



FOR LEASE
OFFICE

LEASE FLYER

35 OAKES ST SW
GRAND RAPIDS, MI 49503

CHIP BOWLING

Senior Vice President

616.915.9080 | cbowling@bradleyco.com

JEFF TUCKER

Senior Managing Director, Brokerage | Principal

616.881.9321 | jtucker@bradleyco.com



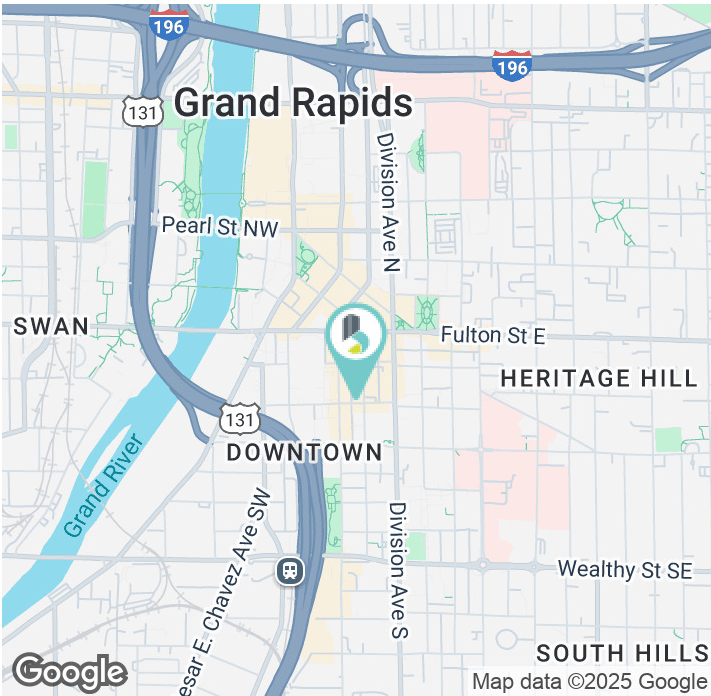
220 Lyon St. NW, Suite 400
Grand Rapids, MI 49503



35 OAKES ST SW, GRAND RAPIDS, MI 49503

LEASE

OFFICE



LEASE RATE **\$19.00 - 23.00 SF/YR (MG)**

OFFERING SUMMARY

Building Size:	56,099 SF
Available SF:	6,400 - 44,800 SF
Zoning:	CC

PROPERTY OVERVIEW

35 Oakes Street is Class-A downtown Grand Rapids office building and an upscale restaurant occupying a large portion of the first floor + a rooftop patio with stunning views of the city. The building was updated in 2014. Many of the historic elements remain while being updated with modern finishes, design, electrical, HVAC and more. There are several different layouts available on each floor giving each space its own unique feel. Floors 7 & 8 are connected via an internal staircase.

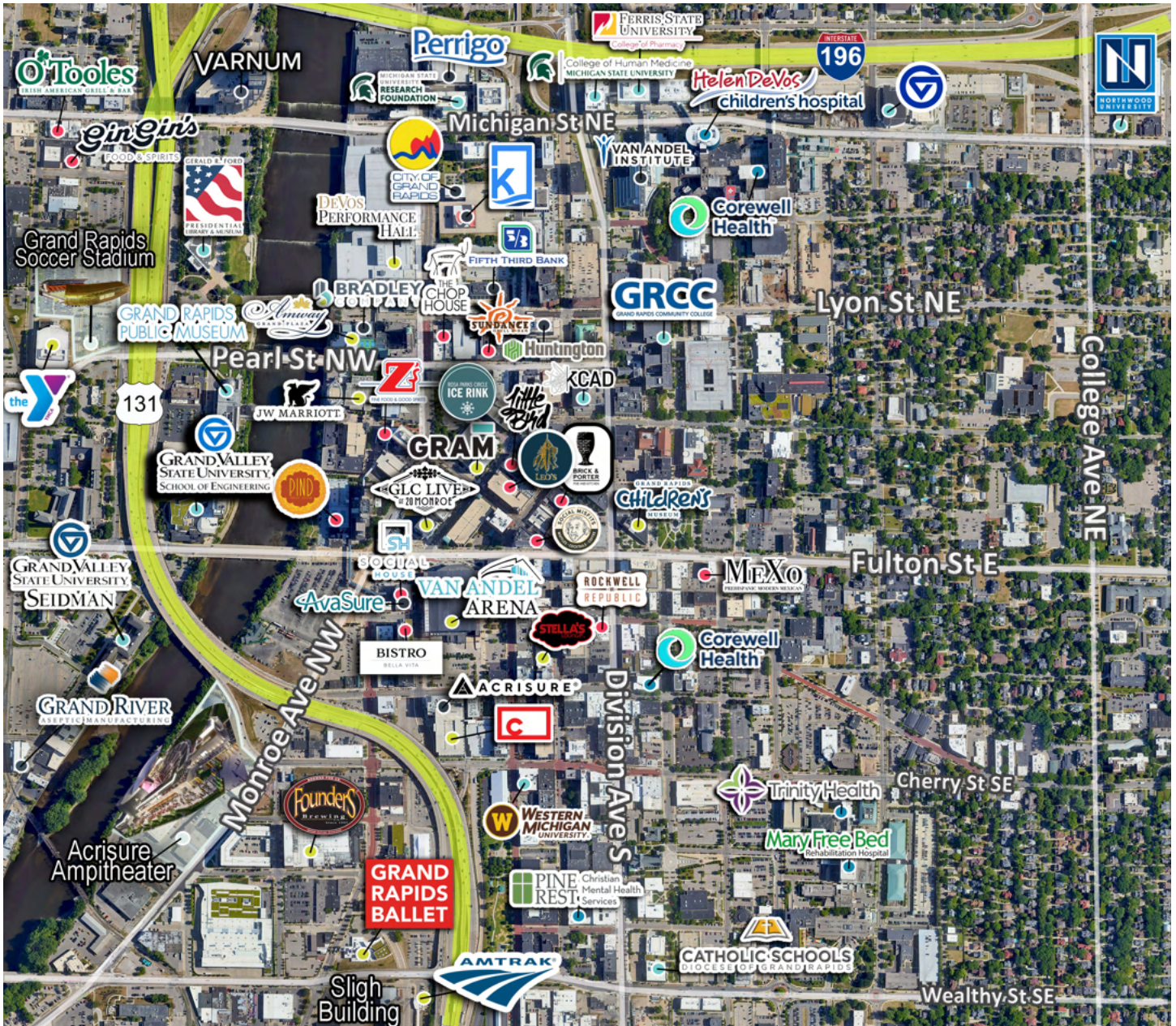
The property is also located in close proximity to highways, multiple restaurants, shopping options, hotels, Van Andel Arena, Studio Park, and the Acrisure Amphitheater, slated to be completed in May 2026.

PROPERTY HIGHLIGHTS

- Full renovation in 2014
- Crown building signage
- On-site restaurant
- Easy access to highways
- Floor's 7 & 8 connected via internal staircase
- Multiple parking options nearby

CHIP BOWLING
Senior Vice President
616.915.9080
cbowling@bradleyco.com

JEFF TUCKER
Senior Managing Director, Brokerage | Principal
616.881.9321
jtucker@bradleyco.com



Southeast Grand Rapids

This map highlights key local amenities including a variety of restaurants, educational centers, attractions, medical facilities, developments and businesses.

- Restaurants
- Education Centers
- Attractions
- Medical Centers
- Developments
- Businesses



35 OAKES ST SW, GRAND RAPIDS, MI 49503

LEASE

OFFICE



CHIP BOWLING
Senior Vice President
616.915.9080
cbowling@bradleyco.com

JEFF TUCKER
Senior Managing Director, Brokerage | Principal
616.881.9321
jtucker@bradleyco.com



35 OAKES ST SW, GRAND RAPIDS, MI 49503

LEASE

OFFICE



CHIP BOWLING
Senior Vice President
616.915.9080
cbowling@bradleyco.com

JEFF TUCKER
Senior Managing Director, Brokerage | Principal
616.881.9321
jtucker@bradleyco.com

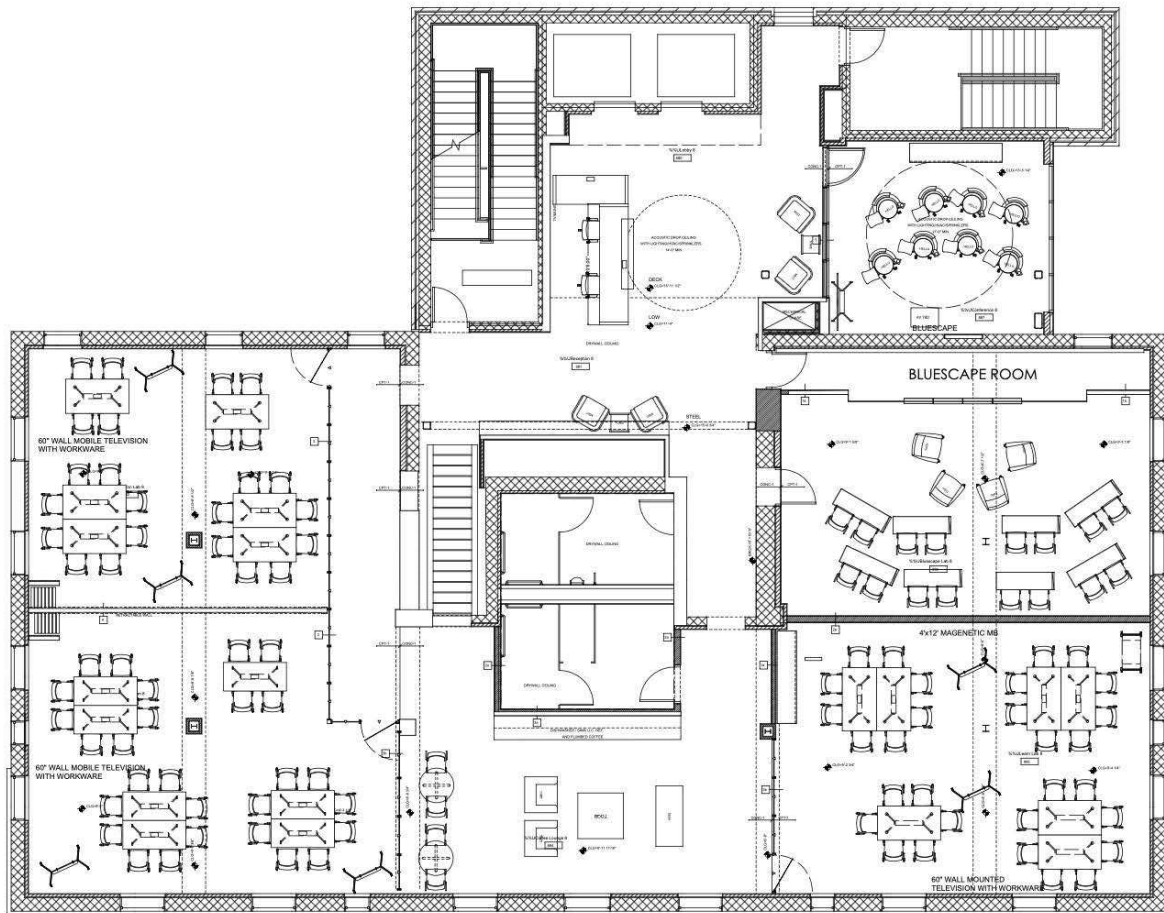


8TH FLOOR FLOOR PLAN

35 OAKES ST SW, GRAND RAPIDS, MI 49503

LEASE

OFFICE



AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
■ 8th Floor	6,400 SF	Modified Gross	\$23.00 SF/yr

CHIP BOWLING
Senior Vice President
616.915.9080
cbowling@bradleyco.com

JEFF TUCKER
Senior Managing Director, Brokerage | Principal
616.881.9321
jtucker@bradleyco.com

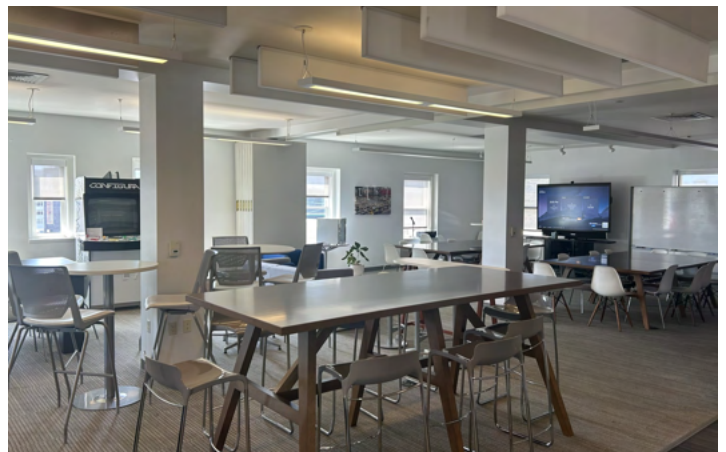
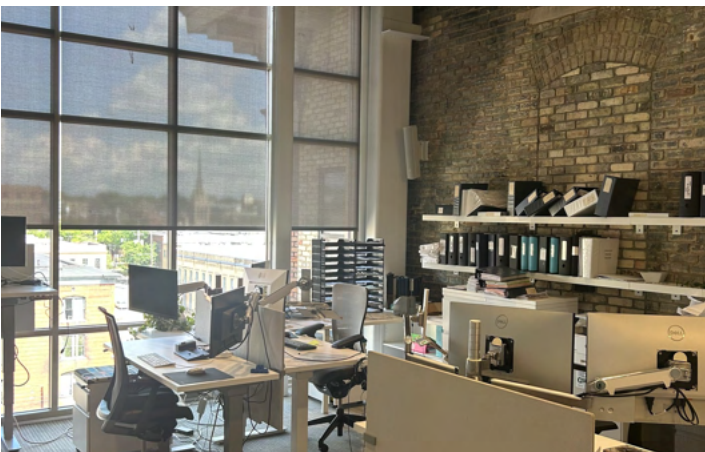
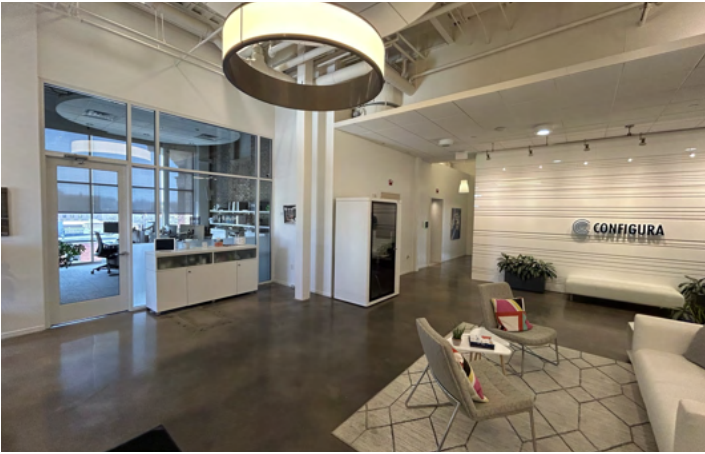


8TH FLOOR PHOTOS

35 OAKES ST SW, GRAND RAPIDS, MI 49503

LEASE

OFFICE



CHIP BOWLING
Senior Vice President
616.915.9080
cbowling@bradleyco.com

JEFF TUCKER
Senior Managing Director, Brokerage | Principal
616.881.9321
jtucker@bradleyco.com

page 7

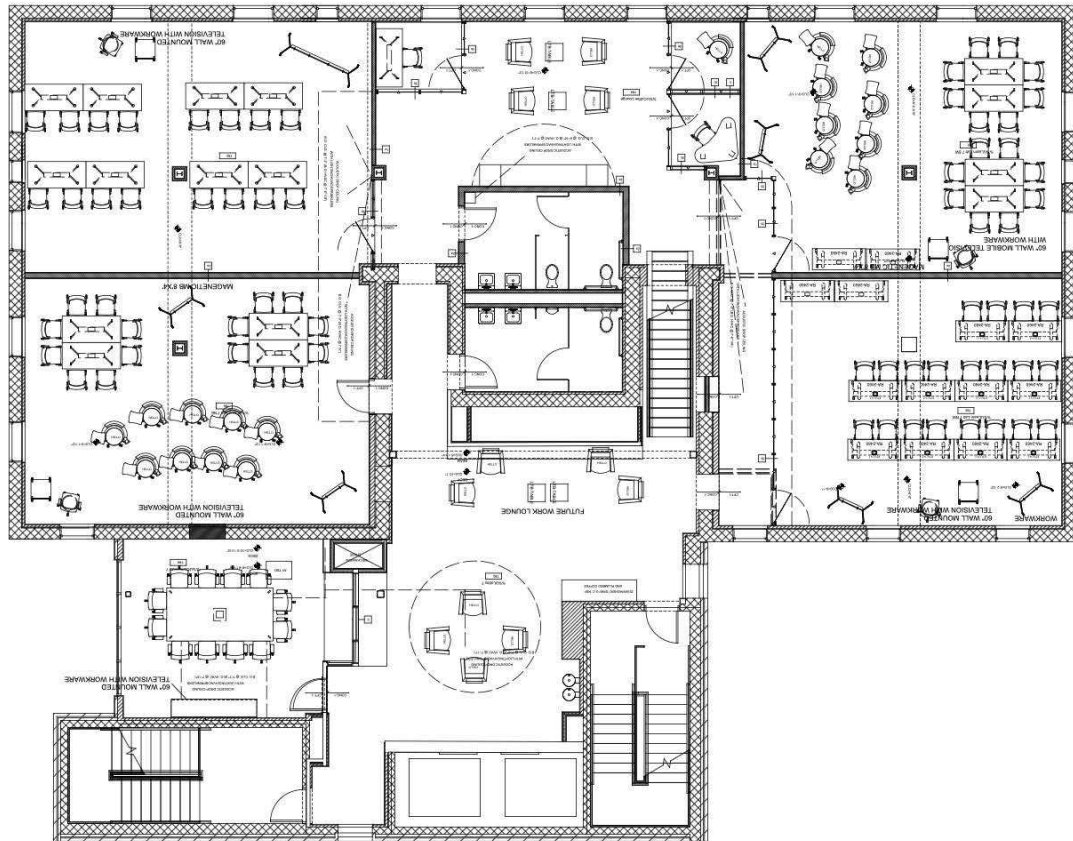


7TH FLOOR FLOOR PLAN

35 OAKES ST SW, GRAND RAPIDS, MI 49503

LEASE

OFFICE



AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
■ 7th Floor	6,400 SF	Modified Gross	\$23.00 SF/yr

CHIP BOWLING
Senior Vice President
616.915.9080
cbowling@bradleyco.com

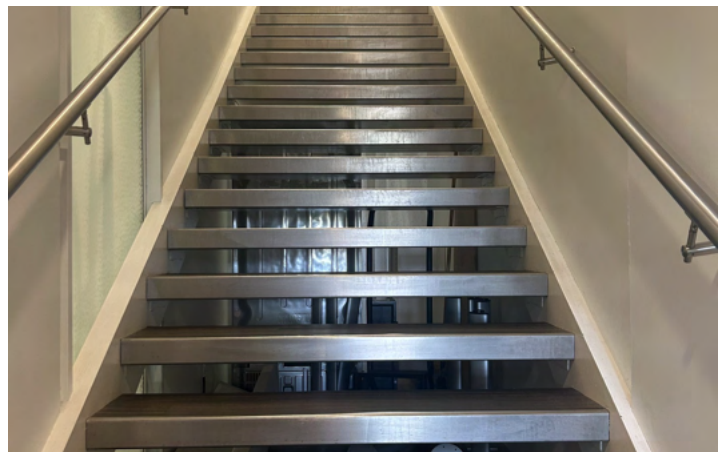
JEFF TUCKER
Senior Managing Director, Brokerage | Principal
616.881.9321
jtucker@bradleyco.com



35 OAKES ST SW, GRAND RAPIDS, MI 49503

LEASE

OFFICE



CHIP BOWLING
Senior Vice President
616.915.9080
cbowling@bradleyco.com

JEFF TUCKER
Senior Managing Director, Brokerage | Principal
616.881.9321
jtucker@bradleyco.com

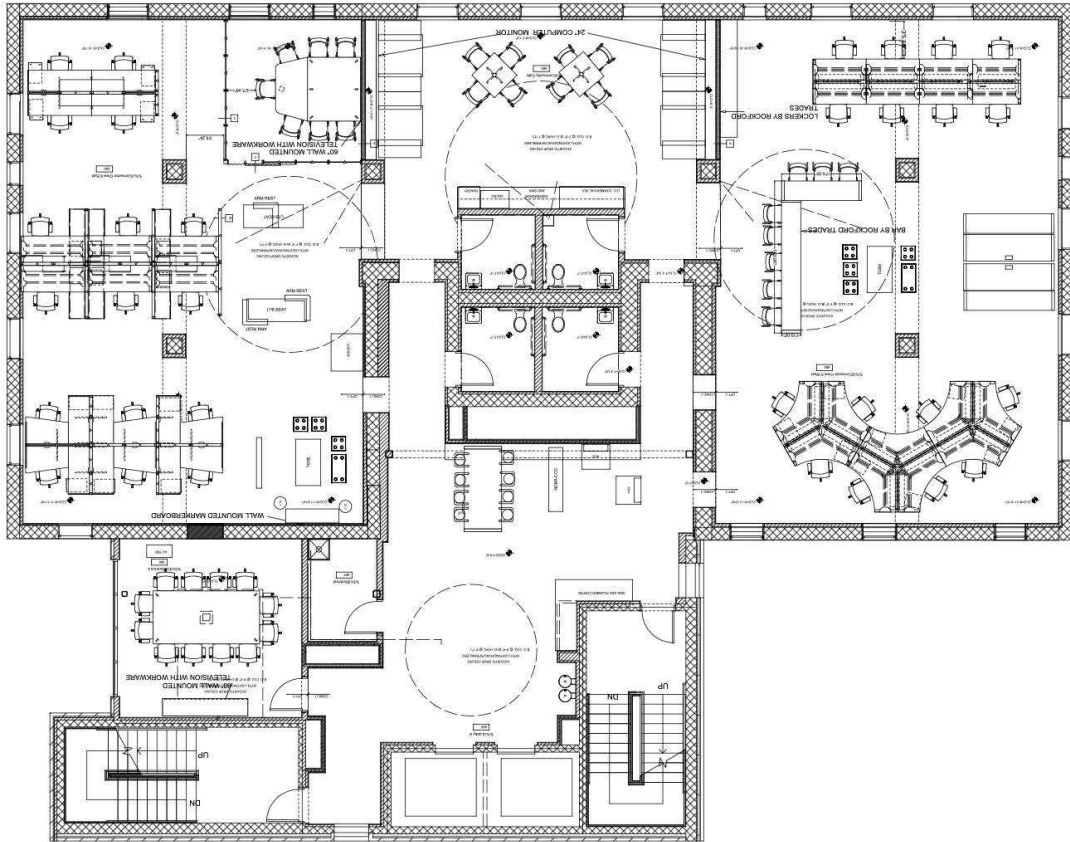


6TH FLOOR FLOOR PLAN

35 OAKES ST SW, GRAND RAPIDS, MI 49503

LEASE

OFFICE



AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
■ 6th Floor	6,400 SF	Modified Gross	\$23.00 SF/yr

CHIP BOWLING
Senior Vice President
616.915.9080
cbowling@bradleyco.com

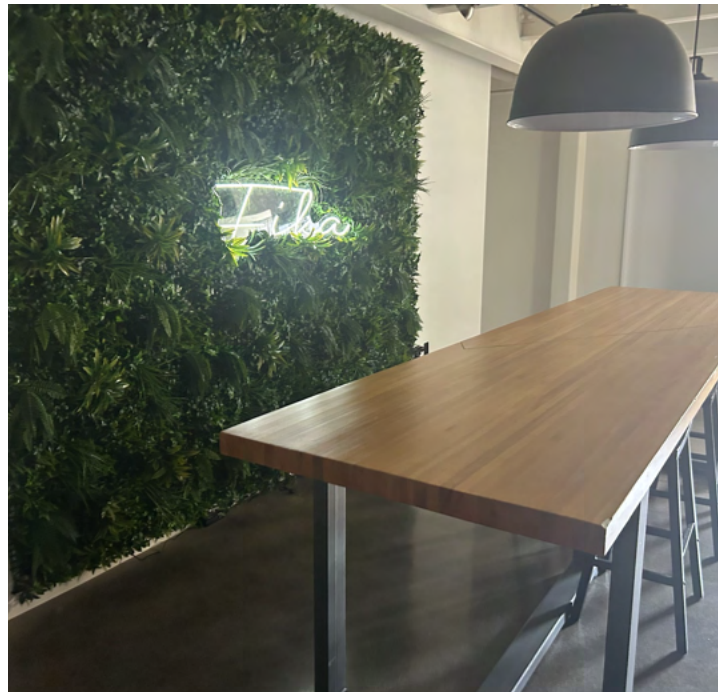
JEFF TUCKER
Senior Managing Director, Brokerage | Principal
616.881.9321
jtucker@bradleyco.com



35 OAKES ST SW, GRAND RAPIDS, MI 49503

LEASE

OFFICE



CHIP BOWLING
Senior Vice President
616.915.9080
cbowling@bradleyco.com

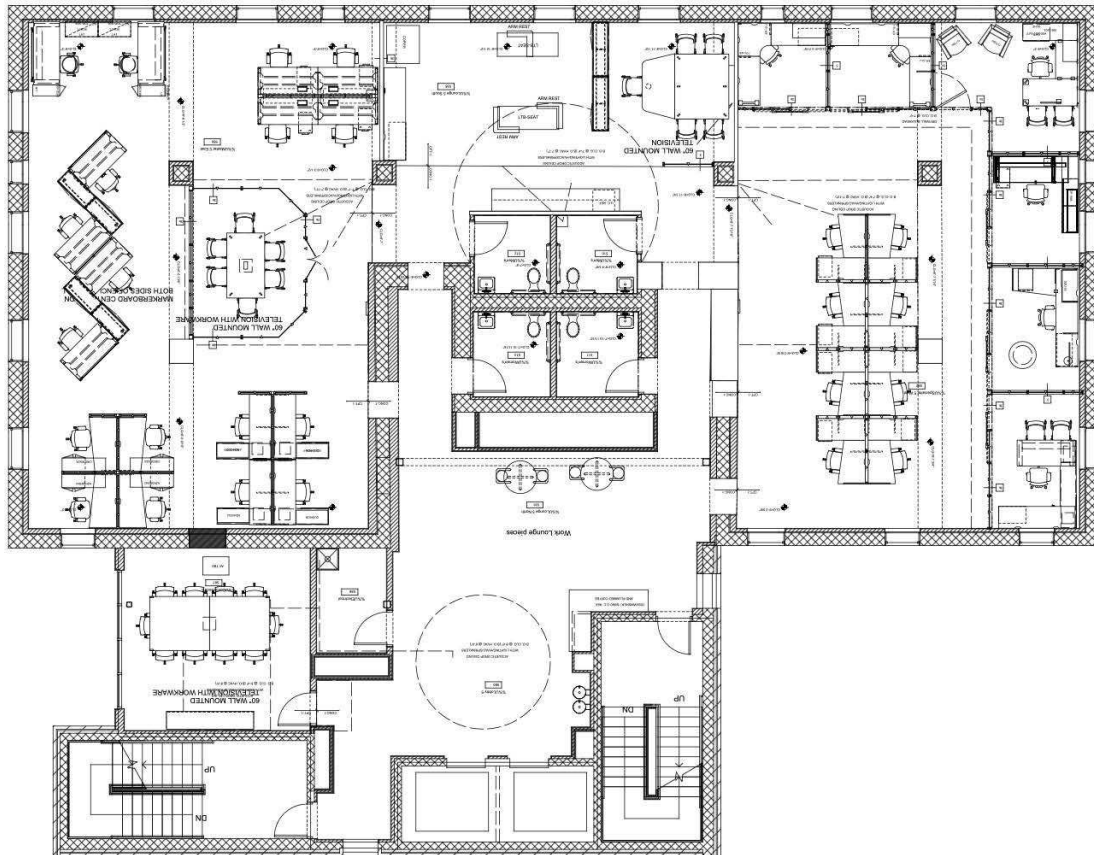
JEFF TUCKER
Senior Managing Director, Brokerage | Principal
616.881.9321
jtucker@bradleyco.com



35 OAKES ST SW, GRAND RAPIDS, MI 49503

LEASE

OFFICE



AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
■ 5th Floor	6,400 SF	Modified Gross	\$20.00 SF/yr

CHIP BOWLING
Senior Vice President
616.915.9080
cbowling@bradleyco.com

JEFF TUCKER
Senior Managing Director, Brokerage | Principal
616.881.9321
jtucker@bradleyco.com



35 OAKES ST SW, GRAND RAPIDS, MI 49503

LEASE

OFFICE



CHIP BOWLING
Senior Vice President
616.915.9080
cbowling@bradleyco.com

JEFF TUCKER
Senior Managing Director, Brokerage | Principal
616.881.9321
jtucker@bradleyco.com

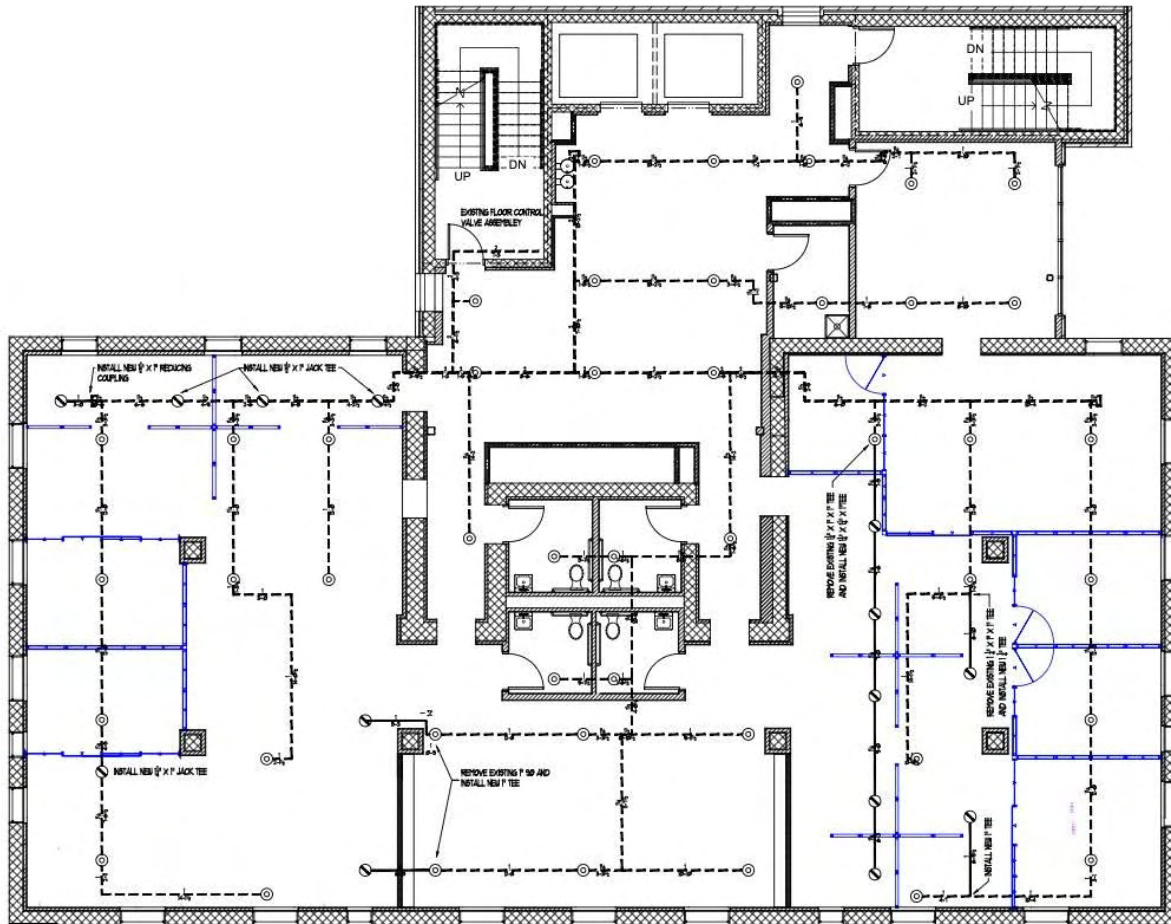


4TH FLOOR FLOOR PLAN

35 OAKES ST SW, GRAND RAPIDS, MI 49503

LEASE

OFFICE



AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
■ 4th Floor	6,400 SF	Modified Gross	\$20.00 SF/yr

CHIP BOWLING
Senior Vice President
616.915.9080
cbowling@bradleyco.com

JEFF TUCKER
Senior Managing Director, Brokerage | Principal
616.881.9321
jtucker@bradleyco.com

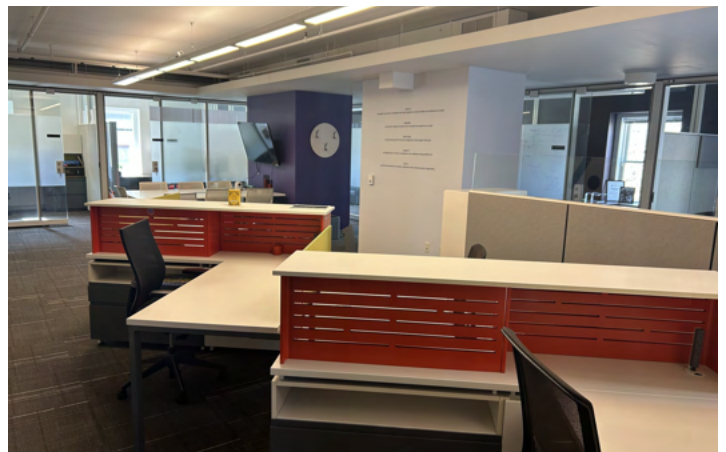


4TH FLOOR PHOTOS

35 OAKES ST SW, GRAND RAPIDS, MI 49503

LEASE

OFFICE



CHIP BOWLING
Senior Vice President
616.915.9080
cbowling@bradleyco.com

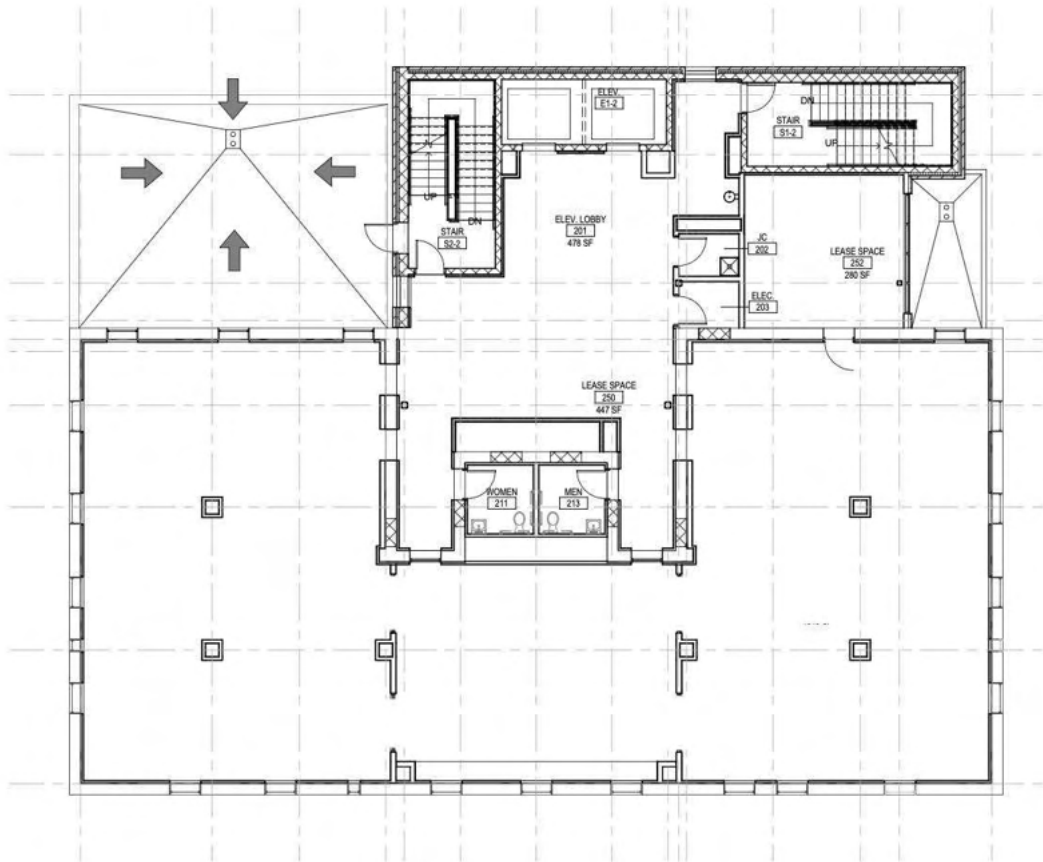
JEFF TUCKER
Senior Managing Director, Brokerage | Principal
616.881.9321
jtucker@bradleyco.com



35 OAKES ST SW, GRAND RAPIDS, MI 49503

LEASE

OFFICE



AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
■ 2nd Floor	6,400 SF	Modified Gross	\$19.00 SF/yr

CHIP BOWLING
Senior Vice President
616.915.9080
cbowling@bradleyco.com

JEFF TUCKER
Senior Managing Director, Brokerage | Principal
616.881.9321
jtucker@bradleyco.com



35 OAKES ST SW, GRAND RAPIDS, MI 49503

LEASE

OFFICE



CHIP BOWLING
Senior Vice President
616.915.9080
cbowling@bradleyco.com

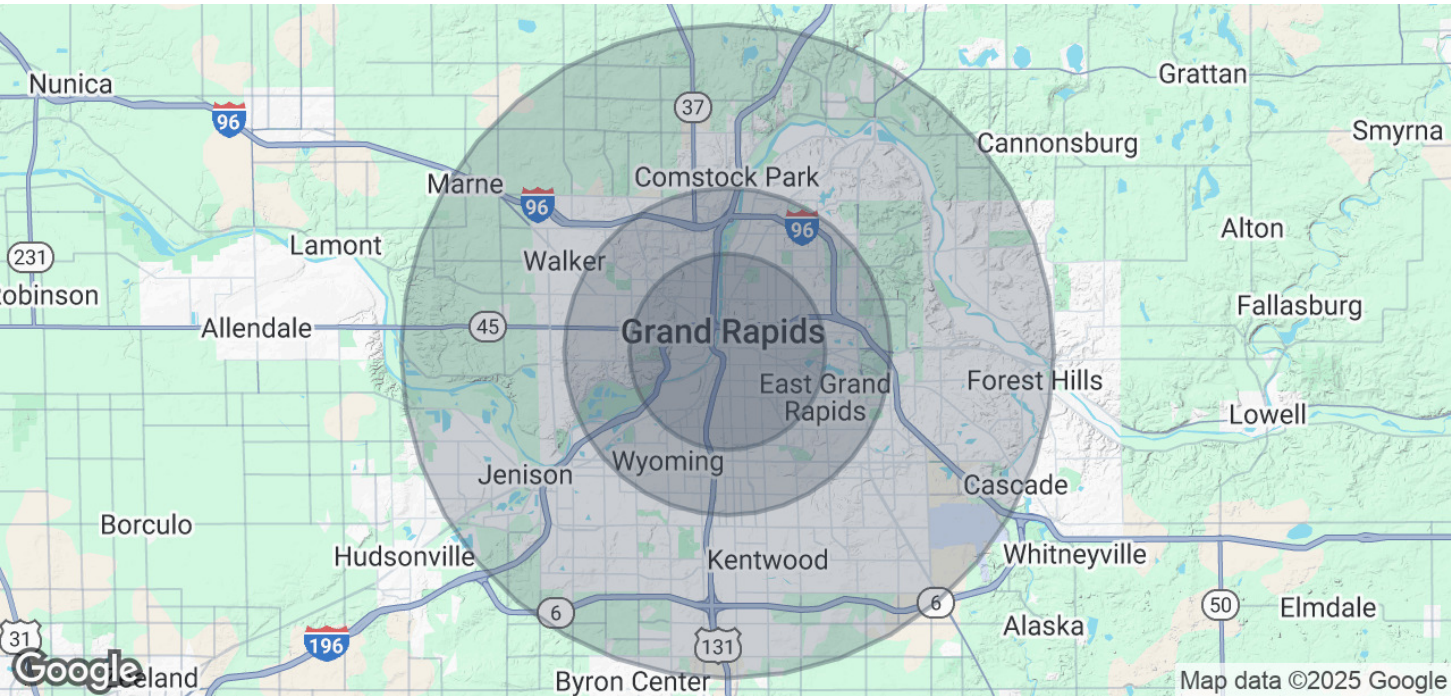
JEFF TUCKER
Senior Managing Director, Brokerage | Principal
616.881.9321
jtucker@bradleyco.com



35 OAKES ST SW, GRAND RAPIDS, MI 49503

LEASE

OFFICE



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	149,443	275,362	553,991
Average Age	35	37	38
Average Age (Male)	35	36	37
Average Age (Female)	36	38	39

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	58,699	109,609	216,590
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$80,294	\$88,843	\$100,355
Average House Value	\$263,092	\$281,814	\$315,133

Demographics data derived from AlphaMap

CHIP BOWLING
Senior Vice President
616.915.9080
cbowling@bradleyco.com

JEFF TUCKER
Senior Managing Director, Brokerage | Principal
616.881.9321
jtucker@bradleyco.com



35 OAKES ST SW, GRAND RAPIDS, MI 49503

LEASE

OFFICE

**CHIP BOWLING**

Senior Vice President

cbowling@bradleyco.com

Direct: 616.254.0005 | Cell: 616.915.9080

PROFESSIONAL BACKGROUND

Chip brings over 27 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 Grand Rapids' top business leaders.

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. A notable favorite place to visit for Chip is South and Central America and Europe.

EDUCATION

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

CHIP BOWLING

Senior Vice President
616.915.9080
cbowling@bradleyco.com

JEFF TUCKER

Senior Managing Director, Brokerage | Principal
616.881.9321
jtucker@bradleyco.com



35 OAKES ST SW, GRAND RAPIDS, MI 49503

LEASE

OFFICE

**JEFF TUCKER**

Senior Managing Director, Brokerage | Principal

jtucker@bradleyco.com

Direct: 616.254.0014 x564 | Cell: 616.881.9321

PROFESSIONAL BACKGROUND

Jeff Tucker joined Bradley Company in September 2016. As Senior Managing Director, Jeff leads the office brokerage group in the Michigan operations.

Jeff is a seasoned sales and marketing professional with over 24 years of real estate experience. In his role, Jeff advises clients in strategic planning, transaction execution for both acquisition and dispositions, and portfolio management throughout the Michigan region. He enjoys client relationships with Fortune 500 companies as well as family owned businesses. Jeff attended Hope College where he graduated with a degree in Political Science. He is dedicated to providing unsurpassed customer service, coupled with uncompromising integrity and the highest industry standards.

Jeff is a licensed Real Estate Broker in the State of Michigan, and is a candidate for CCIM Designation. Prior to becoming a broker, his career included environmental consulting as a registered Environmental Property Assessor.

EDUCATION

Bachelor of Science, Political Science - Hope College

MEMBERSHIPS

- International Council of Shopping Centers (ICSC), Member
- Commercial Alliance of Realtors West Michigan (CARWM), Member
- Michigan Association of Realtors, Member
- National Association of Realtors, Member

CHIP BOWLING

Senior Vice President

616.915.9080

cbowling@bradleyco.com

JEFF TUCKER

Senior Managing Director, Brokerage | Principal

616.881.9321

jtucker@bradleyco.com



Broker Disclosure: A real estate licensee holds a beneficial interest in this property

©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.

bradleyco.com • 616.254.0005 • info@bradley.com