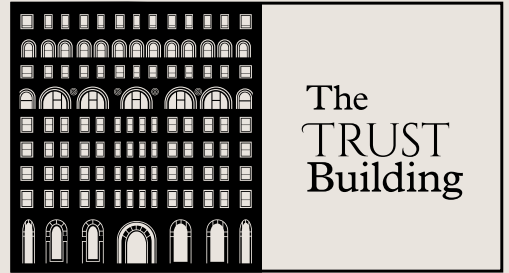




*Premier Office Space  
Available for Lease*



**40 Pearl St NW**

Grand Rapids, Michigan

**CBRE**

**Constructed in 1892**, the Michigan Trust Building is one of the most iconic structures in Grand Rapids. The building was designed by renowned architect Solon S. Beman, designer of many of Chicago's landmarks, and it is regarded as one of his major works. Long considered the most prestigious office address in the City, 40 Pearl has been the site of many important happenings in Grand Rapids' history; Theodore Roosevelt gave a campaign speech here in 1900 and Gerald R. Ford started his law career here on the 4th floor.

The building has a long and storied history, but CWD has restored 40 Pearl to ensure that its best years are still ahead. The Trust Building's awe-inspiring architecture, impressive on-site amenities, and flexible floor plans are as ready to serve your business today as they were 120 years ago.

Come join businesses like Start Garden, NPF Advisors, Forty Pearl Restaurant, and Terra Bagels and take advantage of Grand Rapids' most premier address! The building's location at the center of Grand Rapids' Business District means that it is literally steps from all that Downtown has to offer, including Grand Rapids' diverse selection of hotels and restaurants, the Van Andel Arena, GLC Live at 20 Monroe, DeVos Convention Center, The Federal Building, and Kent County Courthouse.

**120,000+**  
*Square Feet*

Across its 10 floors, the Trust Building has a variety of space for businesses of any size. There is also spacious community space complete with conference spaces, kitchenette, and restrooms.

Building Amenity: Two common conference rooms located on 4th floor



## **120+ But Contemporary!**

*Years Old*

The Trust Building was built in 1892 by the Michigan Trust Company and was designed by Solomon S. Berman. At the time, the Trust Building was the tallest building in Grand Rapids and the state of Michigan. Today, the Trust Building stands a historic landmark within the city's Central Business District.

## **30+**

*Unique Tenants*

The Trust Building's impressive co-tenancy consists of a variety of professionals across different industries. On-site bagel and coffee shop and full -service restaurant & winery make it easy to meet up with clients, coworkers, and friends

The  
TRUST  
Building

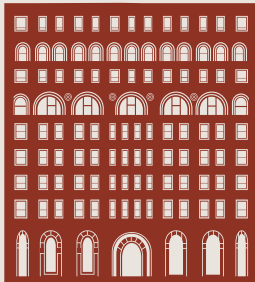
1st Floor Plan  
*Availability*

*Suite 107 | 6,952 SF | \$22.50 PSF Modified Gross | \$13,035 per month*

Suite: 107  
6,952 SF



*Modified Gross: Tenant responsible for electric, gas, suite janitorial, and phone/data*



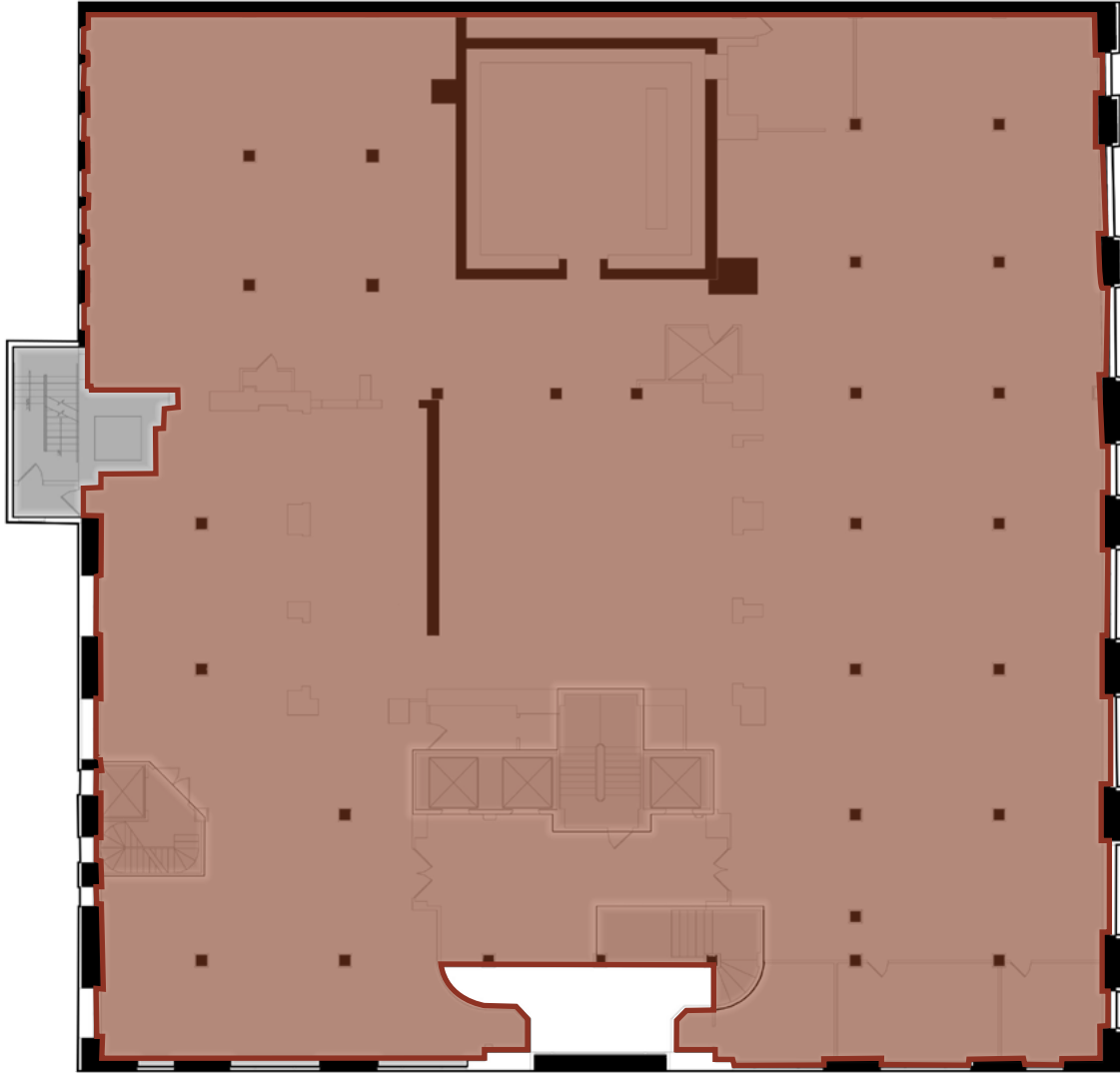
40 Pearl has been the site of many important happenings in Grand Rapids' history; *Theodore Roosevelt* gave a campaign speech here in 1900 and *Gerald R. Ford* started his law career here *on the 4th floor*.



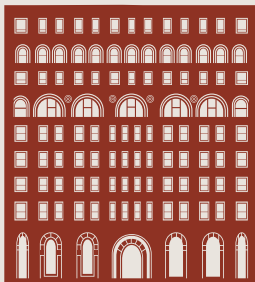
The  
TRUST  
Building

2nd Floor Plan  
*Availability*

*Entire Floor | 16,498 SF | \$21.00 PSF Modified Gross | \$28,871 per month*

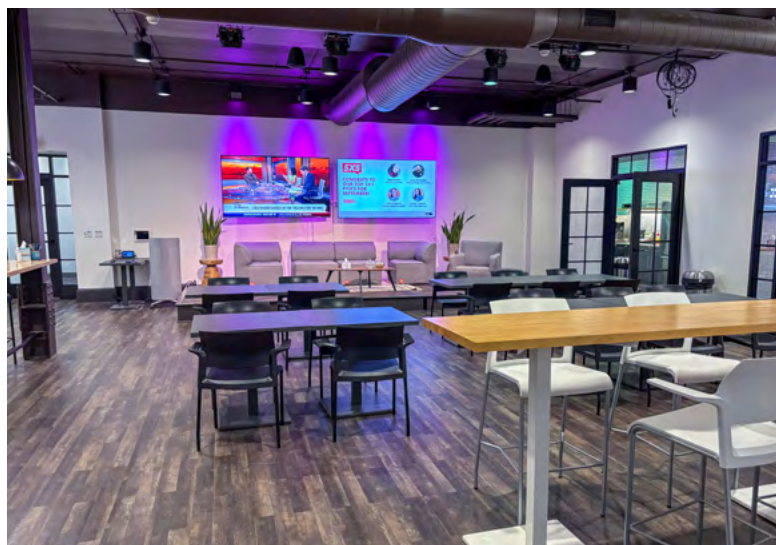


*Modified Gross: Tenant responsible for electric, gas, suite janitorial, and phone/data*



40 Pearl has been the site of many important happenings in Grand Rapids' history; *Theodore Roosevelt* gave a campaign speech here in 1900 and *Gerald R. Ford* started his law career here *on the 4th floor*.

## 2nd Floor - Pictures





# The TRUST Building

## 3rd Floor Plan

### Availability

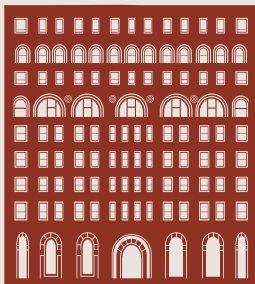
Suite 300 | 4,570 SF | \$23.00 PSF Modified Gross | \$8,759 per month

Suite 354 | 662 SF | \$19.00 PSF Modified Gross | \$1,048 per month

Suite 356 | 2,332 SF | \$19.00 PSF Modified Gross | \$3,692 per month



*Modified Gross: Tenant responsible for electric, gas, suite janitorial, and phone/data*



40 Pearl has been the site of many important happenings in Grand Rapids' history; *Theodore Roosevelt* gave a campaign speech here in 1900 and *Gerald R. Ford* started his law career here *on the 4th floor*.

The  
TRUST  
Building

4th Floor Plan

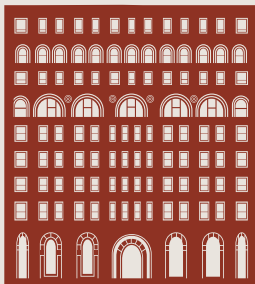
Availability

Suite 424 | 1,268 SF | \$24.00 PSF Modified Gross | \$2,536 per month

Suite 440 | 2,682 SF | \$19.50 PSF Modified Gross | \$4,358 per month



*Modified Gross: Tenant responsible for electric, gas, suite janitorial, and phone/data*

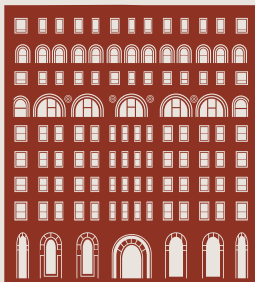


40 Pearl has been the site of many important happenings in Grand Rapids' history; *Theodore Roosevelt* gave a campaign speech here in 1900 and *Gerald R. Ford* started his law career here *on the 4th floor*.



*Modified Gross: Tenant responsible for electric, gas, suite janitorial, and phone/data*

The space is currently fully furnished



Cubicles: (48)

Offices: (16)

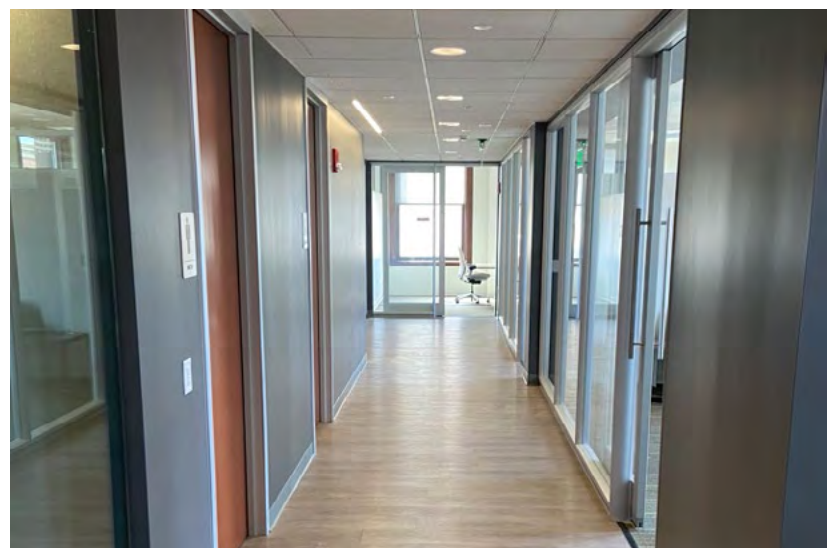
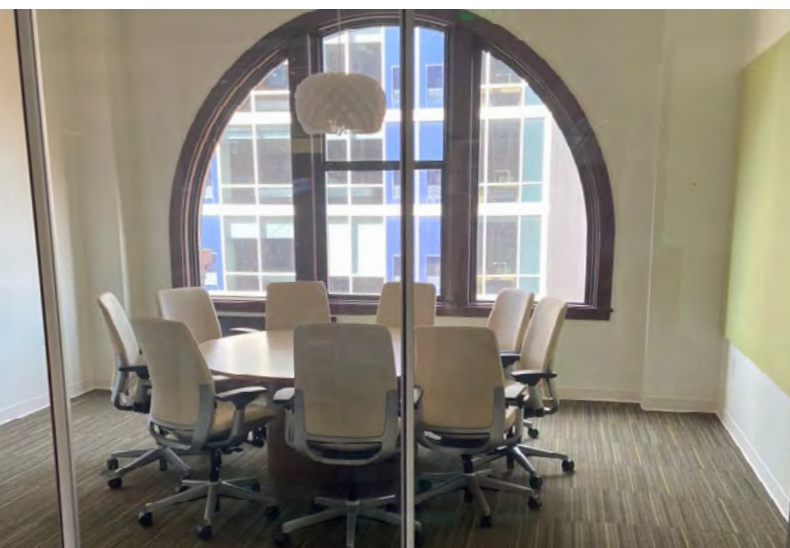
Collaboration Areas: (4)

Sm. Conf. Rooms: (4)

Conference Rooms: (4)



# 6th Floor - Pictures



The  
TRUST  
Building

8th Floor Plan

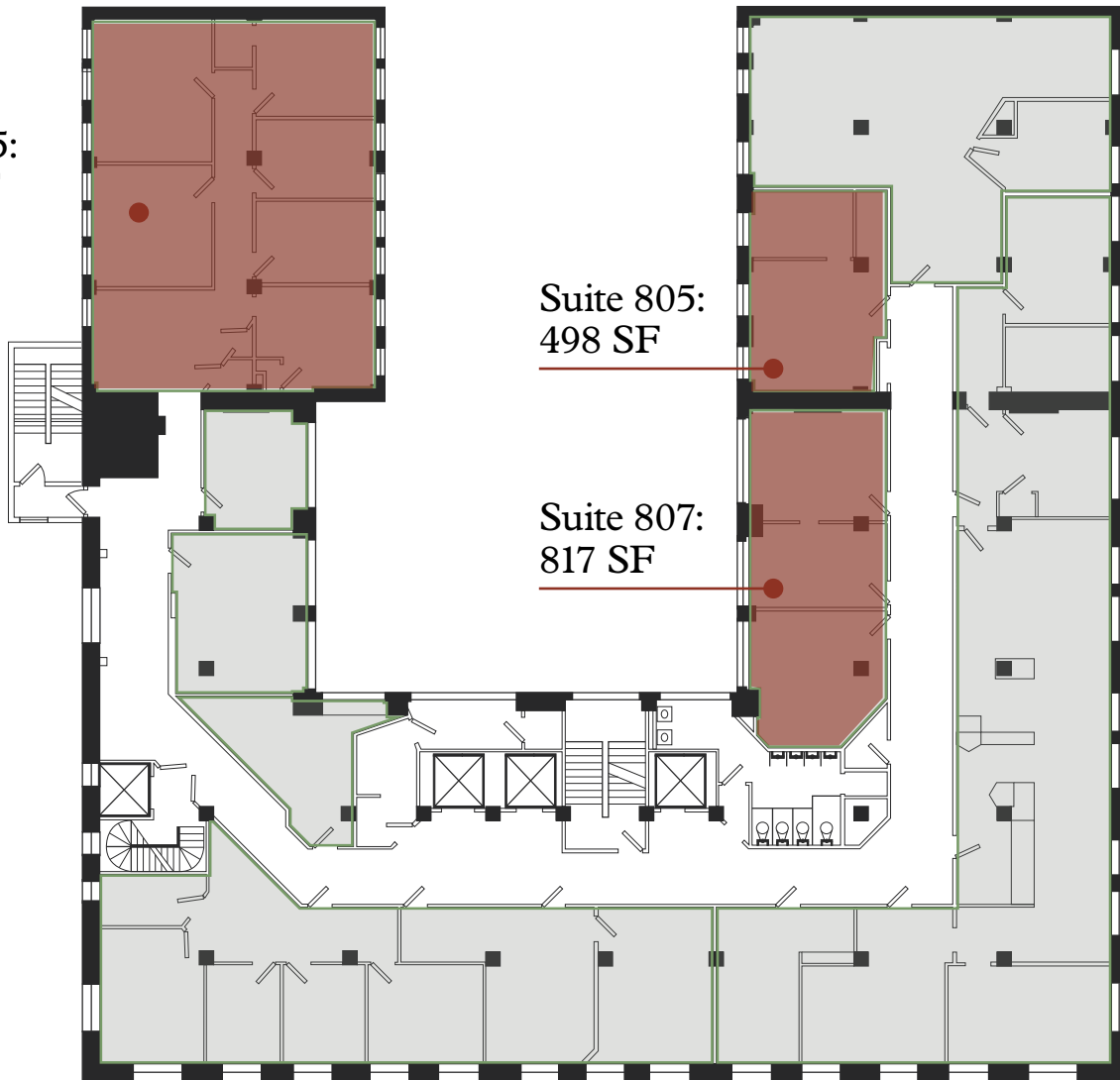
Availability

Suite 805 | 498 SF | \$24.00 PSF Modified Gross | \$996 per month

Suite 807 | 817 SF | \$24.00 PSF Modified Gross | \$1,634 per month

Suite 845 | 1,861 SF | \$23.00 PSF Modified Gross | \$3,566 per month

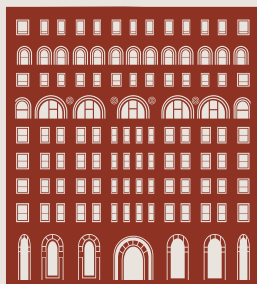
Suite 845:  
1,861 SF



Suite 805:  
498 SF

Suite 807:  
817 SF

*Modified Gross: Tenant responsible for electric, gas, suite janitorial, and phone/data*



The Trust Building's *awe-inspiring* architecture, impressive on-site amenities, and *flexible floor plans* are as ready to serve your business today as they were *120 years ago*.



The  
TRUST  
Building

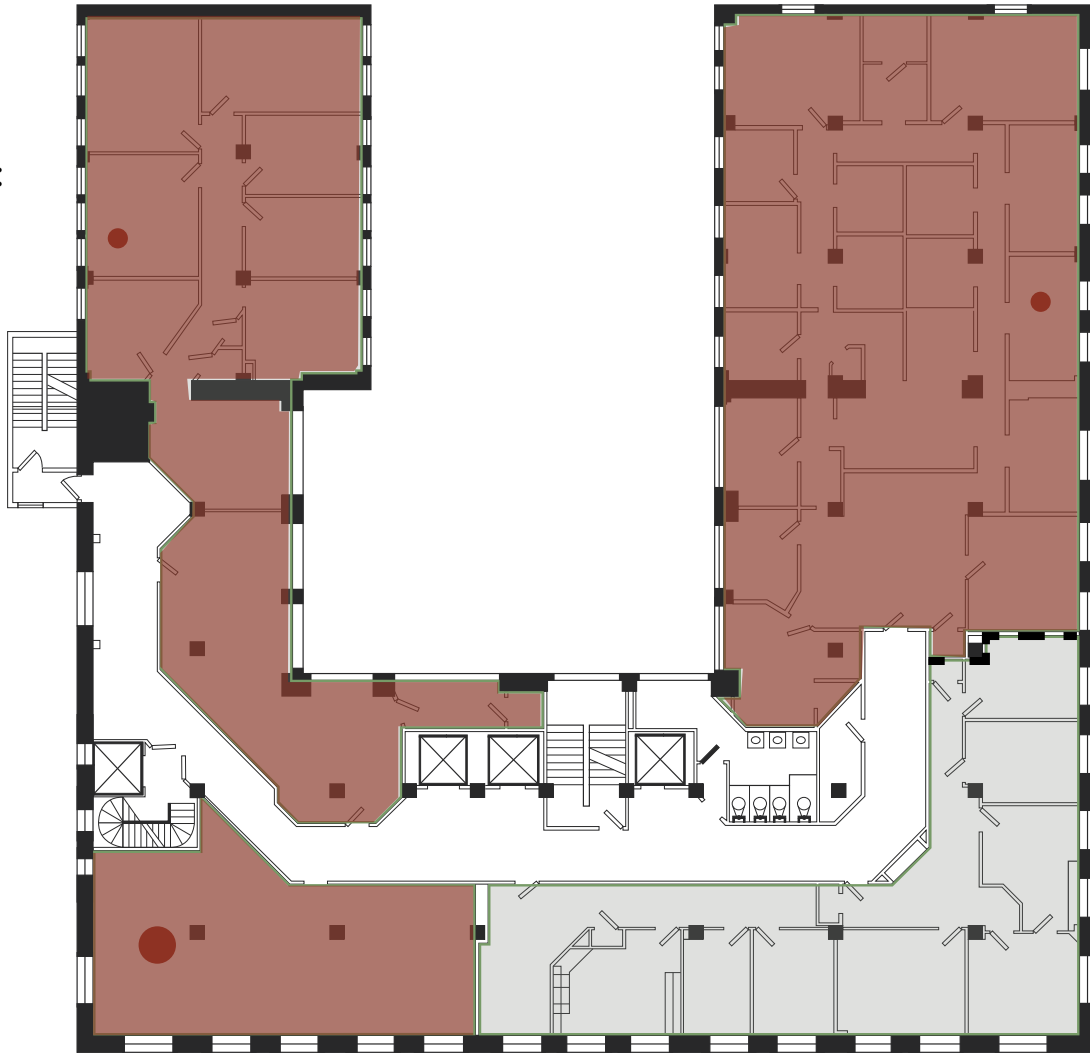
9th Floor Plan  
*Availability*

*Suite 900 | 4,230 SF | \$24.00 PSF Modified Gross | \$8,460 per month*

*Suite 924 | 1,201 SF | \$22.00 PSF Modified Gross | \$2,201 per month*

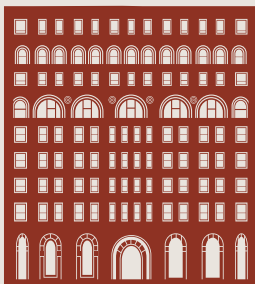
*Suite 940 | 2,977 SF | \$23.50 PSF Modified Gross | \$5,829 per month*

Suite 940:  
2,977 SF



Suite 900:  
4,320 SF

*Modified Gross: Tenant responsible for electric, gas, suite janitorial, and phone/data*



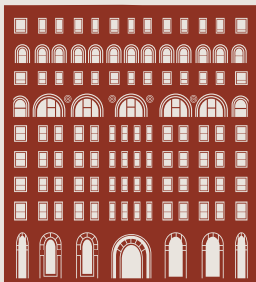
The building's location at the center of *Grand Rapids' Business District* means that it is literally steps from all that Downtown has to offer.



Suite 1040:  
1,981 SF



*Modified Gross: Tenant responsible for electric, gas, suite janitorial, and phone/data*



Come join businesses like Start Garden,  
NPF Advisors, and  
Terra Bagels and take advantage of  
*Grand Rapid's most premier address!*

# Executive Suites

*Availability*

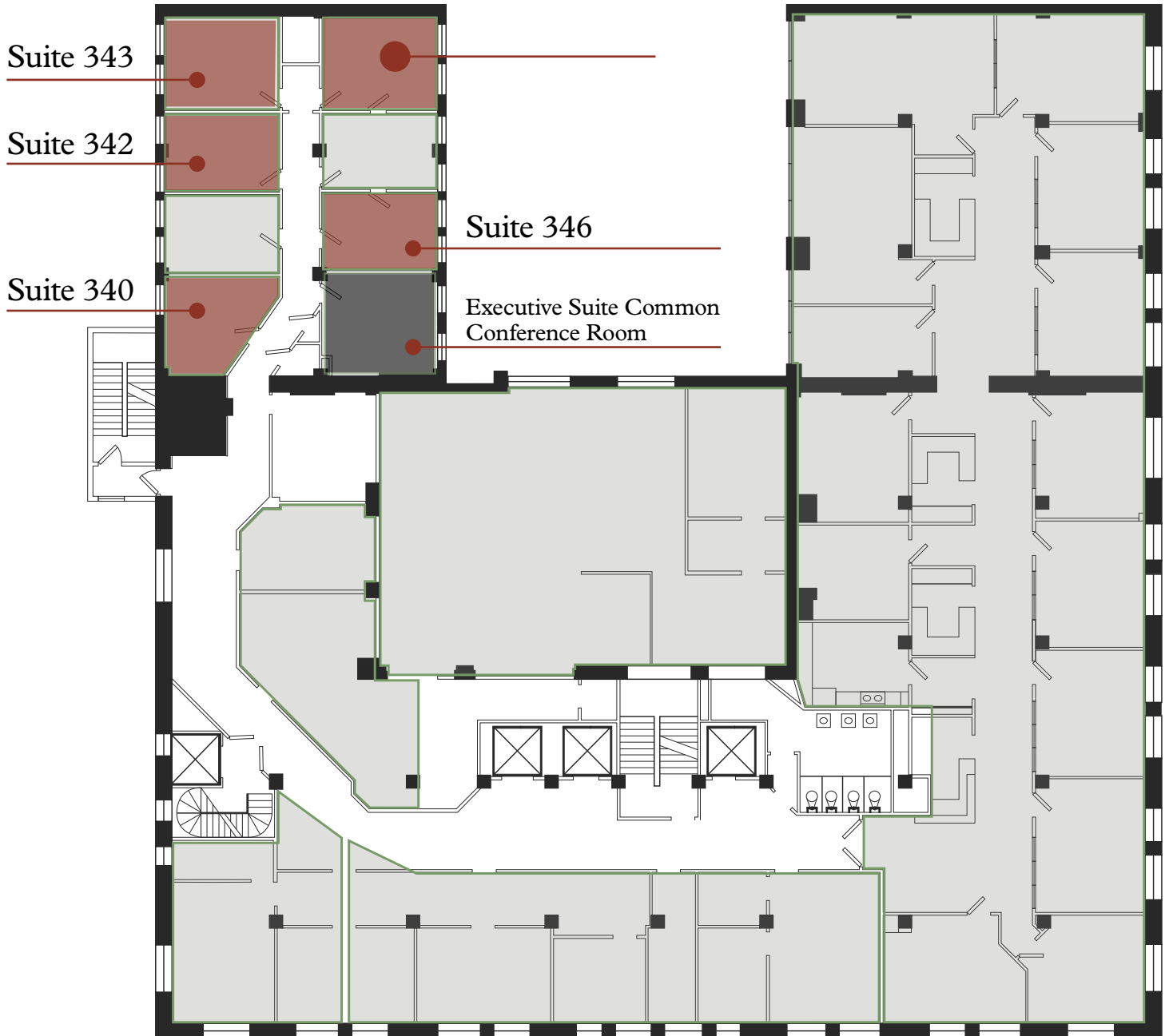
*Suite 340 | 262 SF | \$650 per month Gross*

*Suite 342 | 269 SF | \$650 per month Gross*

*Suite 343 | 310 SF | \$750 per month Gross*

*Suite 344 | 309 SF | \$700 per month Gross*

*Suite 346 | 255 SF | \$650 per month Gross*

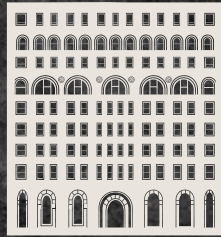


*Gross: Tenant responsible for phone/data*



CWD has restored 40 Pearl to ensure  
that its *best years are still ahead.*





## Grand Rapids



Most Improved  
Metros for Percentage  
Growth in GRP

**#2**

- *Headlight Data, 2018*

Best Places for New  
Small Businesses

**#2**

- *LendingTree, 2018*

Smaller City Poised  
to Skyrocket

**#6**

- *Realtor.com, 2018*

Fastest Growing Economy  
in the U.S

**#7**

- *Forbes and Headlight Data, 2018*

Best Cities to Start a Career

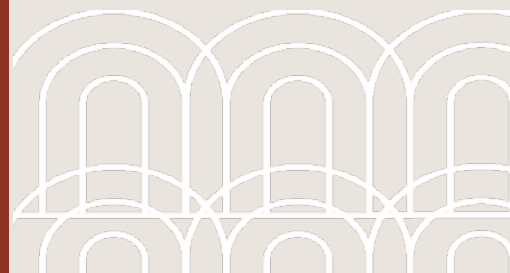
**#10**

- *WalletHub, 2018*

Best Large City  
to Start a Business

**#13**

*WalletHub, 2018*





Top Places to Visit  
in the U.S

**#1**

- Groupon, 2015

Metro for Living a  
Balanced Lifestyle

**#1**

- MagnifyMoney, 2018

Best Place to Make the  
Most of a Tight Budget

**#2**

- 2018

Cities for First-Time  
Home Buyers

**#3**

- LendingTree, 2018

America's Most  
Underrated Cities

**#5**

- Travel + Leisure, 2017

Best Cities in the U.S

**#19**

- US News, 2017

**HOTELS**

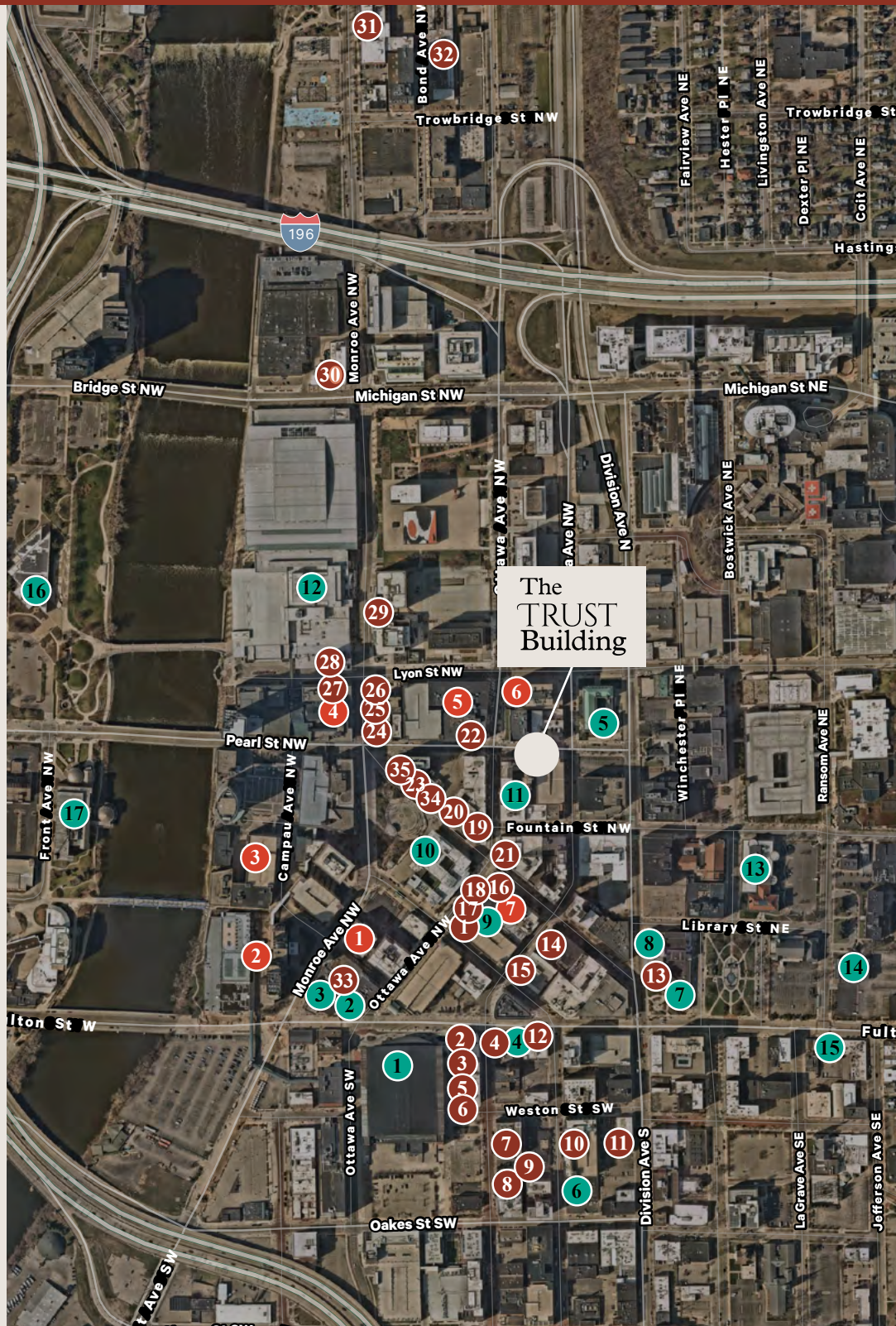
- |                        |                    |
|------------------------|--------------------|
| 1 AC Hotel             | 5 Homewood Suites  |
| 2 Courtyard by Marriot | 6 Hyatt Place      |
| 3 JW Marriot           | 7 City Flats Hotel |
| 4 Amway Grand Plaza    |                    |

**ENTERTAINMENT**

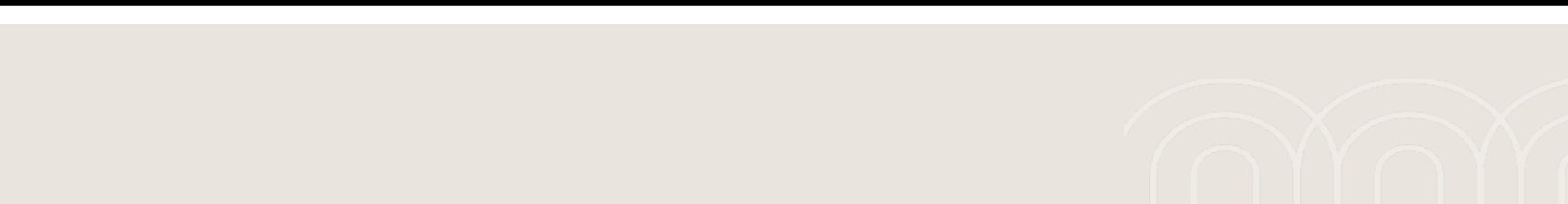
- |                           |                                |
|---------------------------|--------------------------------|
| 1 Van Andel Arena         | 10 Grand Rapids Art Museum     |
| 2 10 Monroe Live          | 11 Forty Pearl Winery          |
| 3 Eve Nightclub           | 12 DeVos Place  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

**DINING**

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











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**CBRE**

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