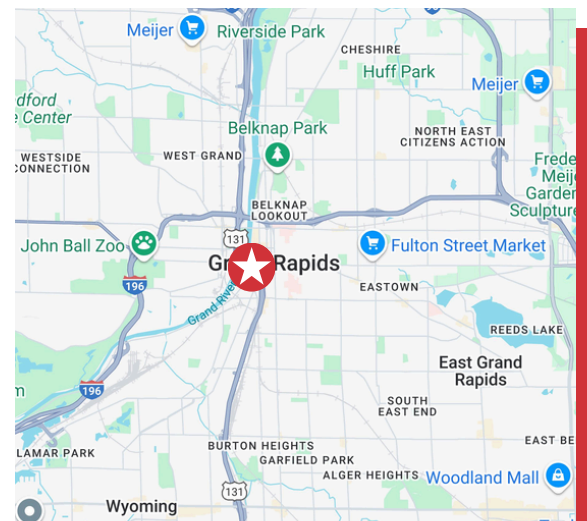




32 MARKET AVE SW GRAND RAPIDS, MI 49503

Penthouse Office Suite for Lease

- 9 Private Offices
- Large Conference Room, Reception Area, and Large Kitchenette/Break Room Area
- Reception Area
- On-Site Parking Available
- Building connected to Skywalk and Van Andel Arena



LISTING AGENTS:

HILLARY TAATJES WOZNICK

O: 616.242.1113 | C: 616.862.1179
hillary@naiwwm.com

JASON MAKOWSKI, SIOR

O: 616.575.7034 | C: 616.262.8532
jasonm@naiwwm.com

DOUG TAATJES, SIOR, CCIM

O: 616.242.1117 | C: 616.292.1828
doug@naiwwm.com

STAY CONNECTED



naiwwm.com
616.776.0100

PROPERTY INFORMATION

Location:	NE corner of Market & Weston
Total Building Size:	24,225 SF
Year Built:	1997
Municipality:	City of Grand Rapids
PPN:	41-13-25-403-009
Parking:	On-Site Parking Available; \$150/mo per space
Building Class:	B



LEASE OVERVIEW

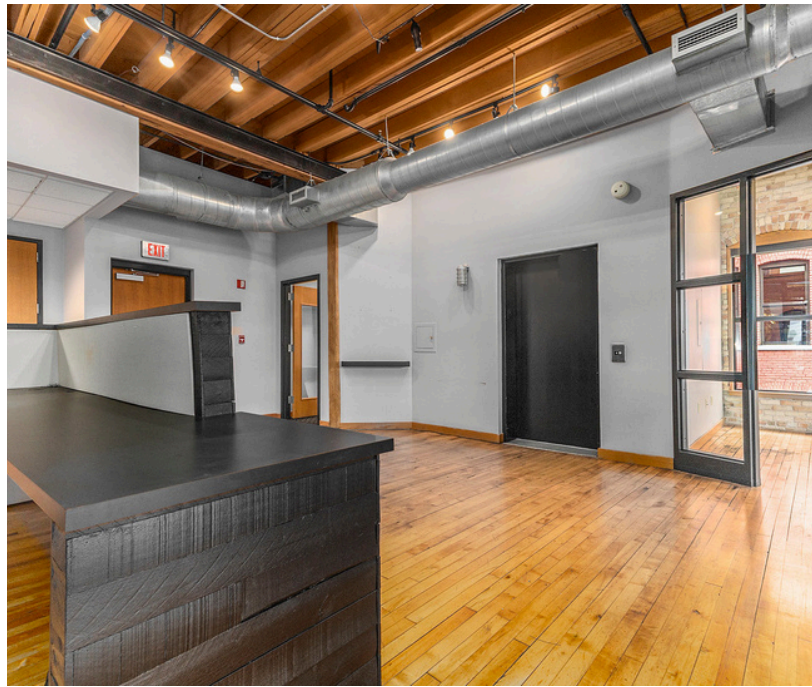
LEASE INFORMATION

Lease Type:	Modified Gross
Terms:	36-60 Months
Tenant Provides:	Gas, Electric, Janitorial, Telephone/Data, Liability Insurance
Landlord Provides:	Taxes, Insurance, Refuse Removal, Sewer, Water, Lawn Care, Snow Removal Property Management
Renewal Option:	Yes

AVAILABILITY

SUITE	RENTABLE SF	RATE/SF/YR	MONTHLY RENT
5th Floor	4,493 SF	\$23.95	\$8,967.28

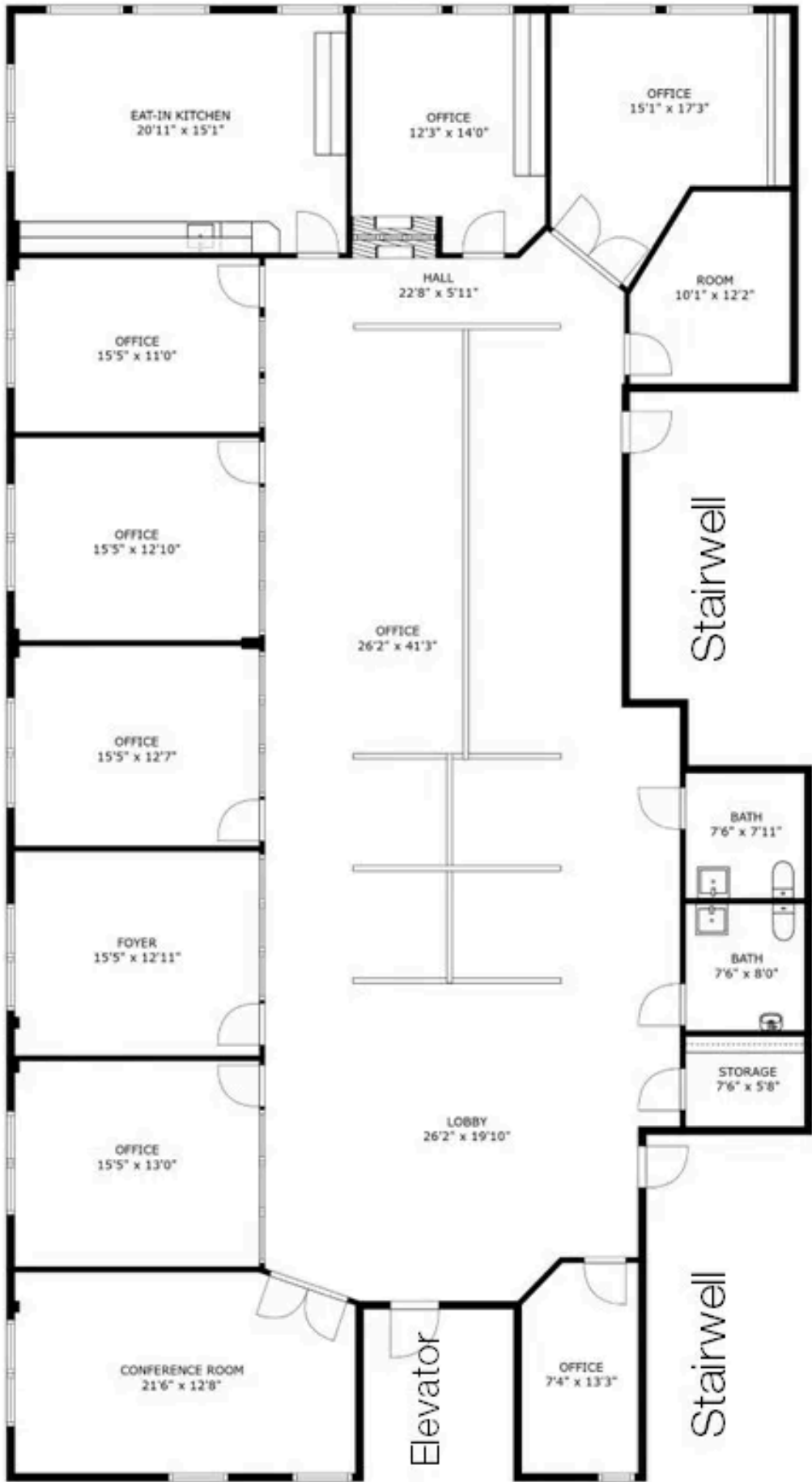








FLOOR PLAN



RETAIL MAP



NEARBY RESTAURANTS

Bistro Bella Vita - 0.02 miles
 Social House - 0.03 miles
 Stella's Lounge - 0.19 miles
 Peppino's - 0.30 miles

Woods Lounge - 0.09 miles
 The B.O.B. - 0.10 miles
 Founder's Brewing Co. - 0.30 miles
 123 Tavern - 0.30 miles

Buffalo Wild Wings - 0.17 miles
 Luna - 0.17 miles
 Uccello's - 0.30 miles
 San Chez - 0.30 miles

FUTURE DEVELOPMENTS

Acisire Amphitheater
 DeVos Development

SKYWALK MAP



SKYWALK COMMUTE TIMES

Van Andel Arena - 2 mins

JW Marriott - 11 mins

Amway Grand Plaza - 15 mins

DeVos Performance Hall - 16 mins

DeVos Place - 18 mins

Campau Square Plaza - 12 mins

Courtyard by Marriott - 9 mins

Arena Station - 2 mins

Nearest Skywalk Entry - 1 min



10 ACRES

OF REVITALIZED
RIVEFRONT

190

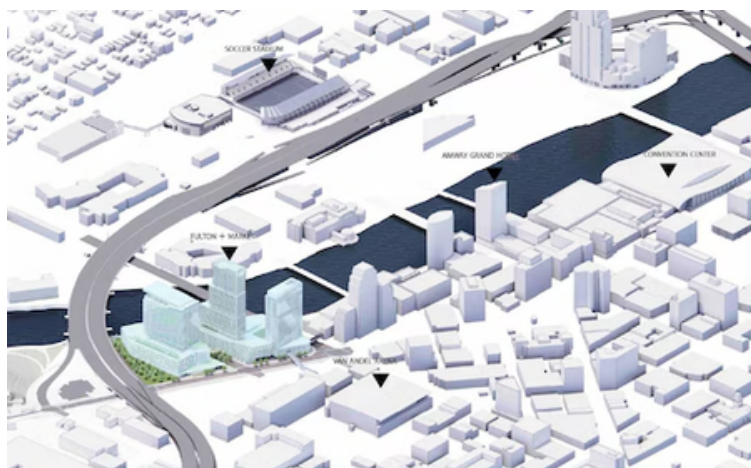
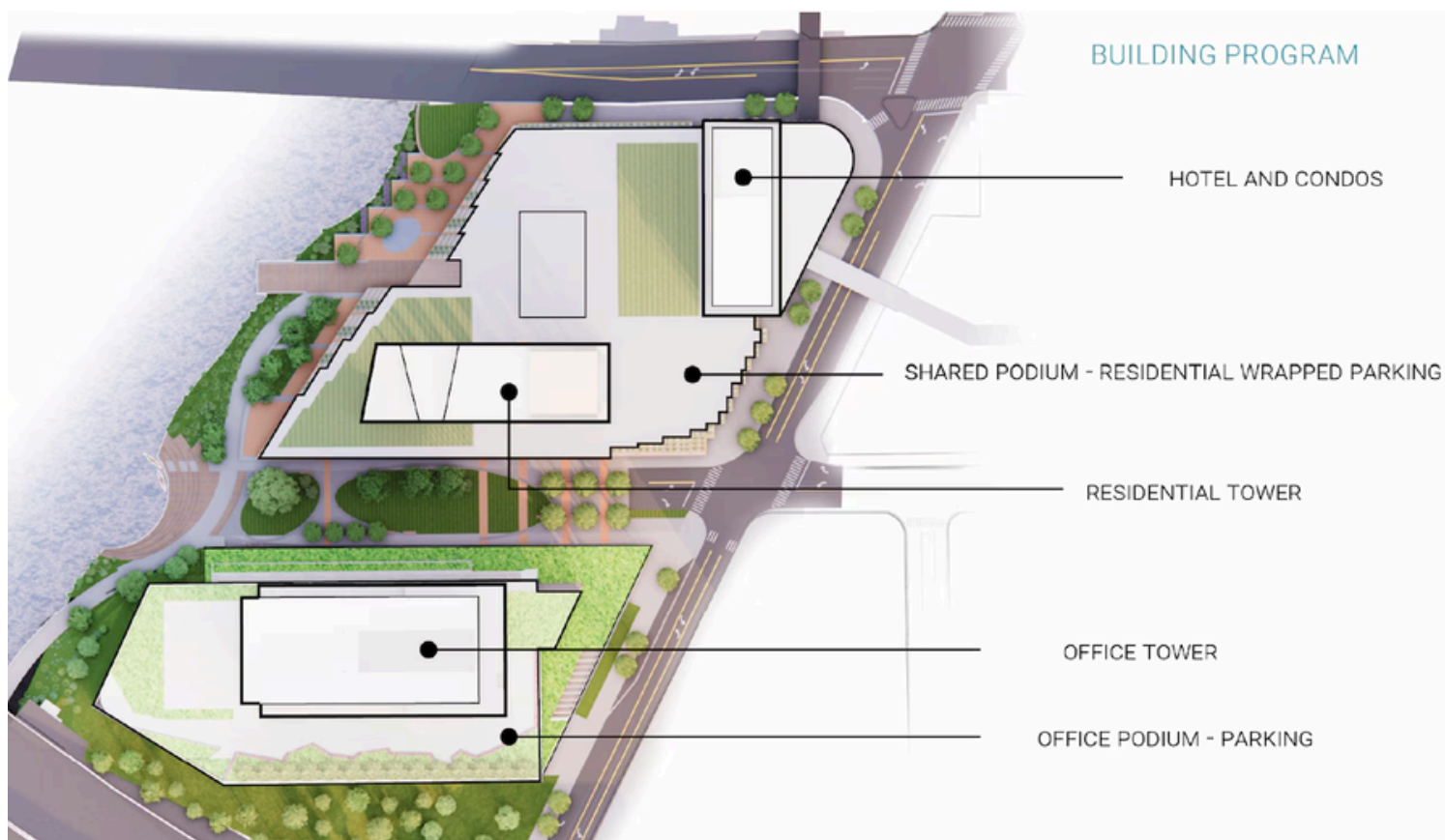
NEW ADDITIONAL
PARKING SPACES

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

Welcome to ...

GRAND RAPIDS

Grand Rapids is a vibrant city that is home to a mix of arts and culture, breweries, restaurants, shopping and outdoor activities.

michigan.org

Grand Rapids



THINGS TO DO

Grand Rapids used to be known as America's Furniture Capital. More recently, it was named "Beer City USA," boasting over 40 breweries. The city is renowned for its cultural vibrancy, offering attractions such as the Frederick Meijer Gardens, the Gerald Ford Presidential Museum, and the Grand Rapids Public Museum.



ARTS & CULTURE

Grand Rapids hosts ArtPrize, one of the most popular art festivals in the world, drawing in over a quarter of a million people in each year. Every June, Festival of the Arts takes place in Grand Rapids and attracts 300,000 visitors. Gilda's LaughFest features stand-up, improv, and showcases and brings in 50,000 attendees.



SKILLED WORKFORCE

Grand Rapids serves as the corporate hub for numerous major firms, including Spectrum Health, Meijer, Amway, Mercy Health, Gentex, and Steelcase. The top 10 biggest employers in Grand Rapids collectively hire more than 66,000 individuals, spanning across sectors such as healthcare, retail, consumer goods, manufacturing, technology, automotive, education, and furniture.



DEMOGRAPHICS

The population in Grand Rapids has grown to 196,608 as of 2023. It has a median household income of \$61,634 and an average age of 31.8 years. These demographics are indicative of economic stability and potential for development.



GRAND RAPIDS ADVANTAGE

Grand Rapids offers a lively urban atmosphere alongside the charm of smaller neighborhoods, creating a rich blend of culture, arts, and natural beauty. Positioned between Chicago and Detroit, West Michigan boasts a population exceeding 1.5 million, with Grand Rapids at its thriving heart.

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