

LEASE



OFFICE/VENUE

614 FIRST ST NW



PROPERTY OVERVIEW

Multiple suite configurations are available at this newly constructed, mixed-use property. Located close to both Interstate 96 and US 131, and one block from Bridge St make the location of this property is an extraordinary opportunity. Available suite sizes range from 3,631 sf - 30,772 that can be fully connected to accommodate a corporate headquarters or demised allowing for multiple tenants looking for an upscale office experience. First Generation space allow a tenant(s) to build their space to desired specifications and finish levels. Landlord to deliver in 'white-box' condition PLUS a \$30 psf improvement allowance based on published rates.

PROPERTY HIGHLIGHTS

- New construction (2018)
- Adjacent to the vibrant Bridge Street corridor
- Large windows + high ceilings throughout
- Class-A property
- Connected, secure ramp/garage parking available
- Suite 110 has option to include 1,958 square feet of enclosed patio space
- 2025 NNNs: \$9.35 per square foot

LEASE RATE

\$20.00 - 22.00 SF/YR
(NNN)

Available SF: 3,631 - 30,772 SF

Building Size: 20,594 SF



BRADLEY COMPANY
220 Lyon St. NW, Suite 400
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BRADLEYCO.COM



EXTERIOR PHOTOS

614 FIRST ST NW, GRAND RAPIDS, MI 49504

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RETAIL



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INTERIOR PHOTOS

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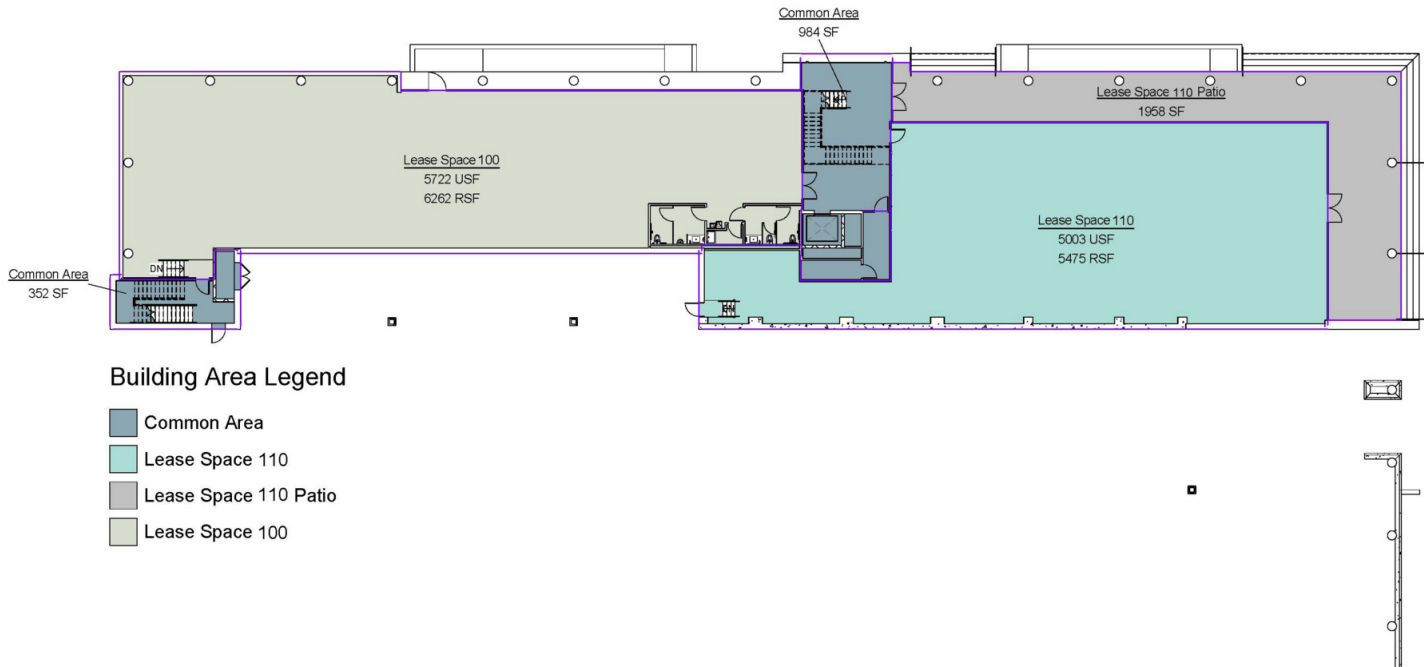
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AVAILABLE SPACES

	SUITE	SIZE	TYPE	RATE
■	100	6,262 SF	NNN	\$20.00 SF/yr
■	110	5,475 SF	NNN	\$22.00 SF/yr

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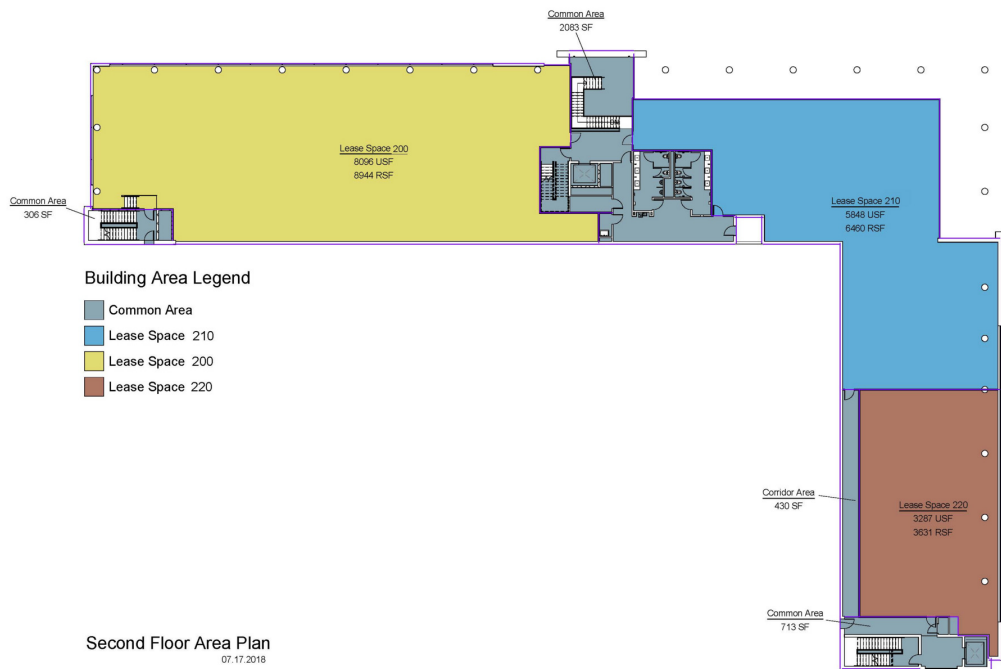
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AVAILABLE SPACES

	SUITE	SIZE	TYPE	RATE
■	200	8,944 SF	NNN	\$20.00 SF/yr
■	210	6,460 SF	NNN	\$22.00 SF/yr
■	220	3,631 SF	NNN	\$20.00 SF/yr
■	210+220	10,091 SF	NNN	\$20.00 SF/yr

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NEARBY AMENITIES

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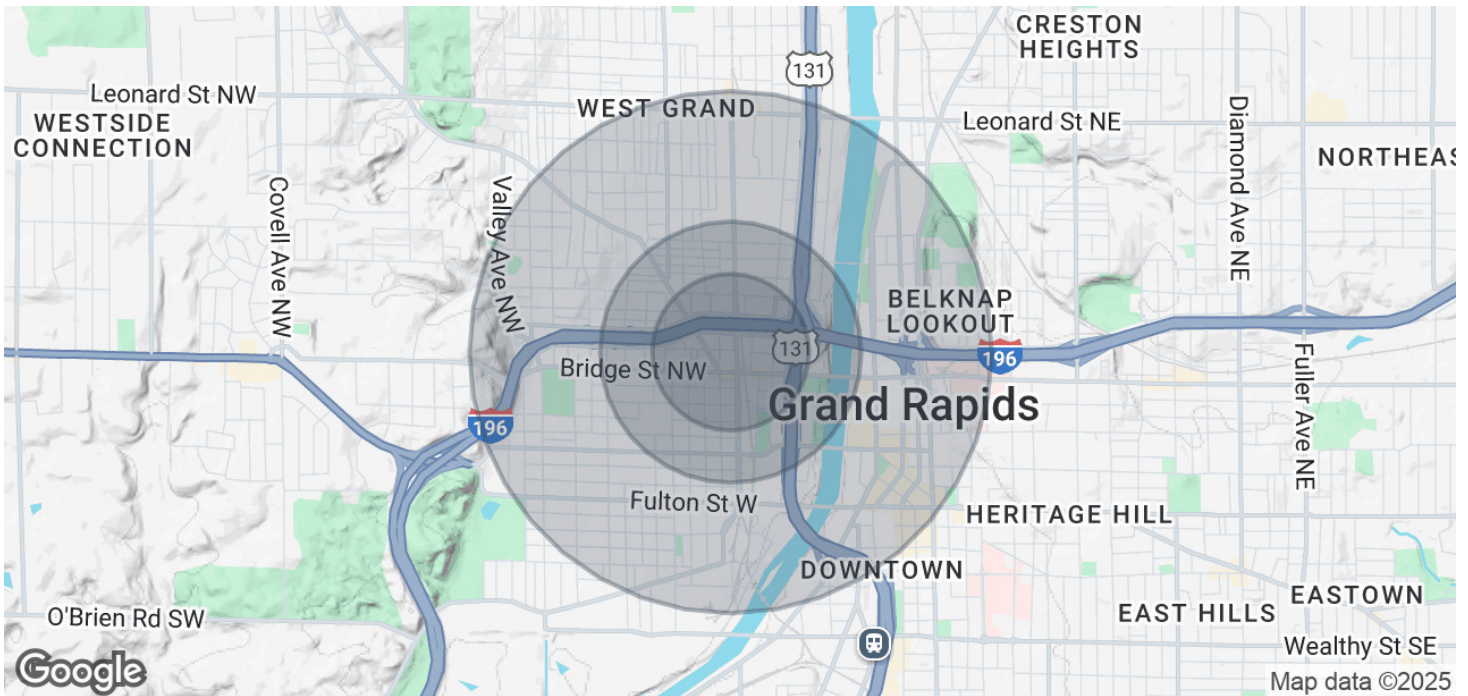


DEMOGRAPHICS MAP & REPORT

614 FIRST ST NW, GRAND RAPIDS, MI 49504

LEASE

RETAIL



POPULATION

0.3 MILES

0.5 MILES

1 MILE

Total Population	1,231	5,587	21,222
Average Age	34	33	33
Average Age (Male)	34	33	34
Average Age (Female)	33	33	33

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

1 MILE

Total Households	591	2,463	9,283
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$82,644	\$78,317	\$74,121
Average House Value	\$365,327	\$312,941	\$274,019

Demographics data derived from AlphaMap

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