

ELEVATE YOUR OFFICE SPACE

NAI Wisinski of
West Michigan

Experience the luxurious custom
designed office space at 1000 Front Ave



 **1000 FRONT AVE NW**
GRAND RAPIDS, MI 49503

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1000 FRONT AVE PLACES YOUR BUSINESS IN ONE OF GRAND RAPIDS' MOST DESIRABLE WATERFRONT SETTINGS.

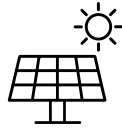
Custom-designed, modern loft office including open ceiling, exposed brick, collaborative spaces, and sweeping views of the Grand River with an outdoor deck connected to the building kitchen and breakroom. ONSITE PARKING spaces including two (2) electric charging stations in addition to solar panels are an incredible savings compared to rising costs of downtown GR parking and utilities. This exceptional office environment provides employees and visitors with an inspiring place to work every day.



PROPERTY HIGHLIGHTS



Two Electric Charging
Stations



Solar Panels reducing
the electrical bills by 35%



13 Free On-Site
Parking Spaces



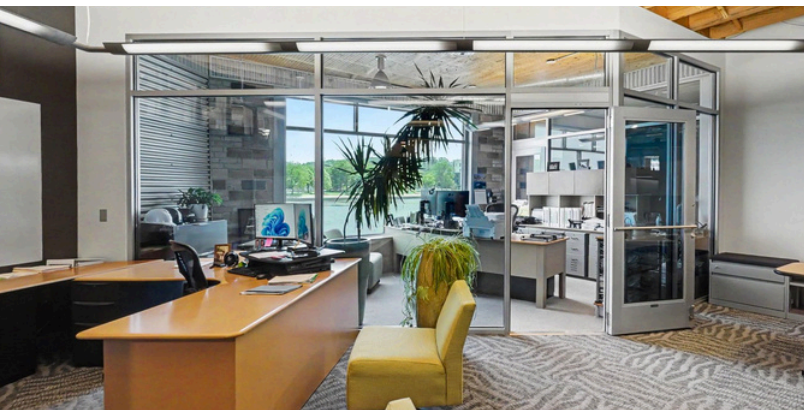
Grand River Waterfront
Setting with Outdoor Patio



Technology-Enabled
Conference Rooms



VIDEO TOUR



1000 FRONT OPERATING EXPENSES

Estimated CAM

Water and Sewer	\$0.10
Taxes	\$1.58
Lawn Care & Snow Removal	\$0.36
Repairs and Maintenance	\$0.11
Insurance	\$0.20
Management Fees	\$0.46
Total Estimated CAM	\$2.80

LEASE OVERVIEW

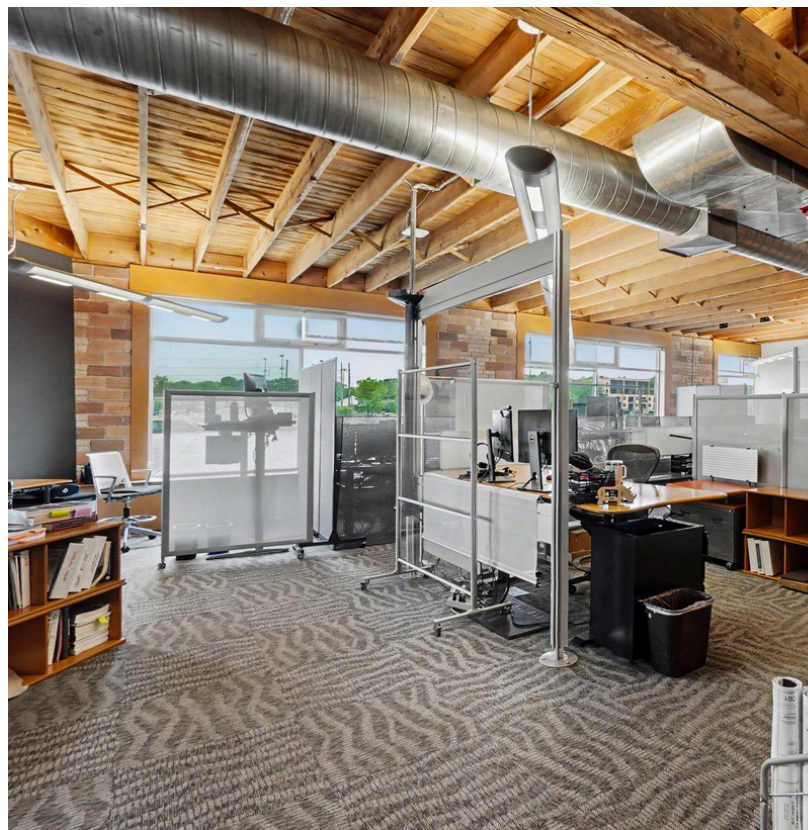
LEASE INFORMATION

Lease Type:	NNN
Terms:	36-120 Months
PPN:	41-13-24-202-024
Tenant Provides:	Taxes, Insurance, Water, Sewer, Electric, Air Conditioning, Gas/Heat, Snow Removal, Janitorial, Refuse Removal, Phone, Internet
Landlord Provides:	Roof & Structural, Mechanical Systems Replacement
Additional Parking Available:	13 Free Onsite Parking Spaces PLUS 14 Spaces available for \$85/month per space

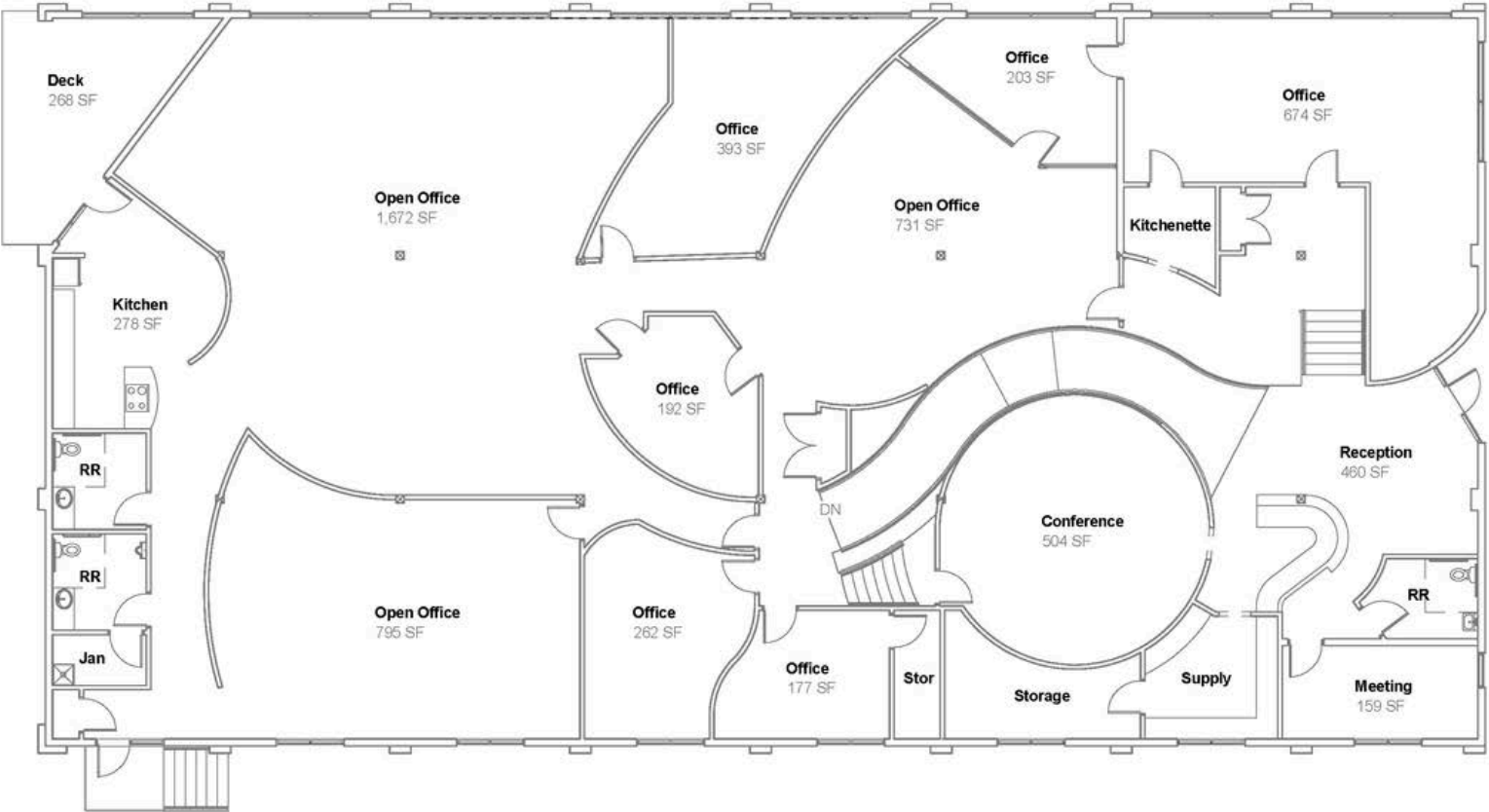
RENTABLE SF	RATE / SF / YR	MONTHLY RENT	CAM / MONTH (\$2.80/SF)	TOTAL MONTHLY RENT
9,160 SF	\$13.95/SF	\$10,648.50	\$2,137.33	\$12,785.83



PROPERTY PHOTOS



FLOOR PLAN





Location of 13 Free On-Site Parking Spaces



Location of 14 Additional Parking Spaces Available at
Tenant's expense of \$85/month per space.

RETAIL MAP



GRAND RAPIDS PROJECT PIPELINE: WHAT'S ON THE HORIZON?



1 Amway Soccer Stadium (2027)

A professional soccer stadium. It will be home to a pro soccer team and host events as part of the city's riverfront revitalization.

2 Fulton & Market Riverfront Development (2028/2029)

A planned mixed-use project that will transform a site along the Grand River into housing, hospitality, office, retail, and public spaces.

3 GVSU/YMCA Skybridge (2026)

An enclosed pedestrian bridge in downtown Grand Rapids that will connect GVSU's Seward parking structure to the YMCA.

4 Grand Rapids Public Museum (2026)

The GRPM is undergoing a major renovation and expansion, enhancing exhibit space and visitor amenities.

5 Monroe North & Division Infrastructure (2026)

The Monroe North & Division Infrastructure project in Grand Rapids is an upgrade aimed at improving transportation, pedestrian safety, and public space.

6 MI Sites (2026 & Beyond)

The redevelopment of a former GM plant into a large, energy-ready industrial site.

7 John Ball Zoo Aquarium (2031)

The John Ball Zoo Aquarium will add aquatic exhibits and enhance year-round attractions at John Ball Zoo.

8 Sullivan's Field (2026)

The historic Sullivan Field baseball park is undergoing a \$5.28 million renovation that will restore the 1937 ballpark and upgrade amenities.

ACRISURE AMPHITHEATER

201 Market Ave SW

NAI Wisinski of
West Michigan



10 ACRES

OF REVITALIZED
RIVEFRONT

190

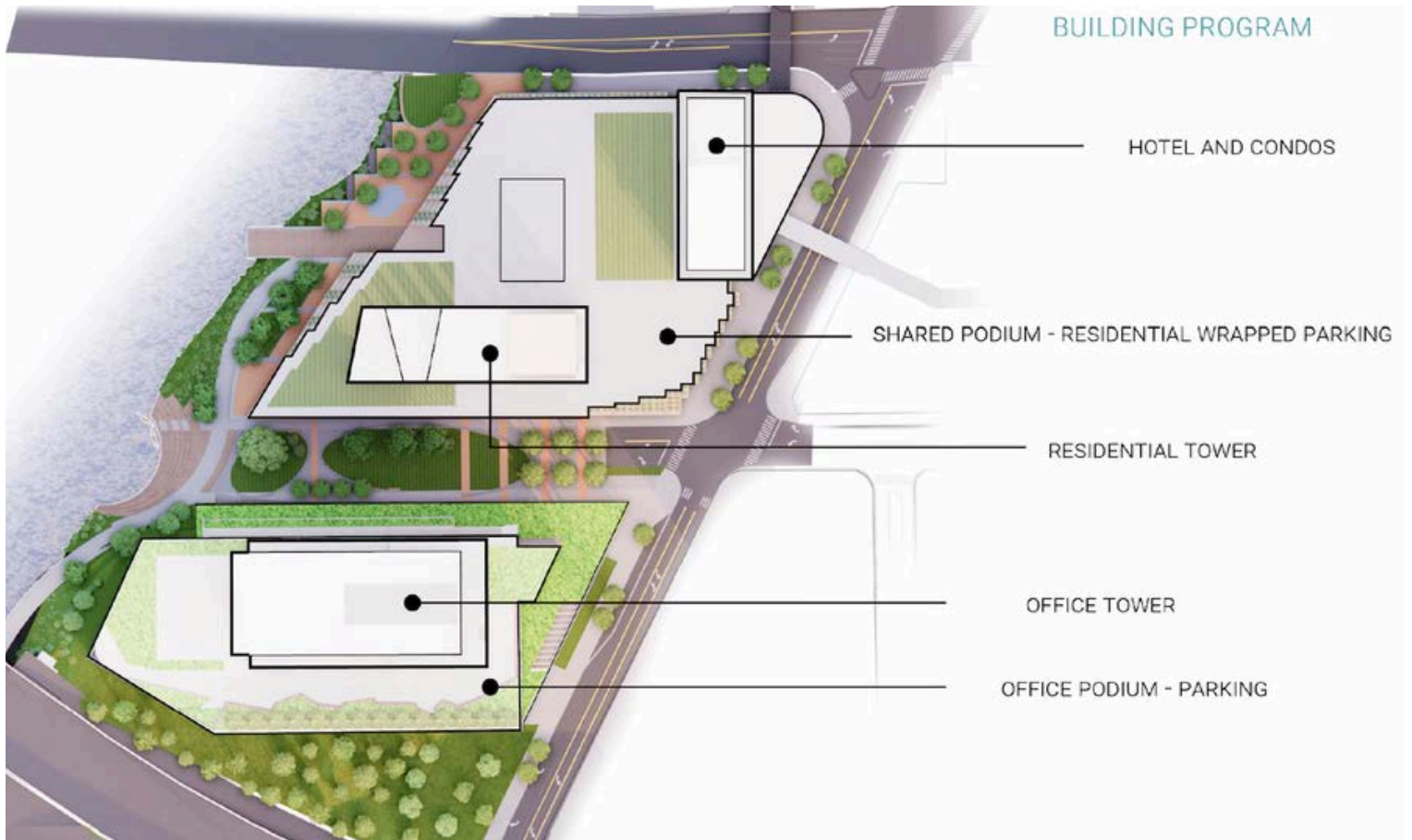
NEW ADDITIONAL
PARKING SPACES

300,000

VISITORS PER
SEASON

12,000

SEAT VENUE
CAPACITY



671

HIGH-END CONDOS
& APARTMENTS

7 ACRES

OF REVITALIZED
RIVERFRONT

2,500

NEW ADDITIONAL
PARKING SPACES

\$738M

SKYLINE DEFINING
DEVELOPMENT

AMWAY SOCCER STADIUM

230 Winter Ave NW

NAI Wisinski of
West Michigan



11,000

EXPANDABLE SEAT
VENUE CAPACITY

8.5 ACRES

OF DOWNTOWN
DEVELOPMENT

\$408M

ECONOMIC IMPACT
FOR GRAND RAPIDS

160,000

VISITORS PER
SEASON

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.



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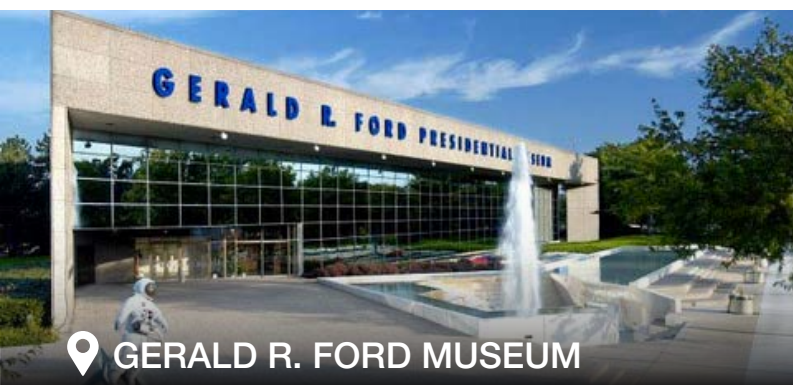
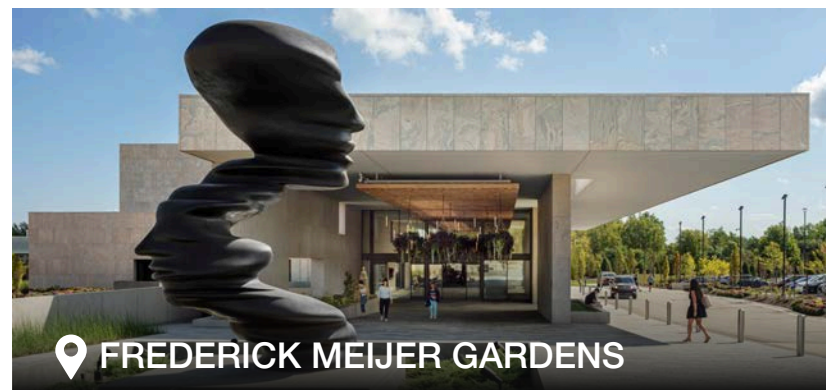
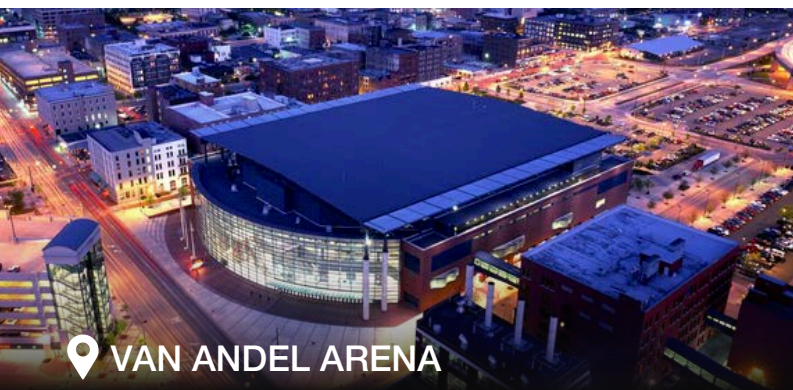
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