

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.

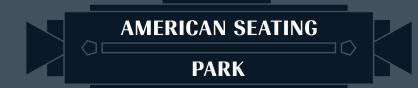
SUCCESS CAN BE A  
**WALK IN THE PARK**

# 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 and 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 105B

11,797 SF

\$23.00/RSF • Term 60-120 Months

# Suite 105-B For Sublease

## AVAILABLE:

Suite 105-B  
11,797 RSF  
\$23/RSF/yr



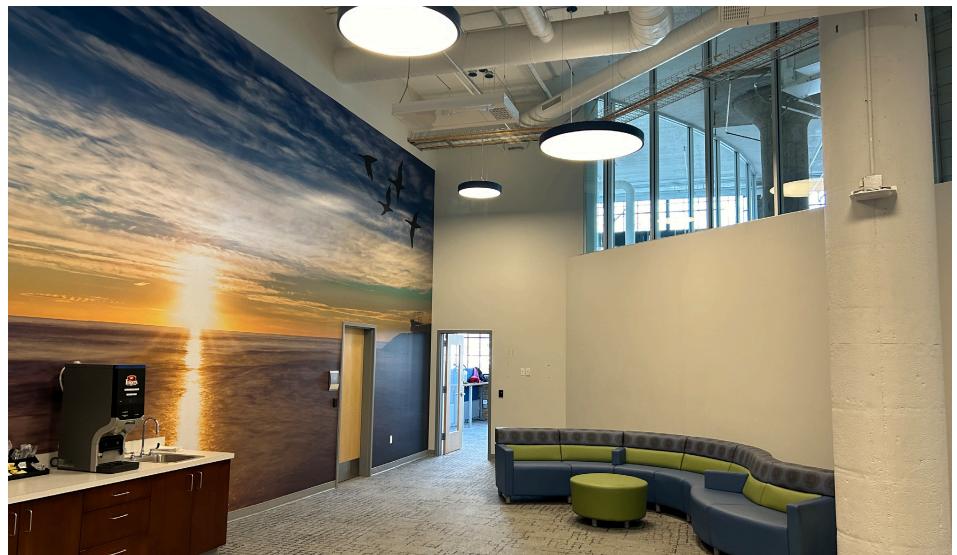
## SUITE DESCRIPTION

- This suite may come with furniture, to be negotiated at time of lease.
- Free Rent is available

# Interior PHOTOS – Suite 105B For Sublease



# Interior PHOTOS – Suite 105B For Sublease



# 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!!**

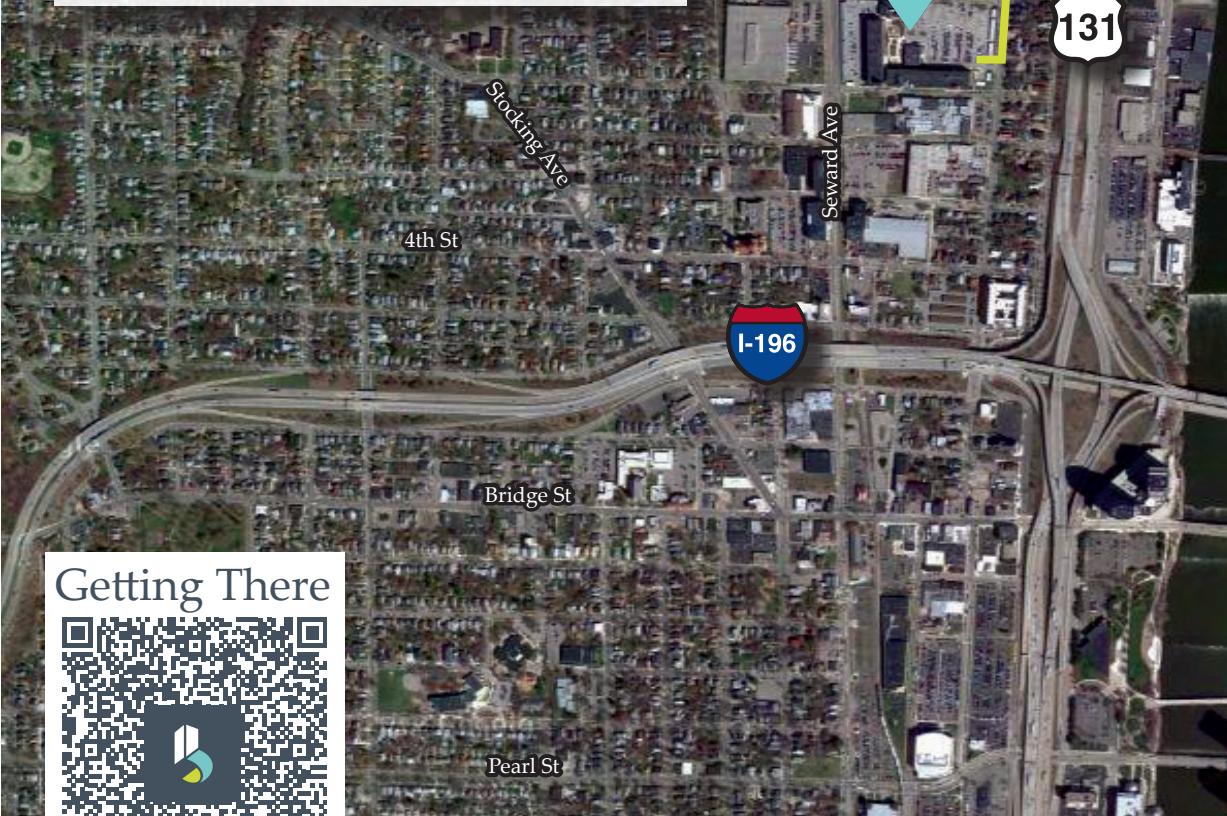
Average of 2 employees/800SF = 10 Employees

## 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
- **El Sombrero**  
527 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**  
417 Bridge St NW • 0.6 mi SE
- **Ando Sushi + Bar**  
415 Bridge St NW • 0.9 mi S
- **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
- **O'Toole's Public House**  
448 Bridge St NW • 0.6 mi SE
- **Brann's Sizzling Steaks & Sports Grille**  
401 Leonard NW • 0.7 mi NE
- **Ferris Coffee & Nut Company**  
227 Winter Ave NW • 0.7 mi S
- **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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