



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!



Chip Bowling

Mobile: 616.915.9080
cbowling@bradleyco.com
www.bradleyco.com



Teresa Datema

Mobile: 616.309.7395
tdatema@bradleyco.com
www.bradleyco.com

220 Lyon St NW, Suite 400
Grand Rapids, Michigan 49503
www.bradleyco.com

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

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

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

COMING TO TERMS

Lease Structure: Modified Gross
and Suite Electrical, Janitorial

SUITE 212

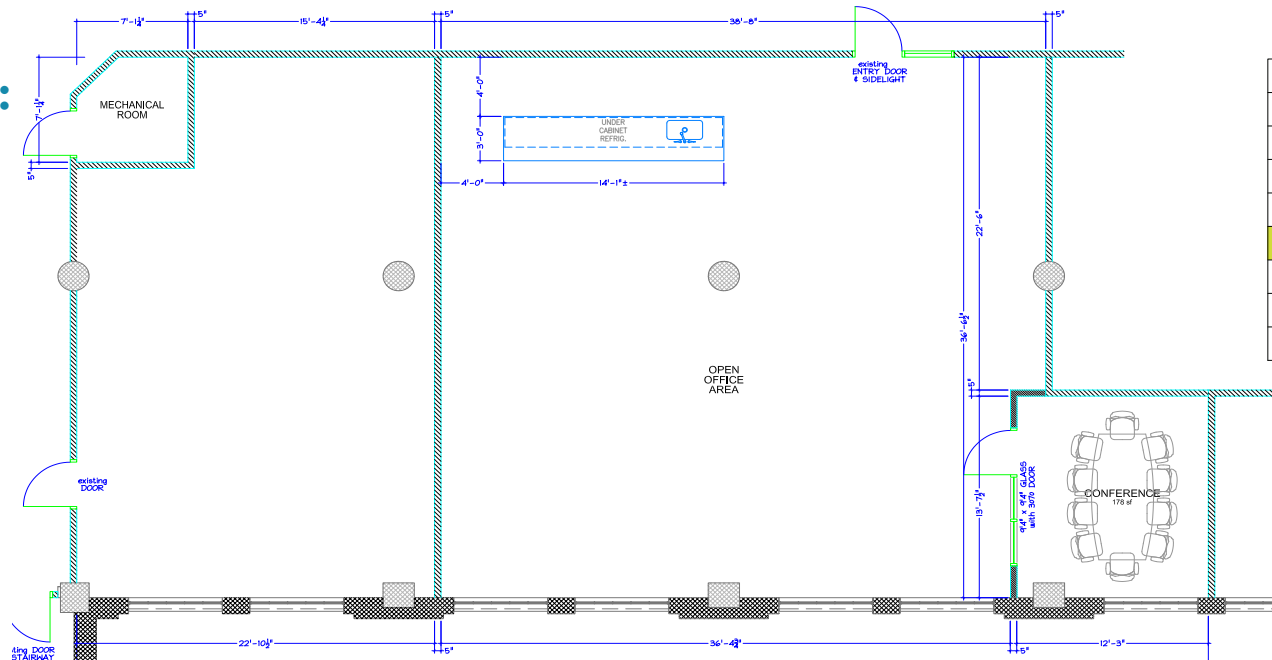
1,788 RSF

\$27.00/RSF • Term 60-120 Months

Suite 212 For Lease

AVAILABLE:

Suite 212
1,788 RSF
\$27/RSF/yr



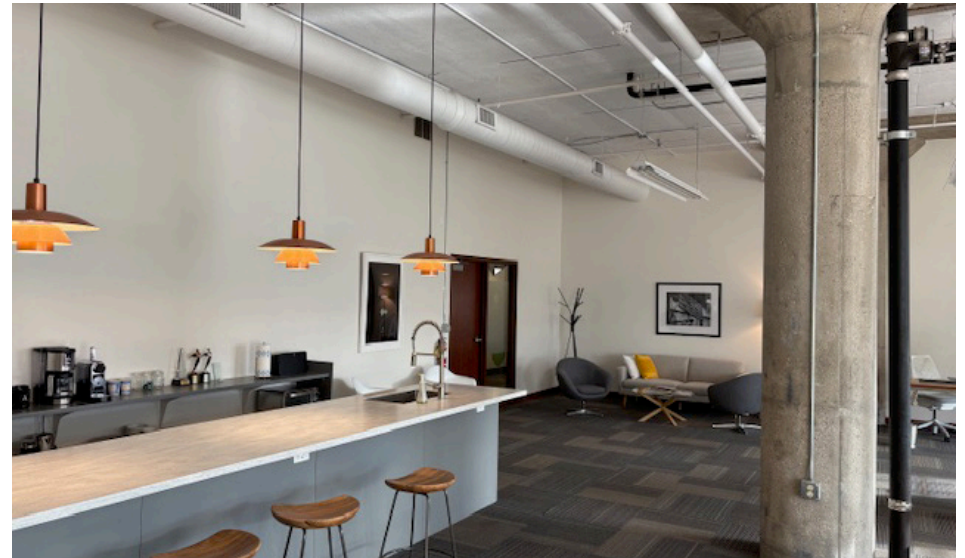
Suite	USF	RSF
200	5,932	6,600
201	4,156	4,655
203	4,904	5,490
210a	1,738	1,999
212	1,555	1,788
210c	832	957
230	17,226	19,810
Total	36,343	41,299



Interior PHOTOS – Suite 212 For Lease



Interior PHOTOS – Suite 212 For Lease



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

The Crossroads of WEST MICHIGAN

801 Broadway Ave NW
Grand Rapids, MI 49504

Distances to:

Gerald R Ford International Airport • 20 Minutes

Rockford • 17 Minutes

Muskegon • 40 Minutes

Kalamazoo • 50 Minutes

Lansing • 60 Minutes

Getting There



Scan code at left with mobile device
to receive driving directions.



In the AREA

A quick jaunt from American Seating Park will lead you into a world of local flavors and one-of-a-kind places to grab a cup of joe, a power lunch, or a pint of craft beer. Many of Grand Rapids' hot spots are within walking distance or a short bus ride.

- **Broadway Bar**
740 Broadway Ave NW • 0.3 mi E
- **Salvatore's Italian Restaurant**
654 Stocking Ave NW • 0.3 mi SW
- **The Anchor Bar**
447 Bridge St NW • 0.6 mi S
- **El Sombrero**
527 Bridge St NW • 0.6 mi S
- **Tacos El Cuñado**
1024 Bridge St NW • 1.2 mi SW
- **Maggie's Kitchen**
636 Bridge St NW • 0.6 mi S
- **Butcher's Union**
417 Bridge St NW • 0.6 mi SE
- **Ando Sushi + Bar**
415 Bridge St NW • 0.9 mi S
- **O'Toole's Public House**
448 Bridge St NW • 0.6 mi S
- **The Mitten Brewing Company**
527 Leonard St NW • 0.6 mi SE
- **The Knickerbocker - New Holland Brewing**
417 Bridge St NW • 0.6 mi SE
- **O'Toole's Public House**
448 Bridge St NW • 0.6 mi SE
- **Brann's Sizzling Steaks & Sports Grille**
401 Leonard NW • 0.7 mi NE
- **Ferris Coffee & Nut Company**
227 Winter Ave NW • 0.7 mi S
- **Condado Tacos**
449 Bridge St NW • 0.6 mi S
- **Morning Belle**
434 Bridge St NW • 0.6 mi S
- **One Bourbon**
608 Bridge St NW • 0.8 mi S



Chip Bowling

Mobile: 616.915.9080
cbowling@bradleyco.com
www.bradleyco.com



Teresa Datema

Mobile: 616.309.7395
tdatema@bradleyco.com
www.bradleyco.com

©2025 Bradley Company, LLC and affiliates. Use of any third party name or mark is for informational purposes only and does not indicate sponsorship or endorsement by such party. Not all information has been independently verified, and the presenting broker makes no guarantee about its accuracy. Any projections, opinions, or estimates are for example only. Before completing a real estate transaction, you and your advisors should conduct an independent investigation of the property to determine its suitability for your needs.