



+250
MONROE AVENUE
NORTHWEST

250 MONROE AVE NW GRAND RAPIDS, MICHIGAN

Calder Plaza Building
Available for Lease

CBRE

ORIGINALLY BUILT IN 1982, THE CALDER PLAZA BUILDING IS A FOCAL POINT WITHIN DOWNTOWN GRAND RAPIDS.

After CWD acquired the building in 2014, they carried out a full restoration and renovation to accommodate the needs of modern businesses.

Located at 250 Monroe Ave NW, the Calder Plaza Building offers retail and Class A office space at the heart of Downtown Grand Rapids with easy access and high visibility from highways, as well as connected under- and above-ground parking.

It boasts underground access to the City and County buildings, the Fifth Third Bank building, and a Chase bank and is just steps from the Skywalk system for covered passage to many downtown restaurants and establishments, including: DeVos Place, Amway Grand Plaza Hotel, JW Marriott, PNC Bank, and the Van Andel Arena.

BUILDING SIGNAGE OPPORTUNITY FOR A LARGE FOOTPRINT TENANT

849+

ON-SITE PARKING SPACES

The Calder Plaza building offers a variety of parking options on the premises. Monthly parking spaces at the Vandenberg Center Parking Ramp offer secure and convenient parking for tenants and their guests.

19,000+

SQFT FLOORPLATE

The building's vast and efficient floorplate makes it accommodating for businesses of every size. The flexible layout offers a lot of potential for businesses to make a new home in the heart of Downtown Grand Rapids.

CLASS A

OFFICE BUILDING

The building's recent renovation equips it with a modern fit and finish to provide the perfect atmosphere for success.



ESTEEMED RESTAURANT ON SITE



EXCELLENT CO-TENANCY

BANK OF AMERICA



Regus

MERRILL
A BANK OF AMERICA COMPANY



250

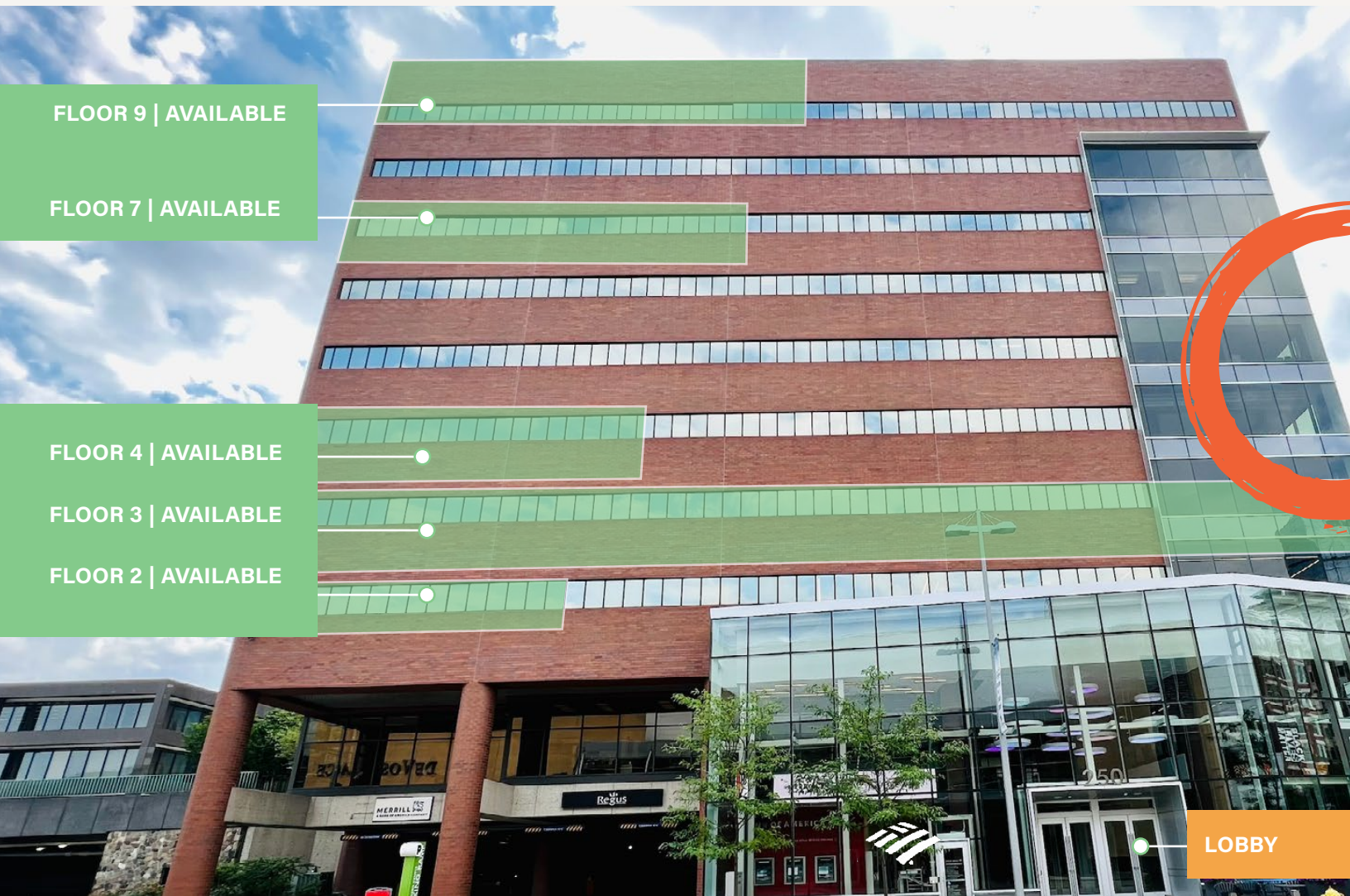
MONROE AVENUE
NORTHWEST

Calder Plaza Building | Stacking Plan



SUITE	SQFT	RENT	LEASE TYPE
250	4,040	\$26.50	Modified Gross
300	19,580	\$26.50	Modified Gross
450	5,355	\$26.50	Modified Gross
750	9,790	\$26.50	Modified Gross
900	10,816	\$26.50	Modified Gross

MODIFIED GROSS: Tenant responsible for electric, gas, suite janitorial, and phone/data



250

MONROE AVENUE
NORTHWEST

Calder Plaza Building | Suite 250

4,040 SQ FT

+ MULTIPLE FLOORS CAN BE
LEASED TOGETHER



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floor **02**

250

MONROE AVENUE
NORTHWEST

Calder Plaza Building | Suite 300

19,580 SQ FT

+ MULTIPLE FLOORS CAN BE
LEASED TOGETHER



floor **03**

250

MONROE AVENUE
NORTHWEST

Calder Plaza Building | Suite 450

5,355 SQ FT

+ MULTIPLE FLOORS CAN BE
LEASED TOGETHER



04
floor

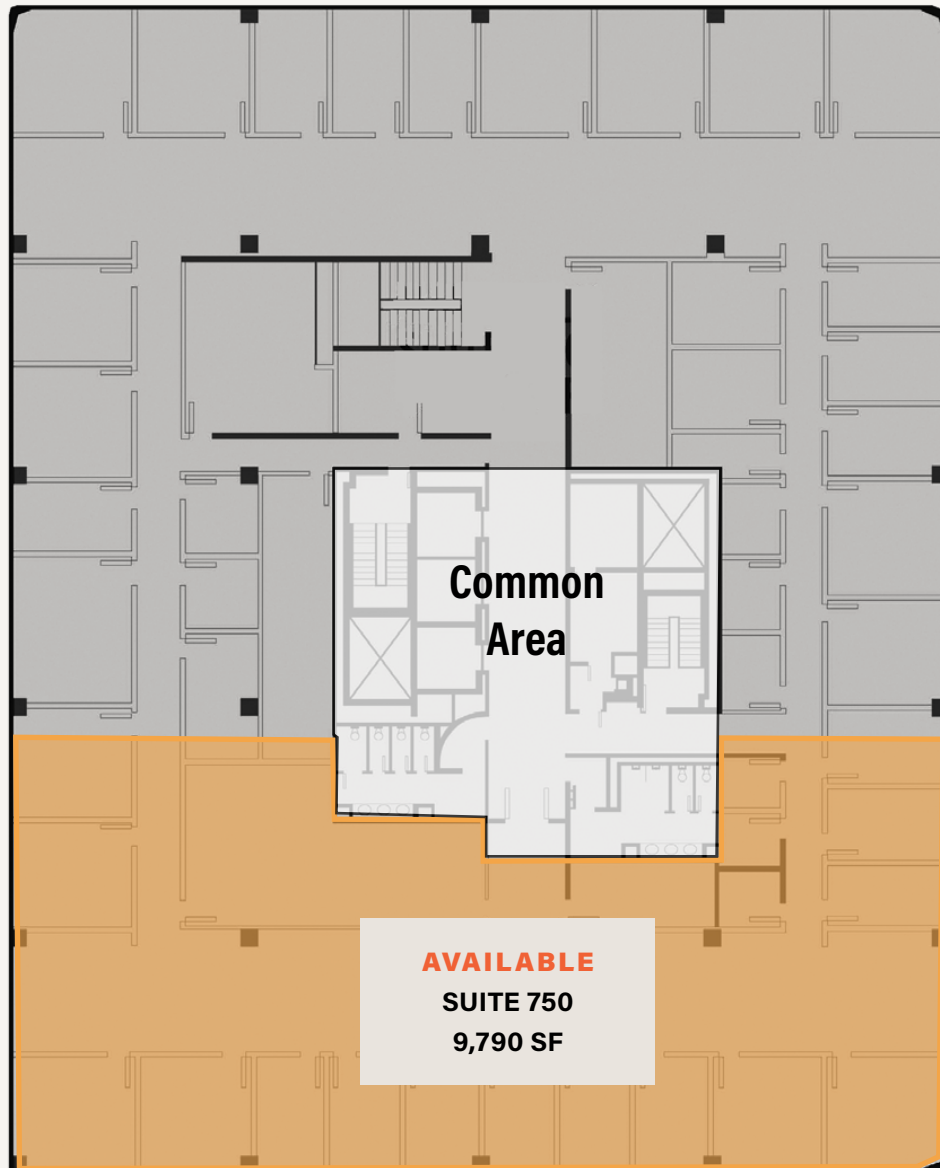
250

MONROE AVENUE
NORTHWEST

Calder Plaza Building | Suite 750

9,790 SQ FT

+ MULTIPLE FLOORS CAN BE
LEASED TOGETHER



floor **07**

250

MONROE AVENUE
NORTHWEST

Calder Plaza Building | Suite 900

10,816 SQ FT

+ MULTIPLE FLOORS CAN BE
LEASED TOGETHER



floor **09**

GRAND RAPIDS STATISTICS

#2

Most Improved Metros for
Percentage Growth in GRP,
Headlight Data, 2018

#2

Best Places for New
Small Businesses
LendingTree, 2018

#10

Best Cities to Start a Career
WalletHub, 2018



#6

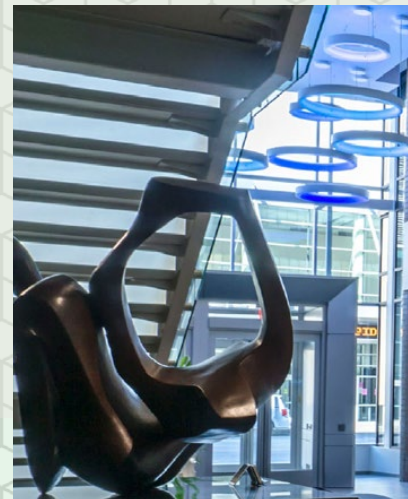
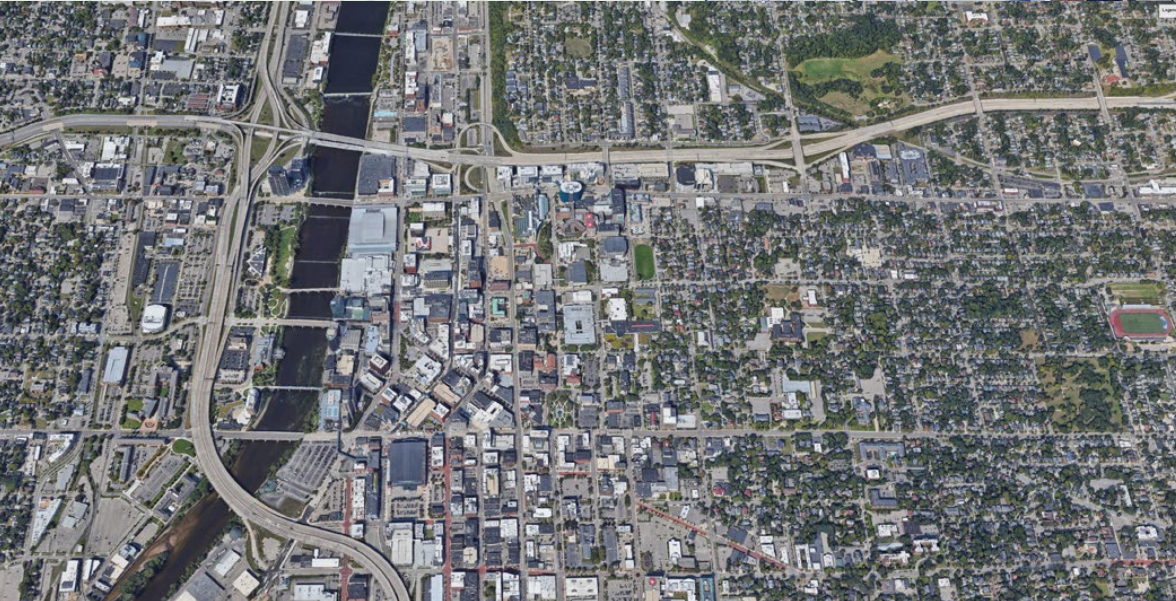
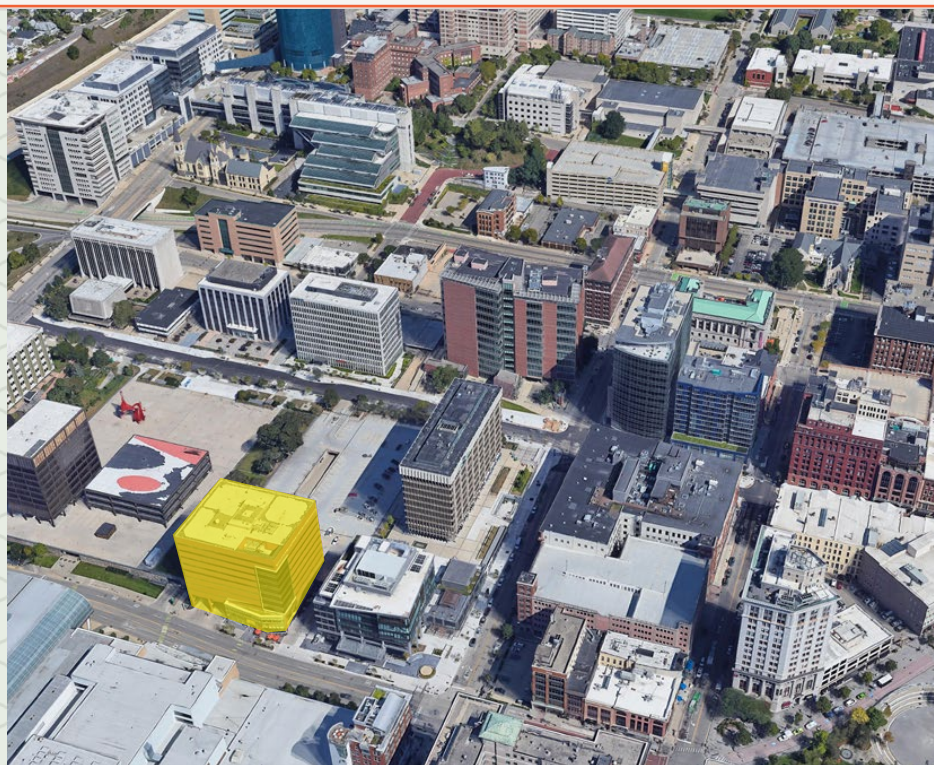
Smaller City Poised to Skyrocket
Realtor.com, 2018

#7

Fastest Growing Economy
in the U.S.,
Forbes and Headlight Data, 2018

#13

Best Large City to
Start a Business
WalletHub, 2018



GRAND RAPIDS STATISTICS

#1

Top Places to Visit in the U.S.,
Groupon, 2015

#2

Best Place to Make the Most of a
Tight Budget, 2018

#5

America's Most Underrated Cities,
Travel + Leisure, 2017

#1

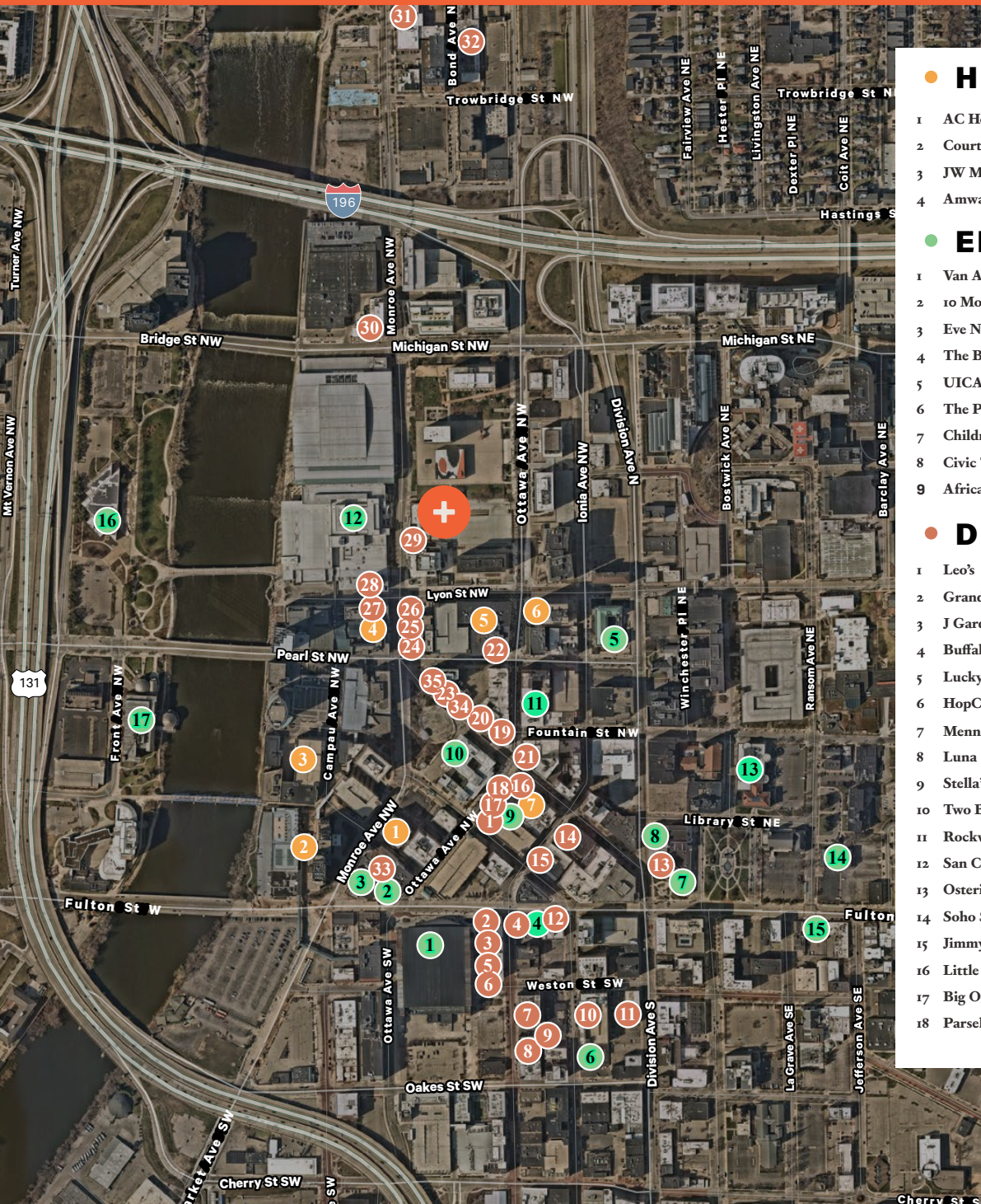
Metro for Living a Balanced Lifestyle,
MagnifyMoney, 2018

#3

Cities for First-Time Home Buyers,
LendingTree, 2018

#19

Best Cities in the U.S.,
US News, 2017



HOTELS

- | | |
|------------------------|--------------------|
| 1 AC Hotel | 5 Homewood Suites |
| 2 Courtyard by Marriot | 6 Hyatt Place |
| 3 JW Marriot | 7 City Flats Hotel |
| 4 Amway Grand Plaza | |

ENTERTAINMENT


- | | |
|---------------------------|--------------------------------|
| 1 Van Andel Arena | 10 Grand Rapids Art Museum |
| 2 10 Monroe Live | 11 Forty Pearl Winery |
| 3 Eve Nightclub | 12 DeVos Place |
| 4 The BackForty Saloon | 13 Grand Rapids Public Library |
| 5 UICA | 14 St. Cecilia Music Center |
| 6 The Pyramid Scheme | 15 One Trick Pony |
| 7 Children's Museum | 16 Gerald Ford Museum |
| 8 Civic Theatre | 17 Grand Rapids Museum |
| 9 African American Museum | |

DINING

- | | |
|----------------------------|-----------------------------|
| 1 Leo's | 19 Cinco De Mayo |
| 2 Grand Rapids Brewing Co. | 20 Uccello's Ristorante |
| 3 J Gardella's Tavern | 21 Madcap Coffee |
| 4 Buffalo Wild Wings | 22 Sundance Bar & Grill |
| 5 Lucky Luciano's | 23 Freshii |
| 6 HopCat | 24 Mojo's Bar & Restaurant |
| 7 Menna's Joint | 25 ATO Sushi |
| 8 Luna | 26 The Chop House |
| 9 Stella's Lounge | 27 Ruth's Chris Steak House |
| 10 Two Beards Deli | 28 Reserve Wine & Food |
| 11 Rockwell Republic | 29 ROAM |
| 12 San Chez Bistro | 30 Atwater Brewery |
| 13 Osteria Rossa | 31 Jimmy John's |
| 14 Soho Sushi | 32 Rocky's Bar & Grill |
| 15 Jimmy John's | 33 The B.O.B. |
| 16 Little Bird | 34 Angel's Thai Cafe |
| 17 Big O' Pizza & Booze | 35 Shushiyama |
| 18 Parsely Bar & Grill | 36 Barrio Taco's & Tequila |
| | 37 Real Seafood |







250
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NORTHWEST

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