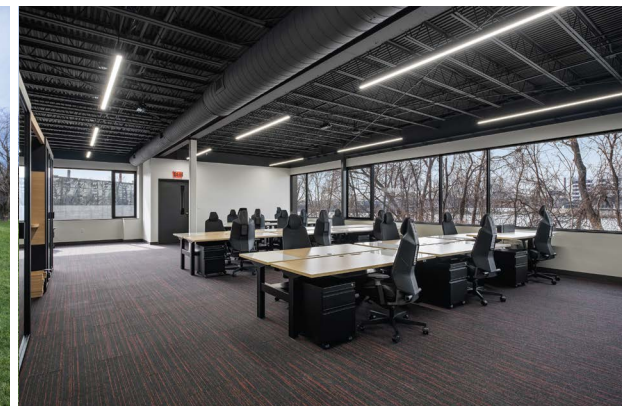




**MiEN**

## HQ OFFICE SALE LEASEBACK

📍 150 Ann St NW, Grand Rapids, MI



- ☑ Asking Price: **\$6,100,000**
- ☑ Cap Rate: **7.0%**
- ☑ Lease Type: **Absolute NNN**
- ☑ Lease Rate: **\$27.00 / SF**
- ☑ Lease Escalator: **2.0%**
- ☑ NOI: **\$426,600**
- ☑ Lease Term: **10 Years**
- ☑ Square Footage: **15,800**
- ☑ Sale PSF: **\$386.08**
- ☑ Lease Commences: **At Close**

## INVESTMENT HIGHLIGHTS

- ✍ **New 10 Year Absolute NNN Lease:** Sale leaseback at closing with zero landlord responsibilities and 2.0% annual rent escalations.
- ✍ **Corporate Headquarters Location:** Primary operating location supporting leadership and core business functions.
- ✍ **Integrated with Manufacturing Operations:** Physically adjacent to MiEN's manufacturing facility and future development site, reinforcing long-term occupancy.
- ✍ **Recent Comprehensive Renovation:** Full building redevelopment completed March 2026 with significant tenant capital invested.
- ✍ **Direct Riverfront Trail Access:** Adjacent to a city funded trail extension connecting the property to Downtown Grand Rapids and Riverside Park.
- ✍ **Prime Urban Infill Positioning:** Located within the Monroe North and Medical Mile corridor with immediate access to US 131 and regional infrastructure.

### EXCLUSIVELY LISTED BY:

**Eddie Bard**  
Managing Partner  
269-420-1286 | eddie@jetindustrial.com

## INVESTMENT SUMMARY

JET Industrial is pleased to present the sale leaseback of the newly redeveloped office headquarters of MiEN Company® in Grand Rapids, Michigan. At closing, the seller will execute a new 10 year Absolute NNN lease with 2.0% annual rent escalations, creating a stable income stream backed by the company's primary operating location.

Originally constructed in 1974, the property was fully redeveloped through a comprehensive renovation completed in March 2026. The building reflects substantial tenant capital investment and serves as the company's central leadership and operational hub. The 15,800 SF office headquarters is directly integrated with MiEN's adjacent manufacturing facility and planned future development site, reinforcing the operational importance of the location.

Founded in 2012, MiEN designs and manufactures furniture solutions for K-12 and higher education institutions across North America. The Grand Rapids headquarters supports leadership, product development, engineering, and customer operations that are central to the company's continued growth.

The property is positioned just northwest of Downtown Grand Rapids within the Monroe North and Medical Mile corridor, an area experiencing continued public and private investment. The site offers immediate access to US 131 and is less than 15 miles from Gerald R. Ford International Airport.

As part of the City of Grand Rapids' GR Forward Master Plan, the final 0.75 mile segment of the River Edges Trail between Leonard Street and Ann Street has received full funding and is advancing toward construction. Upon completion, the property will have direct pedestrian and bike connectivity to Downtown Grand Rapids, Riverside Park, and the 92 mile Fred Meijer White Pine Trail system.

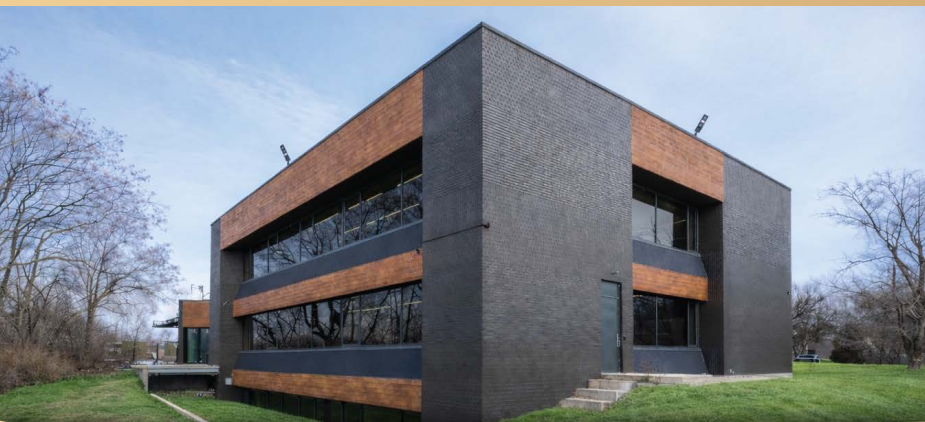
This offering presents investors with the opportunity to acquire a stabilized, mission critical corporate headquarters asset featuring a long term Absolute NNN lease structure, contractual rent growth, recent capital investment, and durable positioning within one of Grand Rapids' most actively evolving urban corridors.

To learn more about MiEN Company® visit: [miencompany.com](https://miencompany.com).

# PROPERTY OVERVIEW

## PROPERTY SPECIFICATIONS

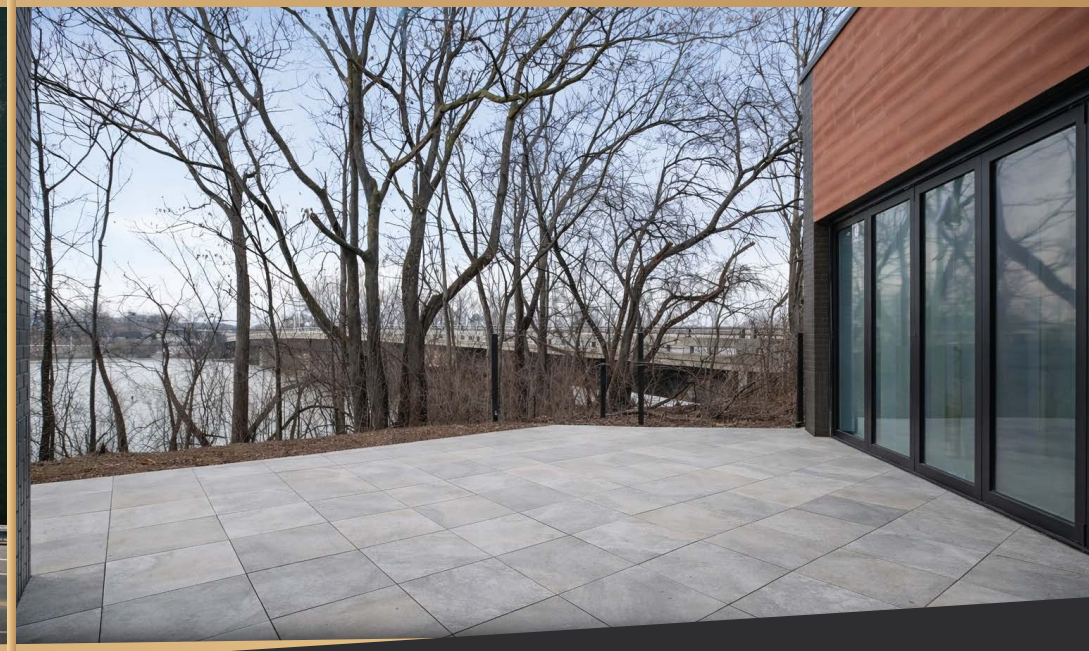
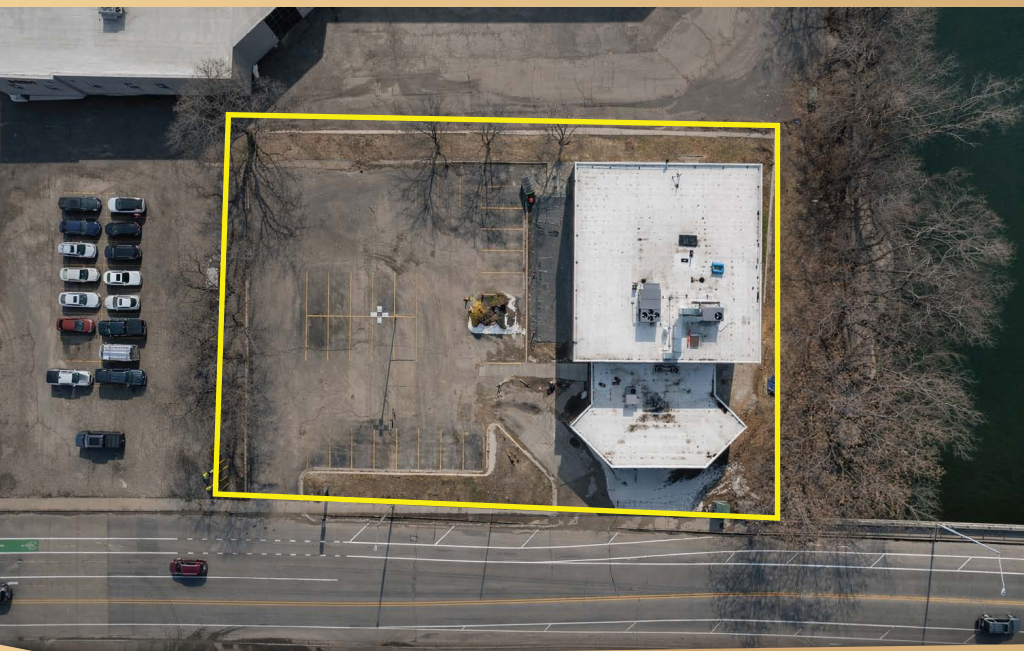
- ☑ Total SF: 15,800
- ☑ Acreage: .65
- ☑ Built: 1974 (Latest Renovation 2026)
- ☑ Parking: 30 Spaces
- ☑ Parking Surface: Asphalt / Concrete
- ☑ Stories: 2
- ☑ Parcel Number: 411313276001
- ☑ Lighting: LED Throughout (New in 2026)
- ☑ HVAC: Gas Forced Air / Central AC





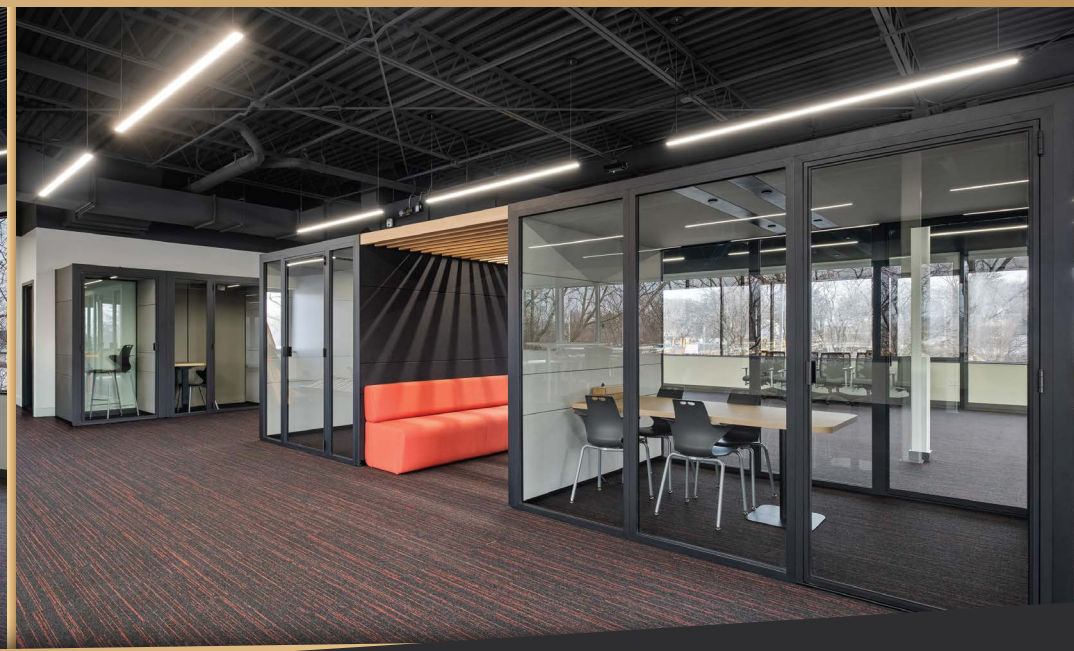
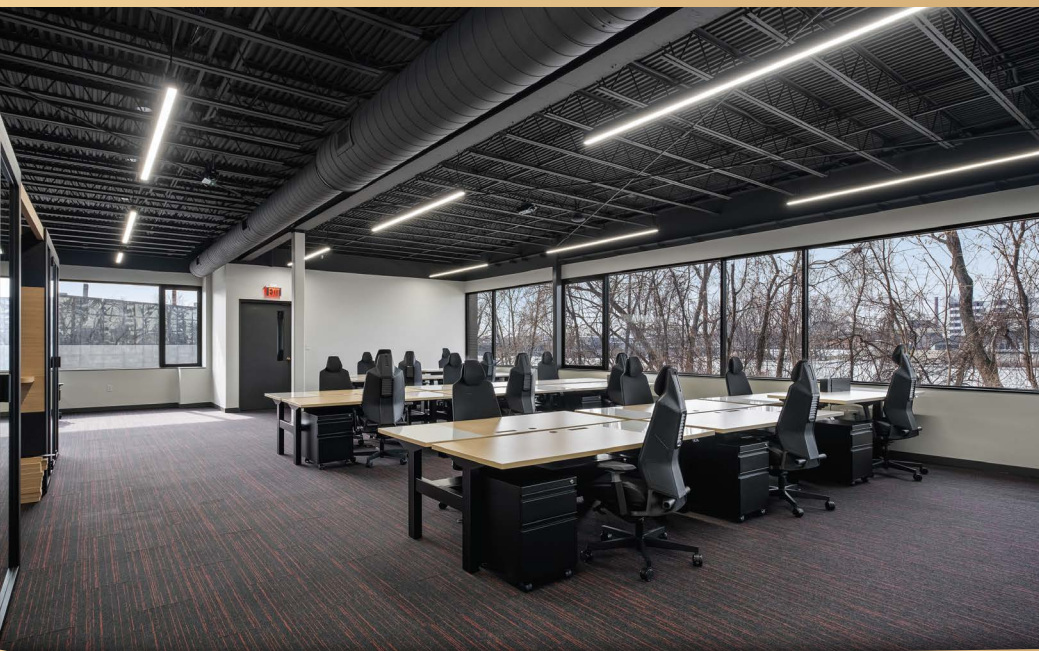


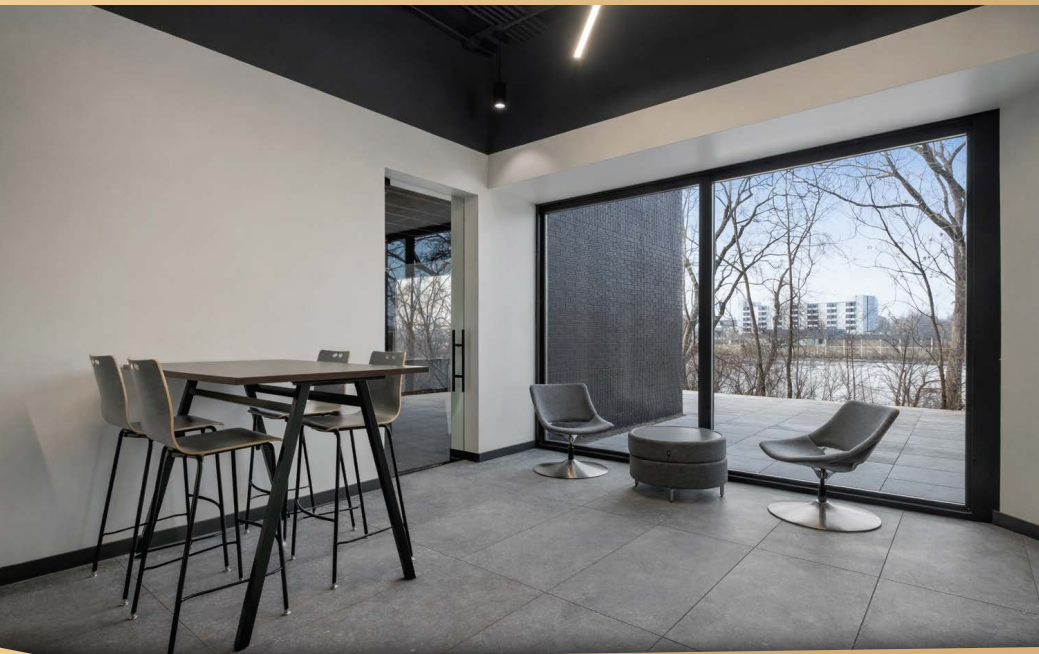
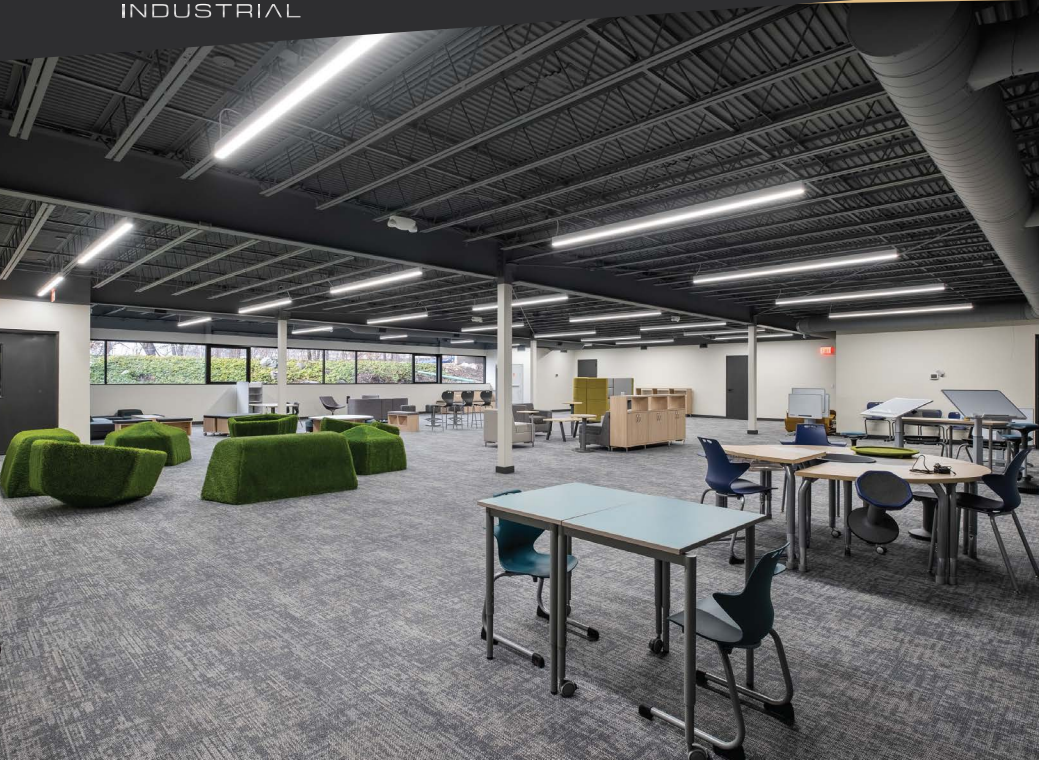
**EXTERIOR PHOTOS**

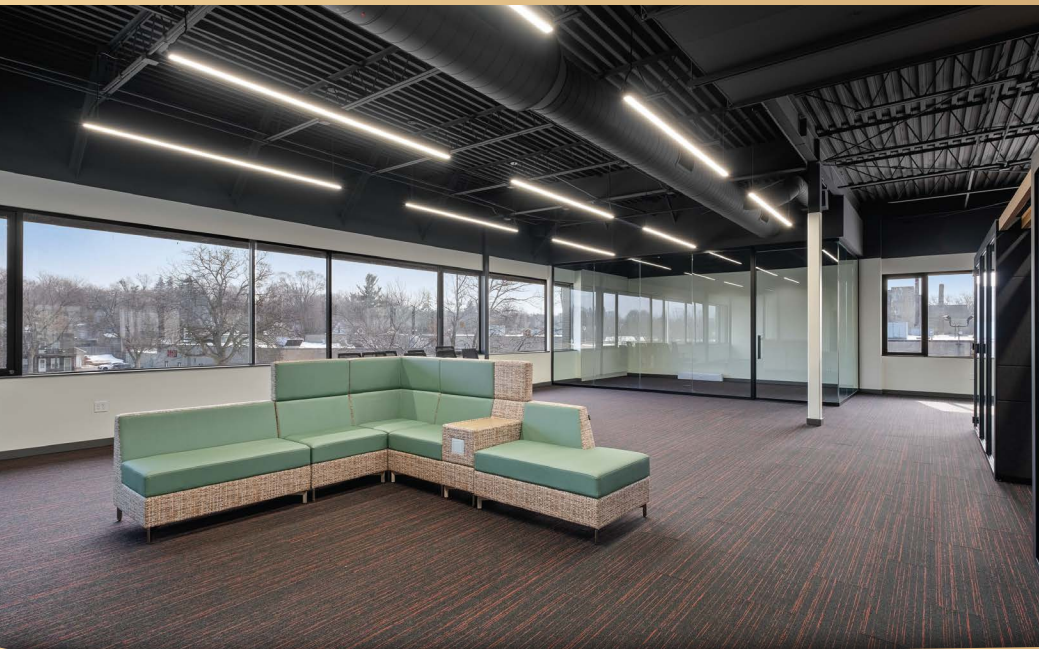




**INTERIOR PHOTOS**







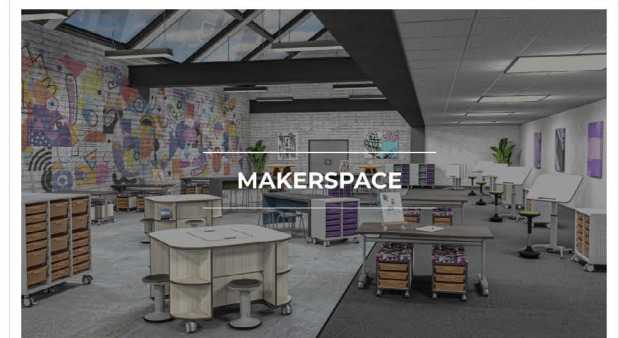
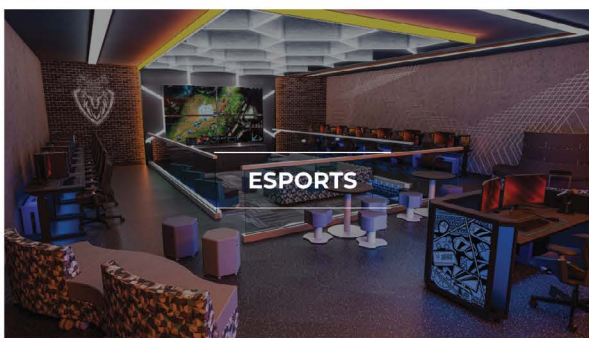
# MiEN

MiEN® makes furniture that works for education. Their innovative furniture creates spaces that promote student engagement and creative thinking. Created by education market experts, their award-winning designs are flexible and adaptable incorporating mobile and collaborative features that support 21st century learning concepts.

## Sample Products



# COMPANY OVERVIEW



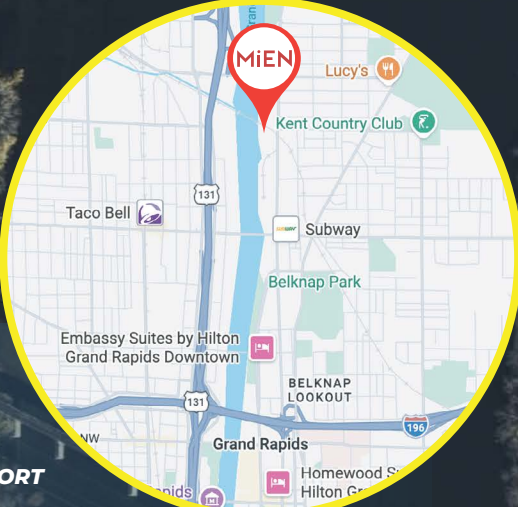
# LOCATION MAP



**SUBJECT PROPERTY**  
**MiEN**  
Corporate Office

**MiEN**  
Manufacturing Facility

**MiEN**  
Planned Development Site



- ✓ **LESS THAN 2 MILES FROM DOWNTOWN GRAND RAPIDS**
- ✓ **UNDER 15 MILES TO GERALD R. FORD INTERNATIONAL AIRPORT**
- ✓ **IMMEDIATE ACCESS TO US-131**
- ✓ **LOCATED WITHIN THE MONROE NORTH / MEDICAL MILE GROWTH CORRIDOR**
- ✓ **ADJACENT TO THE FUNDED RIVER EDGES TRAIL SYSTEM EXTENSION**

# GRAND RIVER TRAIL CONNECTION

## Funded Infrastructure Improvement



As part of the City of Grand Rapids' GR Forward Master Plan, the final 0.75-mile segment of the River Edges Trail between Leonard Street and Ann Street has received funding and is moving toward construction.

This connection will link the subject property directly to Downtown Grand Rapids, Riverside Park, and the 92-mile Fred Meijer White Pine Trail system.

Upon completion, employees will be able to walk directly from the property to the Central Business District via a continuous riverfront pedestrian corridor.





**MiEN**

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**DISCLAIMER**

This property is being offered on an as-is basis. While the Broker believes the information in this brochure to be accurate, no warranty or representation is made as to its accuracy or completeness. Interested parties should conduct independent investigations and reach conclusions without reliance on materials contained in this brochure.