

AMERICAN SEATING
PARK

 **BRADLEY**
COMPANY

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

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

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

Coming To Terms

Lease Structure: Modified Gross and
Suite Electrical, Janitorial
Term Up to 30 Months

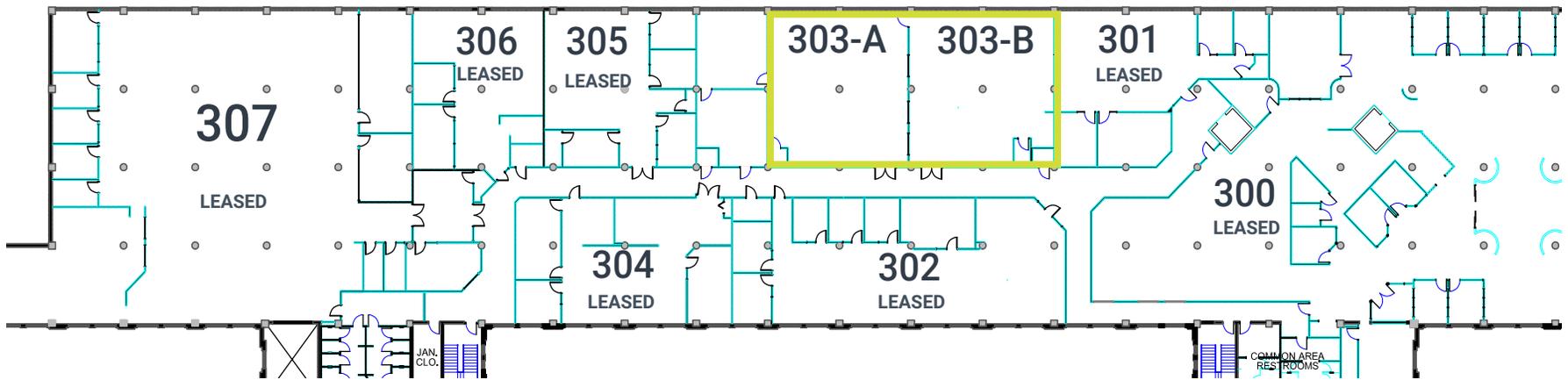
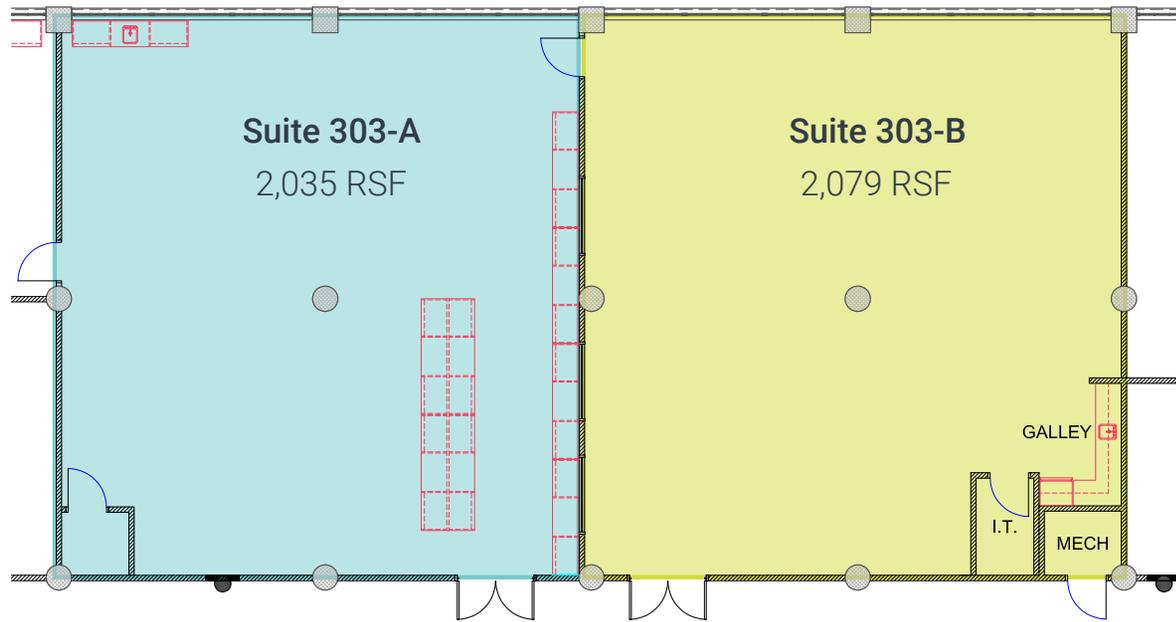
SUITE 303-A
2,035 RSF • \$20.00/RSF

SUITE 303-B
2,079 RSF • \$20.00/RSF

SUITE 303-A+B
4,114 SF • \$20.00/RSF

SUITE 201
4,655 RSF • \$22.00/RSF

SUITE 230
5,639 RSF • \$24.00/RSF

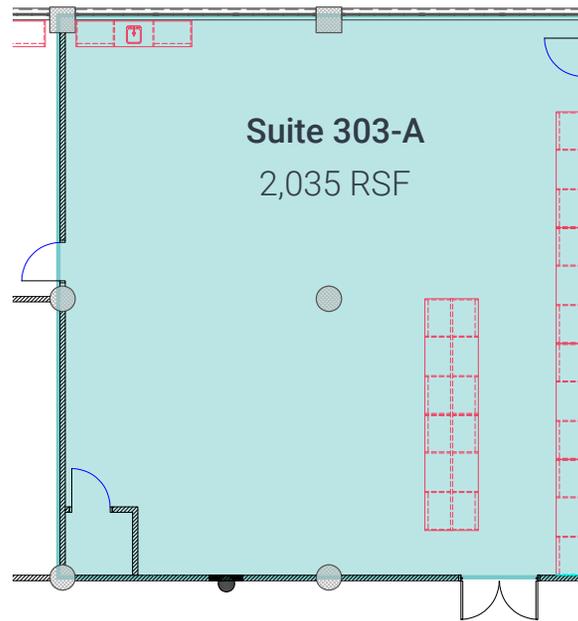


Suite 303-A For Lease

AVAILABLE

Suite 303-A
2,035 RSF
\$20/RSF/yr

Suite is offered for lease
in it's as-is condition.



3D Tour

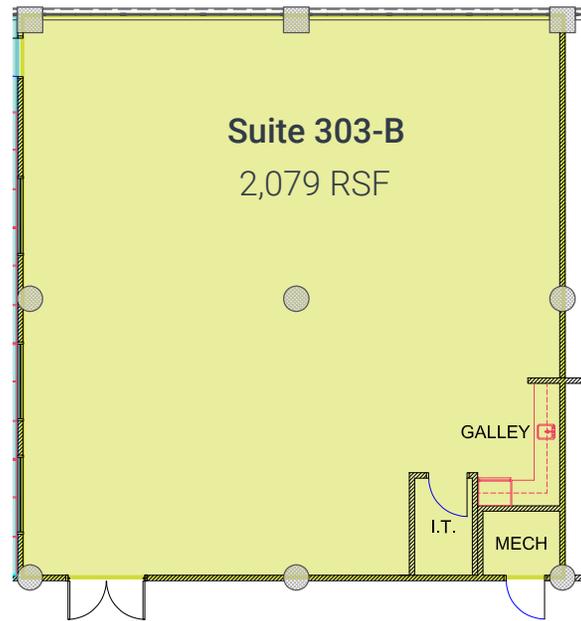


Suite 303-B For Lease

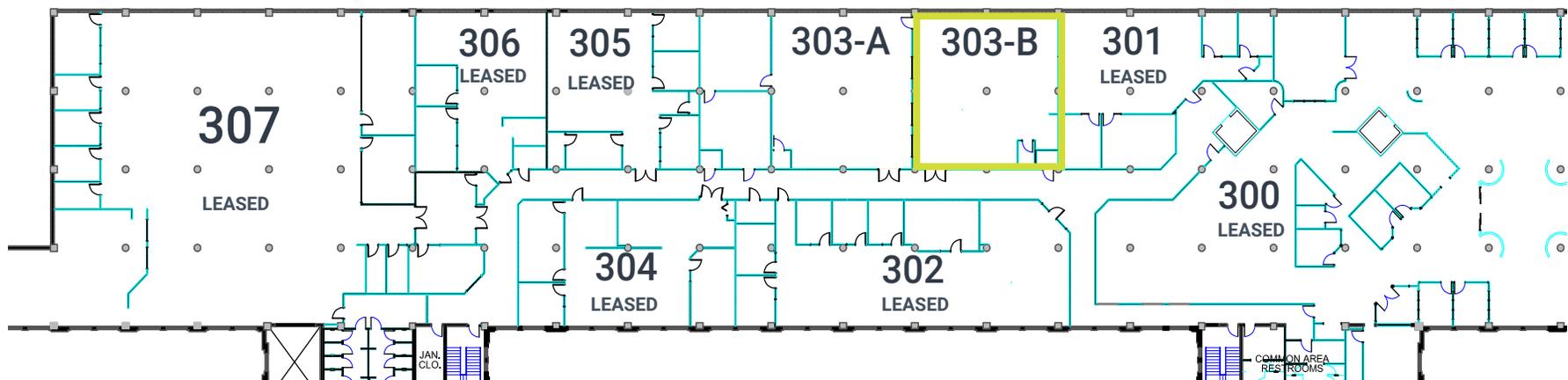
AVAILABLE

Suite 303-B
2,079 RSF
\$20/RSF/yr

Suite is offered for lease
in it's as-is condition.



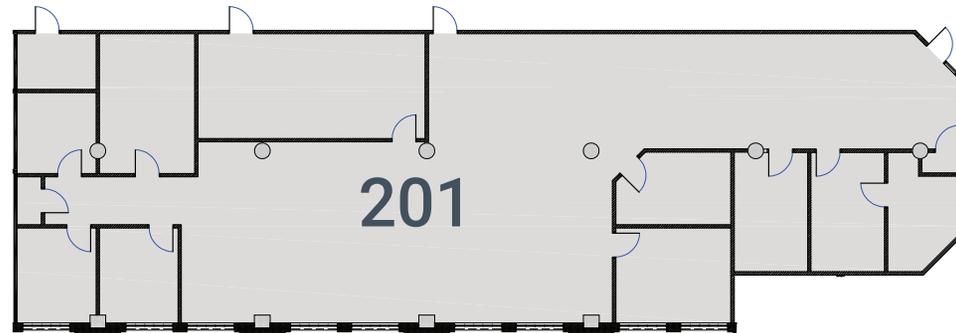
3D Tour



Suite 201 For Lease

AVAILABLE

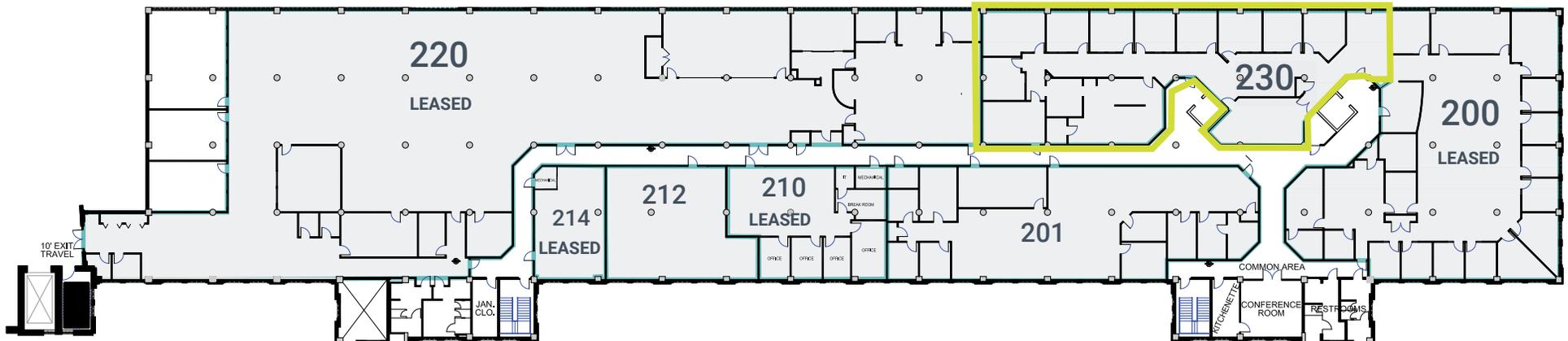
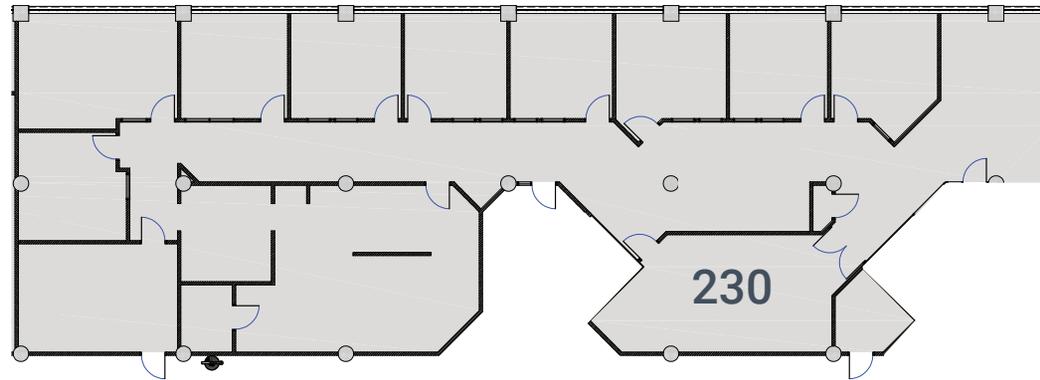
Suite 201
4,655 RSF
\$22/RSF/yr



Suite 230 For Lease

AVAILABLE

Suite 230
5,639 RSF
\$24/RSF/yr



- This suite is move-in ready, with new paint and new carpet.

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:

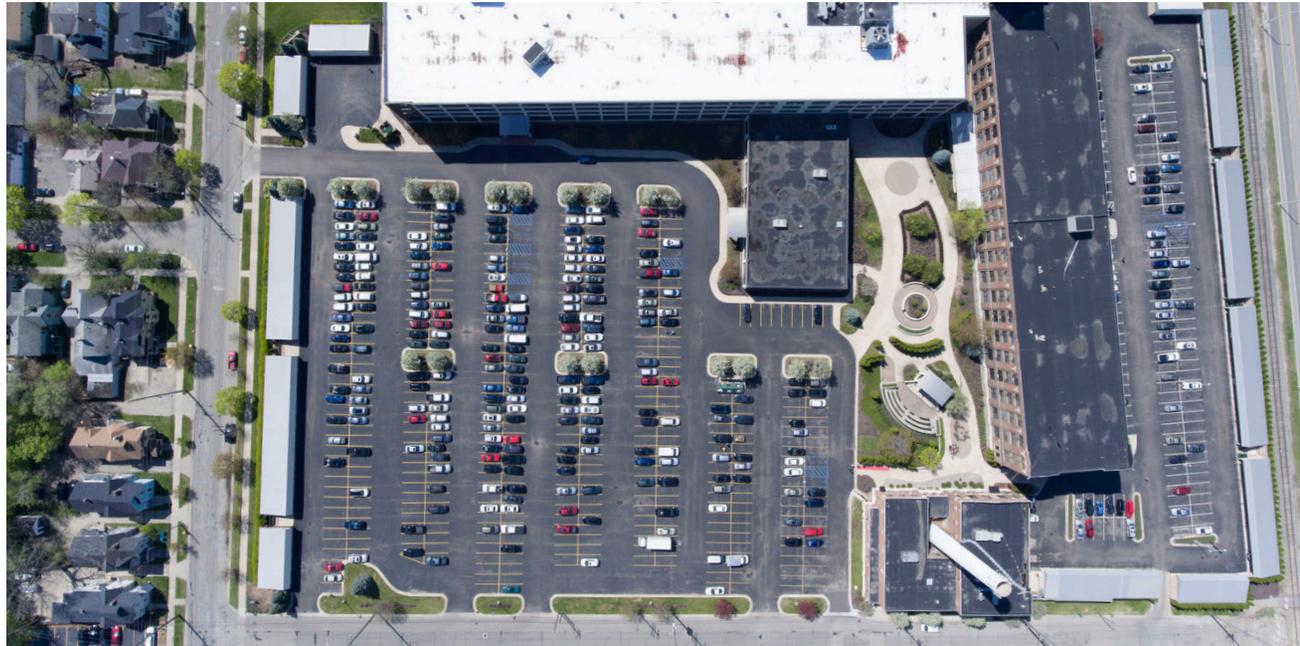
20 Employees
at
\$150/Space/Month:

\$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

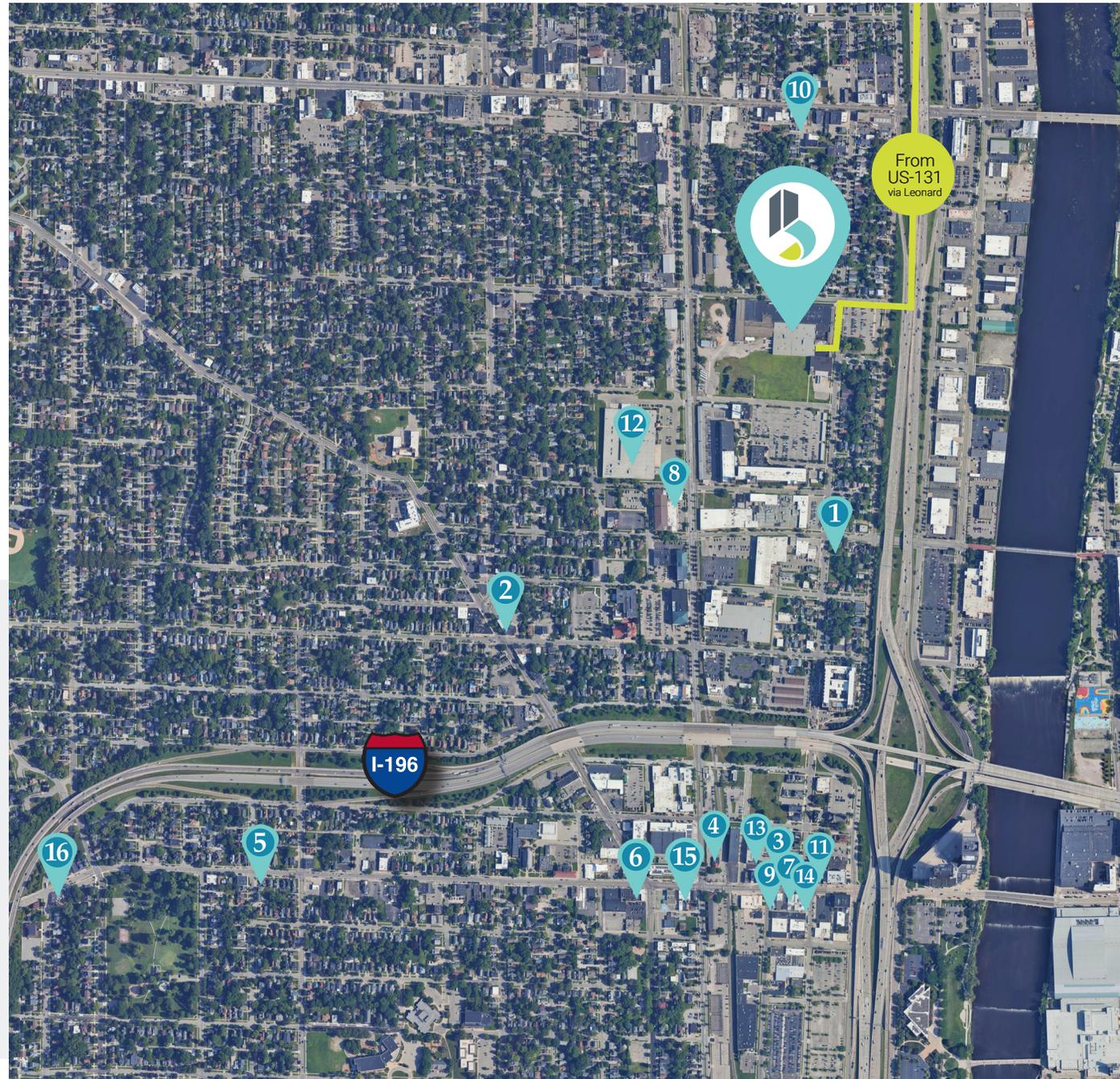


In The AREA

DINING & ENTERTAINMENT WITHIN EASY REACH.

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.

- 1 Broadway Bar
- 2 Salvatore's Italian Restaurant
- 3 The Anchor Bar
- 4 El Sombrero
- 5 Tacos El Cuñado
- 6 Maggie's Kitchen
- 7 Butcher's Union
- 8 Roots Brew Shop
- 9 O'Toole's Public House
- 10 Mitten Brewing Company
- 11 The Knickerbocker - New Holland Brewing
- 12 Ferris Coffee & Nut Company
- 13 Condado Tacos
- 14 Morning Belle
- 15 One Bourbon
- 16 The Søvangård





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