

SALE/LEASE

OFFICE



THE PECK BUILDING



40 MONROE CENTER ST. NW, GRAND RAPIDS, MI 49503

PROPERTY OVERVIEW

The historic Peck Building is located in the heart of the Central Business District and within walking distance to several amenities one would expect from a CBD location! Multiple restaurants, bars/breweries, entertainment venues, shopping, and more are all within close proximity. The available 2nd floor office condo presented here is well appointed and offers stunning views of the Monroe Center Corridor!

PROPERTY HIGHLIGHTS

- Newly Remodeled
- High ceilings
- Open floor plan
- Multiple nearby parking options
- NNNs: \$4.34 psf (lease)

OFFERING SUMMARY

Suite 200 Sale Price:	\$1,550,000
Lease Rate:	\$16.40 MG
Available SF:	4,122 SF

BRADLEY COMPANY **CHIP BOWLING**
220 Lyon St. NW, Suite 400 Senior Vice President
Grand Rapids, MI 49503 616.915.9080
616.254.0005 cbowling@bradleyco.com



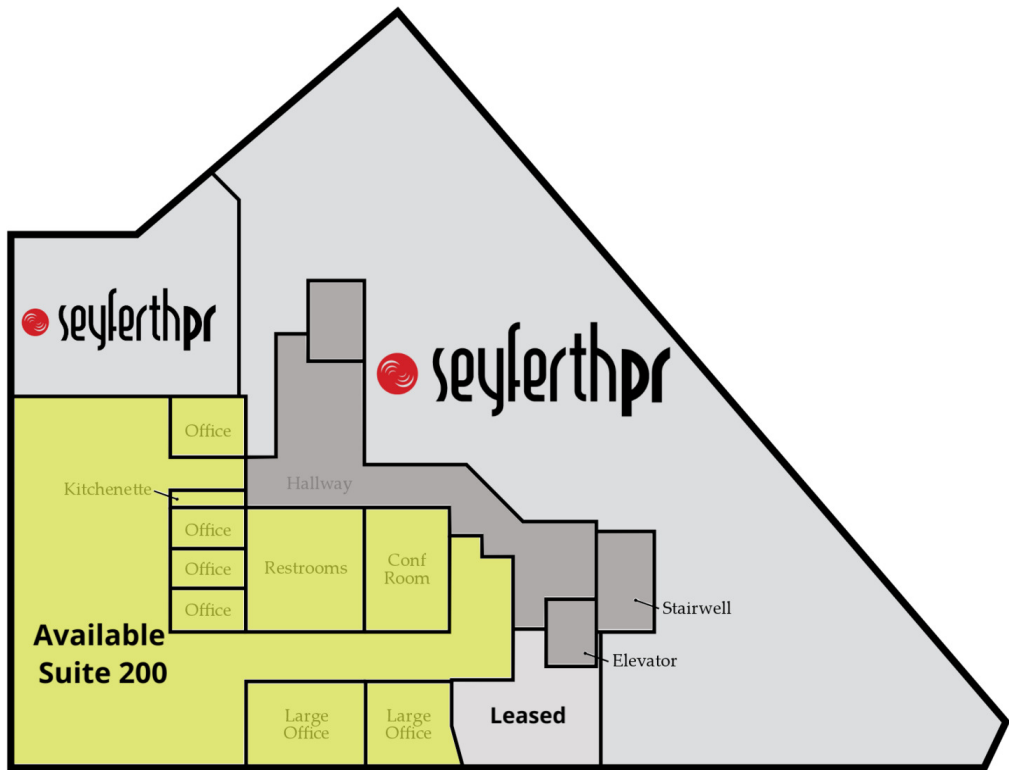
BRADLEYCO.COM



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AVAILABLE SPACES FOR LEASE

SUITE	SIZE	TYPE	RATE
■ 200	4,122 SF	Modified Gross	\$16.40 SF/yr

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Senior Vice President
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cbowling@bradleyco.com



EXTERIOR PHOTOS

40 MONROE CENTER ST. NW, GRAND RAPIDS, MI 49503

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Front of Building



Side of Building down Monroe Center



Monroe Center Corridor

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MEET YOUR NEIGHBORS

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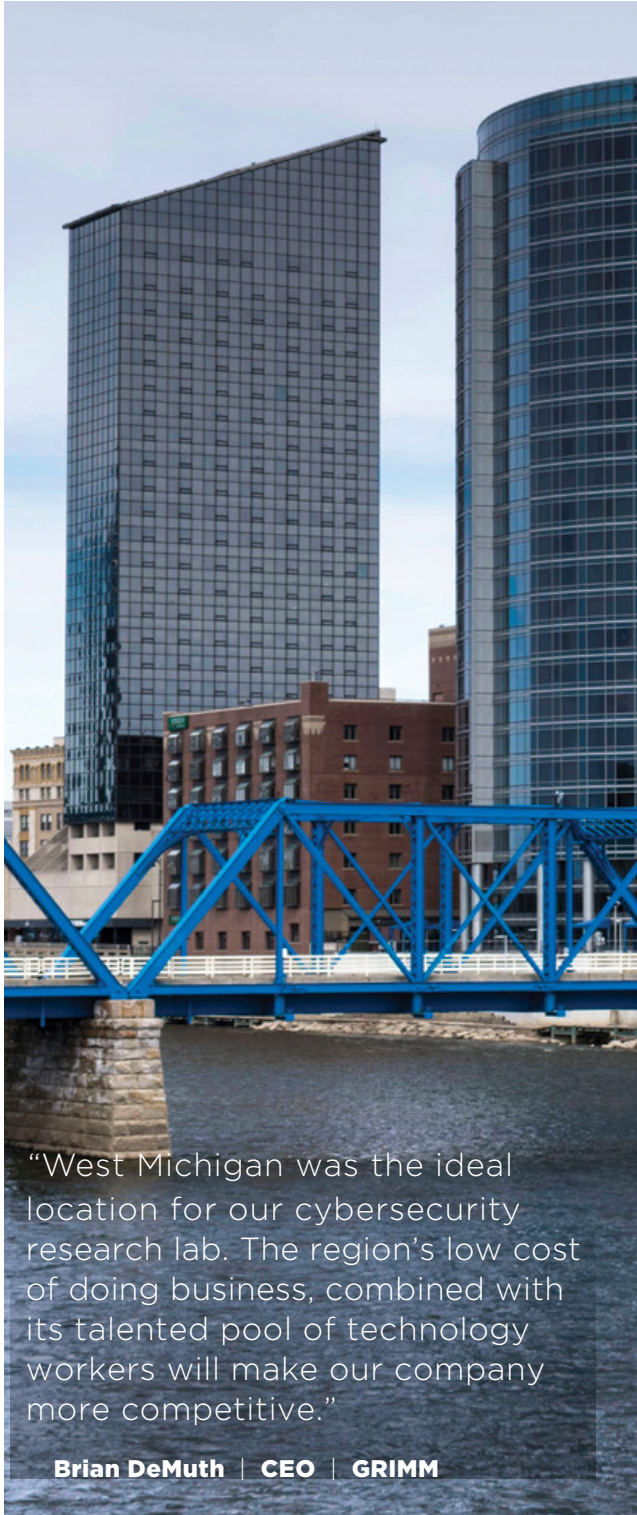
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“West Michigan was the ideal location for our cybersecurity research lab. The region’s low cost of doing business, combined with its talented pool of technology workers will make our company more competitive.”

Brian DeMuth | CEO | GRIMM

CHIP BOWLING

Senior Vice President

616.915.9080

cbowling@bradleyco.com

WELCOME TO WEST MICHIGAN

HOME TO ONE
OF THE FASTEST
GROWING
ECONOMIES
IN THE U.S.

Located between Chicago and Detroit, West Michigan is a growing region of more than 1.5 million people and counting. At its core is the thriving and vibrant city of Grand Rapids, the second largest city in the state.

With a strong business climate and exceptionally high quality of life, it is no surprise businesses and talent are flocking to the region. More than 130 international companies are located here, as well as four of Forbes Largest Private Companies. The region is home to the global headquarters of industry leaders like Amway, Steelcase, Herman Miller, Haworth, BISSELL, Wolverine Worldwide, and more.

There is an energy pulsating from West Michigan that is felt throughout the Midwest. Our business and community leaders have set in motion an unprecedented level of growth and investment, cementing our place as a world-class center for advanced manufacturing, life science and medical devices, food processing, and technology.



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WEST MICHIGAN BY THE NUMBERS

13-COUNTY REGION POPULATION DATA

1,606,562
POPULATION

36.9
MEDIAN AGE

584,482
HOUSEHOLDS

832,429
LABOR FORCE

85,483
COLLEGE
ENROLLMENT

DATA SOURCES: Economic Modeling Specialists International (EMSI), US Census Bureau American Community Survey (ACS), Bureau of Labor Statistics Local Area Unemployment Statistics

COLLEGES & UNIVERSITIES

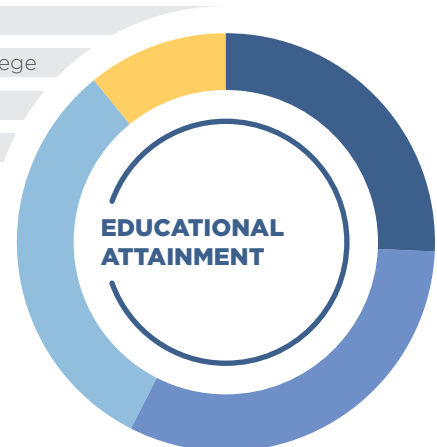
ENROLLMENT

Grand Valley State University	25,049
Grand Rapids Community College	14,269
Ferris State University	13,798
Davenport University - Western Region	7,160
Muskegon Community College	4,311
Calvin College	3,840
Baker College	3,481
Hope College	3,150
Cornerstone University	2,361
Aquinas College	1,716
Montcalm Community College	1,691
Kendall College of Art and Design	1,214
Michigan State University - West	977
Western Michigan University - Grand Rapids	900
Other Area Colleges & Universities	1,566

Total**85,483****DATA SOURCE:** The Right Place, Inc.

#1 Top States for Auto Manufacturing Jobs – Michigan Bureau of Labor Statistics

25.7%	Bachelor's or Higher
31.8%	Associate/Some College
31.6%	High School Diploma
10.9%	Other

**DATA SOURCE:** US Census Bureau ACS

STEM DEGREE COMPLETIONS

COMPLETIONS

Science (Life & Physical)	1,426
Technology	659
Engineering	1,107
Mathematics	190
Health Sciences	3,769

DATA SOURCE: EMSI

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