

18  74

THE
**LEDYARD
BUILDING**

125 OTTAWA AVE NW, GRAND RAPIDS, MI



CBRE

History and modernism mix in the core of the city at the Ledyard Building's Cornice Suites. Enjoy an exclusive address in one of Grand Rapids's most recognizable historic buildings, where tenants enjoy easy access to the main arteries of the city via entrances on Ottawa, Pearl, and Monroe Center. The Ledyard Building was originally built by William Ledyard and Moses Aldrich in 1874 and proudly boasts inclusion on the National Register of Historic Places. Today, the building stands as the second-oldest commercial building operating in Grand Rapids.

After acquiring the building in 2012, CWD added significant mechanical and technological improvements to the building and expanded collaborative common areas, dramatically enhancing the amenities offered to all tenants. These improvements were completed with only the highest-quality materials that are consistent with the irreplaceable historic details of the building. Located at 125 Ottawa Ave NW, the building overlooks Rosa Parks Circle at the epicenter of the City's business and entertainment districts. Its close proximity to the City's finest selection of hotels, restaurants, and night life makes the Ledyard Building a popular destination for visitors and locals alike. The building's co-tenancy includes dining options like Uccello's Ristorante and Taste of Cairo, as well as retail spaces like Preusser Jewelers, Periwinkle Fog, Superior Watch Repair, and more. The Ledyard Building's diverse co-tenants and flexible floor plans make it one of the most sought-after office spaces in Grand Rapids. The city's second-oldest building is second-to-none in character and accessibility.



140+ YEARS OLD

The historic Ledyard Building is an iconic address within Downtown Grand Rapids. By preserving its distinct architecture and renovating its interior, the building is able to serve the needs of modern businesses.

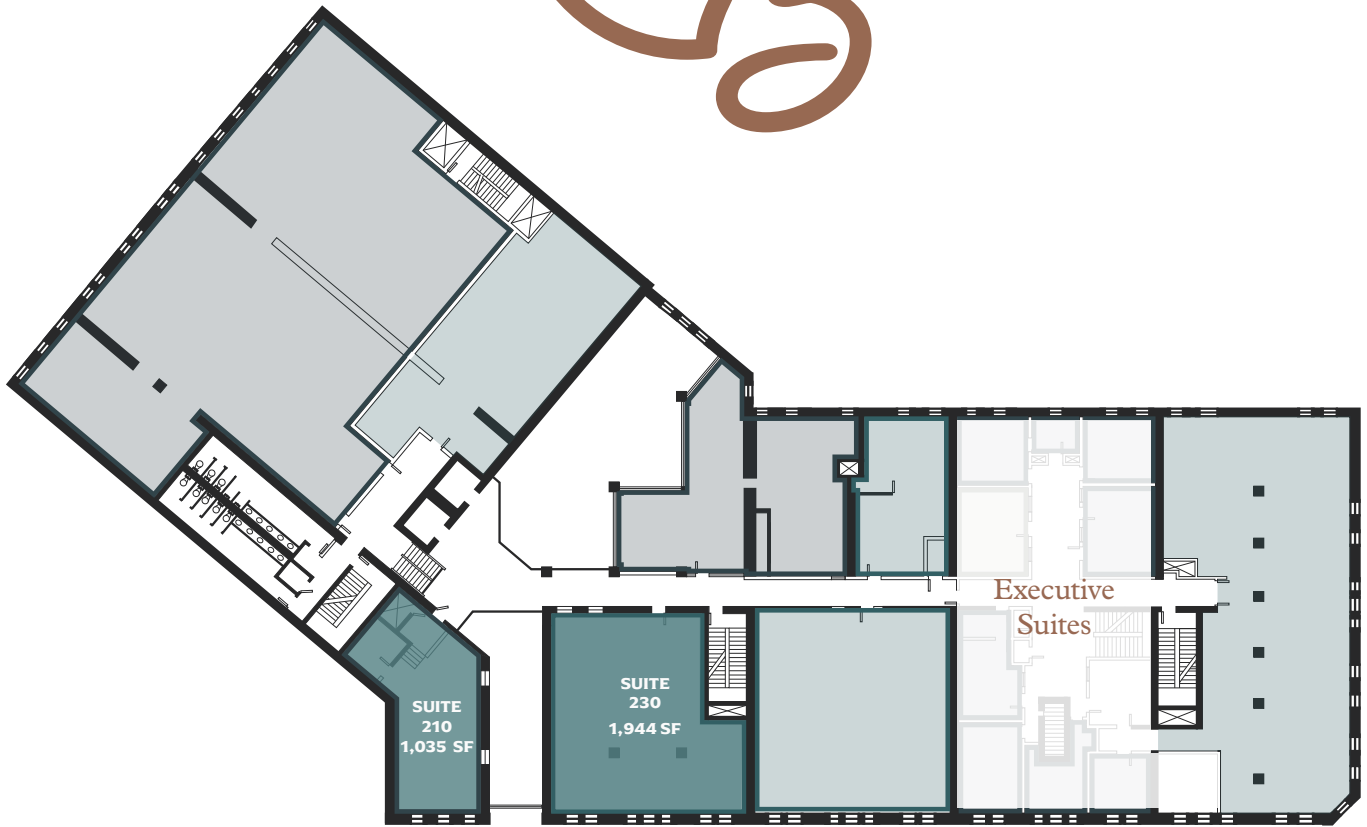
20+ AVAILABLE SUITES

The Ledyard Building's diverse selection of floorplans provides businesses of all sizes with a place to call home. In addition to the flexible floorplans, the Ledyard Building also comes equipped with ample indoor public space for small meetings.



40+ UNIQUE TENANTS

The diverse co-tenancy at the Ledyard Building gives the building more life than ever before. Between the on-site dining and retail options, tenants and visitors have a variety of resources all under one roof.



2ND FLOOR AVAILABILITY

	RSF	RENT	MONTHLY RENT	LEASE TYPE
SUITE 210	1,035 SF	\$22.00	\$1,897	Modified Gross
SUITE 230	1,944 SF	\$24.00	\$3,888	Modified Gross

MODIFIED GROSS: TENANT RESPONSIBLE FOR ELECTRIC, GAS, SUITE JANITORIAL, AND PHONE/DATA



3RD FLOOR AVAILABILITY

MULTIPLE SUITES CAN BE LEASED TOGETHER

	RSF	RENT	MONTHLY RENT	LEASE TYPE
SUITE 300	4,258 SF	\$21.00	\$7,451	Modified Gross

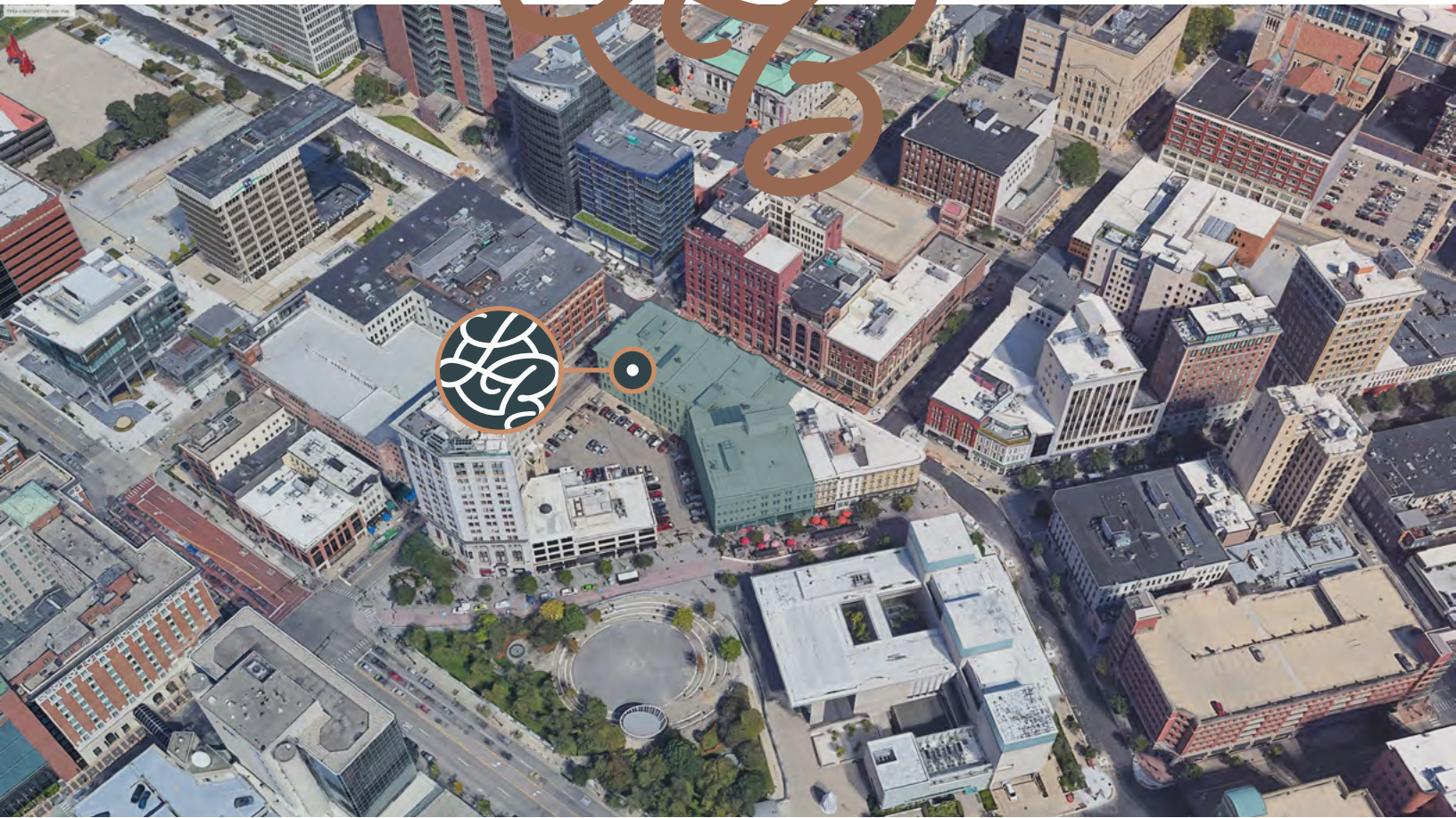
MODIFIED GROSS: TENANT RESPONSIBLE FOR ELECTRIC, GAS, SUITE JANITORIAL, AND PHONE/DATA



4TH FLOOR AVAILABILITY

	RSF	RENT	MONTHLY RENT	LEASE TYPE
SUITE 410	1,035 SF	\$19.50	\$1,681	Modified Gross
SUITE 420	1,994 SF	\$24.00	\$3,988	Modified Gross

MODIFIED GROSS: TENANT RESPONSIBLE FOR ELECTRIC, GAS, SUITE JANITORIAL, AND PHONE/DATA



GRAND RAPIDS STATISTICS

#2

Most Improved Metros for
Percentage Growth in GRP
Headlight Data, 2018

#2

Best Places for New
Small Businesses
LendingTree, 2018

#6

Smaller City Poised to
Skyrocket
Realtor.com, 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

PROPERTY MAP GRAND RAPIDS

HOTELS

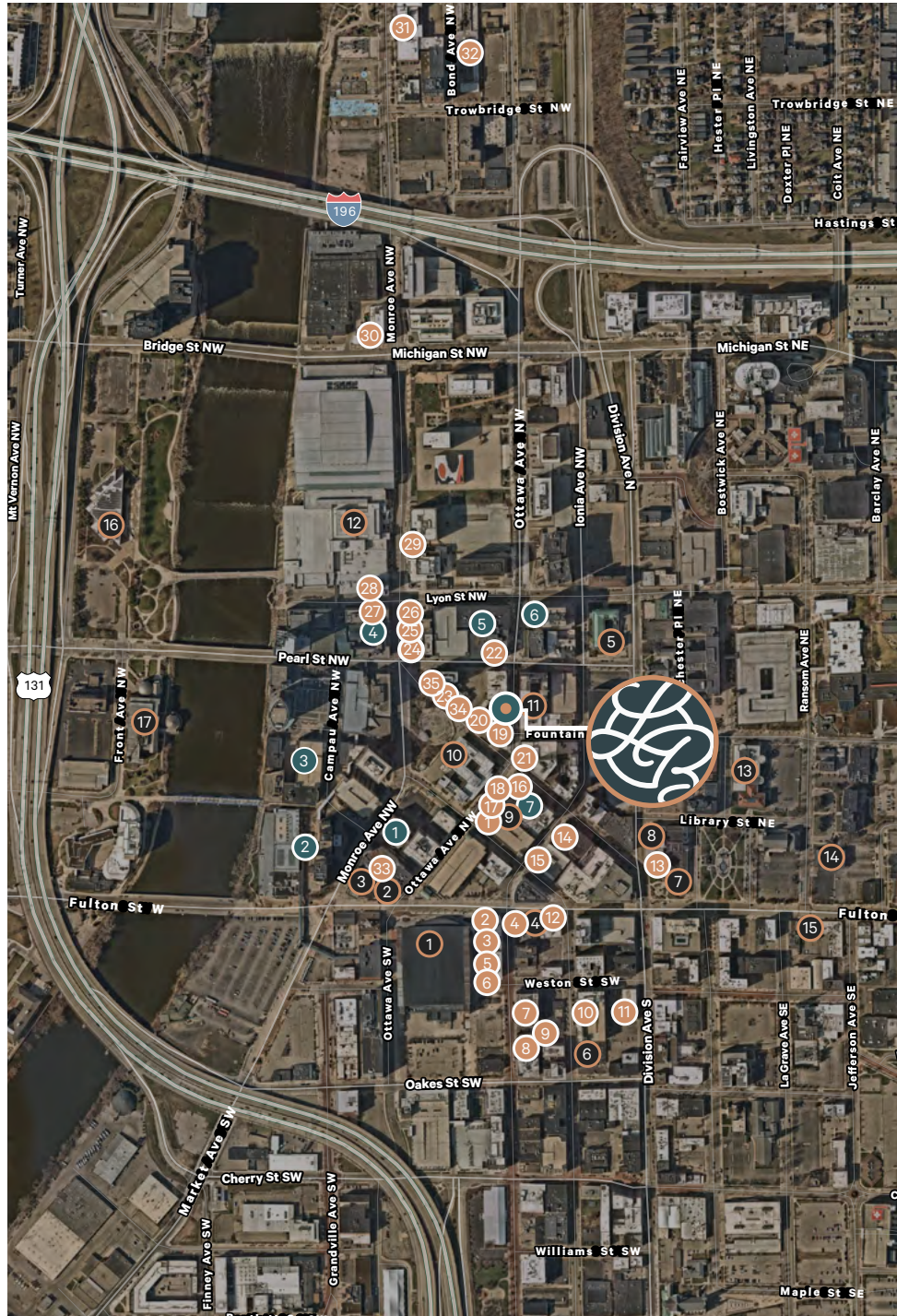
1. AC Hotel
2. Courtyard by Marriot
3. JW Marriott
4. Amway Grand Plaza
5. Homewood Suites
6. Hyatt Place
7. City Flats Hotel

ENTERTAINMENT

1. Van Andel Arena
2. 10 Monroe Live
3. Eve Nightclub
4. The BackForty Saloon
5. UICA
6. The Pyramid Scheme
7. Children's Museum
8. Civic Theatre
9. African American Museum
10. Grand Rapids Art Museum
11. Forty Pearl Winery
12. DeVos Place
13. Grand Rapids Public Library
14. St. Cecilia Music Center
15. One Trick Pony
16. Gerald Ford Museum
17. Grand Rapids Museum

DINING

1. Leo's
2. Grand Rapids Brewing Co.
3. J Garella's Tavern
4. Buffalo Wild Wings
5. Lucky Luciano's
6. HopCat
7. Menna's Joint
8. Luna
9. Stella's Lounge
10. Two Beards Deli
11. Rockwell Republic
12. San Chez Bistro
13. Osteria Rossa
14. Soho Sushi
15. Jimmy John's
16. Little Bird
17. Big O' Pizza & Booze
18. Parsely Bar & Grill
19. Cinco de Mayo
20. Uccello's Ristorante
21. Madcap Coffee
22. Sundace Bar & Grill
23. Freshii
24. Mojo's Bar & Restaurant
25. ATO Sushi
26. The Chop House
27. Ruth's Chris Steak House
28. Reserve Wine & Food
29. ROAM
30. Atwater Brewery
31. Jimmy John's
32. Rocky's Bar & Grill
33. The B.O.B.
34. Angel's Thai Cafe
35. Shushiyama
36. Barrio Taco's & Tequila
37. Real Seafood



#1

#1

#2

#3

#5

Top Places to Visit in the US
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, 2018



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THE LEDYARD BUILDING



NATE SCHERPENISSE

First Vice President
+1 616 581 2434
nate.scherpenisse@cbre.com

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