

AMERICAN SEATING
PARK

 **BRADLEY**
COMPANY

SUCCESS CAN BE A
WALK IN THE PARK

LOVE
YOUR
COMPANY?

HATE
WHERE YOU
WORK?

Outgrow your current space? Need a change of scenery?
It's easier and more economical than you may think to relocate your organization.

American Seating Park is conveniently located near the US-131 and I-96 interchange.
Give this fantastic property a look and get ready to love where you work!



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REDEFINING THE COMMUTE

Imagine the convenience of commuting from home to work via elevator. The first three floors of professional office space are complemented by a luxury residential condominium community on the fourth floor.

No traffic reports. No gas money. No rush hour.
And you're only late if the elevator gets stuck.



About THIS SPOT

Brick & Mortar

TOTAL BUILDING SF
145,000 (Office)

ORIGINALLY CONSTRUCTED
1902

COMPLETE INTERIOR/EXTERIOR
RENOVATION
By Pioneer Construction in 2003

TAXING AUTHORITY
City of Grand Rapids

RECOGNITION
Governor's Award for Historic Preservation 2003

Associated Builders & Contractors of West
Michigan Award of Excellence for Historic
Renovation > \$20,000,000

On-Site Delights

- Cool, historic building
- Exposed brick
- Abundant natural light
- Common conference room and kitchenette
- Dynamic, mixed-use community
- Beautiful, landscaped courtyard
- 100-seat amphitheater
- Wireless, DSL, T-1 high-speed internet
- Professionally-managed
- Keycard access
- 436-car surface parking lot
- Free on-site parking

Coming To Terms

Lease Structure: Modified Gross and
Suite Electrical, Janitorial
Term Up to 30 Months

SUITE 212
1,788 RSF
\$25.00/RSF • Term Up to 30 Months
For Sublease

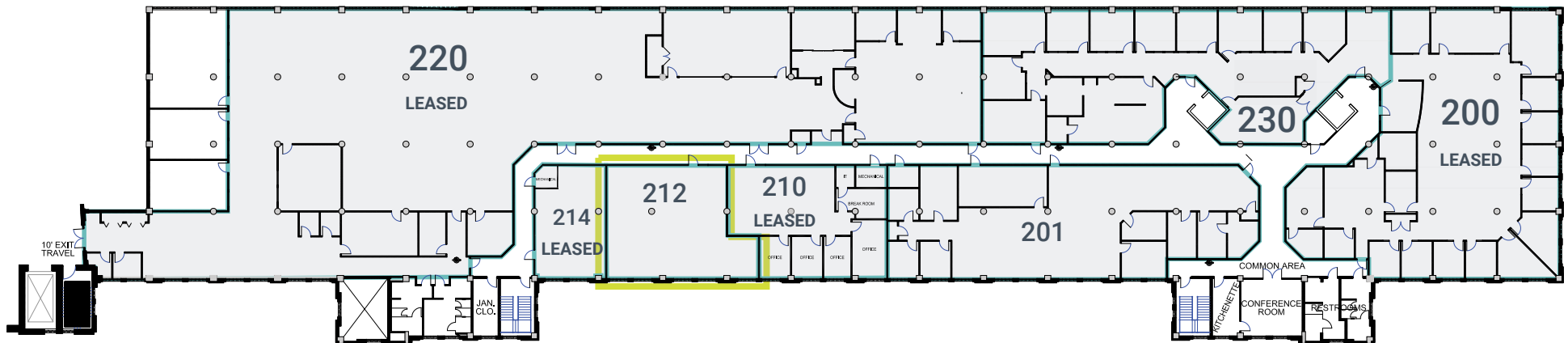
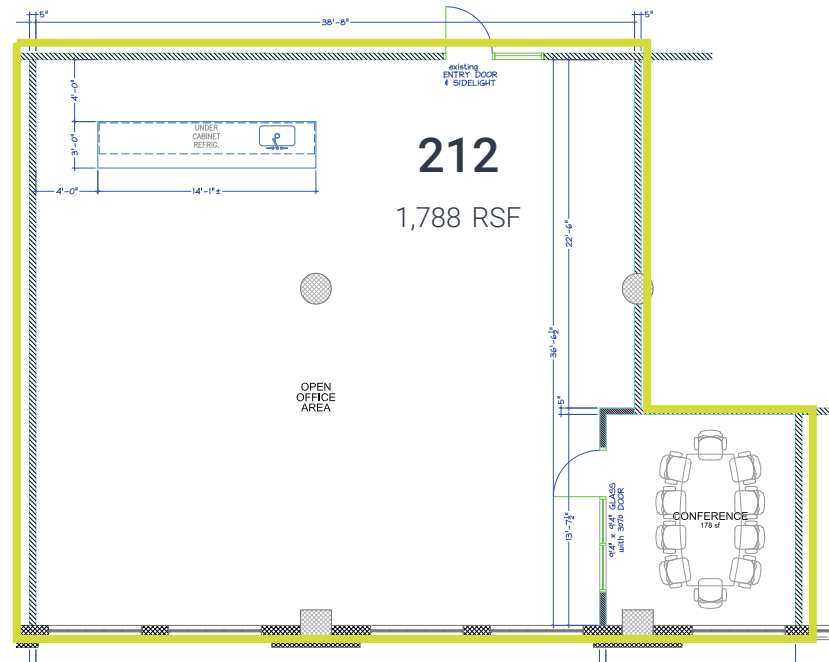
Suite is currently furnished, cost of furniture to
be negotiated prior to lease execution

Suite 212 For Sublease

AVAILABLE

Suite 212
1,788 RSF
\$25/RSF/yr

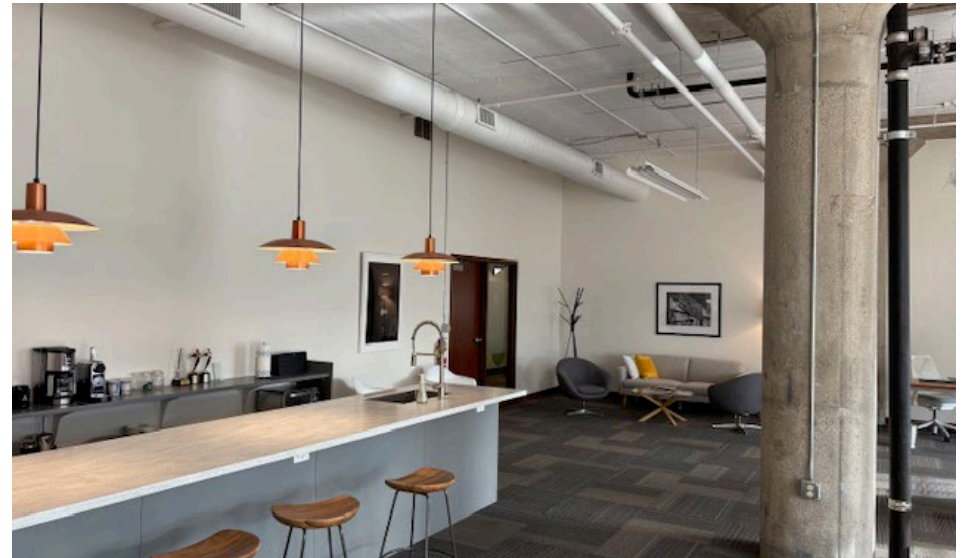
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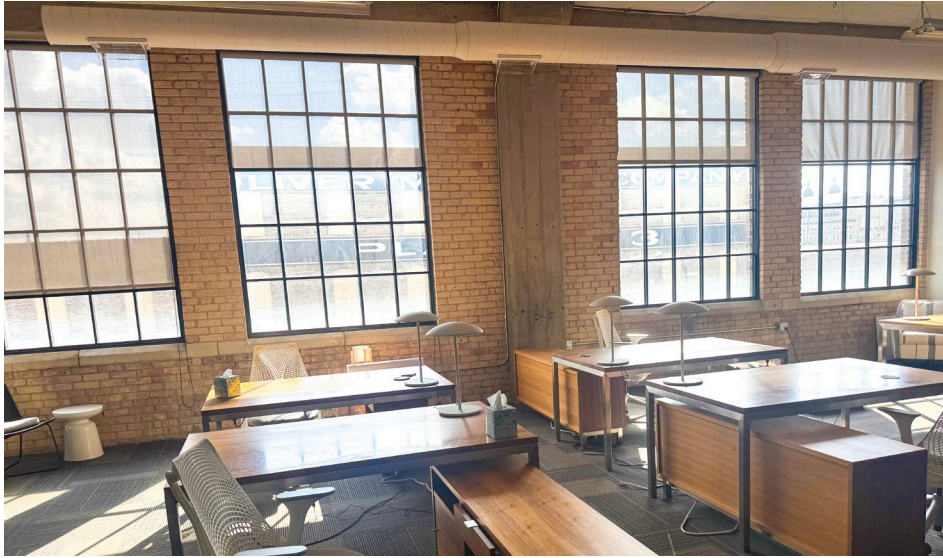
PHOTOS – Suite 212



PHOTOS – Suite 212



PHOTOS – Suite 212



Parking that Hits the **MARK**

SAVE BIG with FREE & CONVENIENT ON-SITE PARKING

Tenants at American Seating Park enjoy FREE PARKING which means additional savings as compared to other downtown properties

A 5,000 SF tenant leasing in the CBD would pay the following for parking:

20 Employees
at
\$150/Space/Month:

\$3,000/Month or \$36,000/Yr

\$36,000 parking costs
Divided by 5,000 SF:

**\$7.20/SF Savings
PER YEAR!!**

Average of 2 employees/800SF = 10 Employees





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