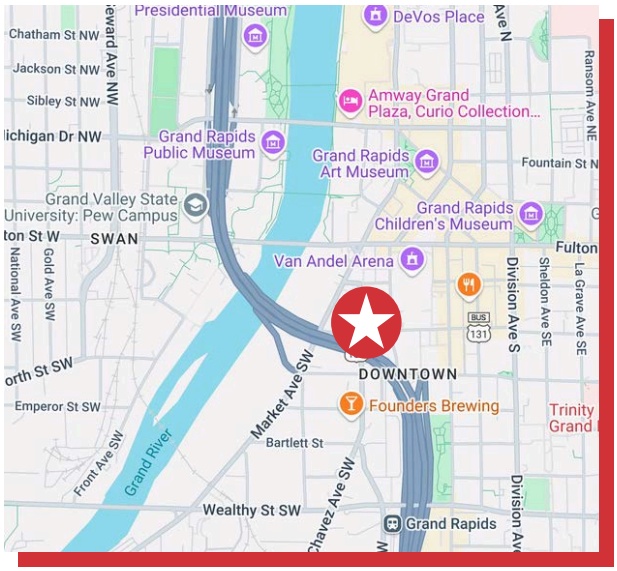
NAI Wisinski of West Michigan

FOR LEASE
DOWNTOWN LOFT OFFICE SUITES



100 CESAR E. CHAVEZ AVE SW
GRAND RAPIDS, MI 49503

- Downtown Loft Offices with Exposed Brick Walls & Original Wood Floors
- Shared Conference Rooms and Kitchenette
- Secure Bike Storage
- Common Locker Rooms and Showers
- Located Adjacent to the Van Andel Arena
- Convenient to downtown and expressways
- (US-131 and I-196)



FOR MORE INFORMATION, CONTACT:

HILLARY TAATJES WOZNICK
C: 616.862.1179
hillary@naiwwm.com

DOUG TAATJES, SIOR, CCIM
C: 616.292.1828
dougt@naiwwm.com

naiwwm.com | 616.776.0100

PROPERTY OVERVIEW

FOR LEASE
DOWNTOWN LOFT OFFICE SUITES

PROPERTY INFORMATION

Total Building Size:	77,000 SF
HVAC:	Steam Heat / AC
Construction:	Brick
Elevators:	1
Parking:	Available for additional charge
Security System:	Yes
Data Options:	123.Net Metronet AT&T
Zoning:	C-3A
	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.

100 CESAR E. CHAVEZ AVE SW
GRAND RAPIDS, MI 49503

NAI Wisinski of West Michigan

LEASE OVERVIEW

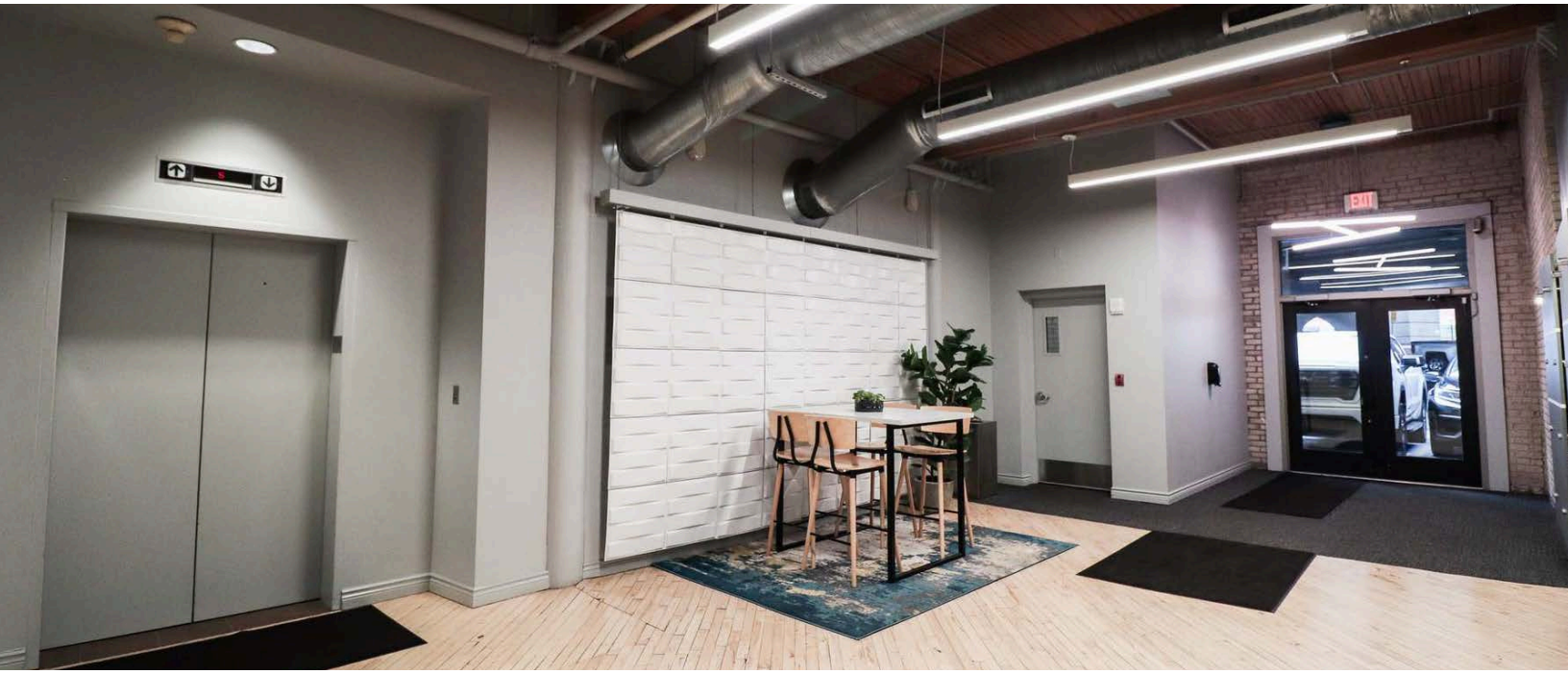
FOR LEASE
DOWNTOWN LOFT OFFICE SUITES

LEASE INFORMATION

Lease Type:	Modified Gross
Terms:	36-120 months
Tenant Provides:	Steam Heat, Electric, Phone/Data, Janitorial, Air Conditioning
Landlord Provides:	Taxes, Insurance, Refuse Removal, Water/Sewer, On-Site Property Management
Renewal Option:	Negotiable
PPN:	41-13-25-407-001
Possession:	At lease commencement

AVAILABILITY

SUITE	FLOOR	RENTABLE SF	RENT/SF/YR	MONTHLY RENT	AVAILABLE	VIRTUAL TOUR
030	Garden Level	1,329 SF	$16.95	$1,877.21	Immediate	View
200	2nd	3,004 SF	$18.95	$4,743.82	Sublease	View
402	4th	1,329 SF	$19.95	$2,209.46	11/1/2026	
500	5th	2,603 SF	$19.95	$4,327.49	12/1/2026	View

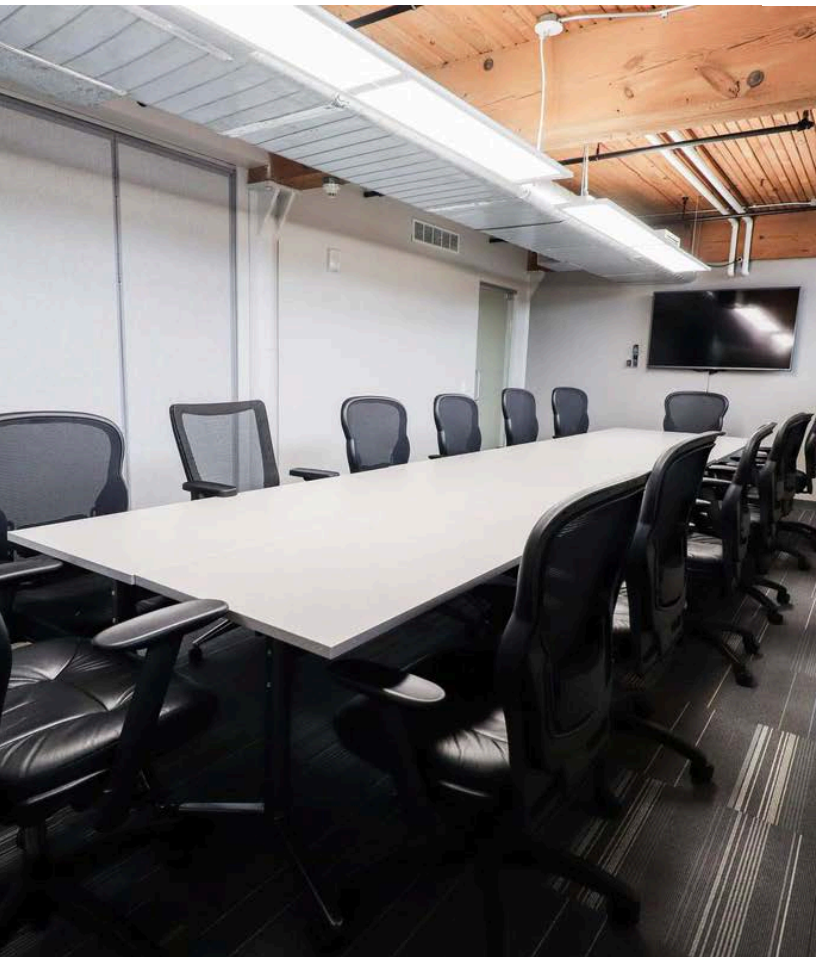


100 CESAR E. CHAVEZ AVE SW
GRAND RAPIDS, MI 49503

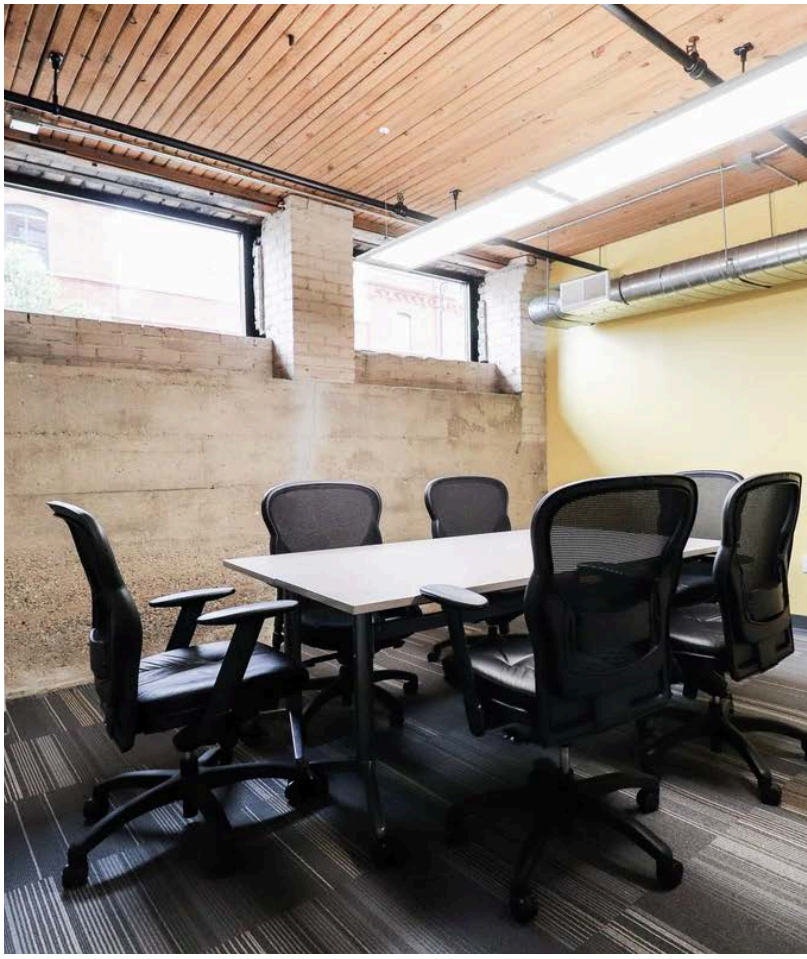
NAI Wisinski of West Michigan

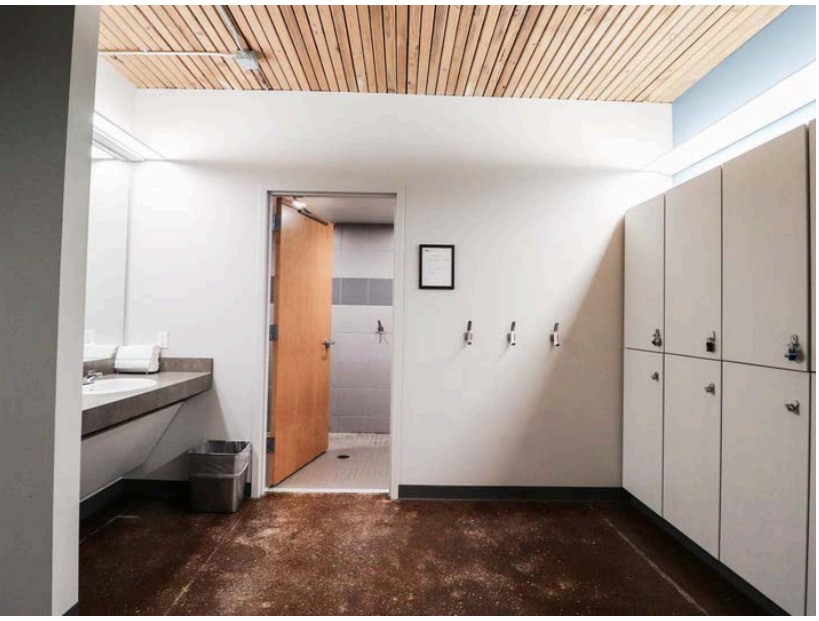
PHOTOS
SHARED COMMON AREAS

FOR LEASE
DOWNTOWN LOFT OFFICE SUITES









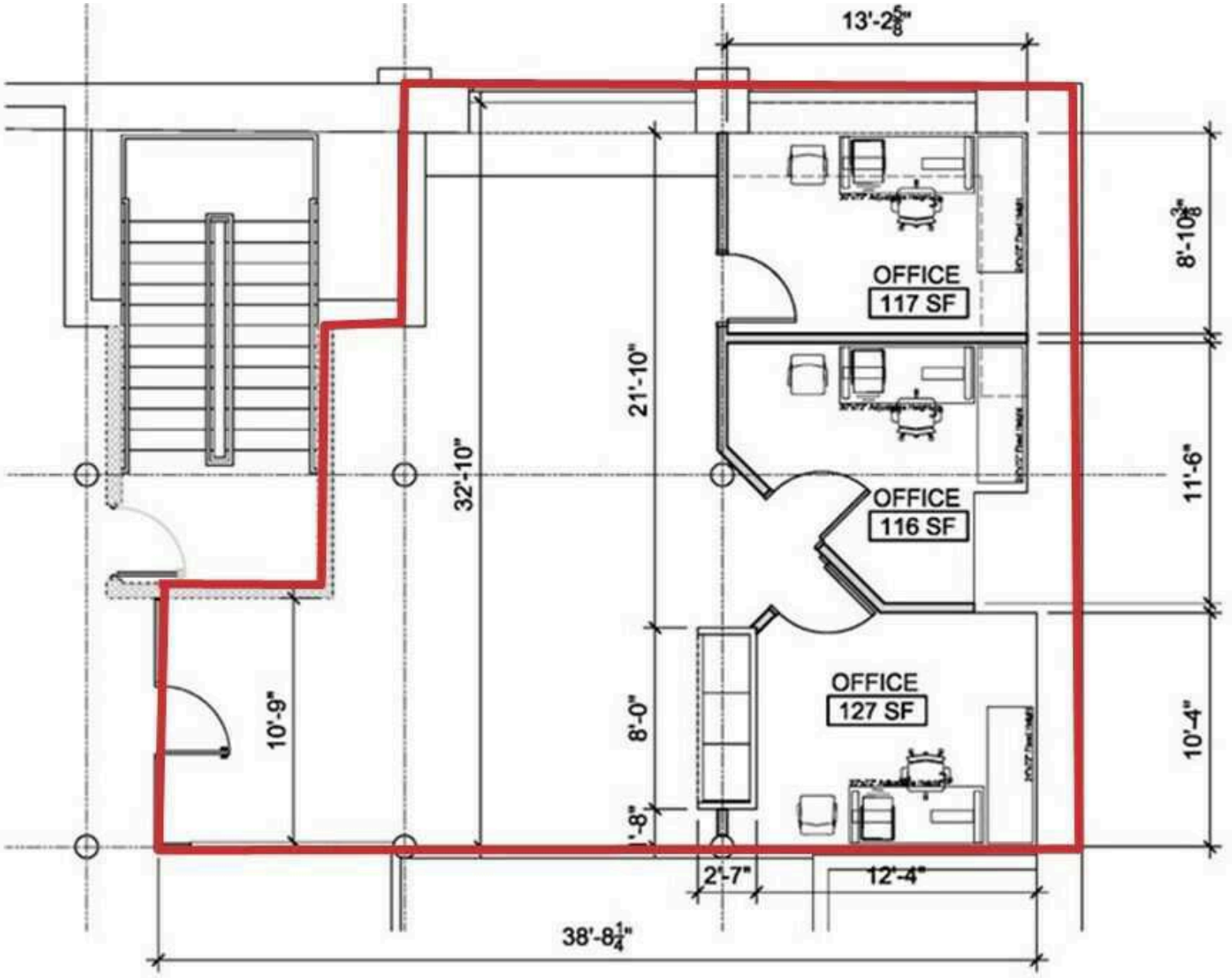
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GRAND RAPIDS, MI 49503

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FLOOR PLAN
SUITE 030

FOR LEASE
DOWNTOWN LOFT OFFICE SUITES

VIEW HERE



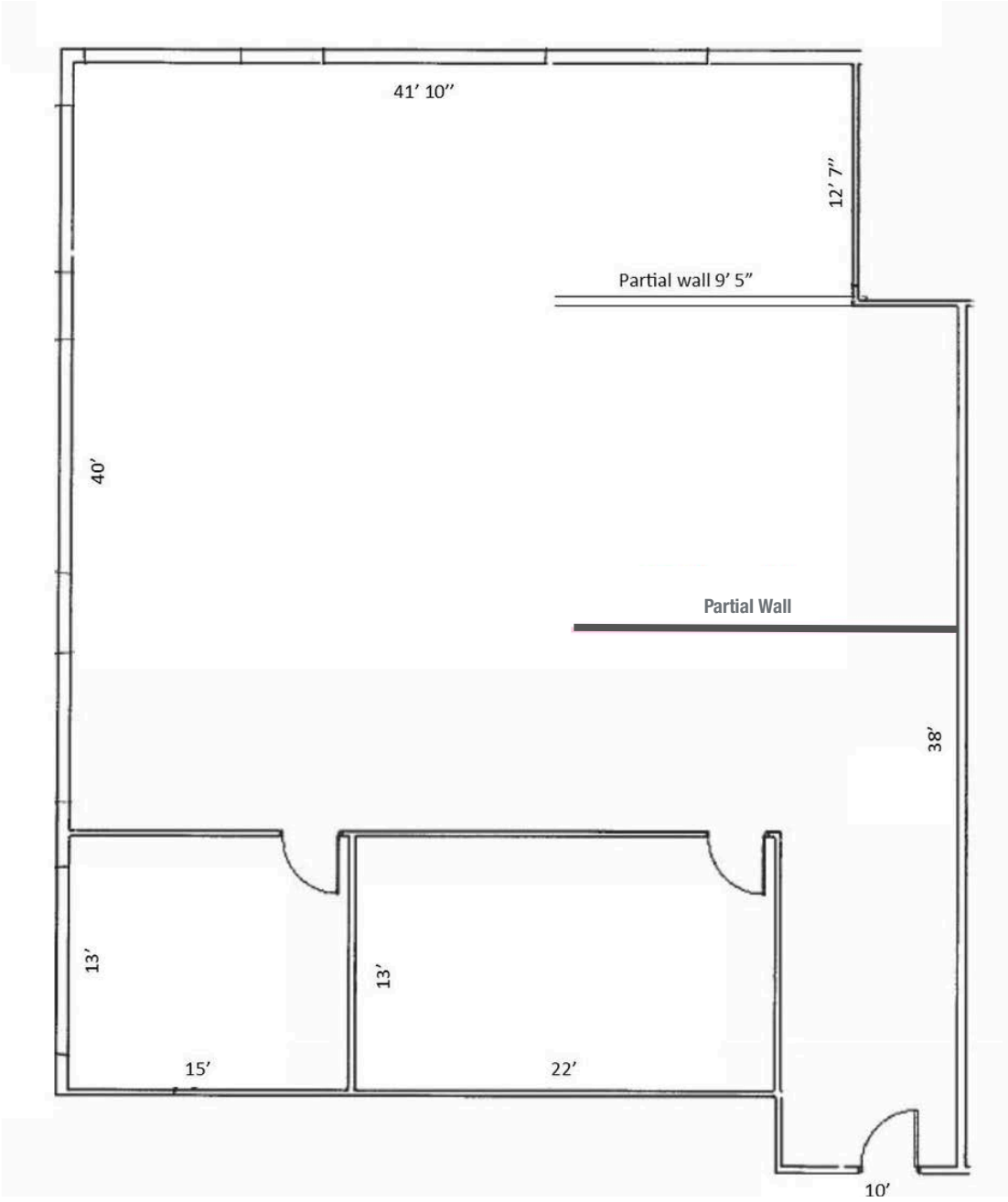
100 CESAR E. CHAVEZ AVE SW
GRAND RAPIDS, MI 49503

NAI Wisinski of West Michigan

FLOOR PLAN
SUITE 200 - SUBLEASE

FOR LEASE
DOWNTOWN LOFT OFFICE SUITES

VIEW HERE

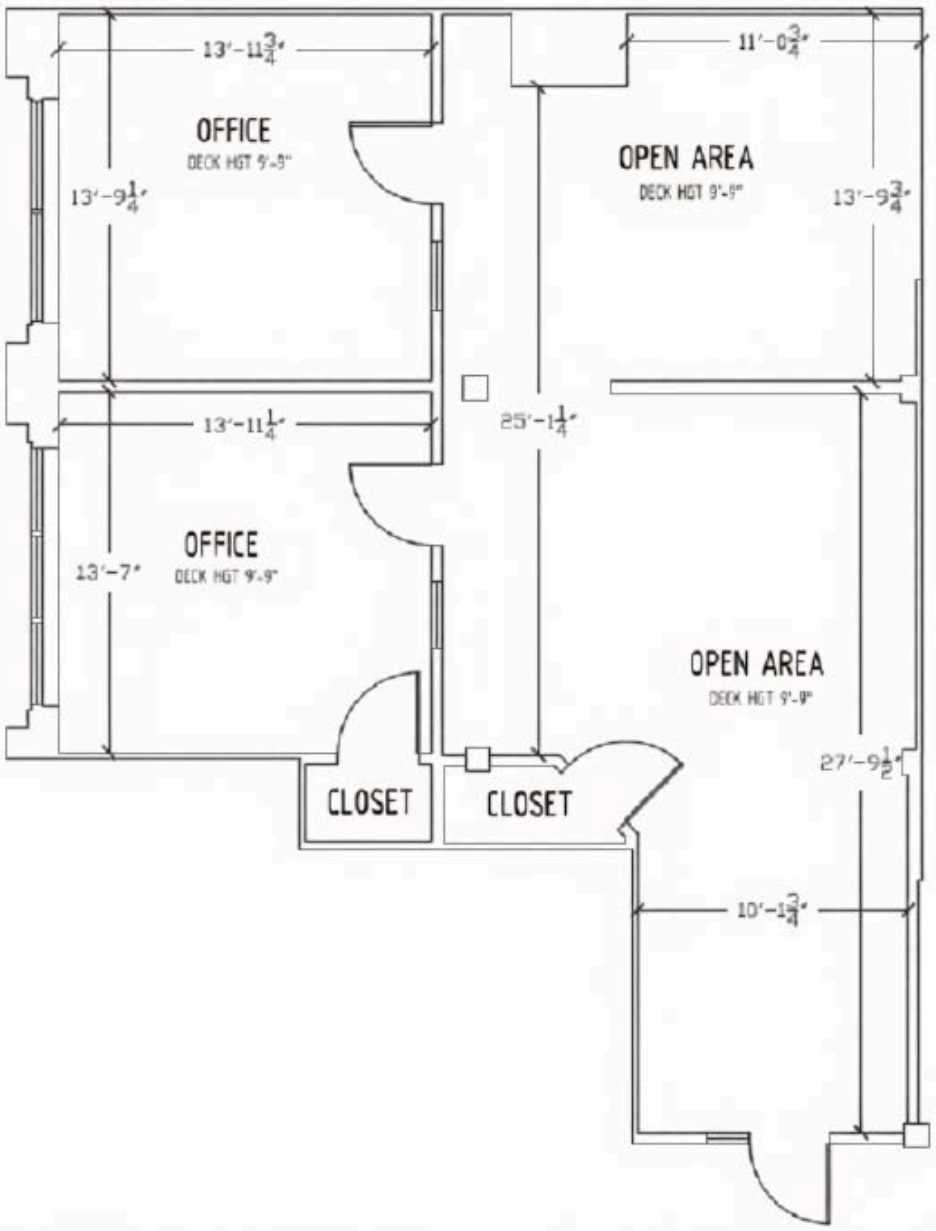


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GRAND RAPIDS, MI 49503

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FLOOR PLAN
SUITE 402 - LEASE

FOR LEASE
DOWNTOWN LOFT OFFICE SUITES



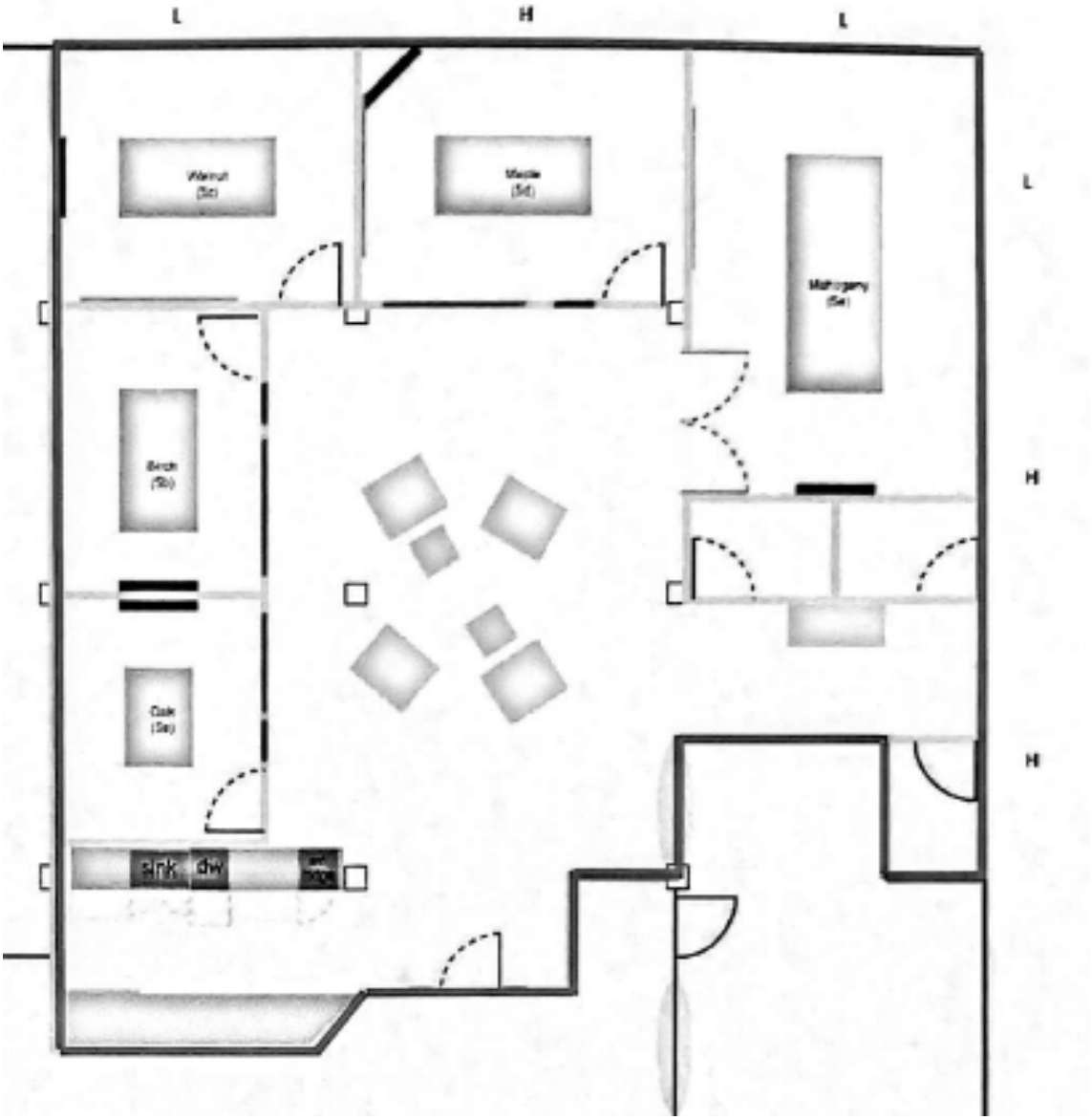
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GRAND RAPIDS, MI 49503

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FLOOR PLAN
SUITE 500

FOR LEASE
DOWNTOWN LOFT OFFICE SUITES

VIEW HERE



AERIAL PHOTOGRAPHY

FOR LEASE
DOWNTOWN LOFT OFFICE SUITES



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MAJOR DEVELOPMENTS
TRANSFORMING DOWNTOWN

NAI Wisinski of West Michigan

AMWAY SOCCER STADIUM

11,000
SEAT VENUE CAPACITY

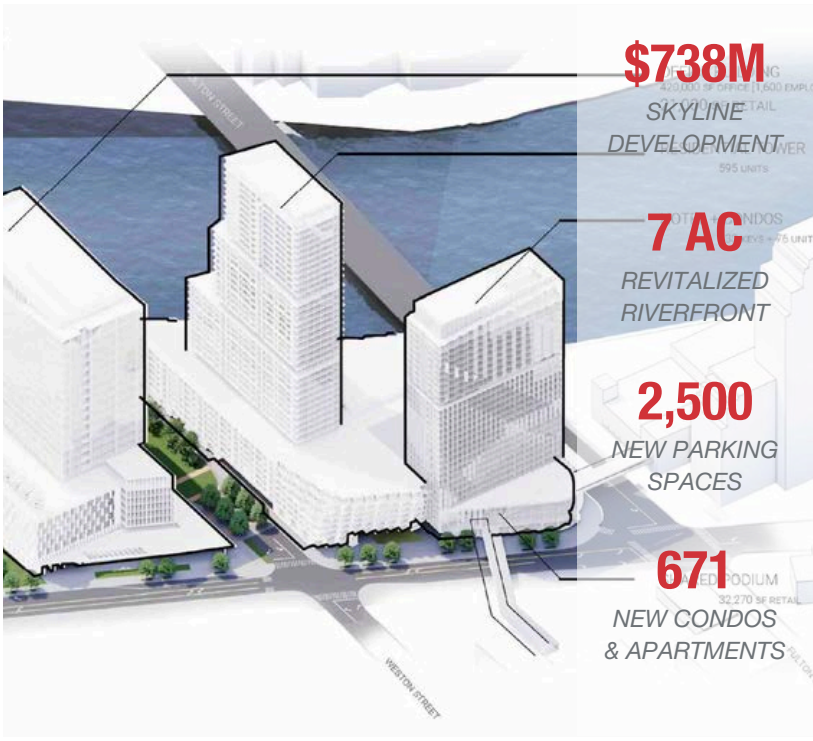
8.5 AC
OF DOWNTOWN DEVELOPMENT

$408M
ECONOMIC IMPACT

160,000
VISITORS PER SEASON



DEVOS DEVELOPMENT



$738M
SKYLINE DEVELOPMENT

7 AC
REVITALIZED RIVERFRONT

2,500
NEW PARKING SPACES

671
NEW CONDOS & APARTMENTS

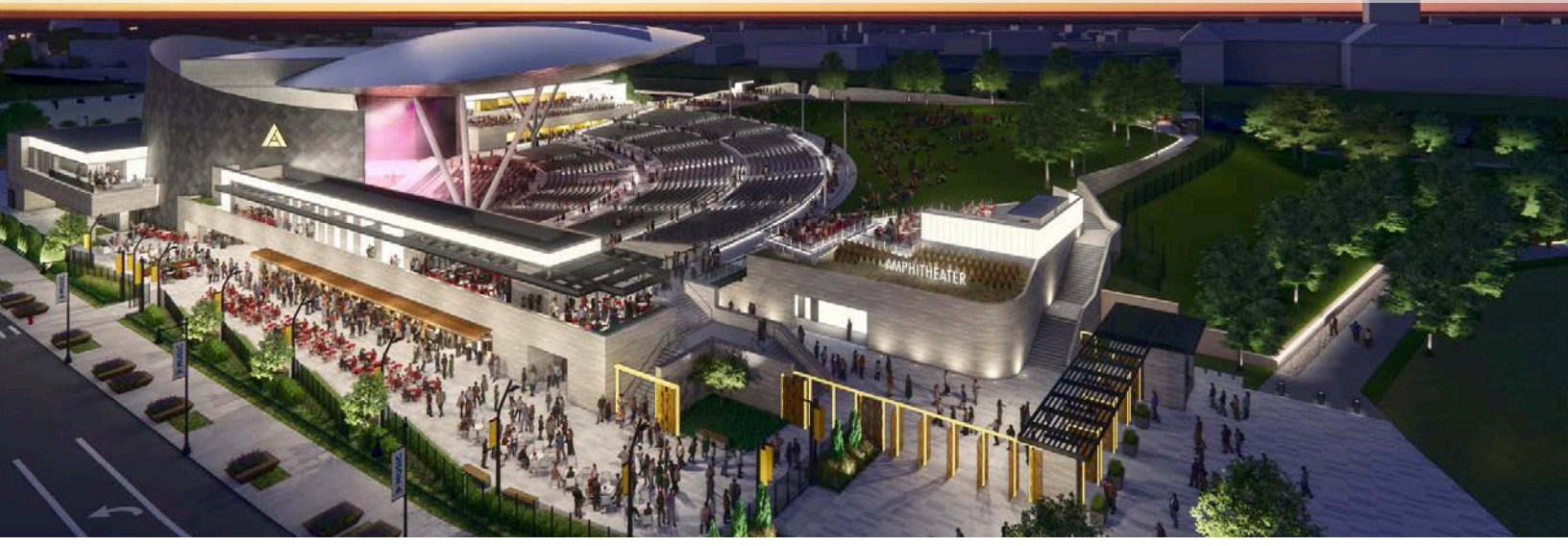
ACRISURE AMPHITHEATER

10 ACRES
OF REVITALIZED RIVEFRONT

190
NEW ADDITIONAL PARKING SPACES

300,000
VISITORS PER SEASON

12,000
SEAT VENUE CAPACITY



GR RETAIL MAP

FOR LEASE
DOWNTOWN LOFT OFFICE SUITES



NEARBY RESTAURANTS

Bistro Bella Vita	Woods Lounge	Buffalo Wild Wings
Social House	The B.O.B.	Luna
Stella's Lounge	Founders Brewing Co.	Uccello's
Peppino's	123 Tavern	San Chez

FUTURE DEVELOPMENTS

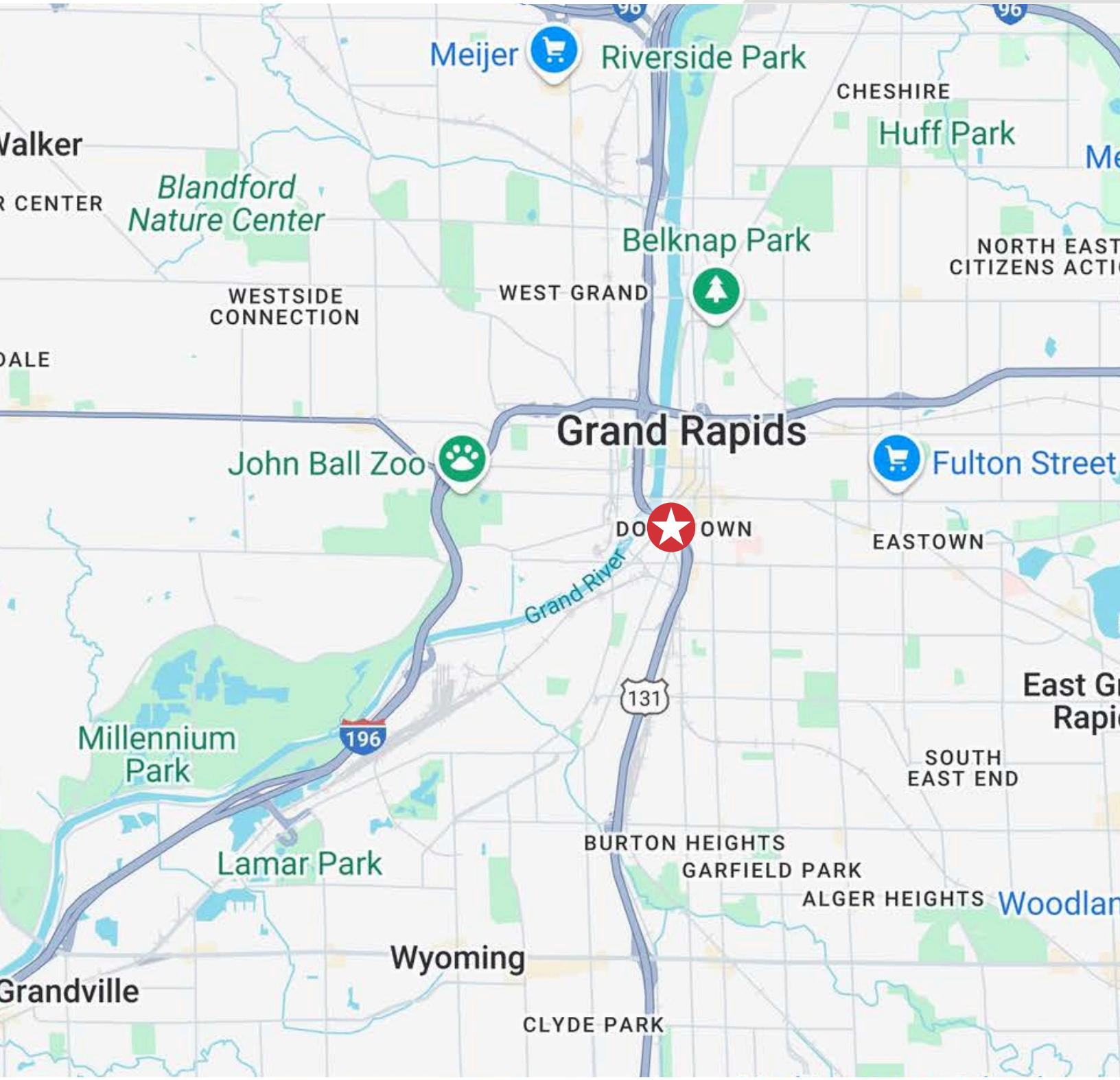
DeVos Development

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GRAND RAPIDS, MI 49503

NAI Wisinski of West Michigan

LOCATION MAP

FOR LEASE
DOWNTOWN LOFT OFFICE SUITES

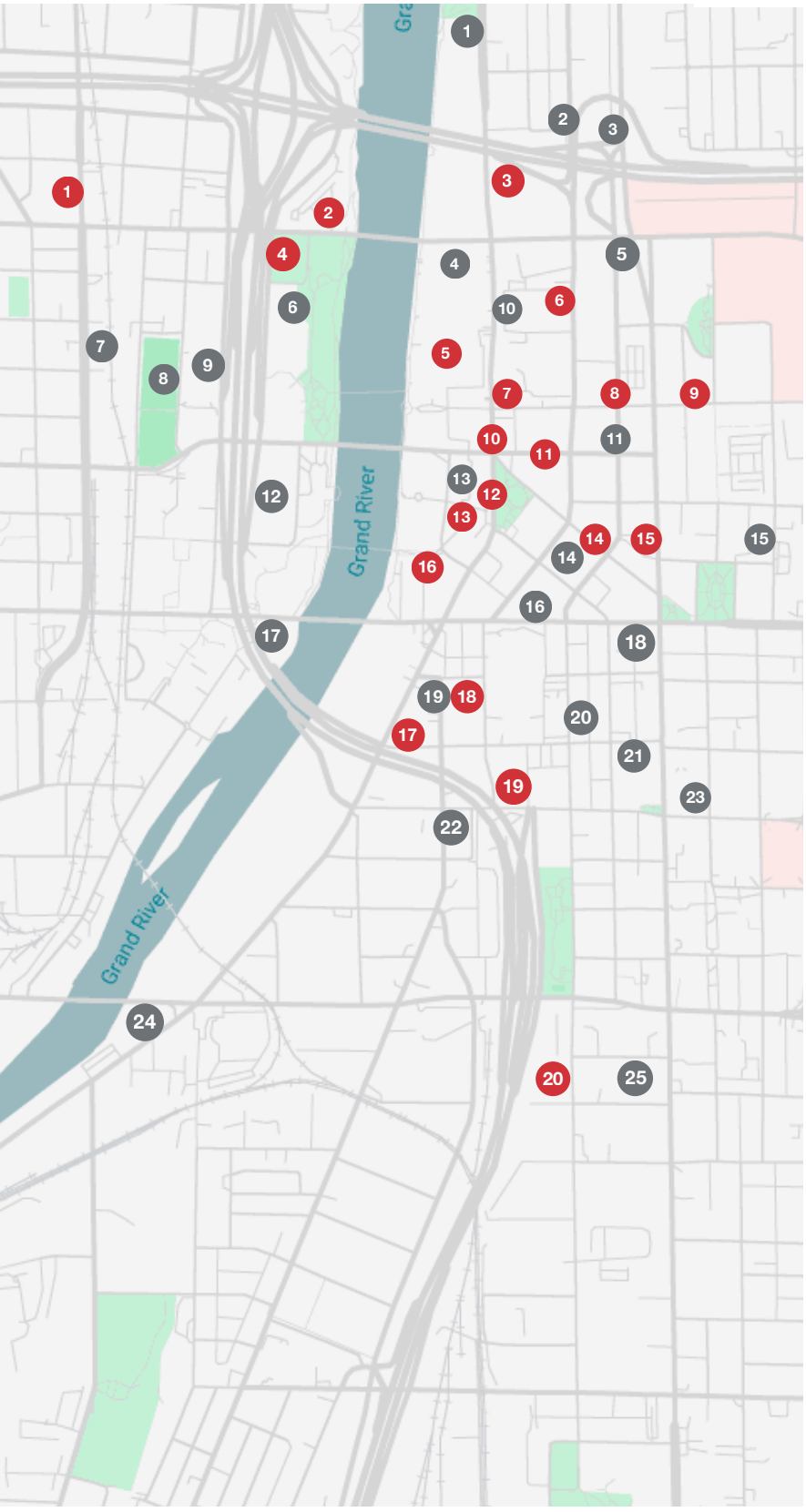


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GRAND RAPIDS, MI 49503

NAI Wisinski of West Michigan

DOWNTOWN PARKING MAP

FOR LEASE
DOWNTOWN LOFT OFFICE SUITES



CITY PARKING LOTS

#	LOT ADDRESS	MONTHLY RATE	PER HALF HOUR
1	*647 Monroe Ave NW*	-	-
2	*601 Ottawa Ave NW*	-	-
3	*451-601 Ionia Ave NW*	$59.00	-
4	*7 Bridge St NW*	$180.00	$2.00
5	*338 Ionia Ave NW*	-	-
6	*335 Scribner Ave NW*	$49.00	-
7	*250 Seward Ave NW*	$49.00	-
8	*200 Summer Ave NW*	$49.00	-
9	*225 Mt. Vernon Ave NW*	$49.00	-
10	*300 Monroe Ave NW*	$152.00	$2.00
11	*28 Pearl St NW*	$154.00	$2.00
12	*55 Front Ave NW*	-	$2.00
13	*43-65 Monroe Ave NW*	$143.00	$2.00
14	*60 Ottawa Ave NW*	$143.00	$2.00
15	*181 Library St NE*	-	$2.00
16	*50 Ottawa Ave NW*	$143.00	$2.00
17	*125 Market Ave SW*	-	-
18	*12 Commerce Ave SW*	$143.00	$2.00
19	*144 Weston St SW*	$143.00	$2.00
20	*51 Ionia Ave NW*	$114.00	-
21	*30 Weston St SW*	$143.00	$2.00
22	*168 Cherry St SW*	$88.00	-
23	*41 Cherry St SW*	$143.00	$2.00
24	*427 Market Ave SW*	-	-
25	*36 McConnell St SW*	$88.00	$1.00

ELLIS PARKING LOTS

#	LOT ADDRESS	MONTHLY RATE	PER HALF HOUR
1	*415 Seward Ave NW*	-	-
2	*333 Bridge St NW*	-	$2.00
3	*432 Monroe Ave NW*	$154.50	$2.00
4	*Bridge St NW & Scribner Ave NW*	$85.00	-
5	*250 Monroe Ave NW*	-	$3.00
6	*240 Ottawa Ave NE*	-	$2.00
7	*111 Lyon St NW*	-	$2.00
8	*210 Ionia Ave NW*	$190.00	$3.00
9	*143 Bostwick Ave NE*	-	$2.00
10	*130 Lyon St NW*	$240.00	$3.00
11	*150 Ionia Ave NW*	-	$2.50
12	*114 Pearl St NW*	-	$3.00
13	*99 Monroe Ave NW*	-	$2.50
14	*50 Monroe Center St NW*	-	$3.25
15	*17 Library St NE*	$190.00	$3.00
16	*55 Campau Ave NW*	-	$2.50
17	*90 Market Ave SW*	$195.00	$3.00
18	*55 Ottawa Ave SW*	-	$3.00
19	*120 Ottawa Ave SW*	$160.00	$3.00
20	*435 Ionia Ave SW*	-	$3.00

100 CESAR E. CHAVEZ AVE SW
GRAND RAPIDS, MI 49503

NAI Wisinski of West Michigan

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

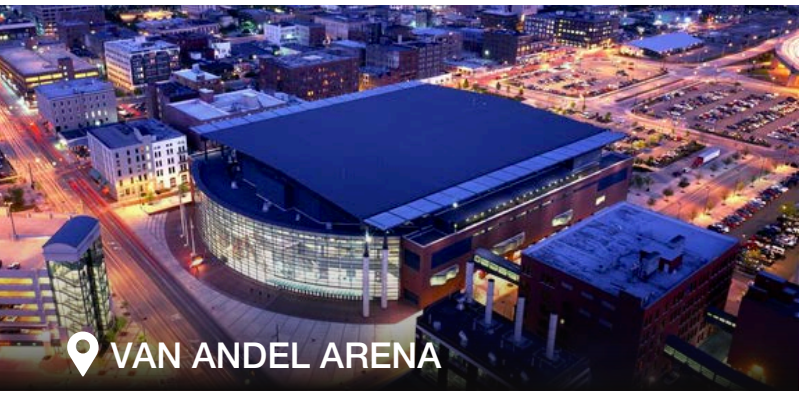
BEST CITIES FOR JOBS

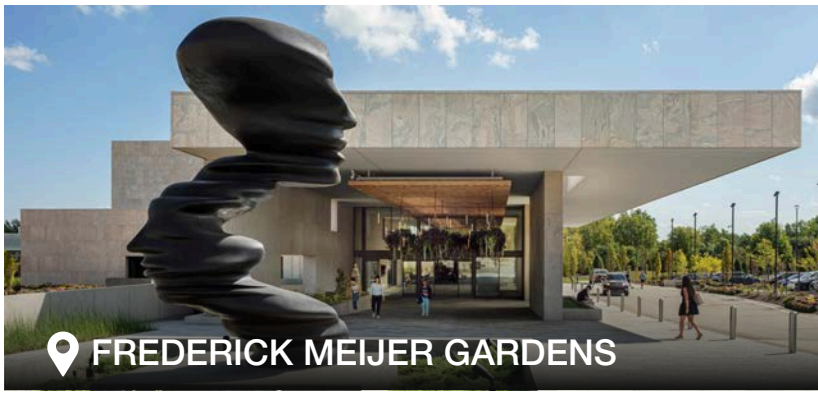
TRAVEL+ LEISURE

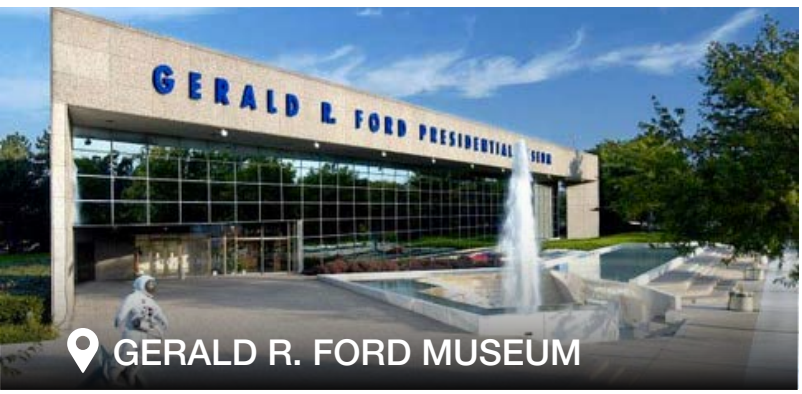
#2 MOST BEAUTIFUL & AFFORDABLE CITIES IN THE US

U.S.News

#20 BEST PLACES TO LIVE IN THE US


VAN ANDEL ARENA


FREDERICK MEIJER GARDENS



GERALD R. FORD MUSEUM



JOHN BALL ZOO

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