

LEASE

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# BARLEY FLATS SUITE



## PROPERTY OVERVIEW

Very rare opportunity to join New Holland Brewing - The Knickerbocker and Ando Sushi at the entrance to the newly revitalized Bridge Street corridor. Space is turn-key with a modern, industrial feel that includes exposed ceiling and ductwork. Located in what is quite possibly the highest foot traffic retail location in all of Grand Rapids!

## PROPERTY HIGHLIGHTS

- Turn-key retail space
- High exposure location
- Located within Barley Flats mixed-use building
- Blade signage on Bridge Street

## OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (NNN)
Available SF:	1,335 SF
Building Size:	94,556 SF
2024 CAM's:	\$7.44/SF

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

**DREW NELSON**  
Vice President  
616.975.3739  
dnelson@bradleyco.com



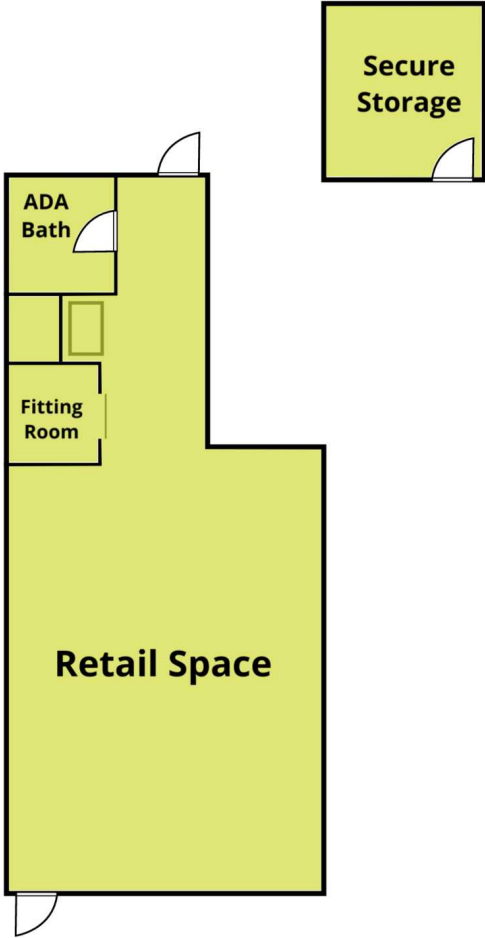
BRADLEYCO.COM



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AVAILABLE SPACES

SUITE	SIZE	TYPE	RATE
<div><div></div>B</div>	1,335 SF	NNN	\$25.00 SF/yr

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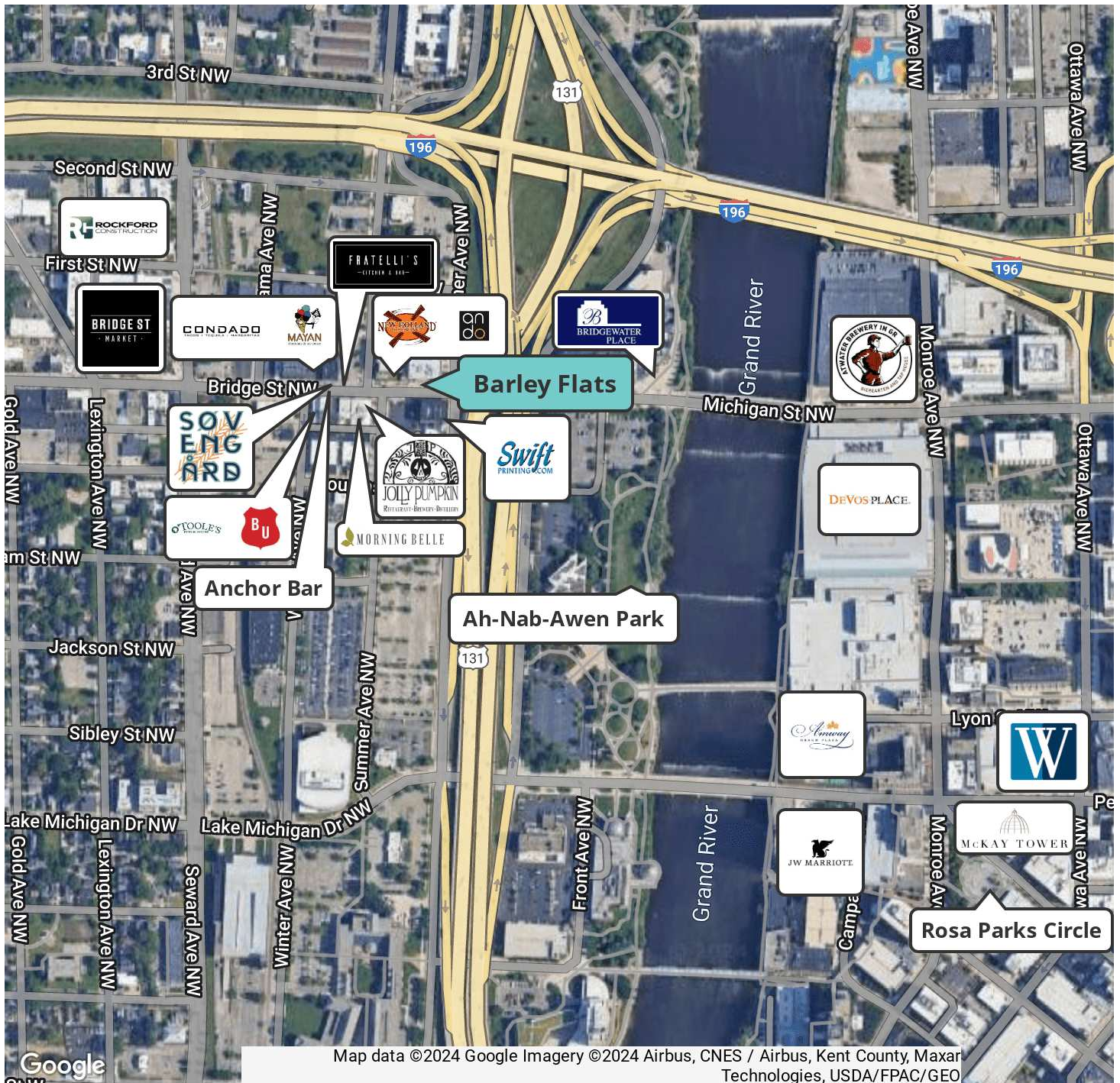


# BRIDGE STREET CORRIDOR

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## ADDITIONAL PHOTOS

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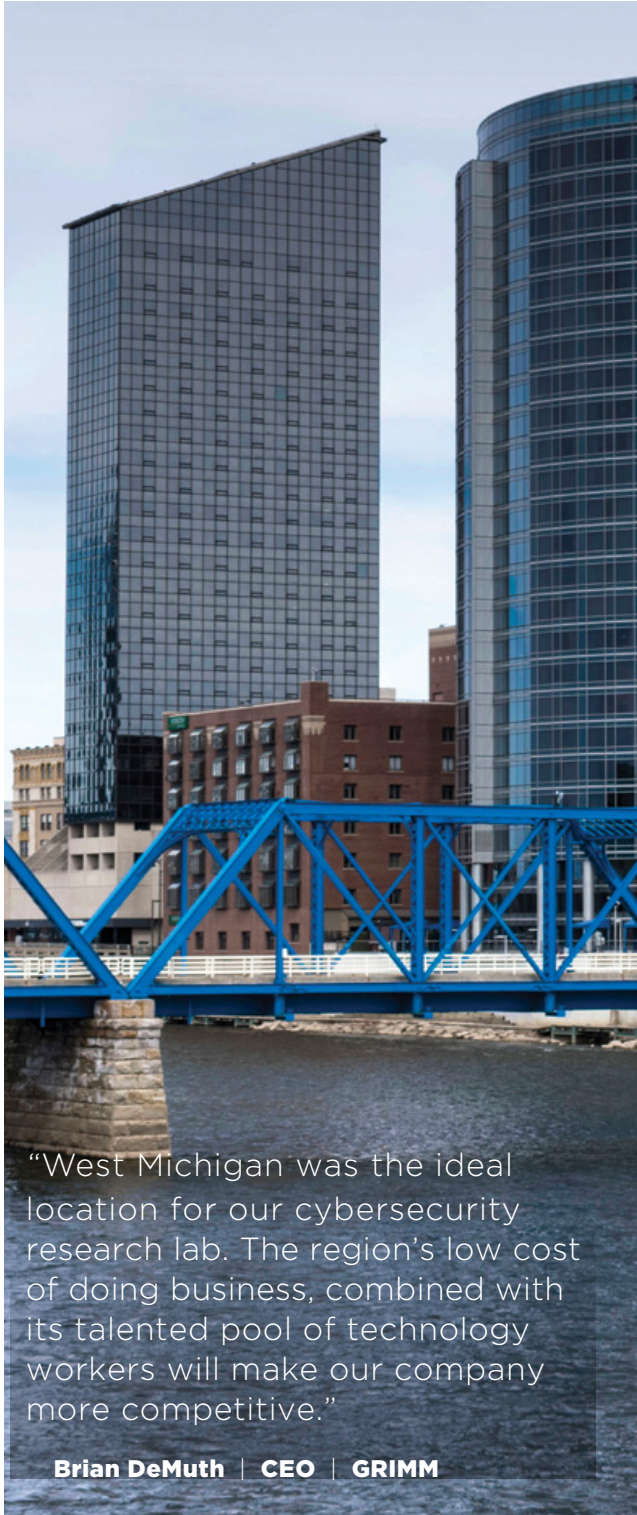




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“West Michigan was the ideal location for our cybersecurity research lab. The region’s low cost of doing business, combined with its talented pool of technology workers will make our company more competitive.”

**Brian DeMuth | CEO | GRIMM**

## WELCOME TO WEST MICHIGAN

HOME TO ONE  
OF THE FASTEST  
GROWING  
ECONOMIES  
IN THE U.S.

Located between Chicago and Detroit, West Michigan is a growing region of more than 1.5 million people and counting. At its core is the thriving and vibrant city of Grand Rapids, the second largest city in the state.

With a strong business climate and exceptionally high quality of life, it is no surprise businesses and talent are flocking to the region. More than 130 international companies are located here, as well as four of Forbes Largest Private Companies. The region is home to the global headquarters of industry leaders like Amway, Steelcase, Herman Miller, Haworth, BISSELL, Wolverine Worldwide, and more.

There is an energy pulsating from West Michigan that is felt throughout the Midwest. Our business and community leaders have set in motion an unprecedented level of growth and investment, cementing our place as a world-class center for advanced manufacturing, life science and medical devices, food processing, and technology.

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# WEST MICHIGAN BY THE NUMBERS

13-COUNTY REGION  
POPULATION DATA

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**1,606,562**  
POPULATION

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**36.9**  
MEDIAN AGE

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**584,482**  
HOUSEHOLDS

---

**832,429**  
LABOR FORCE

---

**85,483**  
COLLEGE  
ENROLLMENT

DATA SOURCES: Economic Modeling Specialists International (EMSI), US Census Bureau American Community Survey (ACS), Bureau of Labor Statistics Local Area Unemployment Statistics

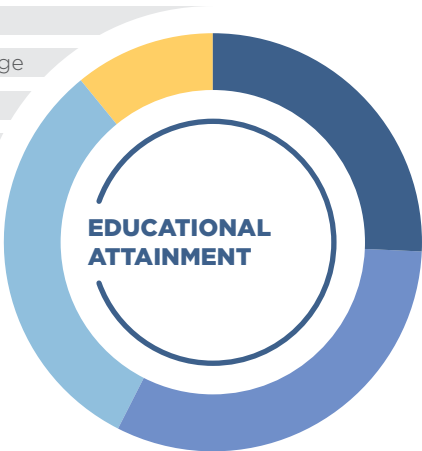
COLLEGES & UNIVERSITIES	ENROLLMENT
Grand Valley State University	25,049
Grand Rapids Community College	14,269
Ferris State University	13,798
Davenport University - Western Region	7,160
Muskegon Community College	4,311
Calvin College	3,840
Baker College	3,481
Hope College	3,150
Cornerstone University	2,361
Aquinas College	1,716
Montcalm Community College	1,691
Kendall College of Art and Design	1,214
Michigan State University - West	977
Western Michigan University - Grand Rapids	900
Other Area Colleges & Universities	1,566
Total	85,483

DATA SOURCE: The Right Place, Inc.

#1

Top States for Auto Manufacturing Jobs – Michigan  
Bureau of Labor Statistics

- 25.7% Bachelor's or Higher
- 31.8% Associate/Some College
- 31.6% High School Diploma
- 10.9% Other



DATA SOURCE: US Census Bureau ACS

STEM DEGREE COMPLETIONS	COMPLETIONS
Science (Life & Physical)	1,426
Technology	659
Engineering	1,107
Mathematics	190
Health Sciences	3,769

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DATA SOURCE: EMSI