

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

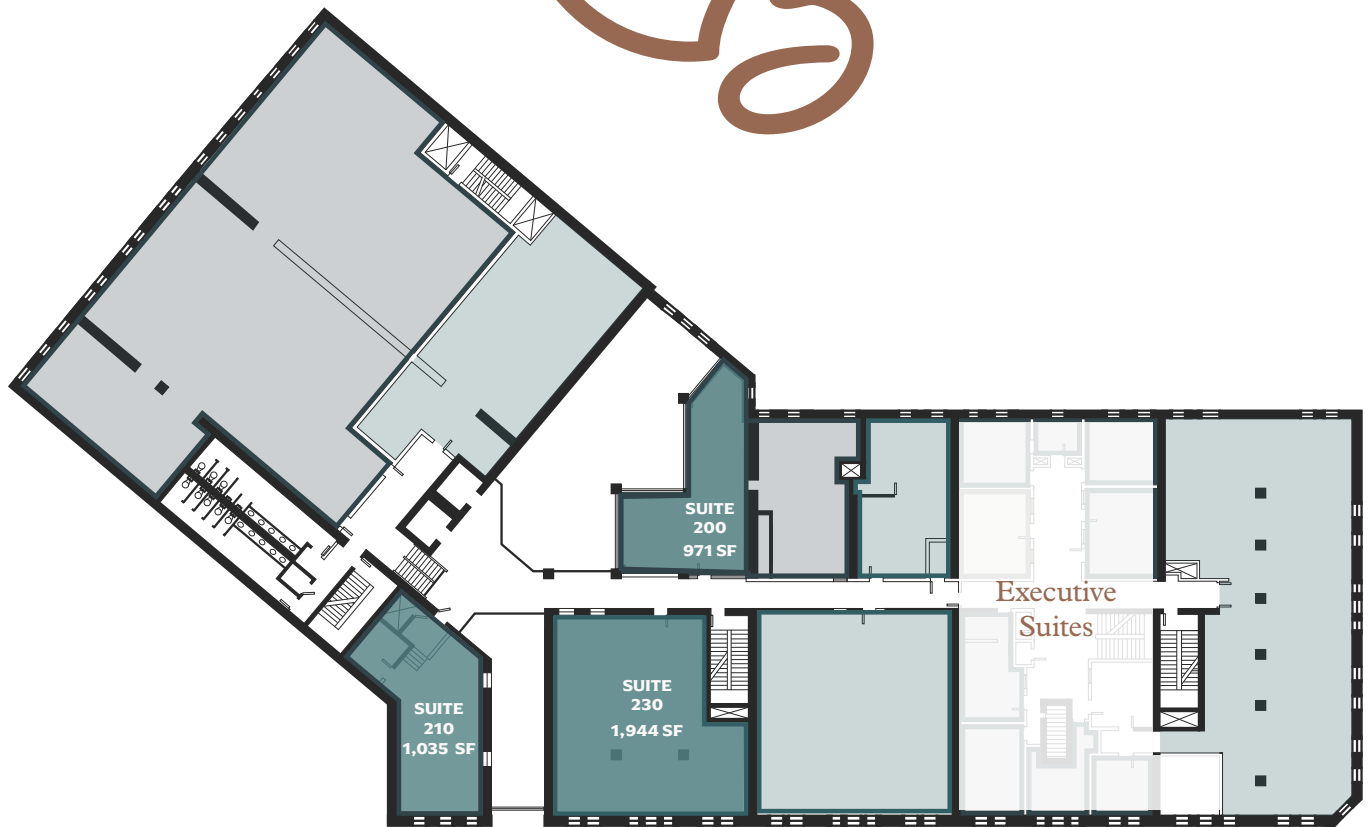
The Ledyard Building's diverse selection of floorplans provides businesses of all sizes with a place to call home. In addition to the flexible floorplans, the Ledyard Building also comes equipped with ample indoor public space for small meetings.



## 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
<b>SUITE 200</b>	971 SF	\$22.00	\$1,780	Modified Gross
<b>SUITE 210</b>	1,035 SF	\$22.00	\$1,897	Modified Gross
<b>SUITE 230</b>	1,944 SF	\$24.00	\$3,888	Modified Gross

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



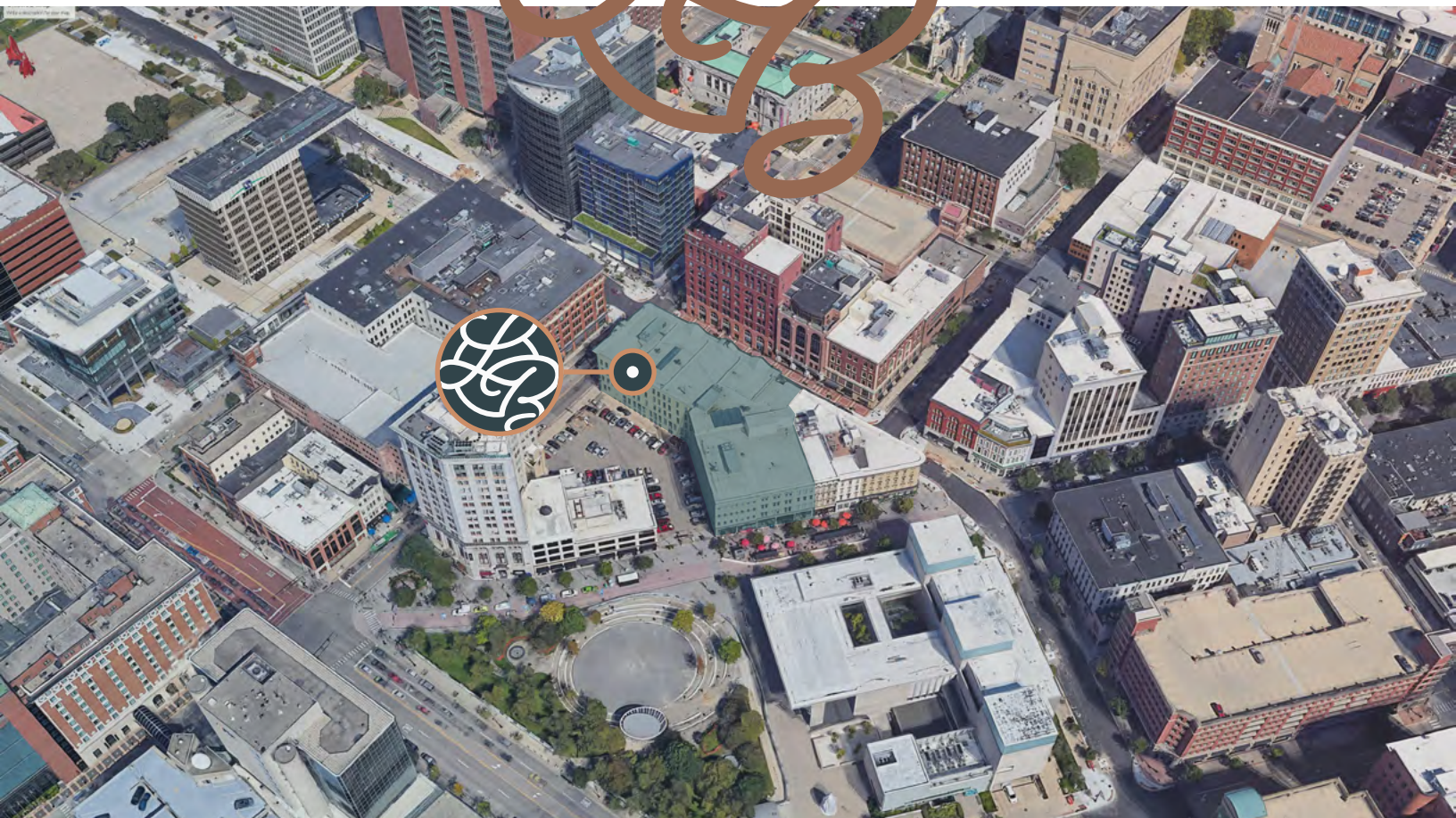


## 4TH FLOOR AVAILABILITY

	RSF	RENT	MONTHLY RENT	LEASE TYPE
<b>SUITE 420</b>	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

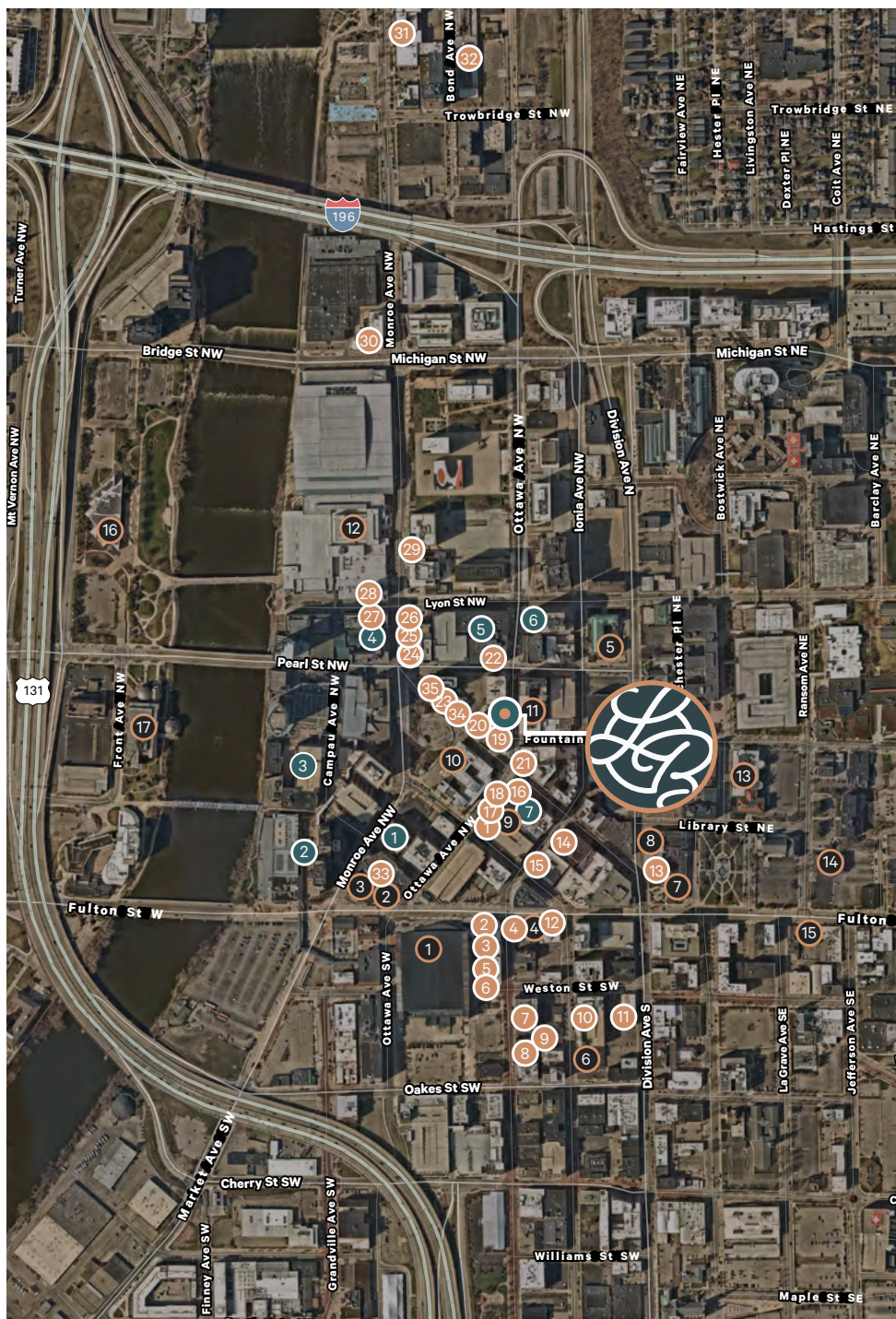
1. AC Hotel
2. Courtyard by Marriot
3. JW Marriott
4. Amway Grand Plaza
5. Homewood Suites
- 6 Hyatt Place
7. City Flats Hotel

## 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

Top Places to Visit in the US  
*Groupon, 2015*

#1

Metro for Living a  
Balanced Lifestyle  
*MagnifyMoney, 2018*

#2

Best Place to Make the  
Most of a Tight Budget  
*2018*

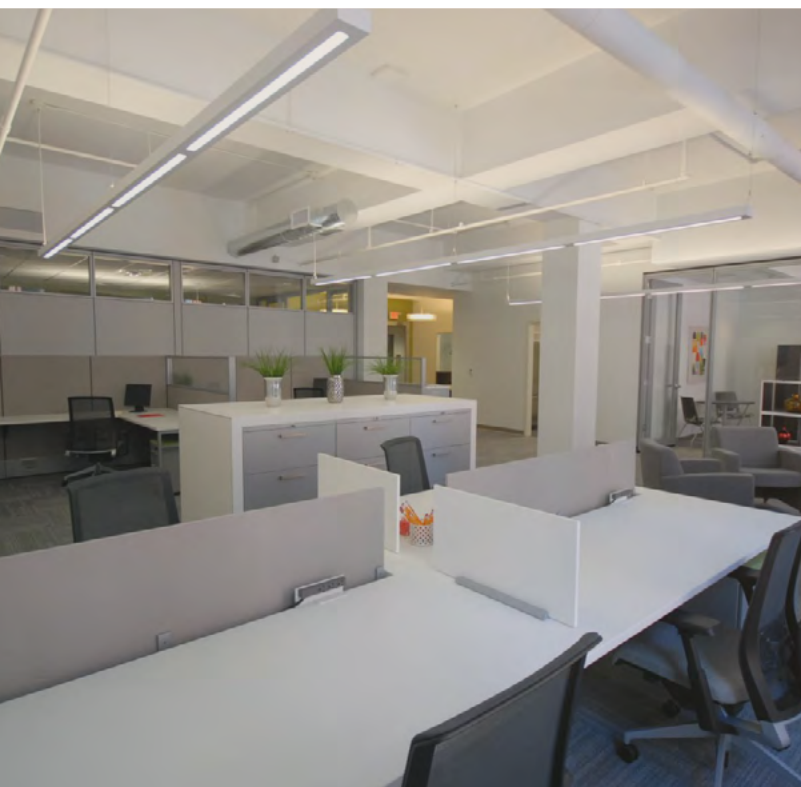
#3

Cities for First-Time  
Home Buyers  
*LendingTree, 2018*

#5

America's Most  
Underrated Cities  
*Travel + Leisure, 2018*







18 74

THE  
LEDYARD  
BUILDING



**NATE SCHERPENISSE**

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

**CBRE**

©2022 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. PMStudio\_July2022