BRADLEY COMPANY

For Sale or Lease



111 Commerce Ave SW

Grand Rapids, MI, 49503

Chip Bowling
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Kevin VanHaitsma
Vice President
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Case Overweg
Vice President
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c 616.540.4924

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Executive Summary

111 Commerce Ave SW, Grand Rapids, MI 49503



Offering Summary

Sale Price	$7,500,000
Lease Rate	$19.00/SF
Property Type	Office - Office Building
Leasable Size	21,730-108,654 SF
Size (Ac)	1.45
Building Size (SF)	108,654
North Building	Built in 1915 & renovated in 2006
South Building	Built and completed in 2016
Zoning	TN - CC

Property Overview

This formerly occupied Law School building is located in the Entertainment District of Downtown Grand Rapids, Michigan - one of the fastest growing Midwestern cities in the United States. Located in close proximity to multiple entertainment venues and positioned among other properties with several high credit tenants. Area also includes a fast growing population of market rate multi-family developments, restaurants and hotels. A portion of the building was built in 1915. The building was renovated and expanded in 2006 to its current use.

Highlights

- Great redevelopment opportunity
- Huge windows throughout
- Located in the Entertainment District
- 5 story brick and precast concrete
- Great visibility
- In floor heating
- Snow melt system
- Emergency standby generators
- 5 floors with a finished lower level
- (4) 90 seat classrooms
- 2 courtrooms and 12 additional classrooms
- New construction/renovation in 2006
- Modern construction

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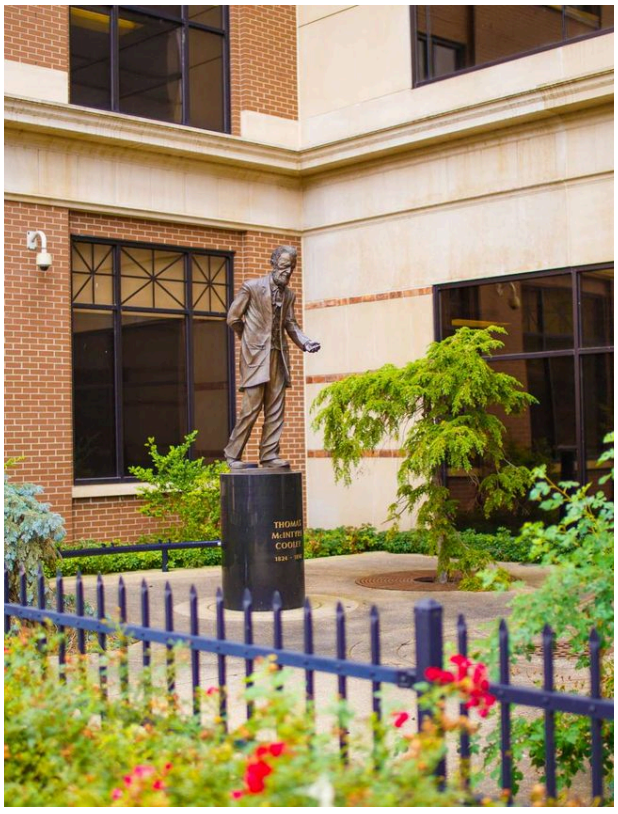
Exterior Photos

111 Commerce Ave SW, Grand Rapids, MI 49503







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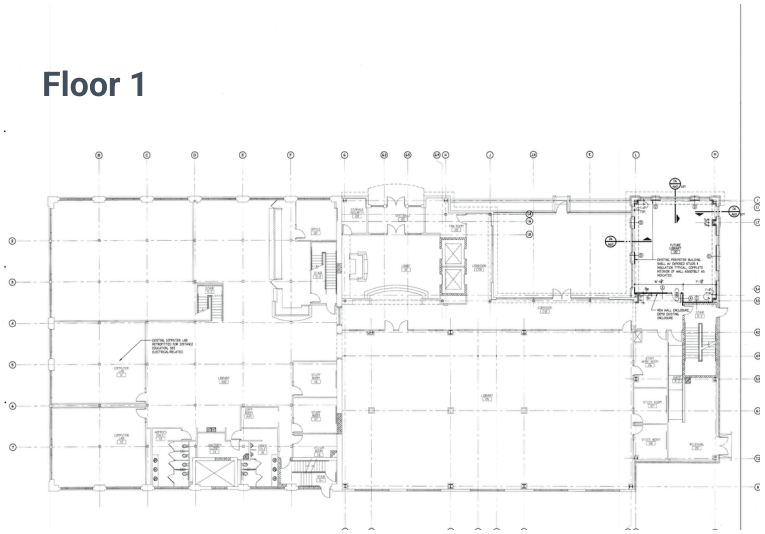
Building For Lease

111 Commerce Ave SW, Grand Rapids, MI 49503

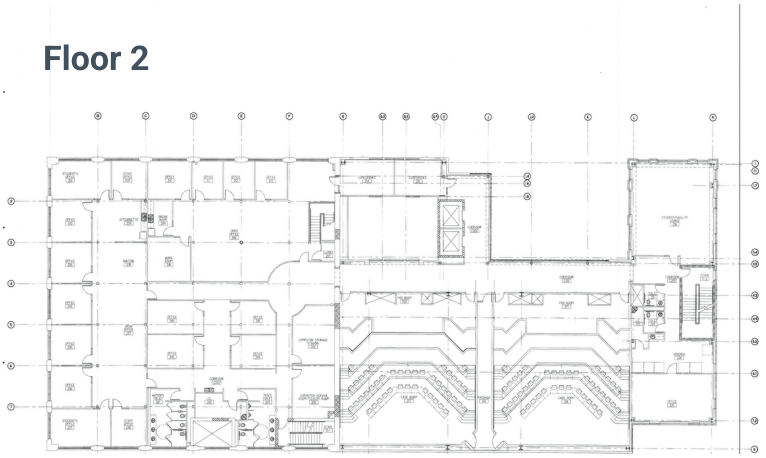
Floor 1



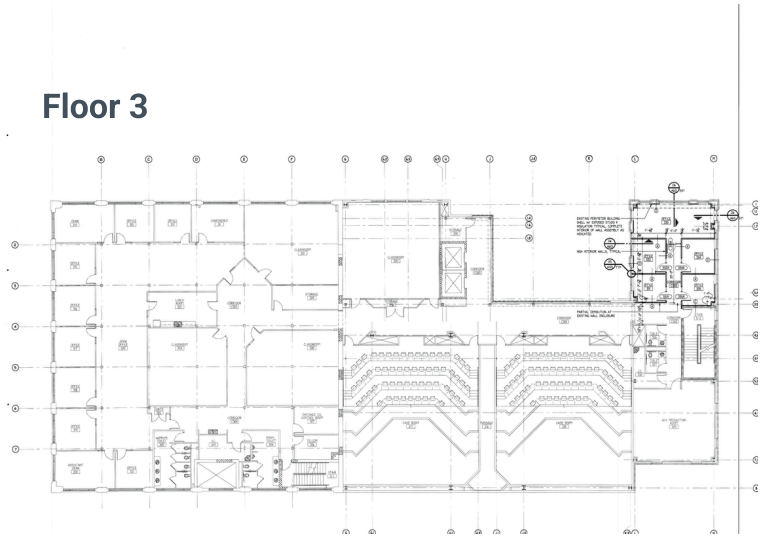
Offering Summary

Lease Rate	$19.00/SF
Leasable Size	21,730-108,654 SF

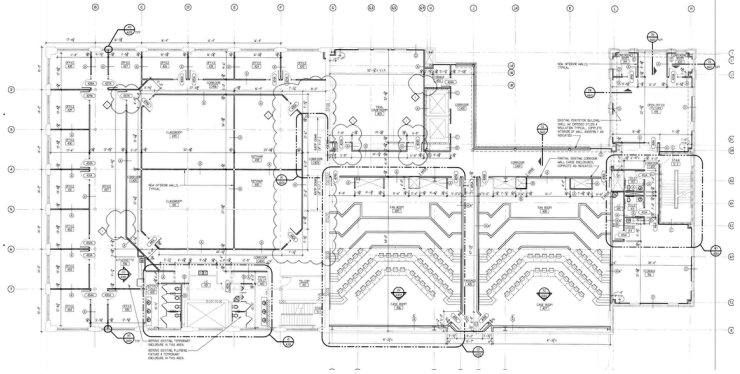
Floor 2



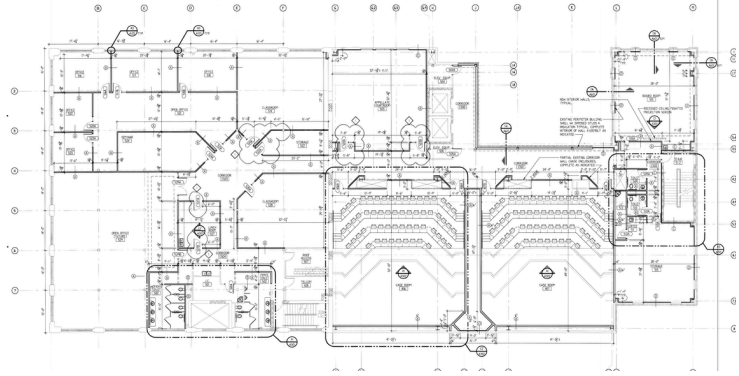
Floor 3



Floor 4



Floor 5



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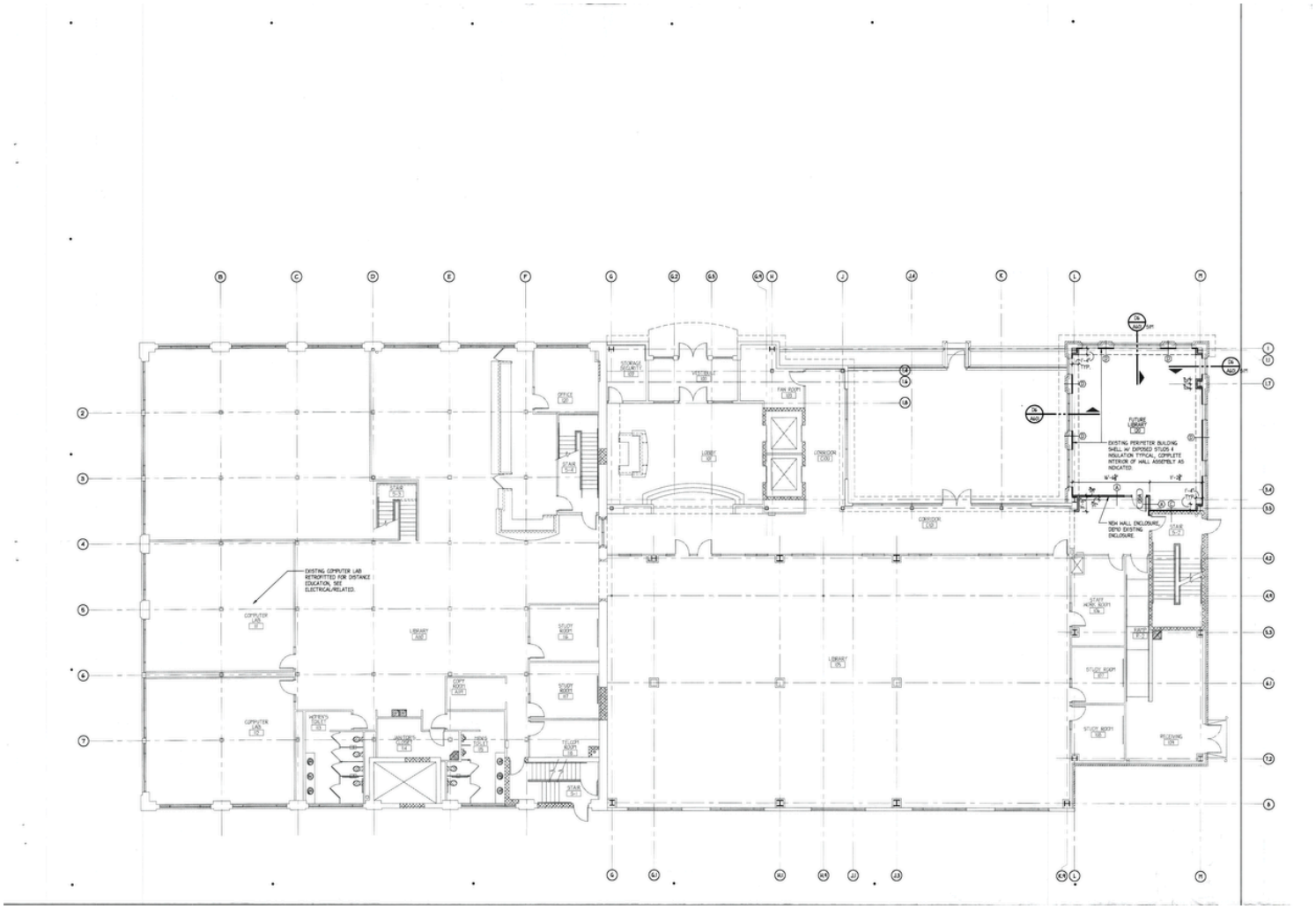

Space	Lease Rate	Space Size
Floor 1	$19.00/SF MG	21,731 SF

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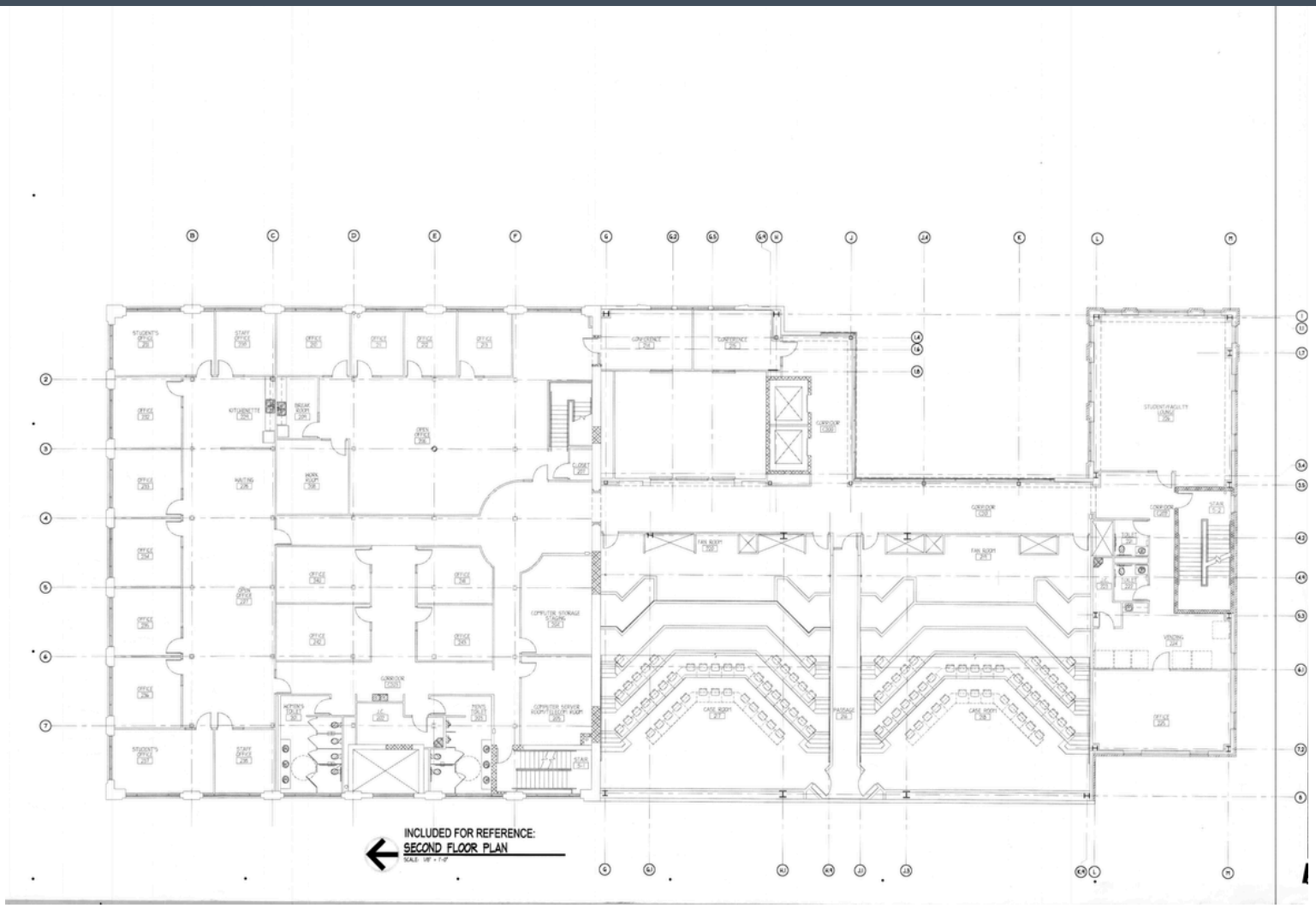

Space	Lease Rate	Space Size
Floor 2	$19.00/SF MG	21,731 SF

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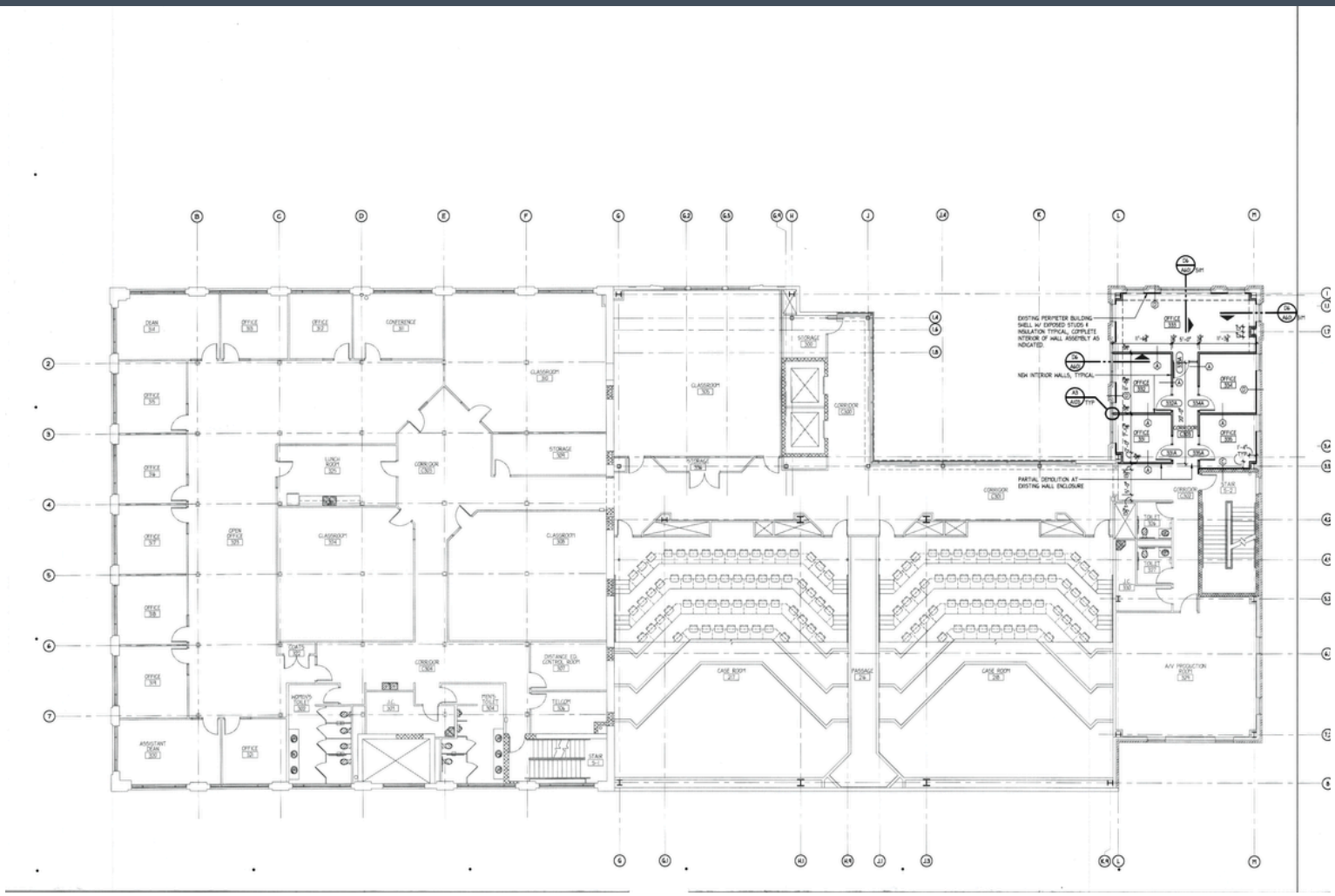

Space	Lease Rate	Space Size
Floor 3	$19.00/SF MG	21,731 SF

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Floor 4

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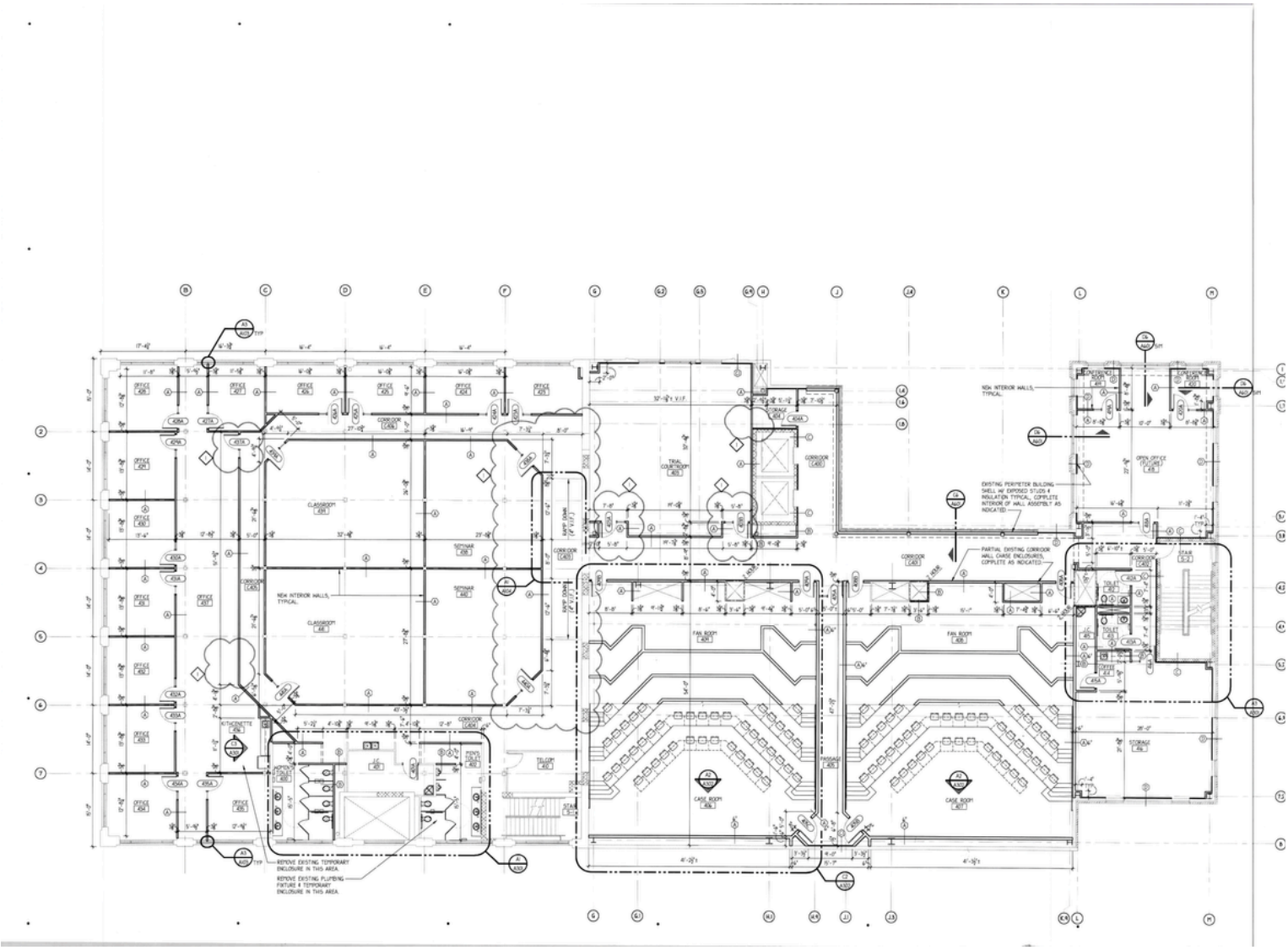

Space	Lease Rate	Space Size
Floor 4	$19.00/SF MG	21,731 SF

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Floor 5

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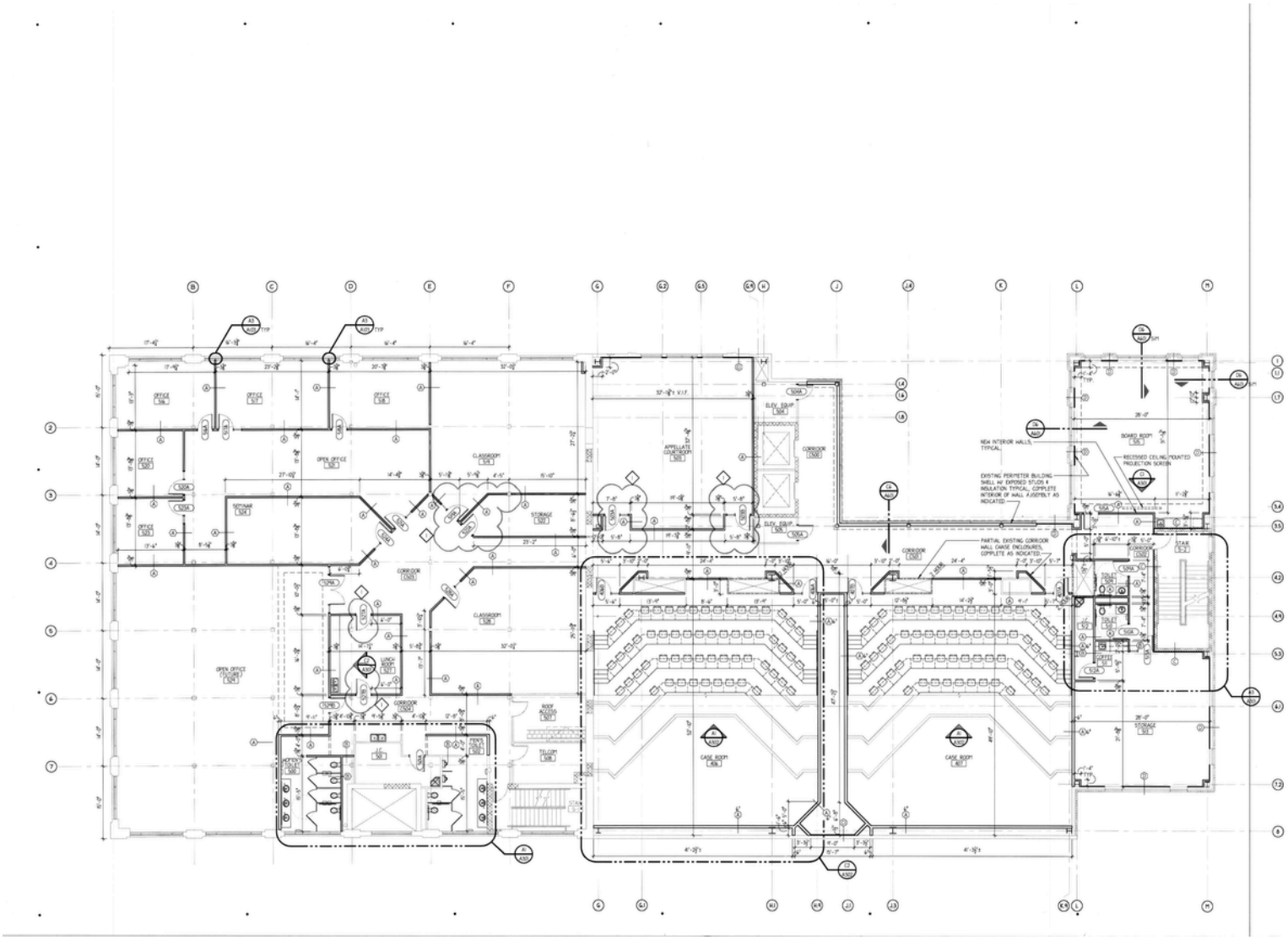

Space	Lease Rate	Space Size
Floor 5	$19.00/SF MG	21,731 SF

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Interior Photos

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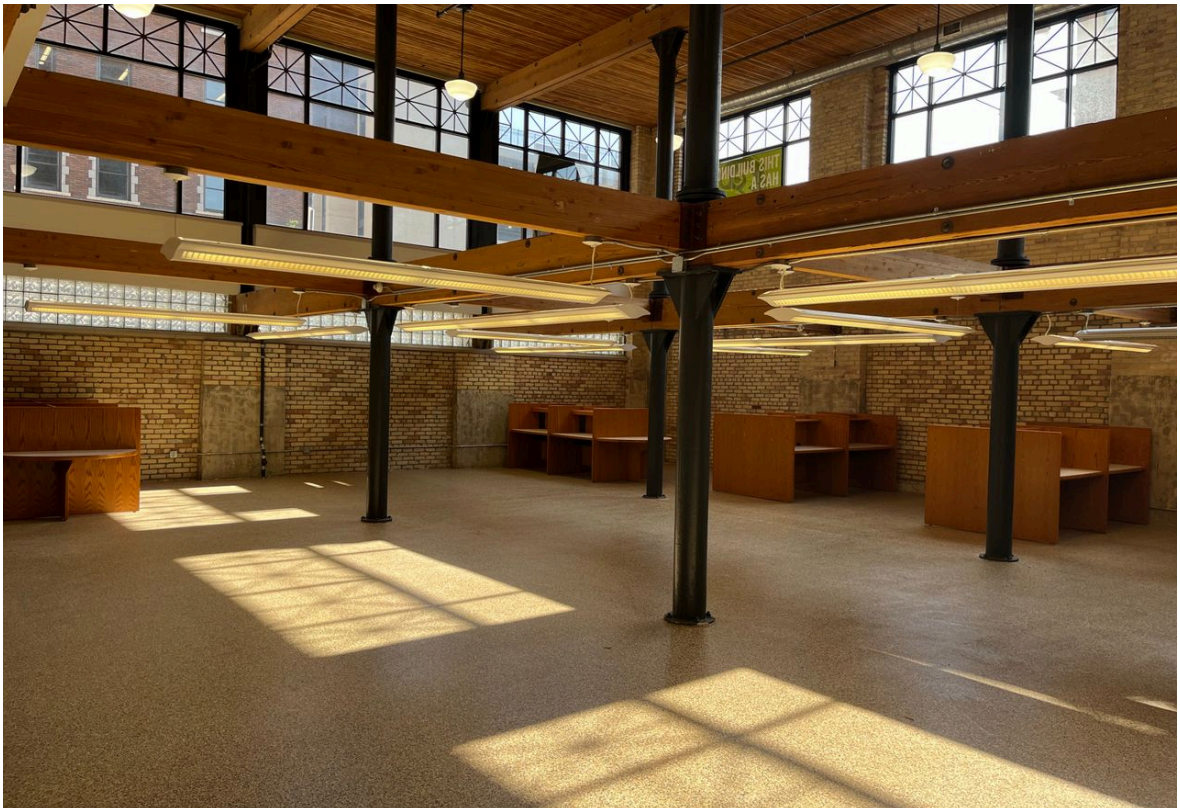

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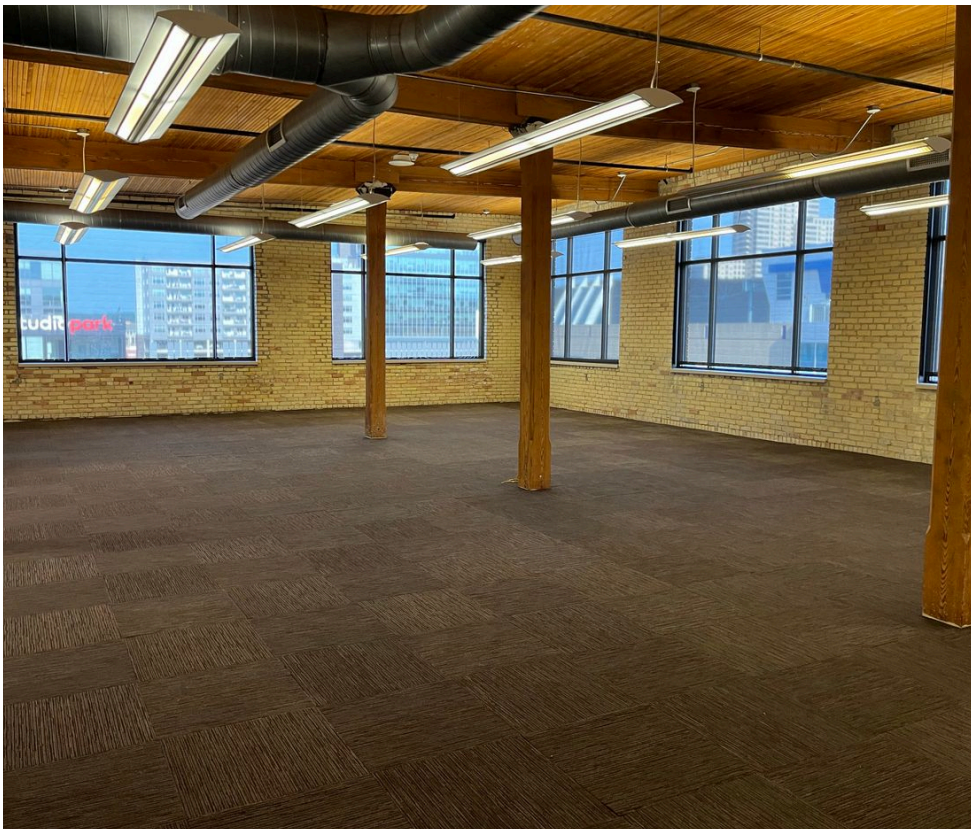







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Location Map

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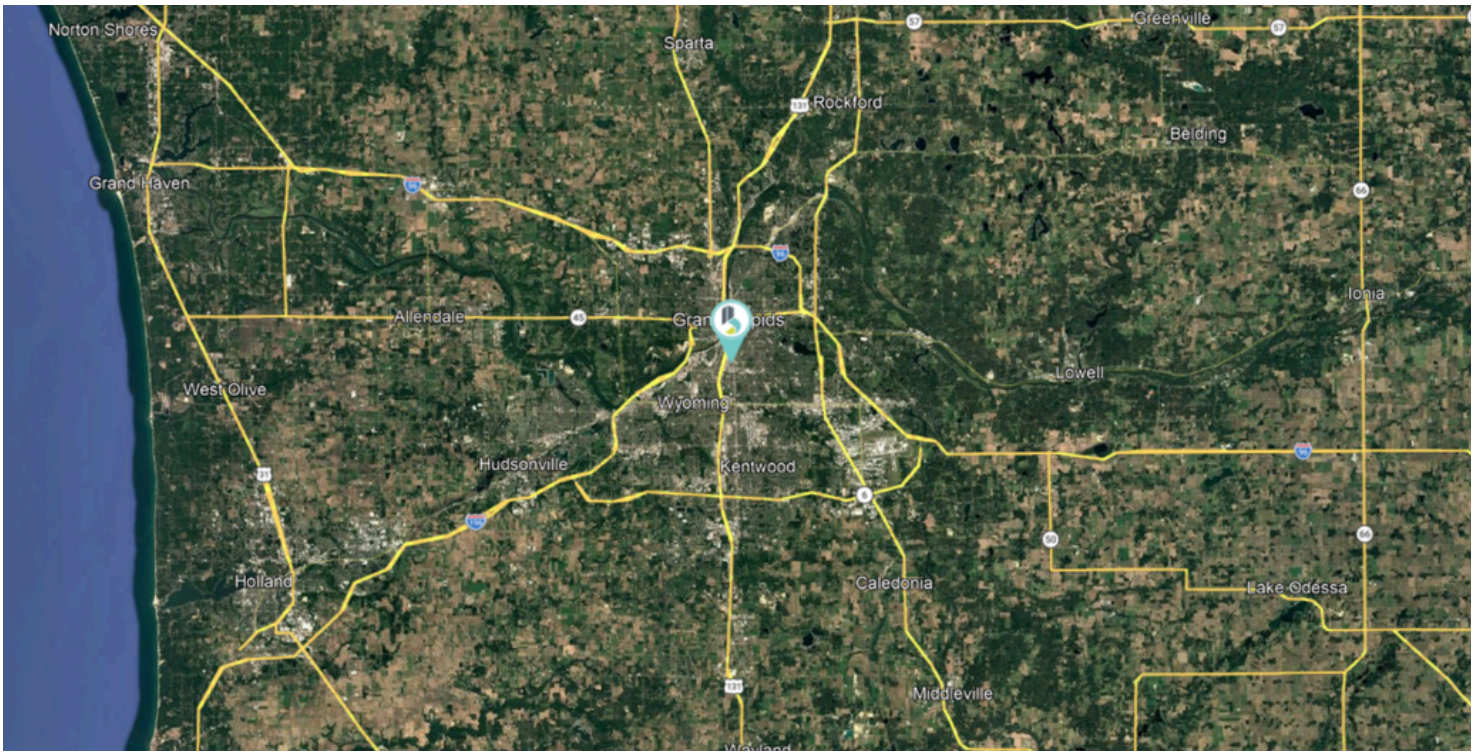

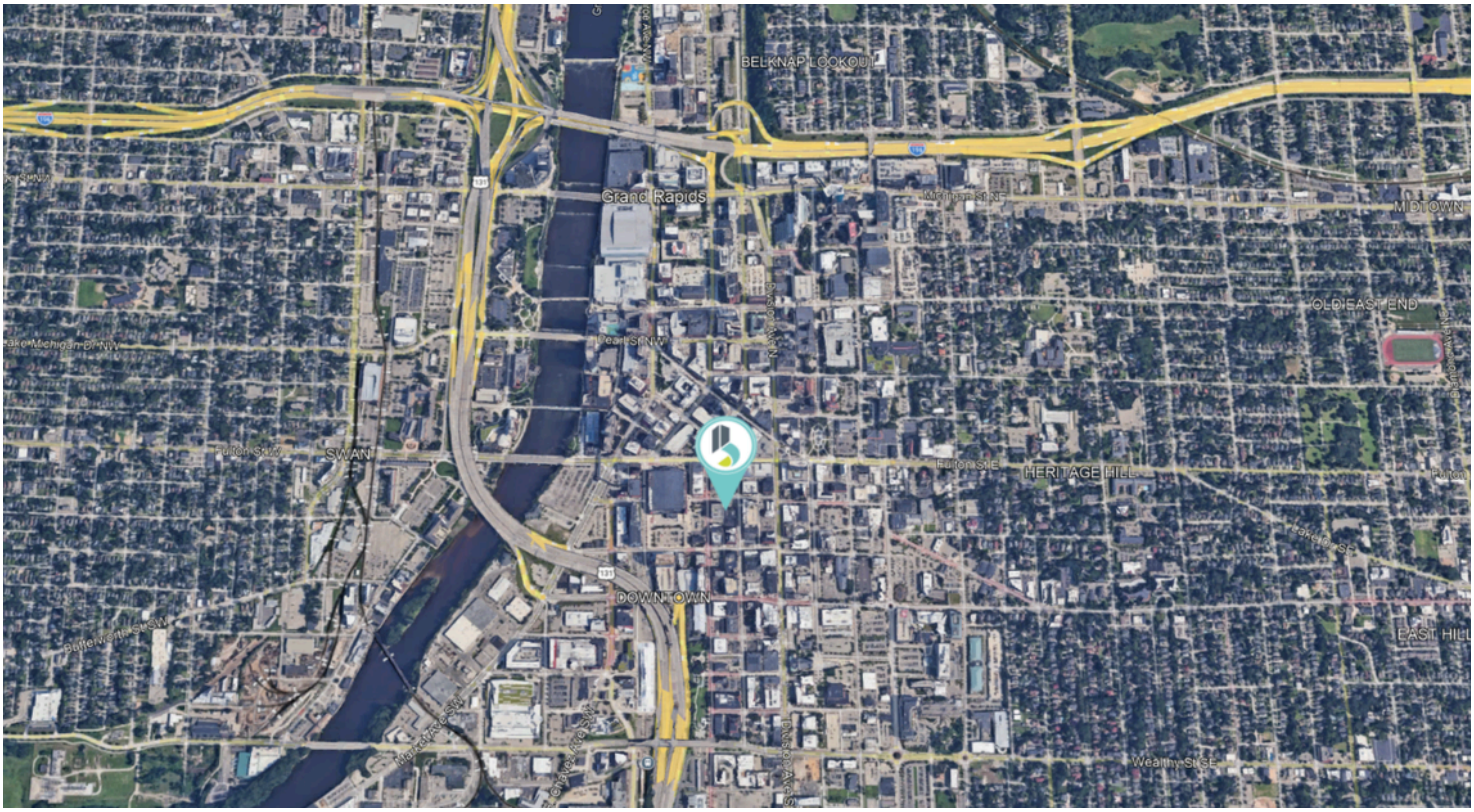

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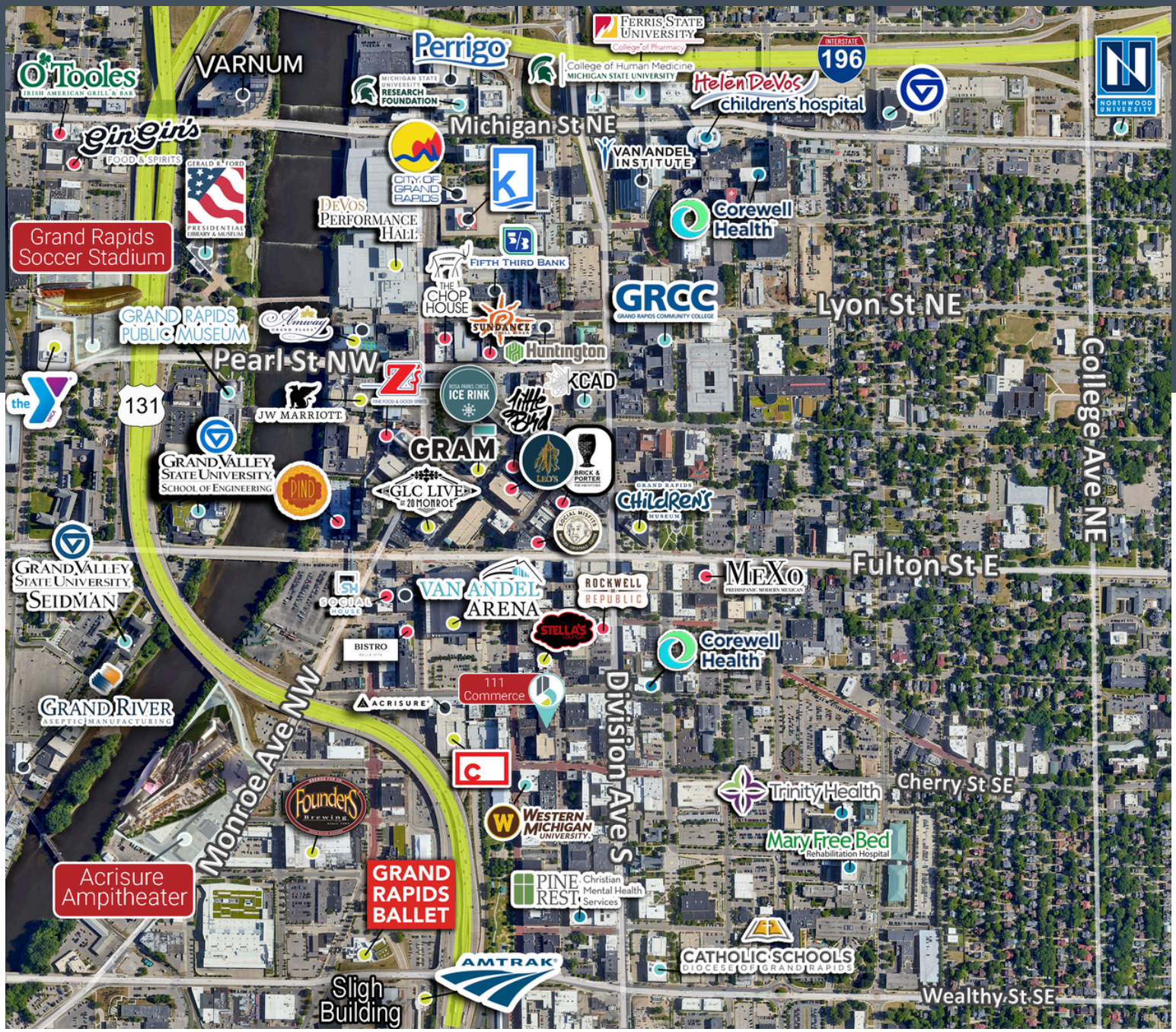
Meet your Neighbors

111 Commerce Ave SW, Grand Rapids, MI 49503



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Demographics

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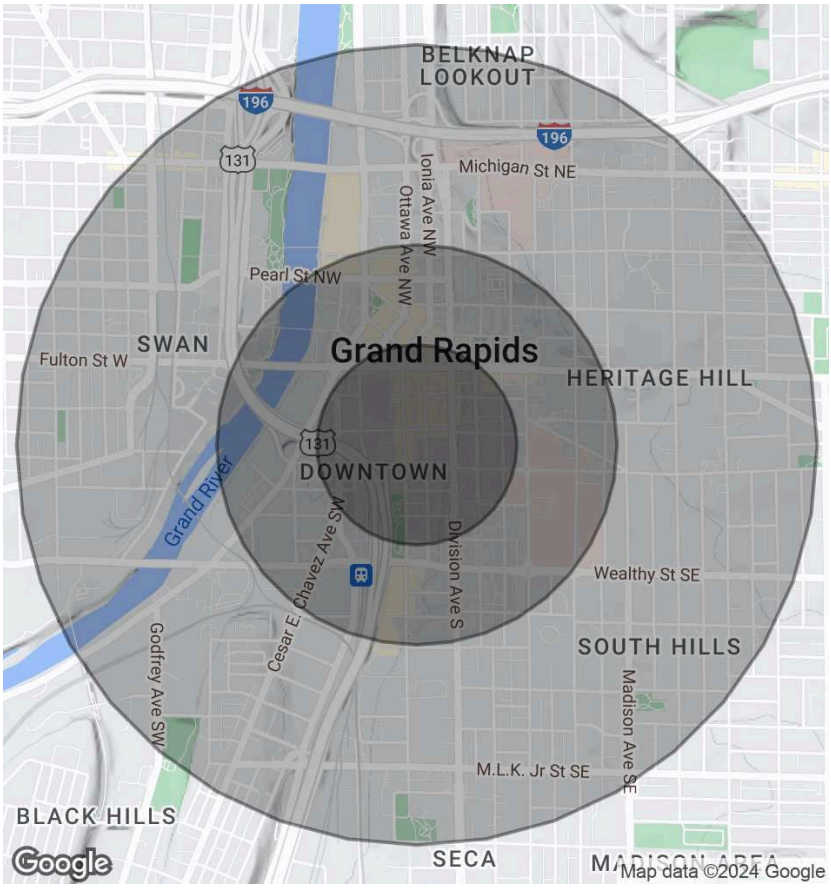

Demographics

	0.25 Miles	0.5 Miles	1 Mile
Total Population	1,487	4,183	17,880
Average Age	32.1	30.4	28.7
Average Age (Male)	37.0	33.1	30.0
Average Age (Female)	31.7	29.6	28.6
Total Households	947	2,684	9,725
# of Persons per HH	1.6	1.6	1.8
Average HH Income	$50,297	$55,434	$62,203
Average House Value	$36,650	$142,047	$194,022

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About Bradley

Your trusted, full-service commercial real estate advisors.

At Bradley Company, we help clients make confident commercial real estate decisions through personalized service, deep local expertise, and strategic insight. Whether you're buying, selling, leasing, or managing a property, we act with your best interests in mind to deliver results that align with your goals and move your vision forward.



Our Numbers

350+
Professionals on staff ready to help you

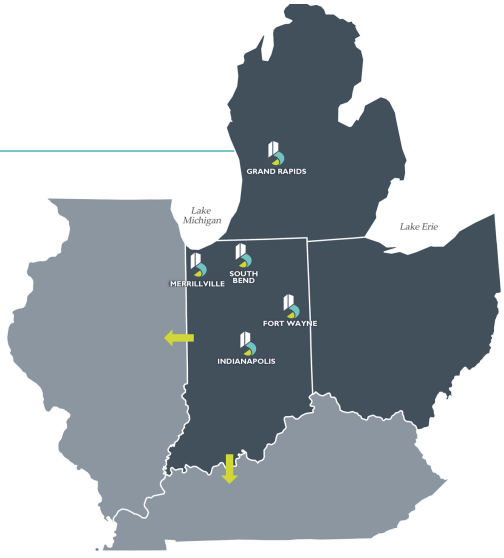
4,000+
Multi-Family Units Managed

$426 Million
in Brokerage Transactions in 2025

250+
Commercial Properties & Facilities Managed

Our Reach

Our experienced professionals across the Midwest are notably recognized with designations including SIOR, CCIM, MCR, CPM, and RPA. Our local expertise in all sectors of the market coupled with renowned industry-wide networking partnerships allows us to provide world-class service with tailored, personalized solutions.



Locations

- Indianapolis
- South Bend
- Fort Wayne
- Merrillville
- Grand Rapids

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Advisor Biography

Contact

cbowling@bradleyco.com
616.915.9080

Office

220 Lyon St. NW, Sute 400
Grand Rapids, MI 49503
616.254.0005

Education

Bachelor of Arts,
Aquinas College
Communications Studies,
Michigan State University

Specialties & Services

Office
Investment
Development

Affiliations & Memberships

CARWM
MAR
NAR

Download V-Card



Chip Bowling

Senior Vice President

Chip brings over 28 years of experience in commercial real estate to Bradley Company, which has earned him a level of unmatched expertise in the sale, lease, and development of commercial office properties. The deals in which he's been integral throughout his career translate to over $1 billion in volume. Chip's aggressive standard of performance has earned him respect within the industry and with his clients who range from large real estate portfolio owners, building owners, entrepreneurs, developers, and many of the top business leaders in the West Michigan region.

Chip is most passionate about identifying a piece of real estate which others have overlooked, envisioning its possibilities, then collaboratively finding creative ways to give it viability – a second life. Chip calls this process "giving it a heartbeat." Over time, these unique opportunities have reminded Chip to take the time and energy to certify each deal is well thought-out, has purpose, and which makes financial sense. His experiences have taught him teamwork, the importance of maintaining an open mind, and how best to look through someone else's lens to appreciate the scope of possibilities. The reward has been to work with clients again and again on subsequent projects which continue to help shape key areas of the city.

Previously, Chip spent 15 years at Colliers International sharpening his skills and competencies by focusing on downtown Grand Rapids and southeast suburban office brokerage and development. Chip later founded XVentures, a commercial real estate firm, in 2013 that specialized in downtown real estate and brokerage development. In 2018 Chip sold the firm to Bradley Company, where he became a partner and later a Senior Vice President the West Michigan office.

Chip's busy life outside of deal-making and development includes raising his son, spending quality time with family and friends, playing golf, boating, traveling, and working out.

Advisor Biography

Contact

kvanhaitsma@bradleyco.com
616.308.1727

Office

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Grand Rapids, MI 49503
616.254.0005

Education

Bachelor of Science,
Business; Physical Education
Calvin College

Specialties & Services

Industrial
Land
Investments

Affiliations & Memberships

CARWM
MAR
NAR



Kevin VanHaitsma

Vice President

Kevin VanHaitsma joined Bradley Company as a brokerage advisor in October 2015. In this role, Kevin advises clients in strategic planning, transaction execution for acquisitions and disposition, leasing, and portfolio management throughout the Michigan region. While primarily focused on industrial property, vacant land, and multifamily development, Kevin also helps clients with office, retail, and investment opportunities.

Prior to Bradley Company, Kevin worked in the tennis and health club industry for 10 years as operations manager and tennis manager of the Michigan Athletic Club in Grand Rapids, MI. In 2014, Kevin was awarded "State Member of the Year" for Michigan through the Professional Tennis Registry, and in 2015 the athletic clubs were awarded "Private Tennis Facility of the Year" through the Professional Tennis Registry. He held the highest teaching certifications as PTR Professional in Adult Development, High Performance Juniors, and 10 and under juniors. Kevin has been married to his wife Rachel since 2011 and has three sons, Caleb, Bruce, and August.

In his free time, Kevin enjoys spending time with family, playing golf, tennis, traveling, and fishing with his boys. One of the highlights of his traveling including watching Federer play on Center Court at both the US Open and Wimbledon.

Professional Distinctions

- *Commercial Alliance of REALTORS® of West Michigan (CARWM) Honors*
  - Land Project of the Year (*2025*) – 120th & Quincy, Holland, MI
  - Regional Industrial Project of the Year (2025) – 1692 12th St., Martin, MI
  - Industrial Project of the Year (*2024*) – Grand River Construction, Jenison, MI
    - 30-acre site featuring two 20,000 SF buildings
  - Land Project of the Year (*2022*) – English Hills, Walker, MI
    - 550-unit new ground-up construction project on 142 acres
  - Special-Purpose Project/Transaction of the Year (*2021*) – Timberlake RV Resort
    - 280-acre RV park with 100 existing sites
  - Largest Office Sale of the Year (*2018*) – 3001 Orchard Vista
    - Multi-tenant office investment building
- *Bradley Company Internal Honors*
  - Largest Land Transaction of the Year (*2021*)
  - Integrity Award (*2022*)

Advisor Biography



Case Overweg

Senior Advisor

Joining the Bradley Company team in 2019, Case has specialized in Land and Industrial properties, leveraging his expertise and creativity to facilitate transactions and provide valuable insights to his clients. With a commitment to excellence and a genuine dedication to serving others, Case continues to make a positive impact in both his professional endeavors and his community involvement.

Case graduated from Northwood University with a Bachelor's degree in Business, with the class of 2019. Since 2020, he has embraced the roles of husband to his wife Ashtyn and father to children Lee and Adalynn, finding fulfillment in both his personal and professional life.

With a background as a former sales and manager at West Michigan Shredding, Case honed his skills in leadership, client relations, and operational management. He is known for his strategic thinking and ability to drive results in challenging environments.

Case is an active member of the Hudsonville Reformed Church, where he dedicates time to their youth ministry and pursuing ways to share the gospel. Additionally, he serves as a board member of SCI, West Michigan Bowhunters, demonstrating his passion for outdoor activities and conservation efforts.

Contact

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Education

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Concentration in Management,
Marketing, Advertising
Northwood University

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