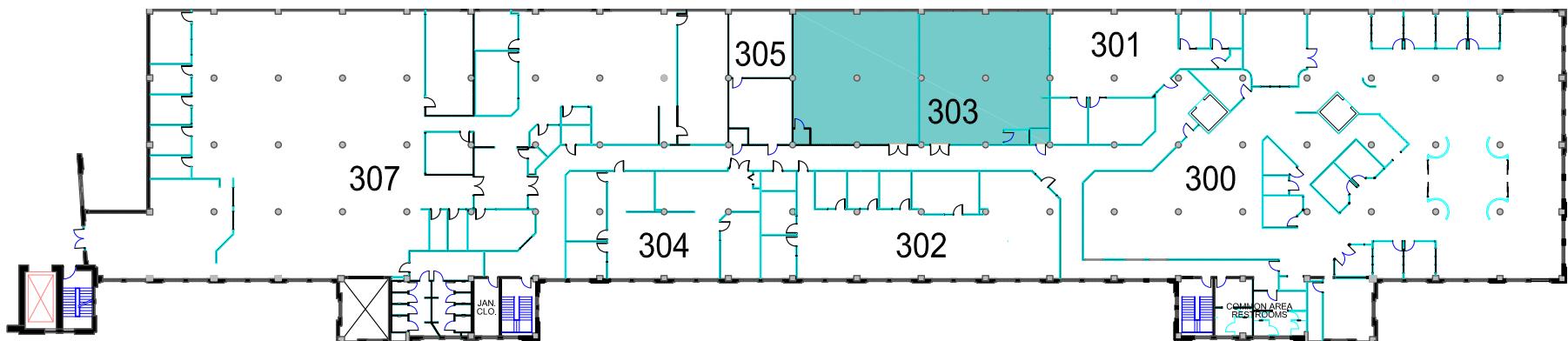
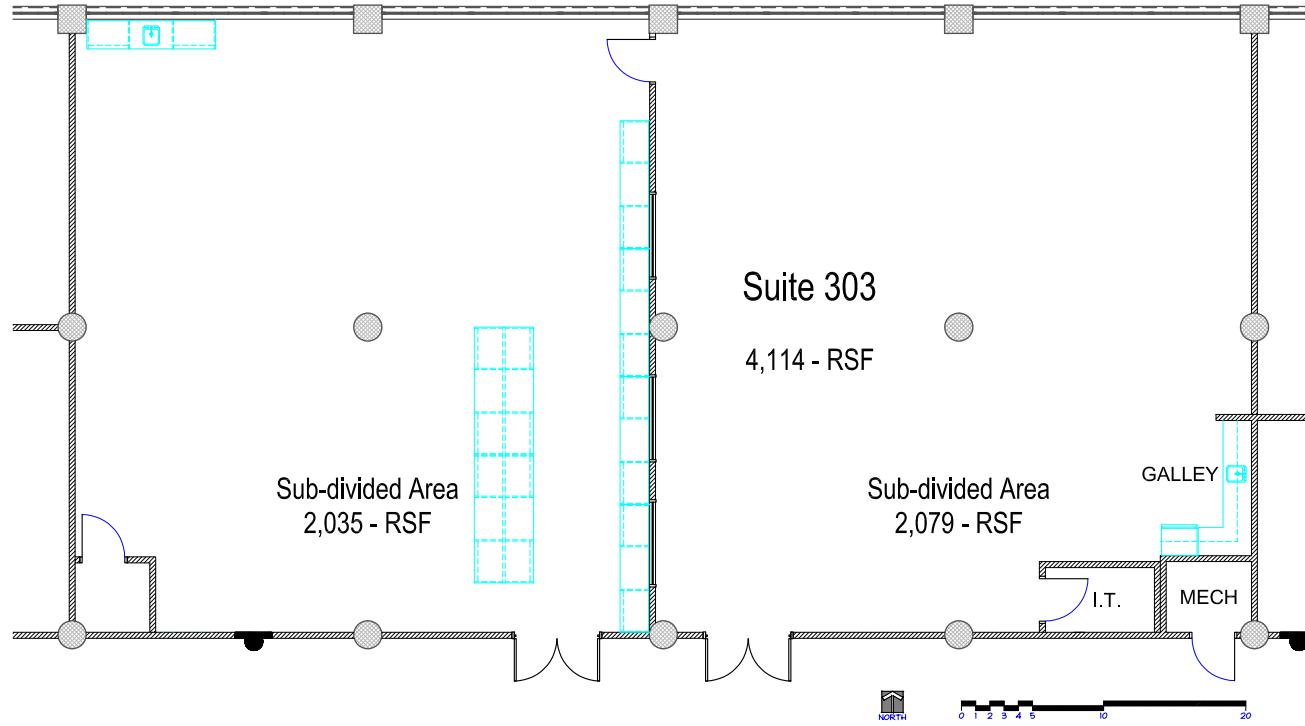
Suite 303

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!!**

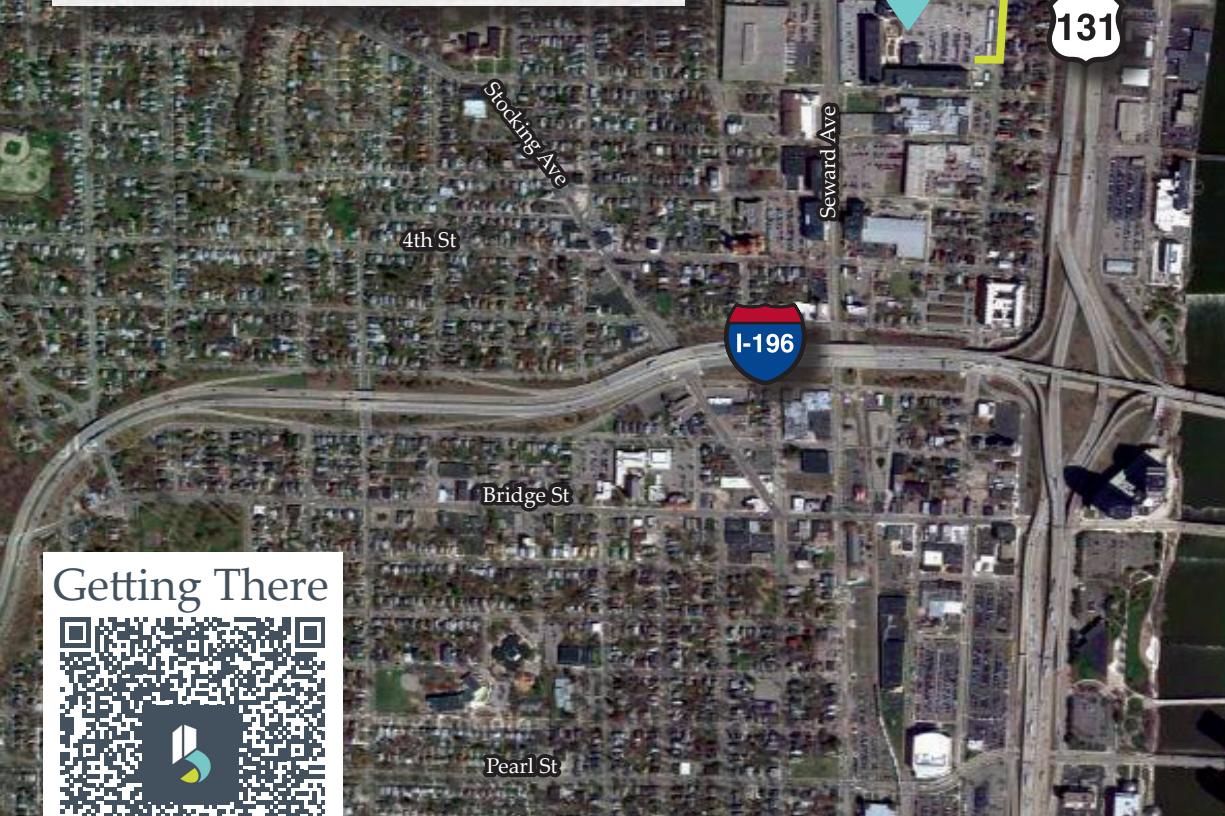
Average of 2 employees/800SF = 10 Employees

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



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