



## FOR LEASE OFFICE

### OFFERING MEMORANDUM

**55 CAMPAU AVENUE NORTHWEST  
GRAND RAPIDS, MI 49503**

#### **CHIP BOWLING**

Senior Vice President  
616.915.9080 | [cbowling@bradleyco.com](mailto:cbowling@bradleyco.com)

#### **TERESA DATEMA**

Advisor, Healthcare Facilities Specialist  
616.309.7395 | [tdatema@bradleyco.com](mailto:tdatema@bradleyco.com)

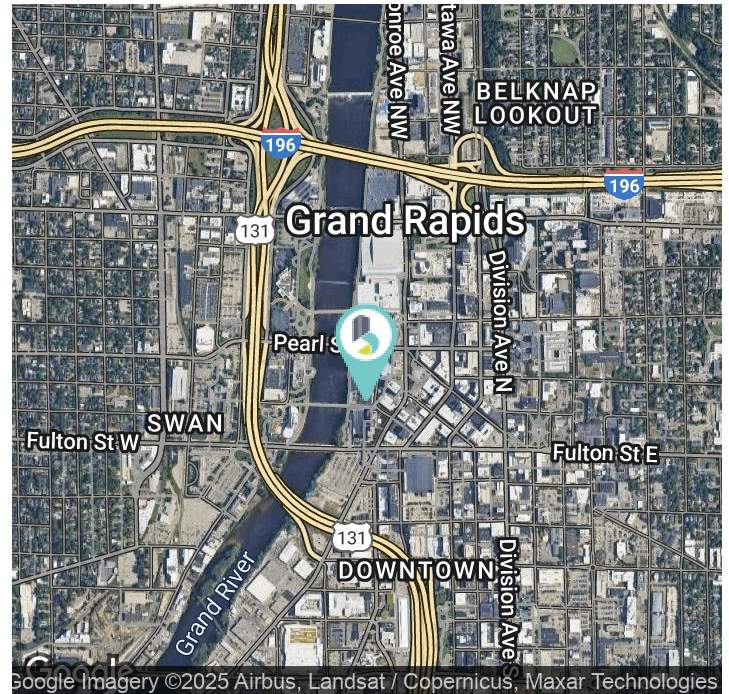




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LEASE

OFFICE



## OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (MG)
Building Size:	110,000 SF
Available SF:	3,000 - 27,825 SF
Year Built:	1990
Zoning:	Commercial Office

## PROPERTY OVERVIEW

Located on the banks of the Grand River and within the Central Business District, 55 Campau is a Class A office building that offers a high-end experience for Tenants and guests alike. Available suites offer stunning views of the Grand River and the famous Blue Bridge, and the New Downtown Ampitheatre. This property also comes with a connected parking ramp, surface parking for clients. Come see why this property has been one of Grand Rapids most sought after locations within the CBD landscape.

## PROPERTY HIGHLIGHTS

- Located on the Grand River in Downtown Grand Rapids next to the JW Marriott
- Connected to a Secured Multi-level Parking Ramp
- Class A Office Building
- Lots of windows overlooking the City and the Grand River
- Walking distance to restaurants
- In place high-end buildouts

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# NEARBY AMENITIES

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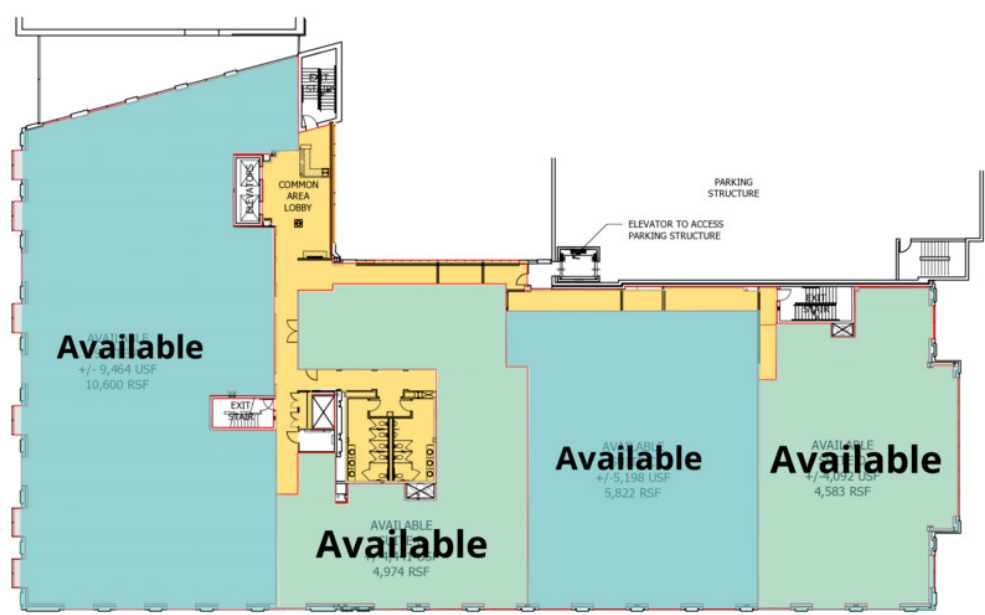




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AVAILABLE SPACES

	SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
■	Suite 400	Available	27,825 SF	Modified Gross	\$25.00 SF/yr
■	Suite 410	Available	17,500 SF	Modified Gross	\$25.00 SF/yr
■	Suite 420	Available	12,500 SF	Modified Gross	\$25.00 SF/yr
■	Suite 430	Available	7,500 SF	Modified Gross	\$25.00 SF/yr
■	Suite 440	Available	5,000 SF	Modified Gross	\$25.00 SF/yr
■	Suite 450	Available	3,000 SF	Modified Gross	\$25.00 SF/yr

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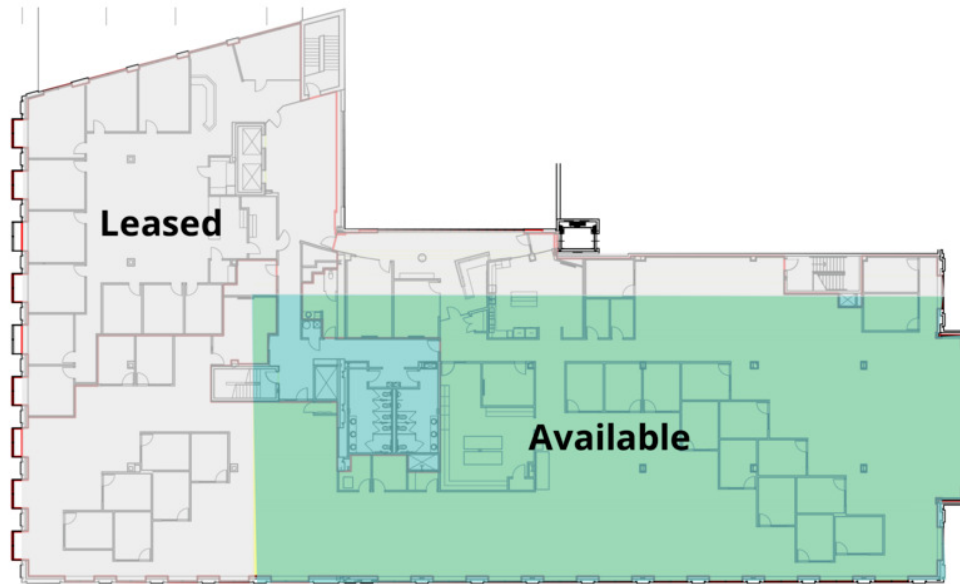


# 5TH FLOOR LEASE SPACES

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## AVAILABLE SPACES

	SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
■	Suite 510	Available	5,000 SF	Modified Gross	\$25.00 SF/yr
■	Suite 520	Available	10,000 SF	Modified Gross	\$25.00 SF/yr
■	Suite 530	Available	15,000 SF	Modified Gross	\$25.00 SF/yr

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55 CAMPAU AVENUE NORTHWEST, GRAND RAPIDS, MI 49503

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Private Corner Office Interior

## CHIP BOWLING

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Open window views

## CHIP BOWLING

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55 CAMPAU AVENUE NORTHWEST, GRAND RAPIDS, MI 49503

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Break Area/Kitchenette

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Reception Area/Lobby

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Parking Ramp

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# RIVERFRONT PLAZA

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CAMPAU

85  
CAMPAU



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