

For Sale or Lease

Office



300 Ionia Ave. SW

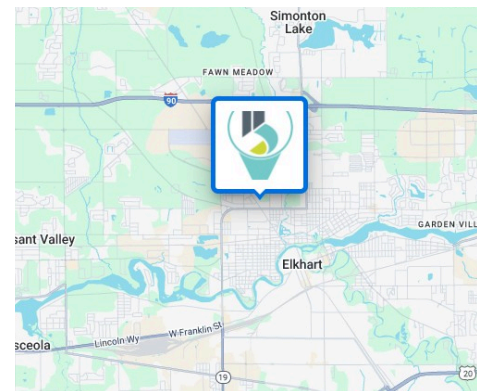
Grand Rapids, MI, 49503

Presenting 300 Ionia, a prime commercial real estate opportunity in the heart of Grand Rapids. Strategically located, this property boasts visibility from US-131 and the Arena District, making it a standout choice for businesses seeking exposure. The building's charm is elevated by its high-end renovation, featuring professionally reclaimed timber framing, floor-to-ceiling glass walls, and exposed metal trusses, all in abundant natural light. Additionally, the property offers free on-site parking, a rare commodity in this bustling district. Prospective buyers should note the possibility of exterior building signage, pending City of Grand Rapids approval. This 12,500 SF gem is listed at a competitive \$1,495,000, presenting a unique opportunity for discerning investors. Don't miss out on this exceptional property!

Highlights

- Located within walking distance of the Downtown Market and Van Andel Arena
- High Visibility and free onsite parking
- High-end Renovation and abundant natural light
- Exterior building signage (pending city of GR approval)

Price Summary	\$1,495,000
Lease Rate	\$14.00/SF NNN
Building Size	12,500 SF



Chip Bowling
Senior Vice President
cbowling@bradleyco.com
c 616.915.9080

Teresa Datema
Advisor, Healthcare Facilities
tdatema@bradleyco.com
c 616.309.7395

www.bradleyco.com

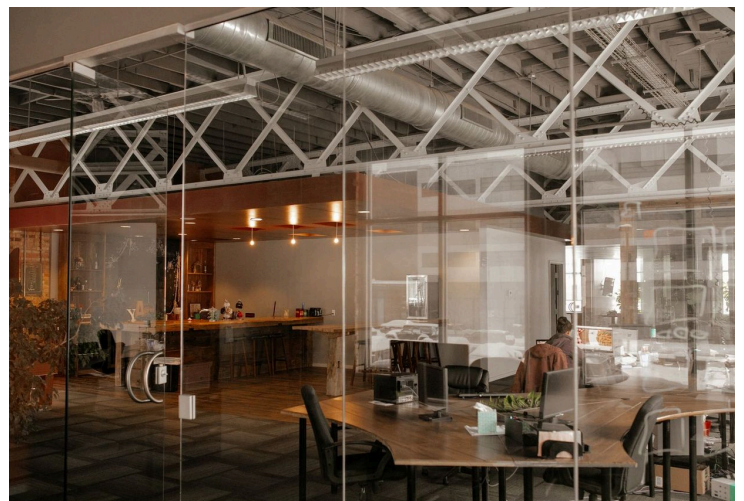
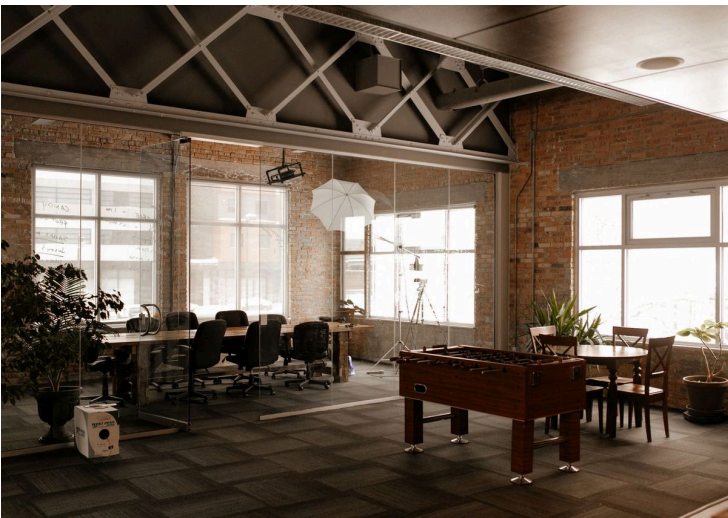
Exterior Photos

300 Ionia Ave. SW, Grand Rapids, MI 49503



Interior Photos

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2nd Floor Layout

300 Ionia Ave. SW, Grand Rapids, MI 49503



Lease Spaces

300 Ionia Ave. SW, Grand Rapids, MI 49503



Space	Rentable Square Feet	Lease Rate	Lease Type
1st Floor	5,000 RSF (13' Ceiling Height)	\$14/RSF	NNN
2nd Floor	5,000 RSF	\$14/RSF	NNN



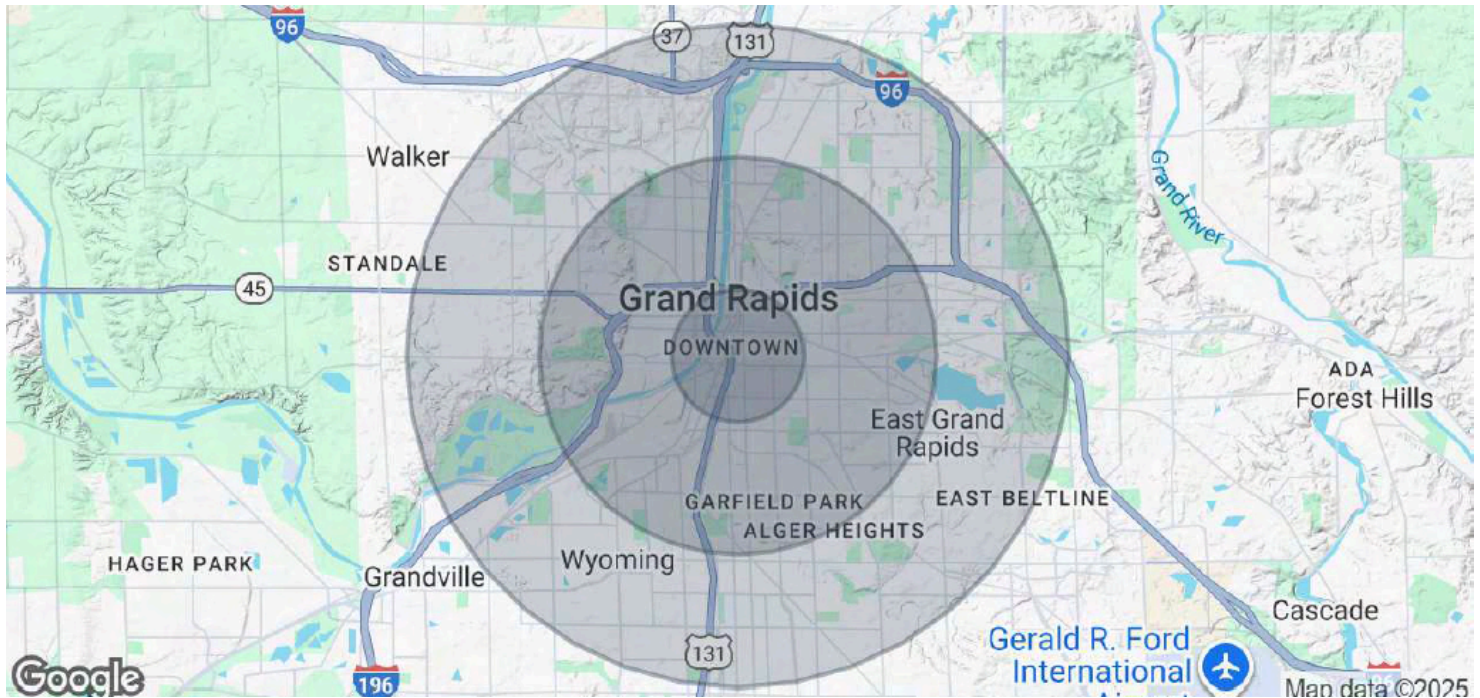
Aerial Map

300 Ionia Ave. SW, Grand Rapids, MI 49503



Demographics

300 Ionia Ave. SW, Grand Rapids, MI 49503



Demographics

	1 Mile	3 Miles	5 Miles
Population	18,562	149,474	272,073
Average Age	30.2	31.6	34.1
Total Households	9,407	58,259	107,833
# of Persons Per HH	1.9	2.51	2.45
Average HH Income	\$79,051	\$76,291	\$82,018

Permitted Uses I TN - CC

Office	Government and Institution	Sports and Entertainment
Retail	Household Living	Hospitality
Recreation	Group and Residential Care	Education
Accessory Uses	Transportation	Utilities