

OFFICE SUITES FOR LEASE

401 HALL ST SW, GRAND RAPIDS, MI



- Historic workspace featuring exposed brick, high ceilings, and abundant natural light
- Flexible office layouts and lease options
- Located just minutes from downtown Grand Rapids
- Professionally managed mixed-use office community
- Online tenant portal for streamlined communication and requests
- Sustainability leader with the lowest carbon footprint per square foot in West Michigan, achieving an 83% reduction in carbon emissions

NAI Wisinski of West Michigan

LISTING AGENTS:

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REALIZE YOUR DREAM

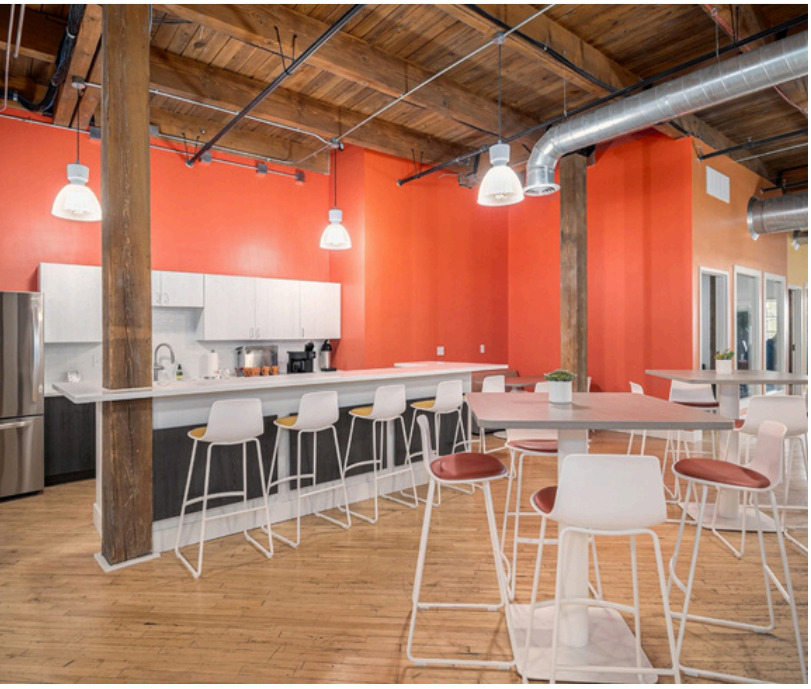
FOR LEASE
OFFICE SUITES

401 HALL ST SW makes work feel elevated. Modern interiors, clean finishes, and abundant natural light create an inviting atmosphere that blends professionalism with comfort.

401 HALL ST WEBSITE









401 HALL ST SW
GRAND RAPIDS, MI 49503

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MORE THAN AN ADDRESS

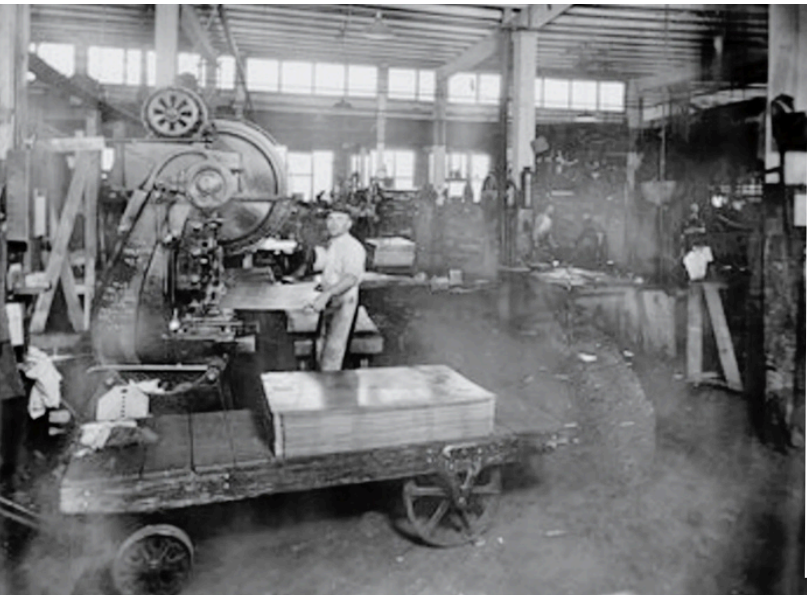
NAI Wisinski of West Michigan

LEGACY OF "PLANT 2"

Once home to Steelcase manufacturing, Plant 2 is a Grand Rapids landmark with global ties. The table used for Japan's World War II surrender was built here, securing its place in history.

A MODERN DESTINATION

Now reimagined, Plant 2 offers office and retail space steps from US-131. Sandblasted wood beams and classic brick create a modern yet timeless setting, with suites available for businesses of any size.





401 HALL ST WEBSITE





401 HALL ST SW
GRAND RAPIDS, MI 49503

PROPERTY OVERVIEW

FOR LEASE
OFFICE SUITES

401 HALL ST SW combines industrial charm with modern functionality. Open layouts, exposed brick, and oversized windows pair with flexible lease terms and a range of customizable spaces. 401 Hall Street gives you the freedom to focus on what matters most: your success.

THE BUILDING

Location:	Minutes to Downtown GR, Access from US-131
Total Building Size:	165,000 SF
Construction:	Brick & Glass, Masonry
Elevators:	Yes
Fiber:	ATT & Comcast Available Multiple 50/100mb Connections
Parking:	250 Surface Spaces
Reserved Parking:	$50/month Underground



401 HALL ST SW
GRAND RAPIDS, MI 49503

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AMENITIES

- 4 electric vehicle chargers installed in 2020
- Solar panels installed in 2019
- Free surface parking and 273+ spaces covered parking garage in basement
- Digital tenant directories
- Private fiber Internet connectivity capability to all suites
- 24/7 video surveillance of all entrances and corridors
- Building-wide, enterprise class industrial Wi-Fi for all tenants and guests
- 3 minutes away from Downtown Grand Rapids

**Building amenities, while provided in good faith, are not associated with any sort of service level agreement to tenants. Landlord will not be liable for any failure in these systems.*

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POWER IN THE PANELS

Leestma Management is proud to serve as a leader in the commercial and residential real estate industry with its solar power initiative. Leestma Management, LLC recently completed a major green energy overhaul to reduce its carbon footprint by installing 800,000 watts of solar energy to six buildings across the area, making it the largest privately held solar energy system in the state of Michigan.

BENEFITS OF SOLAR ENERGY

Low maintenance energy source

Solar energy is a completely renewable resource

Improves energy efficiency, Solar energy has lower rates of waste and pollution

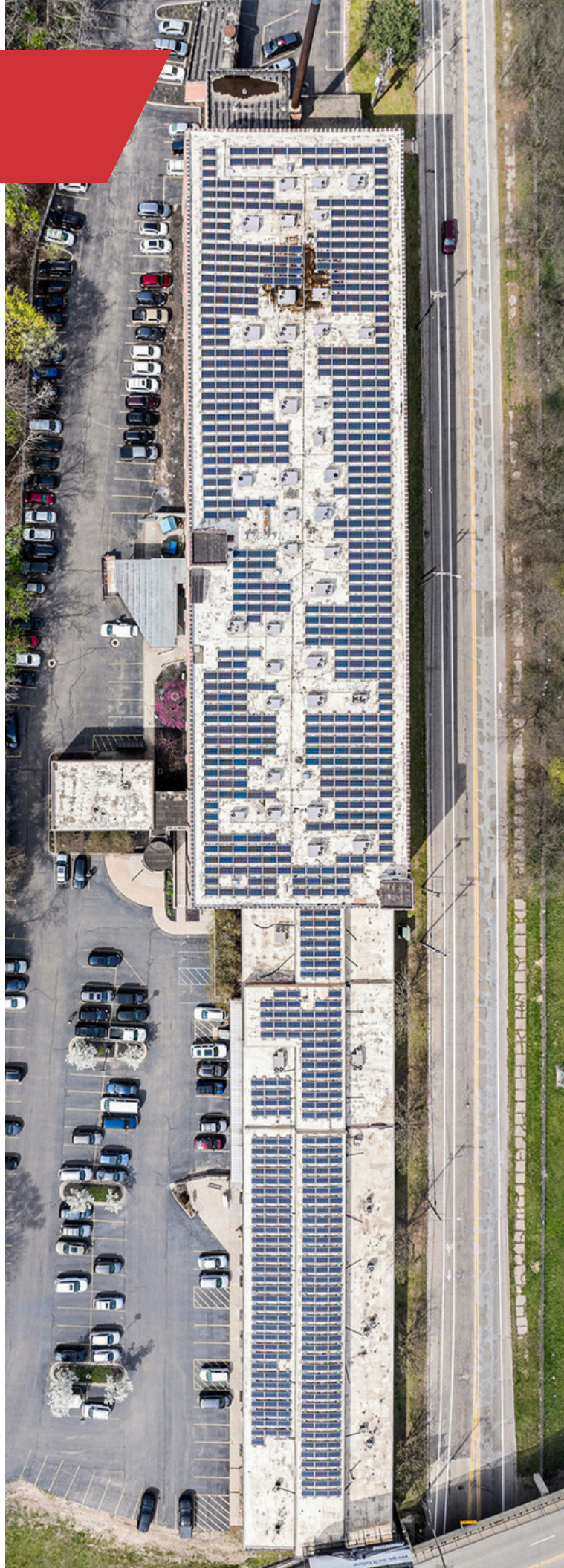
Leestma Management's solar investment will offset greenhouse gas emissions equal to taking 150 cars off the road for a year.

Through solar energy, Leestma Management will eliminate the equivalent of 780,000 pounds of coal burned every year.

Leestma Management's solar power initiative will result in buildings generating approximately 1 million kilowatt-hours of electricity per year

"My business and the environment are both very important to me, and I wanted to find a way for them to coexist. By introducing solar energy to my commercial properties, I was able to achieve that."

-Ryan Leestma



LEASE OVERVIEW

FOR LEASE
OFFICE SUITES

LEASE INFORMATION

Lease Type:	Modified Gross
Terms:	12-60 months
Tenant Provides:	Gas, Electric, Phone/Data, In-Suite Janitorial, Liability Insurance (avg. $1.95/SF for Gas & Electric)
Landlord Provides:	Taxes, Property Insurance, Snow Removal, Common Area Janitorial, Water/Sewer, Lawn Care, Property Management
Allowance Finishes for Unfinished Suites (Amount TBD):	Floors, Lighting, HVAC Distribution, Drywall & Paint

AVAILABLE SPACE FOR LEASE

SUITE	FLOOR	RENTABLE SF	RATE/SF/YR	MONTHLY RENT	STATUS	VIRTUAL TOUR
B120	1st	2,003 SF	$14.95/SF	$2,495.40	Sublease Finished	View
B128	1st	2,003 SF	$14.95/SF	$2,495.40	Sublease Finished	View
B120 + B128	1st	4,006 SF	$14.95/SF	$4,990.81	Sublease Finished	View
B 140	1st	2,049 SF	$14.95/SF	$2,519.08	Sublease Finished	View
B120+B128+B140	1st	6,055 SF	$15.95/SF	$8,048.10	Sublease Finished	View
308	3rd	2,786 SF	$15.95/SF	$3,703.06	Unfinished	View
309	3rd	1,854 SF	$15.95/SF	$2,464.28	Finished	Not Available
331	3rd	3,898 SF	$15.95/SF	$5,189.09	Finished	View
413	4th	1,507/SF	$15.95/SF	$2,003.05	Finished	Not Available
425	4th	808 SF	$15.95/SF	$1,073.97	Finished	Not Available
430	4th	3,749 SF	$15.95/SF	$4,983.05	Finished	Not Available
458	4th	1,607 SF	$15.95/SF	$2,135.97	Finished	View
484	4th	2,392 SF	$15.95/SF	$3,179.37	Finished	View
489	4th	6,113 SF	$15.95/SF	$8,125.20	Finished	View
498	4th	2,482	$15.95/SF	$3,298.99	Finished	Not Available

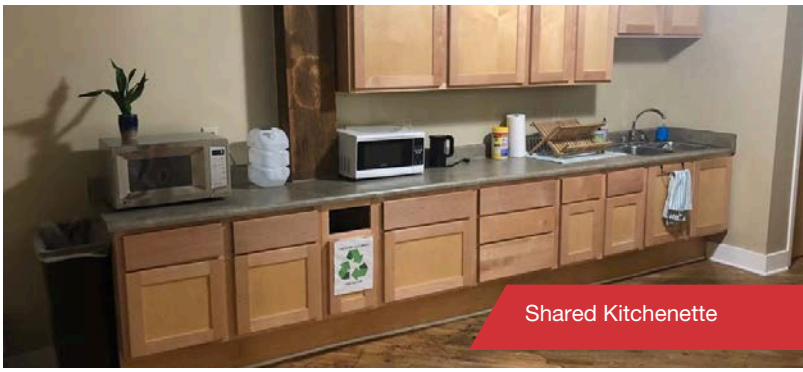
FLOOR PLANS

NAI Wisinski of West Michigan

1ST FLOOR
SEE AVAILABLE EXECUTIVE SUITES PAGE




Shared Conference Room


Shared Kitchenette


Shared Lobby

401 HALL ST SW
GRAND RAPIDS, MI 49503

FLOOR PLANS

NAI Wisinski of West Michigan

1ST FLOOR B WING
SUITE B120+B128+ B140

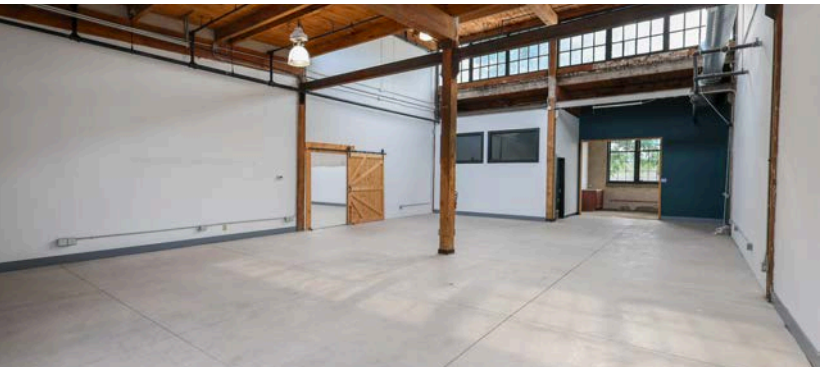
AVAILABLE | SUBLEASE
SUITE B120 + B128 + B140
6,055 SF | FINISHED

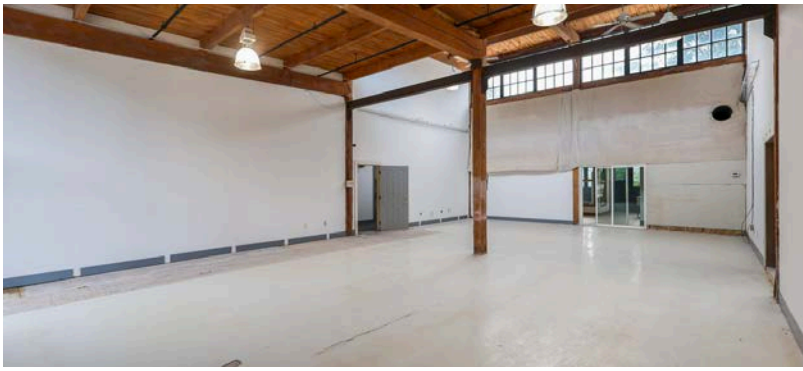


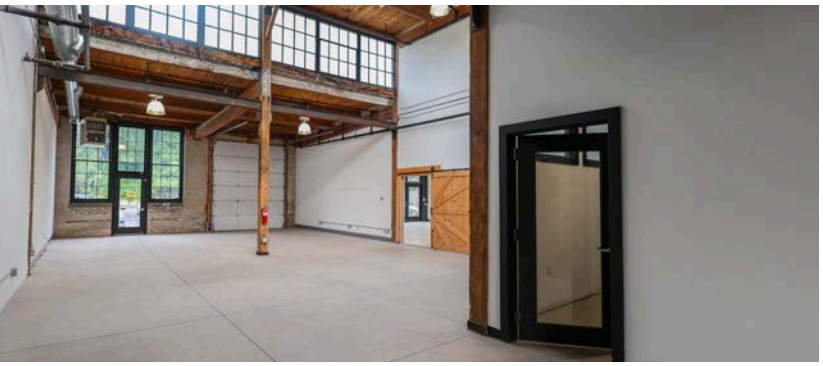
AVAILABLE | SUBLEASE
SUITE B140 | 2,049 SF | FINISHED

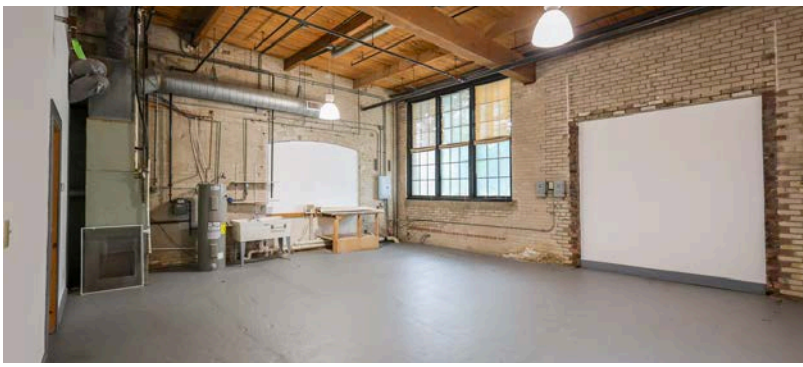
AVAILABLE | SUBLEASE
SUITE B128 | 2,003 SF | FINISHED

AVAILABLE | SUBLEASE
SUITE B120 | 2,003 SF | FINISHED







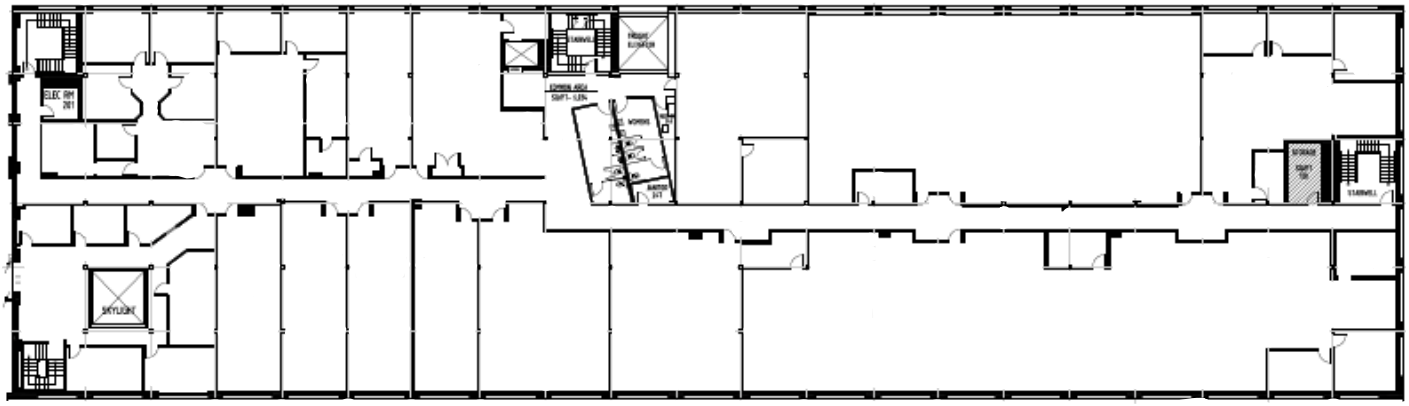


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GRAND RAPIDS, MI 49503

FLOOR PLANS

NAI Wisinski of West Michigan

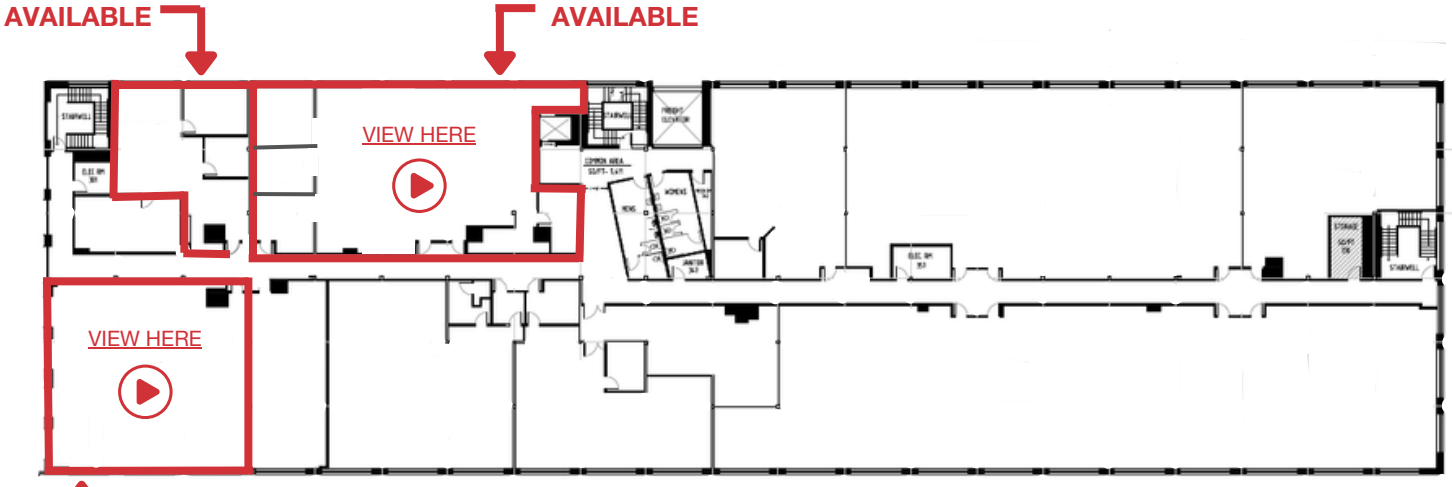
2ND FLOOR
NO SUITES CURRENTLY AVAILABLE



3RD FLOOR
3 SUITES CURRENTLY AVAILABLE

SUITE 309 | 1,854 SF | FINISHED
AVAILABLE

SUITE 331 | 3,898 SF | FINISHED
AVAILABLE



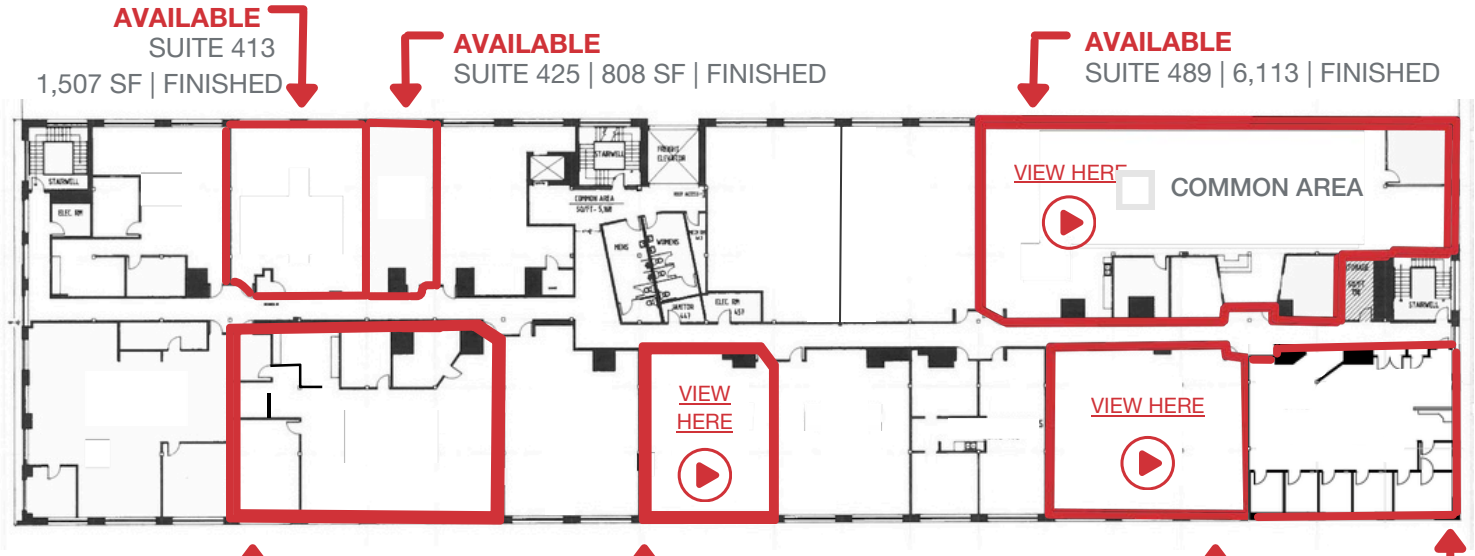
AVAILABLE
SUITE 308 | 1,985 SF | FINISHED

401 HALL ST SW
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FLOOR PLANS

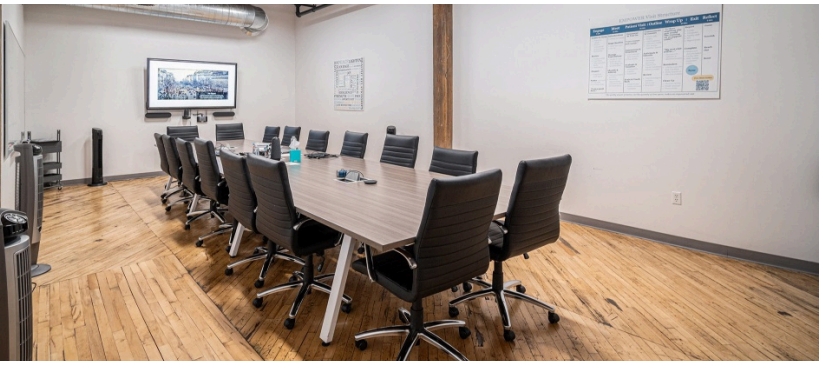
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4TH FLOOR
7 SUITES CURRENTLY AVAILABLE











401 HALL ST SW
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EXECUTIVE SUITE FLOOR PLANS

Wisinski of West Michigan

LEASE INFORMATION

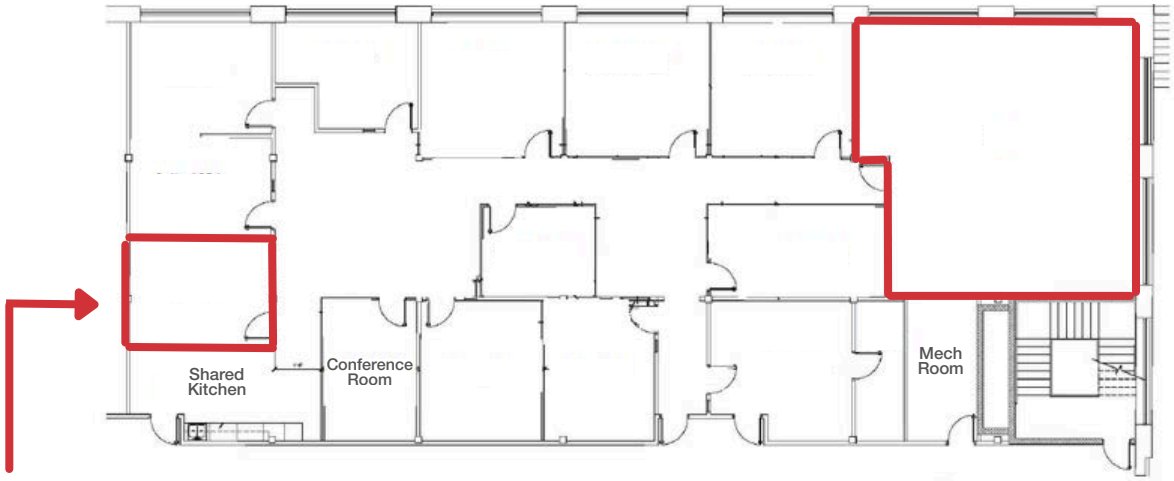
Lease Type:	Gross Lease
Terms:	Minimum 12 months; lease auto renews with 3% annual increases
Availability:	Immediate
Tenant Provides:	Phone/Data, In-Suite Janitorial, Liability Insurance
Landlord Provides:	Taxes, Property Insurance, Snow Removal, Common Area Janitorial, Water/Sewer, Lawn Care, Property Management, Gas, Electric

1ST FLOOR

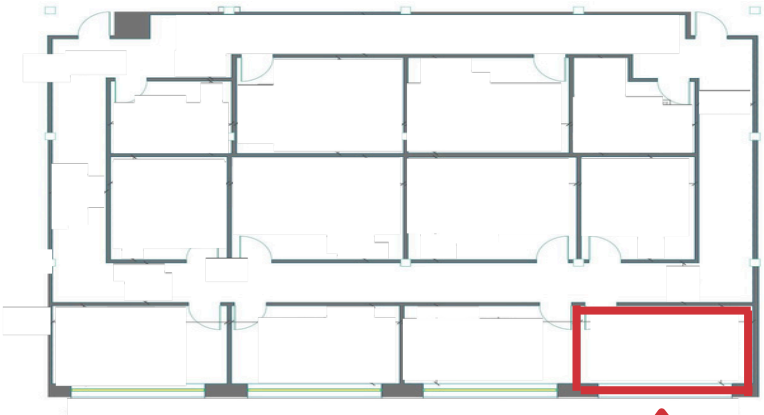
3 SUITES CURRENTLY AVAILABLE

VIEW HERE

AVAILABLE
SUITE 185 C | 1,585 SF | $2,106.73/MO



AVAILABLE
SUITE 185 J | 306 SF | $500/MO



AVAILABLE
SUITE 112 L | 182 SF | $500/MO

401 HALL ST SW
GRAND RAPIDS, MI 49503

THROUGH THE LENS

FOR LEASE
OFFICE SUITES











401 HALL ST SW
GRAND RAPIDS, MI 49503

NAI Wisinski of West Michigan

A CLOSER LOOK

FOR LEASE
OFFICE SUITES





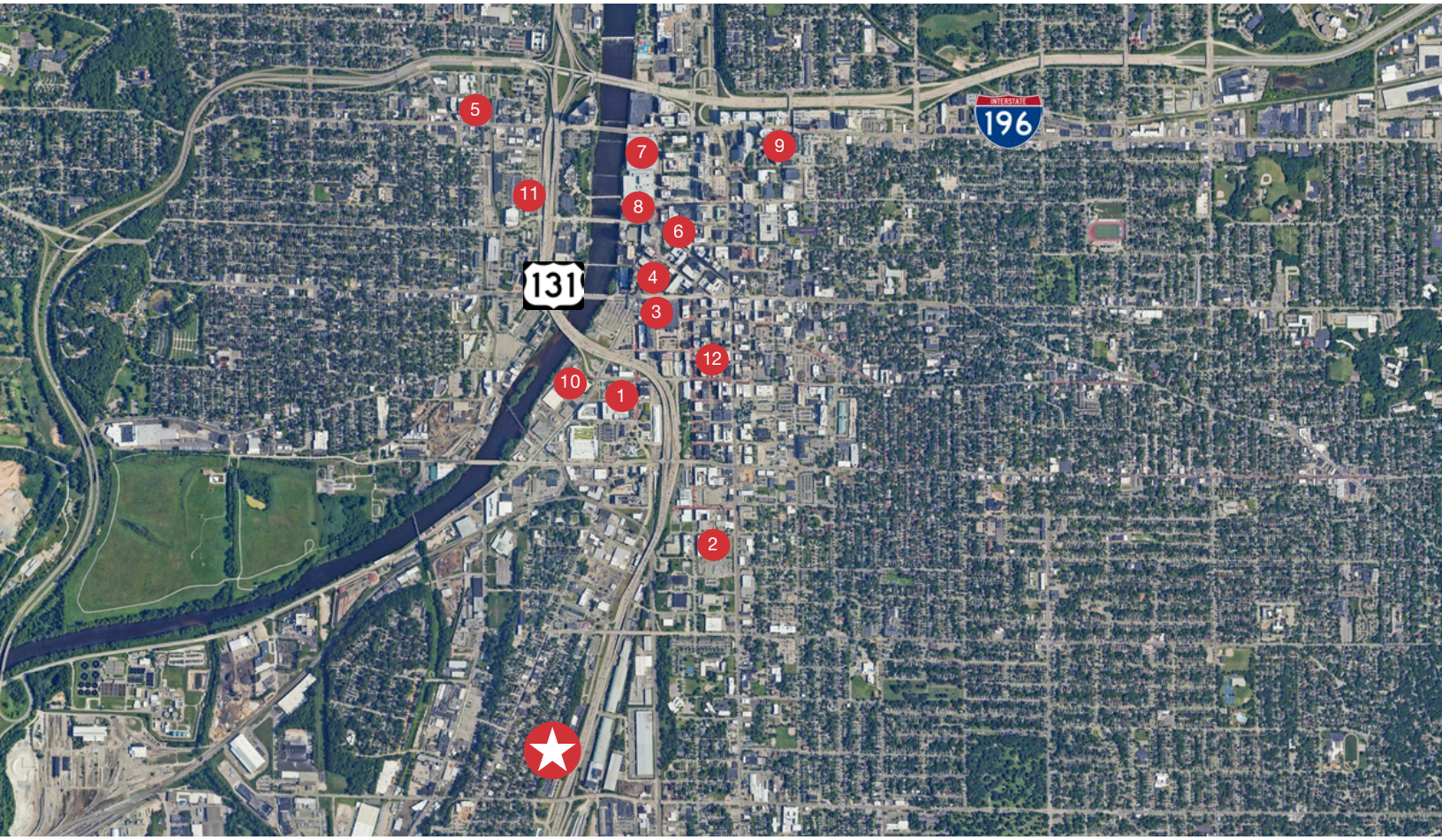




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NAI Wisinski of West Michigan

THE DOWNTOWN EXPERIENCE



NEARBY ATTRACTIONS

1. **FOUNDERS BREWING COMPANY**
   Produces over 466,000 barrels/year
2. **DOWNTOWN MARKET GRAND RAPIDS**
   As many as 1 million people visit annually
3. **VAN ANDEL ARENA**
   The largest arena in West Michigan
4. **20 MONROE LIVE / THE BOB**
   Seats up to 2,600 guests for concerts/events
5. **BRIDGE STREET MARKET**
   Carries more than 5,000 local products
6. **ROSA PARKS CIRCLE**
   Hosts over 220 events with about 721,000 attendees/year
7. **DEVOS PLACE**
   Exhibit hall/ballrooms with 2,404-seat DeVos Performance Hall
8. **AMWAY GRAND PLAZA**
   656 guest rooms, 42 meeting rooms, and 8 restaurants on-site
9. **COREWELL HEALTH HOSPITAL**
   The largest healthcare system in Michigan
10. **ACRISURE AMPHITHEATER**
    12,000+ seating capacity riverfront venue bringing 300,000+ visitors/year
11. **AMWAY SOCCER STADIUM**
    Home to Athletic Club Grand Rapids, expected to attract 160,000+ visitors per season
12. **STUDIO PARK**
    Mixed-use development with apartments, restaurants, cinema parking garage, live music courtyard, and more

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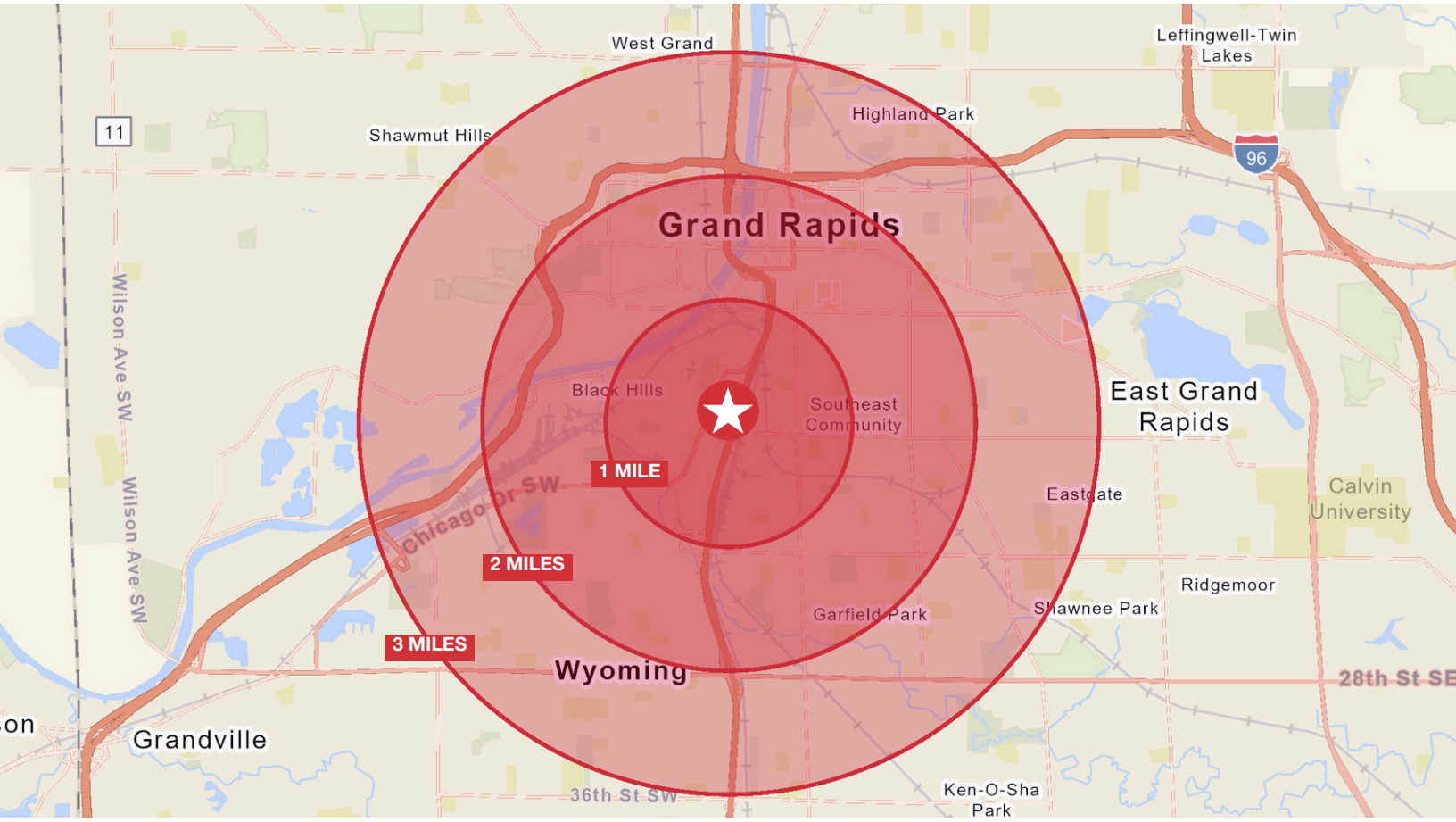
DEMOGRAPHICS

FOR LEASE
OFFICE SUITES

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	16,558	72,350	142,751
Average Age	27.5	29.8	31.6
HOUSEHOLDS			
Total Households	4,791	26,916	55,535
# of Persons per Household	3.39	2.64	2.53
HOUSEHOLD INCOME			
Average Household Income	$62,850	$76,786	$84,576
Average House Valuation	$176,876	$264,937	$286,259

142K
POPULATION
(3 MILES)

$76K
AVERAGE HH INCOME
(2 MILES)



401 HALL ST SW
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LOCATION OVERVIEW

GRAND RAPIDS

Grand Rapids blends urban energy with neighborhood charm and cultural richness. Known as "Beer City USA," it boasts 40+ breweries and hosts top events like ArtPrize, Festival of the Arts, and LaughFest. The city draws hundreds of thousands of visitors each year for its vibrant arts scene and dynamic downtown.

Major employers like Meijer, Spectrum Health, and Steelcase drive a strong economy across healthcare, retail, and manufacturing.

Attractions include Meijer Gardens, the Ford Museum, and the Grand Rapids Public Museum, all set within a region of over 1.5 million people.



BUSINESS INSIDER

US CITIES WITH THE BEST QUALITY OF LIFE 2024

WalletHub

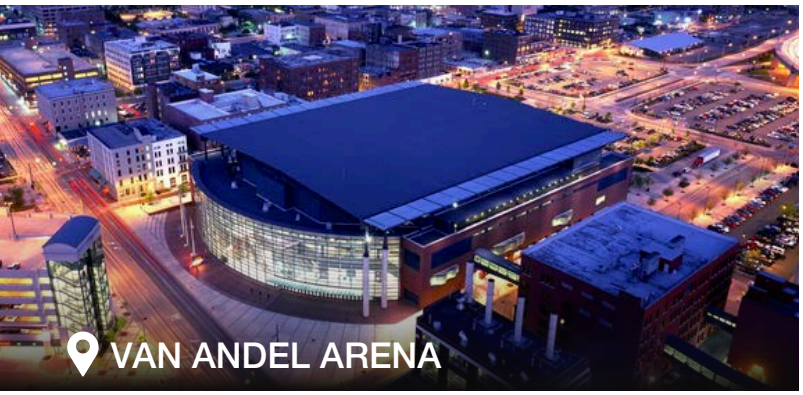
BEST CITIES FOR JOBS

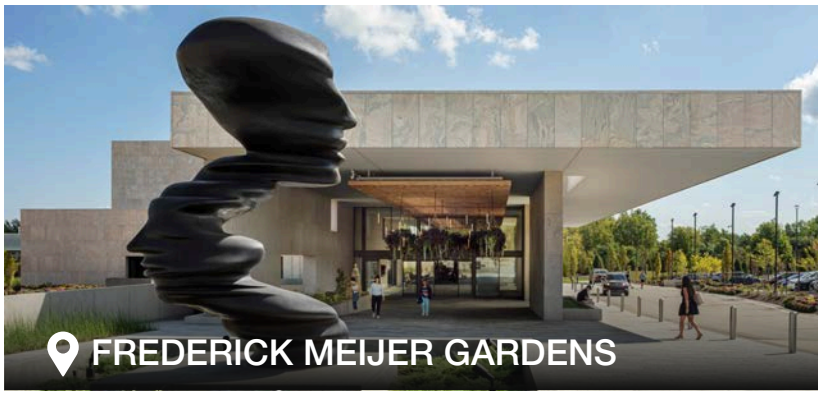
TRAVEL+ LEISURE

#2 MOST BEAUTIFUL & AFFORDABLE CITIES IN THE US

U.S.News

#20 BEST PLACES TO LIVE IN THE US


VAN ANDEL ARENA


FREDERICK MEIJER GARDENS


ACRISURE AMPHITHEATER



AMWAY SOCCER STADIUM

naiwwm.com | 616.776.0100

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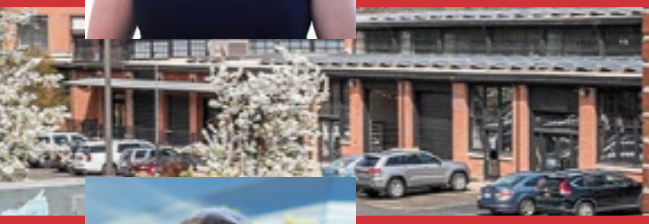
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