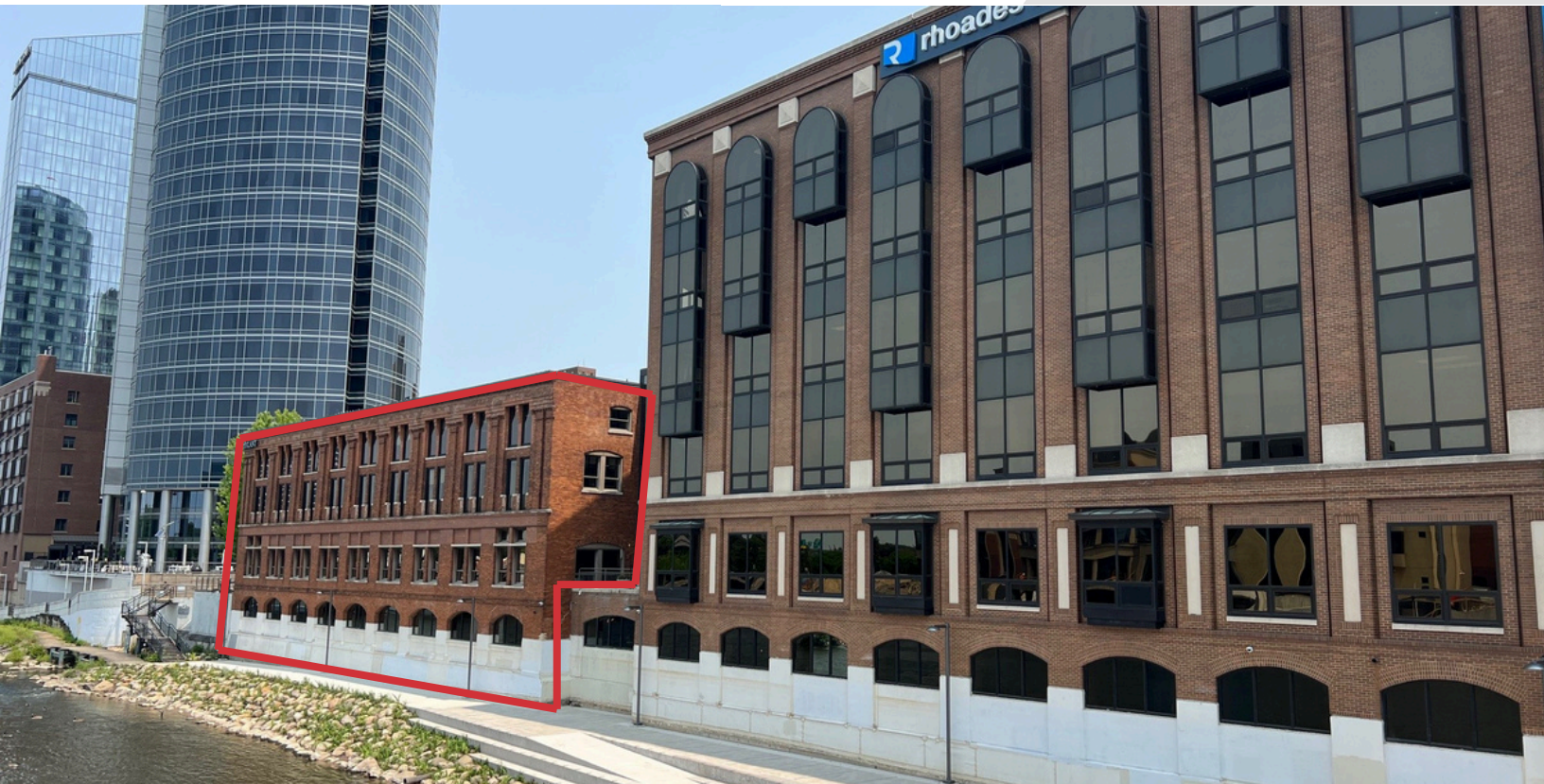
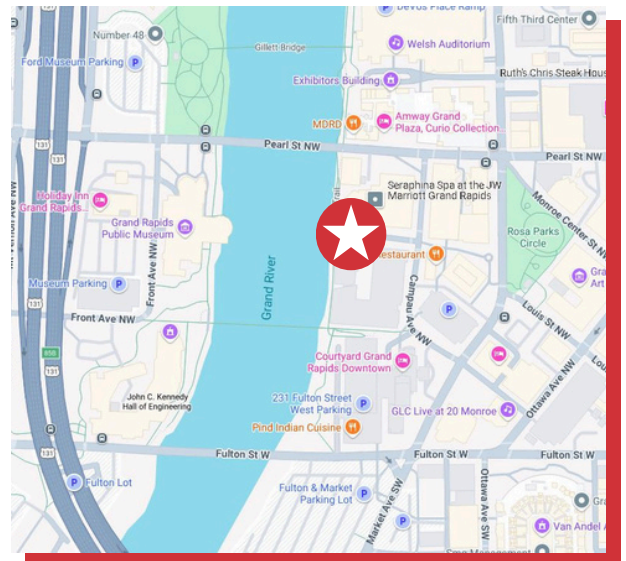




85 CAMPAU AVE NW GRAND RAPIDS, MI 49503

- Amazing views overlooking Grand River
- On-site surface ramp parking available
- Building signage and monumet signage in front of building
- On-site fitness room with locker rooms and showers
- Professionally managed



FOR MORE INFORMATION, CONTACT:

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PROPERTY OVERVIEW

FOR LEASE OLDTOWN RIVERFRONT BUILDING

Situated next to the JW Marriott and just steps from the river walk, this downtown office building offers stunning views of the Grand River, Blue Bridge, and Public Museum. It provides the convenience of on-site guest parking right at the door and is connected to the adjacent parking ramp through a tunnel.

For tenants who occupy an entire floor, building signage is available, complemented by monument signage. Additionally, tenants have access to a shared fitness room complete with locker rooms and showers. The building is professionally managed, ensuring a high standard of service and maintenance.

Suite 100: This first floor suite is very nicely finished with 12'+ ceilings and windows on all four sides. The suite has 18 perimeter offices/conference rooms, several interior conference rooms, room for 21 work stations, break room with windows along the river.

3rd Floor Suite: Nicely finished suite with views overlooking the Grand River. Predominantly open floor plan with four (4) private offices, large training room and shared kitchen.

River Level Suites: Suite R302 is 905 SF and is currently open plan with access to shared break area. At one time the suite had one private office with a glass wall separating it from the open space. Suite R100 has a reception area and one private office overlooking the river.

PROPERTY INFORMATION

Location:	Between Pearl and Fulton
Total Building Size:	33,060 SF
Year Built:	1902
Signage:	Monument
Municipality:	City of Grand Rapids
PPN:	41-13-25-258-012
Building Class:	B
Parking:	Surface & Structure / On-Site with Ample Spaces
Zoning:	City Center
It is recommended that interested parties contact the Zoning Department to verify that their intended use conforms to the current zoning code.	

We obtained the information in this document from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include future projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

LEASE OVERVIEW

FOR LEASE
OLDTOWN RIVERFRONT BUILDING

LEASE INFORMATION

Lease Type:	Modified Gross
Terms:	60 - 120 Months
Tenant Provides:	Electric, Phone/Internet, Janitorial
Landlord Provides:	Taxes, Water/Sewer, Gas, Refuse Collection, Snow/ Lawn Care, Insurance
Renewal Option:	Yes

AVAILABILITY

SUITE	RENTABLE SF	RENT/SF/YR	MONTHLY RENT
3 RD FLOOR	6,445 SF	\$22.95	\$12,326.06
R100	579 SF	\$22.95	\$1,107.34
R302	905 SF	\$22.95	\$1,730.81
R100/R302	1,484 SF	\$22.95	\$2,838.15
100	10,133 SF	\$23.95	\$20,223.78



1ST FLOOR CONFERENCE ROOM

 **85 CAMPAU AVE NW**
GRAND RAPIDS, MI 49503

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FLOOR PLAN

SUITE 100

FOR LEASE
OLDTOWN RIVERFRONT BUILDING



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SUITE 100

FOR LEASE
OLDTOWN RIVERFRONT BUILDING



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FLOOR PLAN

RIVER LEVEL - R100/R302

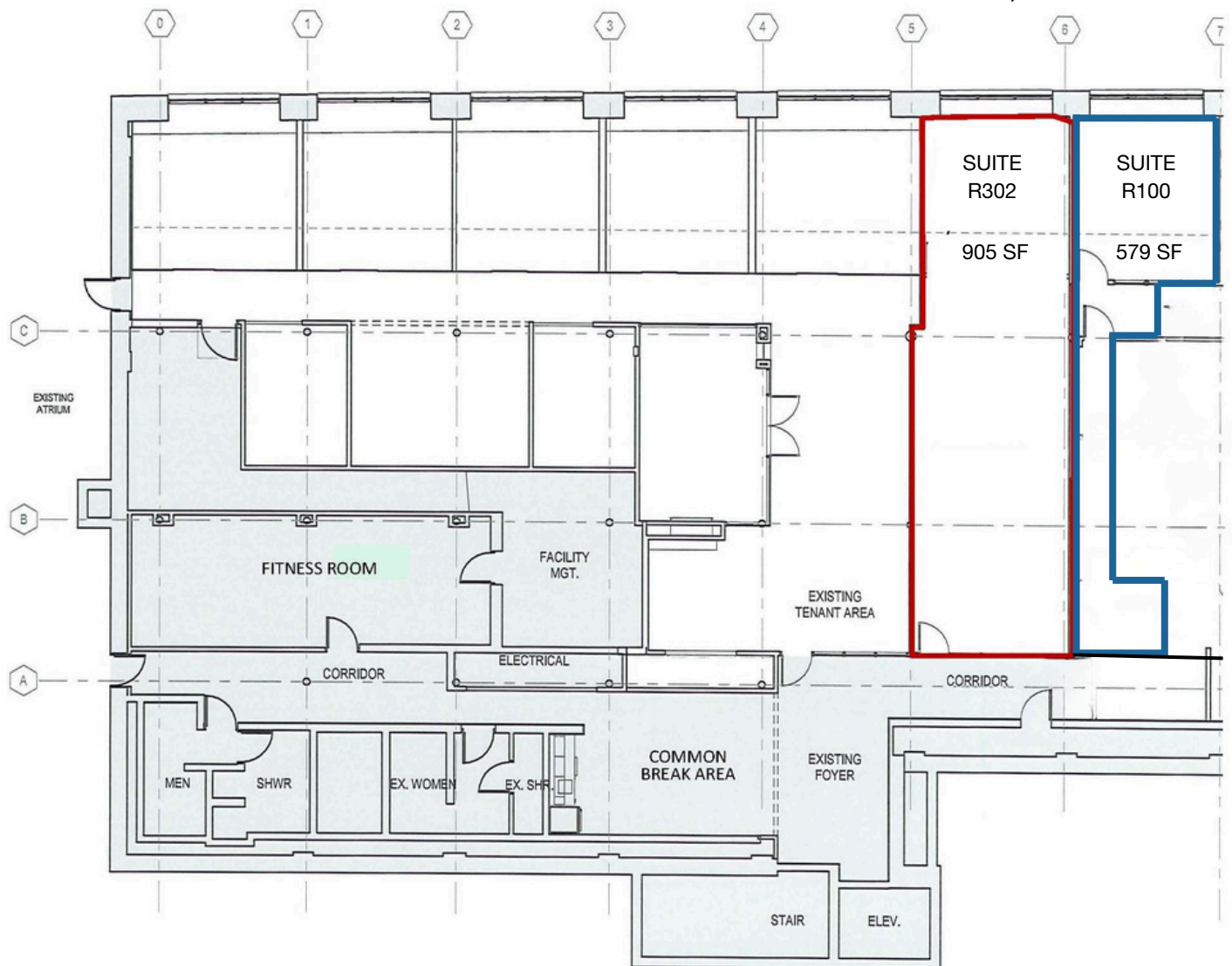
FOR LEASE

OLDTOWN RIVERFRONT BUILDING

COMBO SUITES

R100/R302

1,484 SF



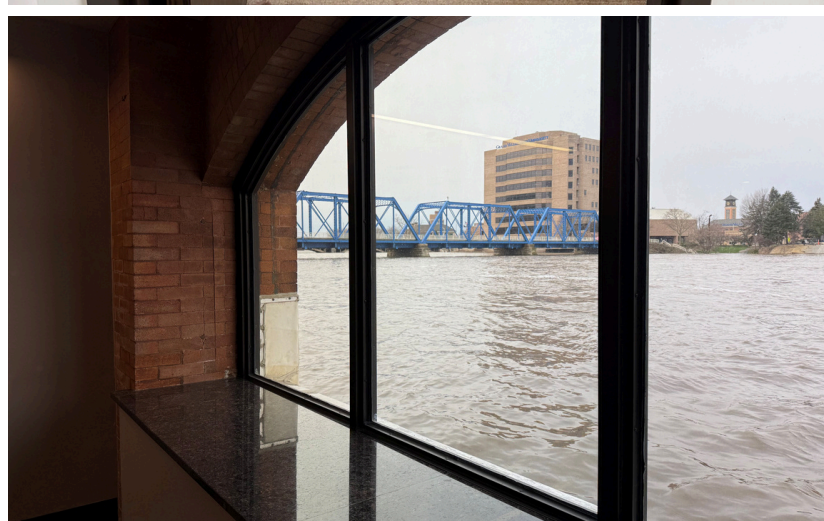
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SUITE R100

FOR LEASE
OLDTOWN RIVERFRONT BUILDING



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RIVER LEVEL - R302

FOR LEASE
OLDTOWN RIVERFRONT BUILDING



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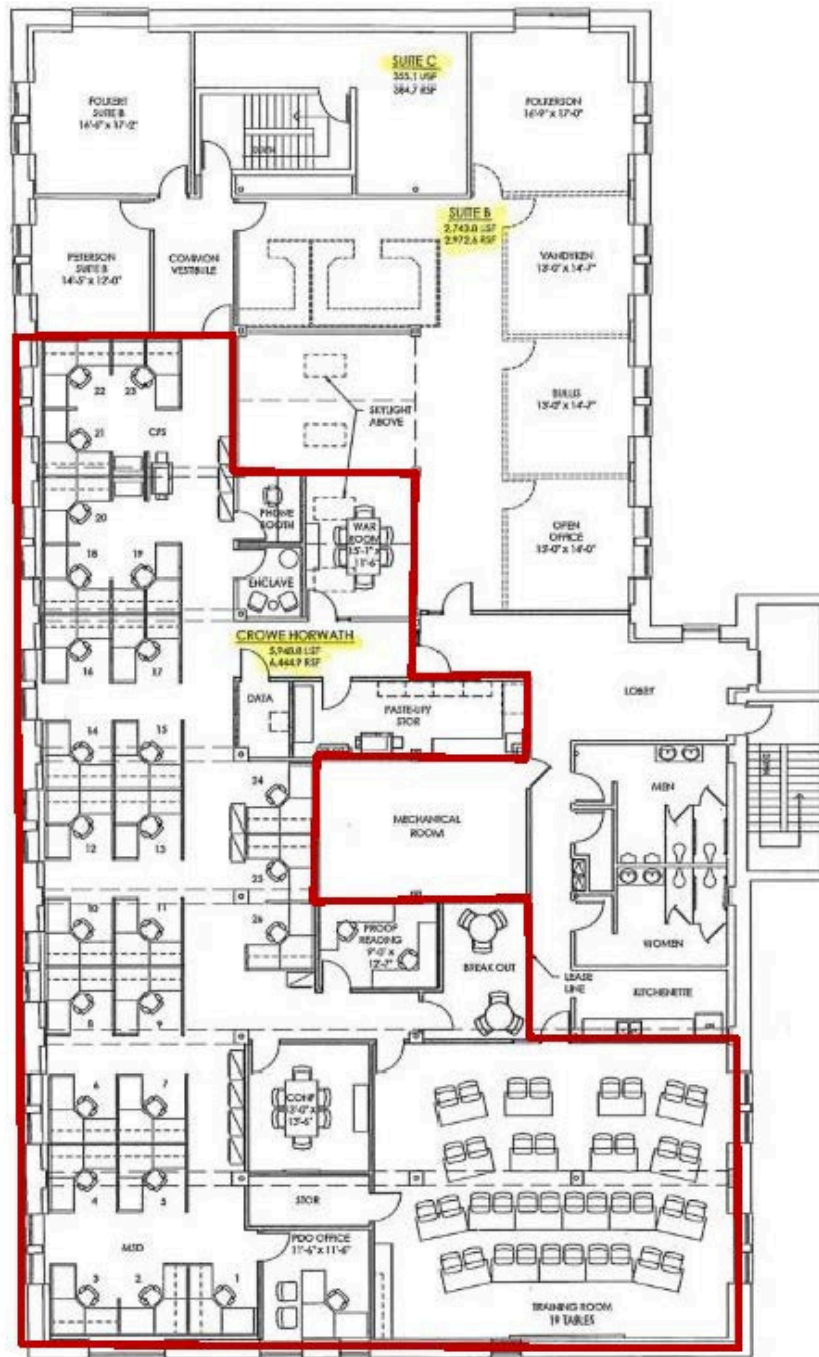
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FLOOR PLAN

3RD FLOOR

FOR LEASE
OLDTOWN RIVERFRONT BUILDING



 **85 CAMPAU AVE NW**
GRAND RAPIDS, MI 49503



3RD FLOOR

FOR LEASE
OLDTOWN RIVERFRONT BUILDING



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COMMON AREAS

FOR LEASE
OLDTOWN RIVERFRONT BUILDING



 **85 CAMPAU AVE NW**
GRAND RAPIDS, MI 49503

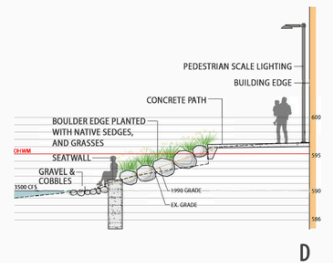
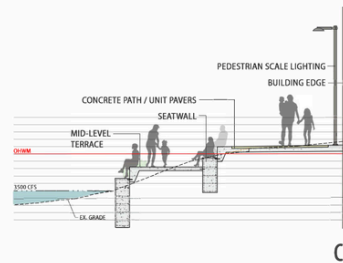
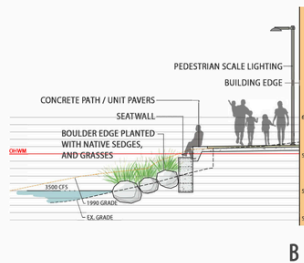
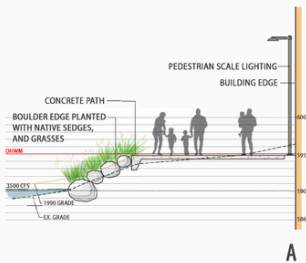
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RIVERWALK PROJECT

UNDER CONSTRUCTION

FOR LEASE
OLDTOWN RIVERFRONT BUILDING



RIVEREDGE TRAIL IMPROVEMENTS

BLUE BRIDGE TO LOUIS STREET

DESIGN DEVELOPMENT PLAN

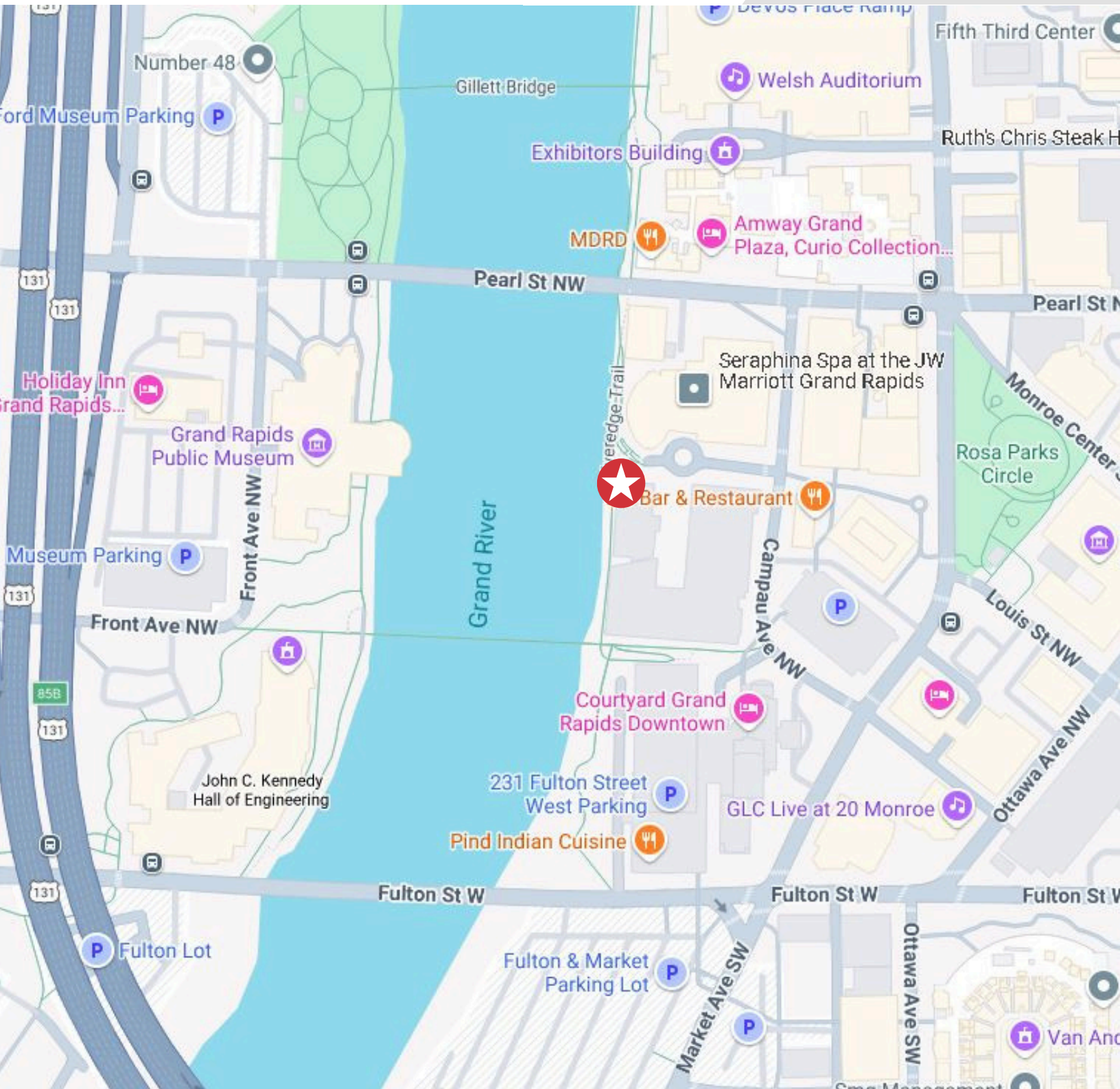


85 CAMPAU AVE NW
GRAND RAPIDS, MI 49503



LOCATION MAP

FOR LEASE
OLDTOWN RIVERFRONT BUILDING



 **85 CAMPAU AVE NW**
GRAND RAPIDS, MI 49503

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LOCATION OVERVIEW

WEST MICHIGAN

West Michigan blends vibrant cities and small-town charm. Grand Rapids offers arts, culture, and a lively urban feel.

Grand Haven is full of year-round activities, from the Coast Guard Festival to peaceful boardwalk strolls. Holland combines sandy beaches with a bustling downtown, Snowmelt streets, and events for all ages. Muskegon features 26 miles of Lake Michigan shoreline, three state parks, and nonstop outdoor fun.

With a population of over 1.5 million and a location between Chicago and Detroit, West Michigan is a dynamic region where natural beauty, culture, and recreation come together in every season.



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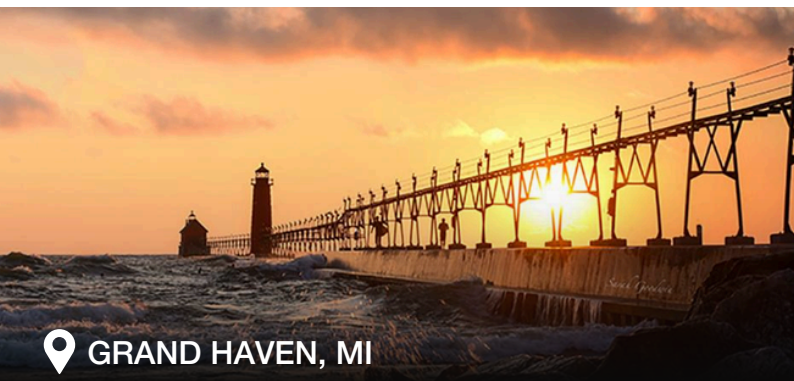
**BEST SMALL CITIES
FOR STARTING A
BUSINESS**

Muskegon



**THE ONLY OFFICIAL
COAST GUARD CITY,
USA**

Grand Haven



📍 GRAND HAVEN, MI



📍 GRAND RAPIDS, MI



📍 HOLLAND, MI



📍 MUSKEGON, MI



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