## 200 S DIVISION AVE.

GRAND RAPIDS, MI 49503

## \$7.00/SF ANNUALLY

RETAIL FOR LEASE







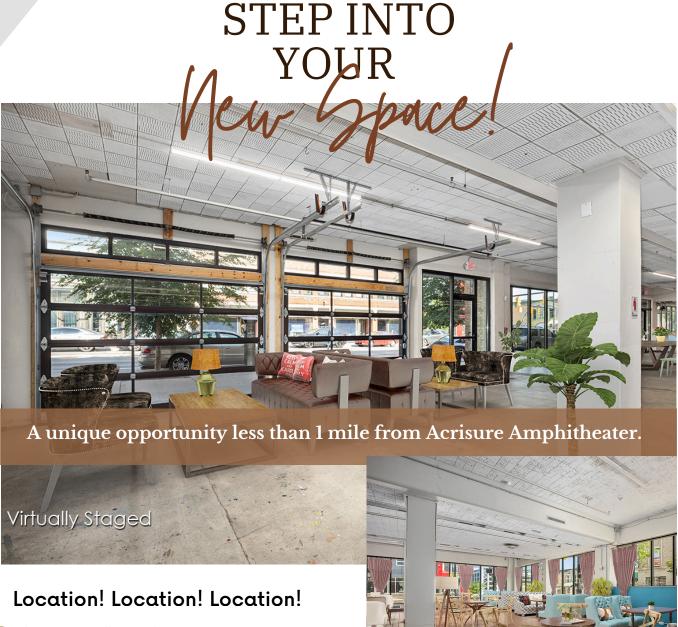
## Prime Retail Space Downtown.

With a striking brick exterior, solid concrete floors, and soaring high ceilings, the open floor plan offers a blank canvas for you to realize your vision. Recent updates to plumbing, electrical, and fire protection ensure a safe and efficient environment. This space provides excellent accessibility and visibility.

Additionally, the property includes a generous lower level with 7,058 square feet of space for storage or warehouse use at no extra cost. It is cool, dry, and easily accessible via a dedicated ramp with up to 15 indoor parking spaces.

## Features:

- 15,637 SF Street Level
- Operable Glass Garage Doors
- Floor-to-Ceiling Storefront Glass
- High-Traffic Corner (5,518 daily)
- ✓ Immediate Availability
- Negotiable Lease Terms
- ADA Complaint
- 8 Bathrooms
- 200+ ft. of street-front exposure
- Zoning: Traditional NeighborhoodCity Center (TN-CC)



- ▼ Three-min. walk from the Ionia Entertainment District
- Two-min. walk from Cherry/Commerce Parking Ramp
- 0.2 miles from US-131 on ramp
- 450 ft. to The Rapid Bus Line
- Metered parking on surrounding streets
- 15+ restaurants within three blocks



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Virtually Staged