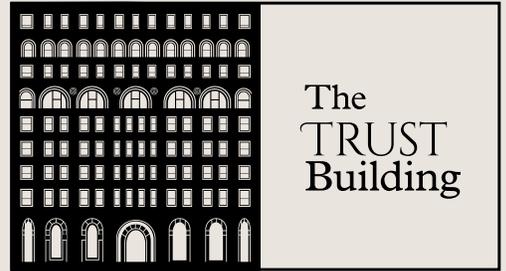


*Premier Office Space
Available for Lease*



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

4th Floor Plan

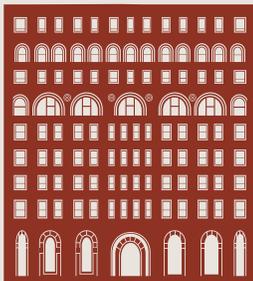
Availability

Suite 420 | 906 SF | \$24.00 PSF Modified Gross | \$1,812 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*.

The
TRUST
Building

6th Floor Plan

Availability

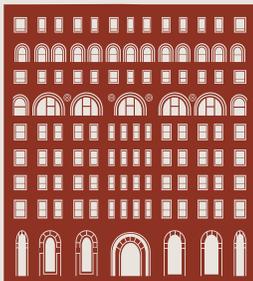
Signage on NW Corner of the building is available and negotiable for Tenant leasing 6th floor.

Entire Floor | 12,254 SF | \$26.00 PSF Modified Gross | \$26,550 per month



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

The space is currently fully furnished



Cubicles: (48)

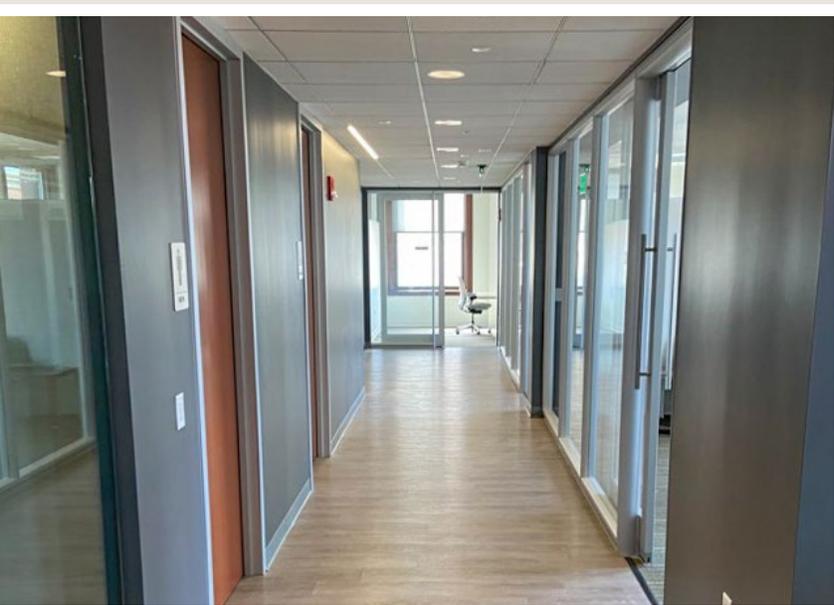
Offices: (16)

Collaboration Areas: (4)

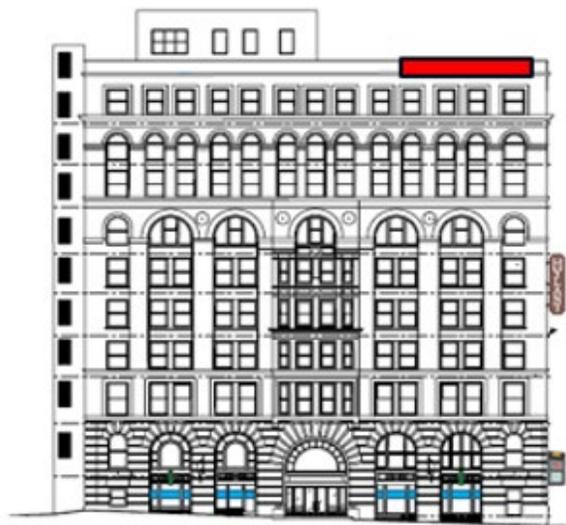
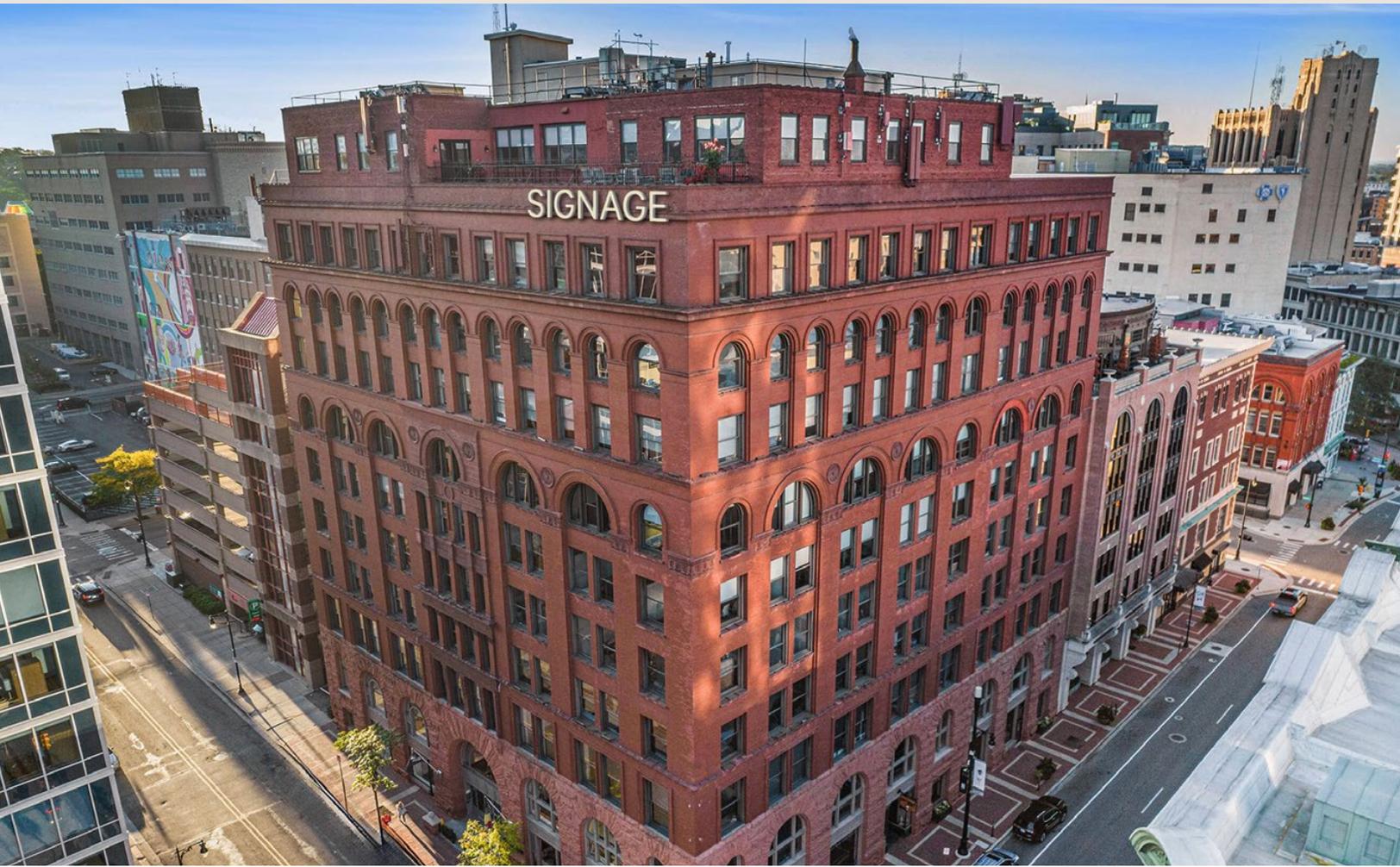
Sm. Conf. Rooms: (4)

Conference Rooms: (4)

6th Floor - Pictures



Signage opportunity
if entire 6th floor is leased



436 "

54.265 "

SIGN DIMENSIONS

Executive Suites

Availability

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

Suite 342 | 269 SF | \$650 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

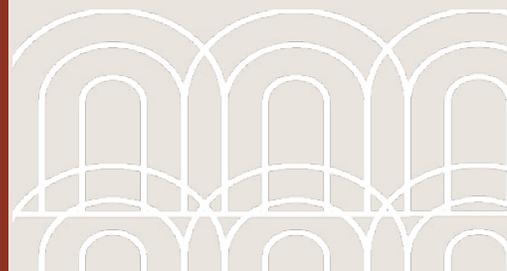
#10

- *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

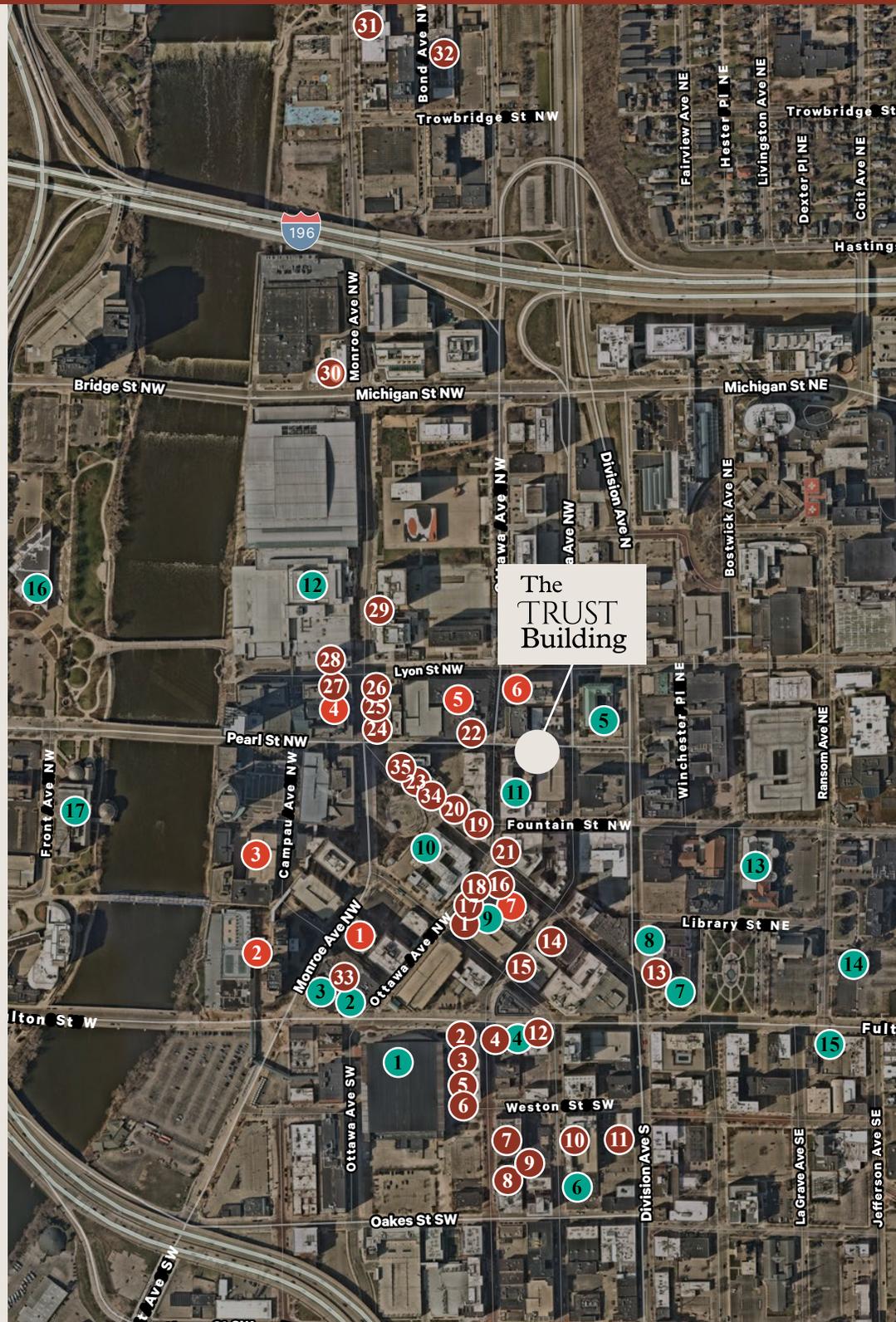
- | | |
|------------------------|--------------------|
| 1 AC Hotel | 5 Homewood Suites |
| 2 Courtyard by Marriot | 6 Hyatt Place |
| 3 JW Marriot | 7 City Flats Hotel |
| 4 Amway Grand Plaza | |

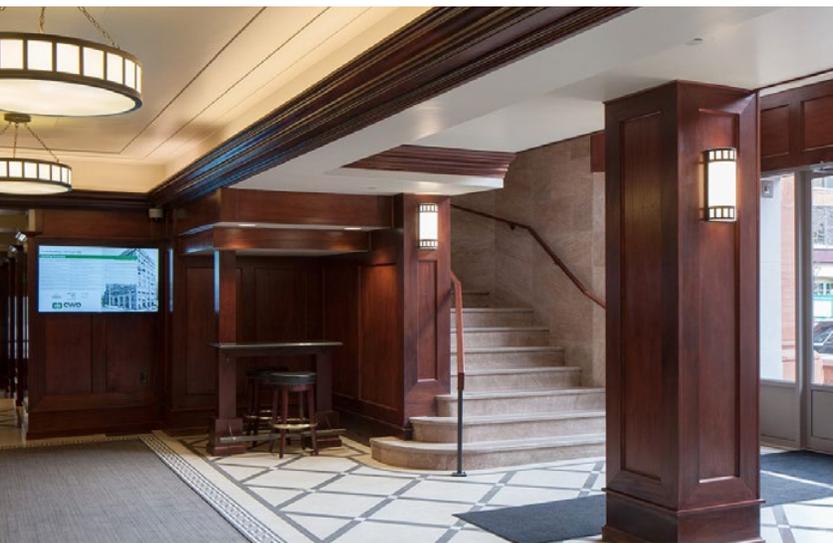
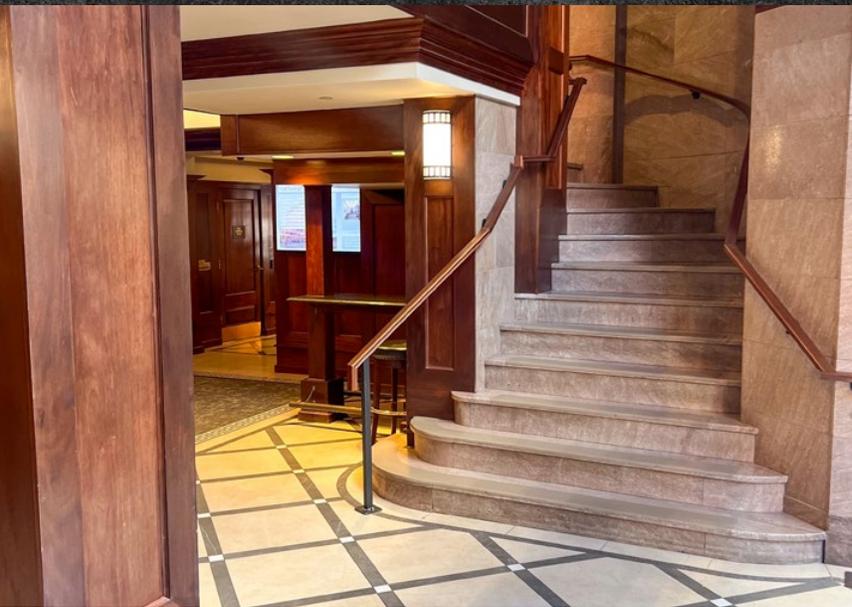
ENTERTAINMENT

- | | |
|---------------------------|--------------------------------|
| 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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