

1874

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 Rapid'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

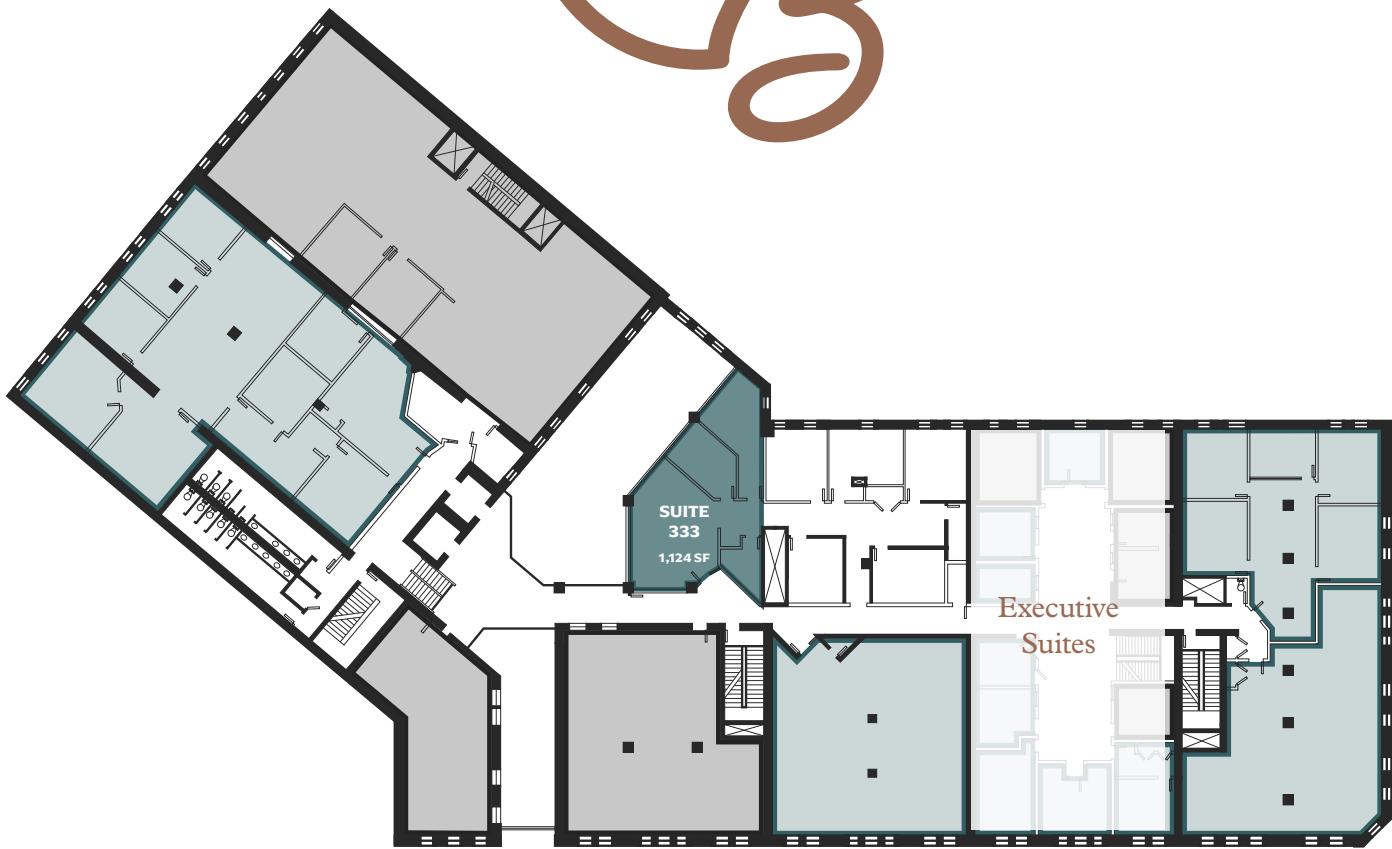
The diverse co-tenancy at the Ledyard Building gives the building more life than ever before. Between the on-site dining and retail options, tenants and visitors have a variety of resources all under one roof.



## 2ND FLOOR AVAILABILITY

RSF	RENT	MONTHLY RENT	LEASE TYPE
<b>SUITE 210</b>	1,035 SF	\$22.00	\$1,897
<b>SUITE 230</b>	1,944 SF	\$24.00	\$3,888

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



## 3RD FLOOR AVAILABILITY

MULTIPLE SUITES CAN BE LEASED TOGETHER

RSF	RENT	MONTHLY RENT	LEASE TYPE
<b>SUITE 333</b> 1,124 SF	\$24.00	\$2,248	Modified Gross

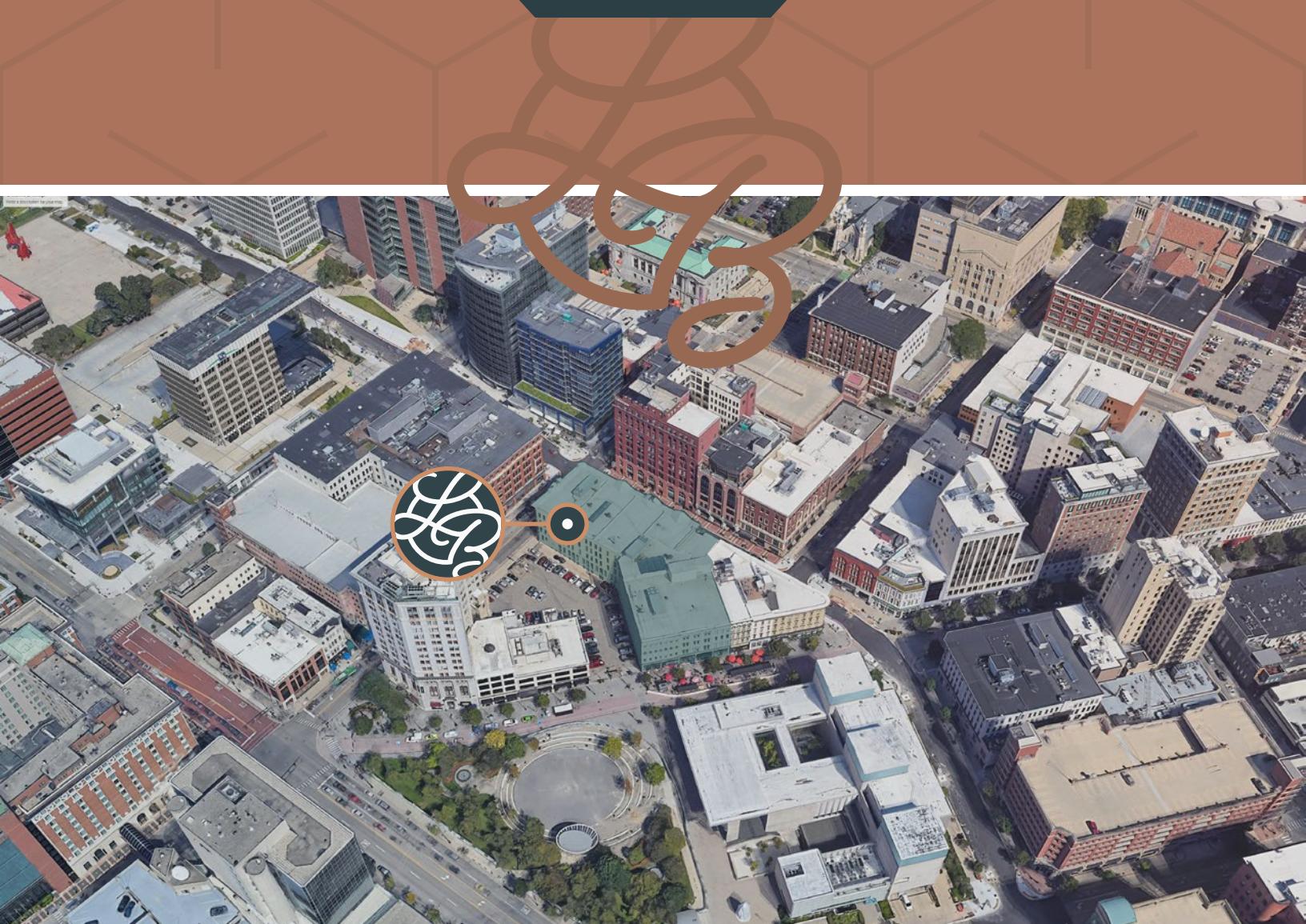
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## 4TH FLOOR AVAILABILITY

RSF	RENT	MONTHLY RENT	LEASE TYPE
<b>SUITE 420</b>	1,994 SF	\$24.00	\$3,988
<b>SUITE 425</b>	1,699 SF	\$24.00	\$3,398

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 U.S.  
*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  
*Lending Tree, 2018*

**#5**

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



18  74

THE

# LEDYARD BUILDING



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**CBRE**

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