

LEASE

OFFICE



120 IONIA AVE SW



120 IONIA AVE SW, GRAND RAPIDS, MI 49503

PROPERTY OVERVIEW

120 Ionia Ave will provide Tenants the rare opportunity to locate their office in the center of Grand Rapids' Entertainment district and be surrounded by eateries, bars and restaurants. The historic Brooks building is also located directly across the street from Studio Park which includes a top rated movie theatre, event venue, retail shopping, The Canopy Hotel, outdoor space, high-end residential living options and more. Avoid all the construction hassles and come check out our affordable move in ready office suites located in the center of it all.

LEASE RATE

\$16.50 - 18.00 SF/YR (MG)

Available SF:	4,500 - 5,326 SF
Building Size:	40,000 SF

PROPERTY HIGHLIGHTS

- Loft office style suites available for lease
- On-site parking available
- Sand blasted brick walls and wood floors
- Exposed wood beams and ceilings
- Large windows overlooking Ionia Avenue
- Move in Ready
- Entertainment District location
- Multiple restaurant options right outside your front door
- Close to highway entrances/exits

BRADLEY COMPANY
220 Lyon St. NW, Suite 400
Grand Rapids, MI 49503
616.254.0005

CHIP BOWLING
Senior Vice President
616.915.9080
cbowling@bradleyco.com

JEFF TUCKER
Senior Managing Director, Brokerage | Principal
616.881.9321
jtucker@bradleyco.com



BRADLEYCO.COM



120 IONIA AVE SW, GRAND RAPIDS, MI 49503

LEASE

OFFICE



CHIP BOWLING
Senior Vice President
616.915.9080
cbowling@bradleyco.com

JEFF TUCKER
Senior Managing Director, Brokerage | Principal
616.881.9321
jtucker@bradleyco.com



INTERIOR PHOTOS

120 IONIA AVE SW, GRAND RAPIDS, MI 49503

LEASE

OFFICE



CHIP BOWLING
Senior Vice President
616.915.9080
cbowling@bradleyco.com

JEFF TUCKER
Senior Managing Director, Brokerage | Principal
616.881.9321
jtucker@bradleyco.com



INTERIOR PHOTOS

120 IONIA AVE SW, GRAND RAPIDS, MI 49503

LEASE

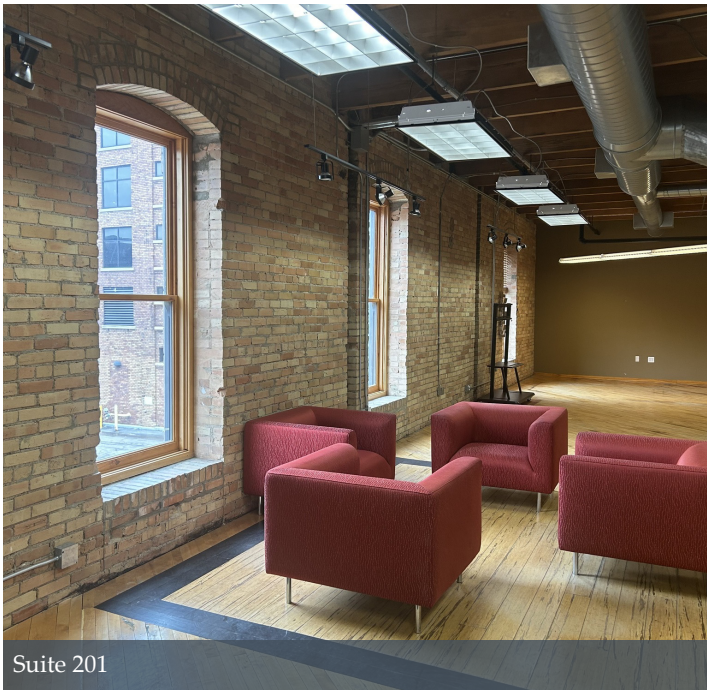
OFFICE



Suite 201



Suite 203



Suite 201



Suite 203

CHIP BOWLING
Senior Vice President
616.915.9080
cbowling@bradleyco.com

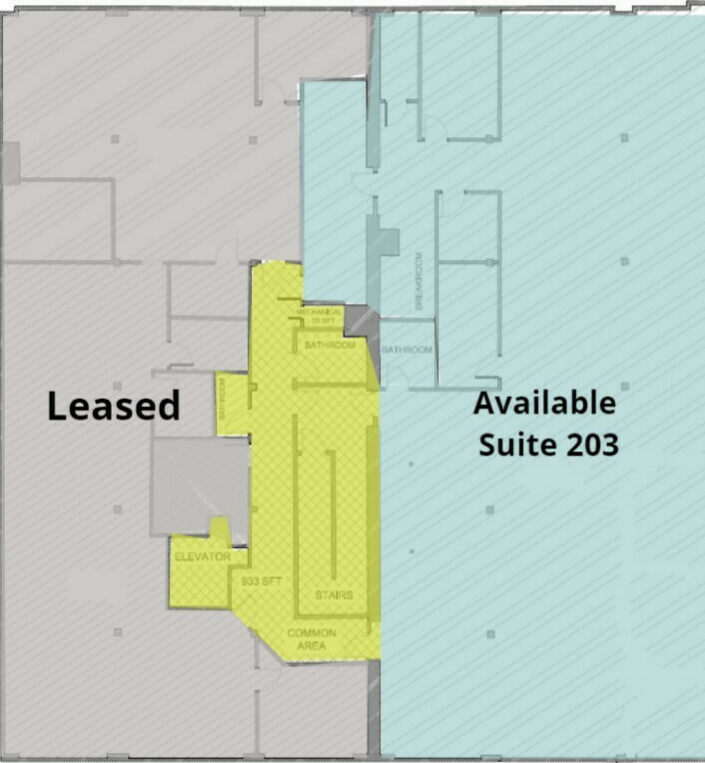
JEFF TUCKER
Senior Managing Director, Brokerage | Principal
616.881.9321
jtucker@bradleyco.com



120 IONIA AVE SW, GRAND RAPIDS, MI 49503

LEASE

OFFICE



Second Floor



Fifth Floor

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
■ Entire 5th Floor	Available	4,500 SF	Modified Gross	\$16.50 SF/yr
■ 203	Available	5,326 SF	Modified Gross	\$18.00 SF/yr

CHIP BOWLING
Senior Vice President
616.915.9080
cbowling@bradleyco.com

JEFF TUCKER
Senior Managing Director, Brokerage | Principal
616.881.9321
jtucker@bradleyco.com



MEET YOUR NEIGHBORS

120 IONIA AVE SW, GRAND RAPIDS, MI 49503

LEASE

OFFICE



CHIP BOWLING
Senior Vice President
616.915.9080
cbowling@bradleyco.com

JEFF TUCKER
Senior Managing Director, Brokerage | Principal
616.881.9321
jtucker@bradleyco.com



PARKING OPTION

120 IONIA AVE SW, GRAND RAPIDS, MI 49503

LEASE

OFFICE



CHIP BOWLING
Senior Vice President
616.915.9080
cbowling@bradleyco.com

JEFF TUCKER
Senior Managing Director, Brokerage | Principal
616.881.9321
jtucker@bradleyco.com