

## **Grand Rapids Downtown Market**

435 Ionia Ave SW Grand Rapids, Michigan



#### PROPERTY HIGHLIGHTS

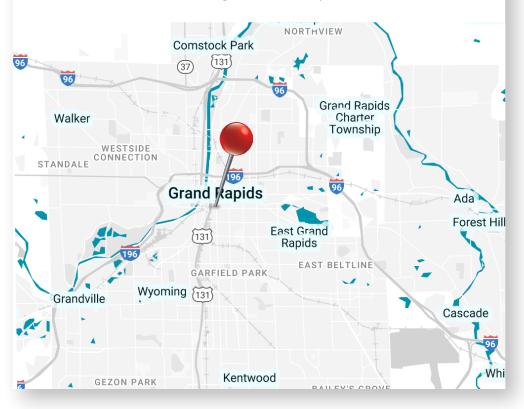
| Total Building Space: | 132,000 SF                                                                                                                      |
|-----------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Acreage:              | 3.5 Acres                                                                                                                       |
| Parcel ID:            | 41-13-36-227-018                                                                                                                |
| Frontage:             | 650' on Ionia Ave<br>280' on Logan Street                                                                                       |
| Year built:           | 2013                                                                                                                            |
| Stories:              | 3                                                                                                                               |
| Occupancy Type:       | Multi- tenant                                                                                                                   |
| Construction Type:    | Masonry                                                                                                                         |
| Onsite Parking:       | Customer and employee                                                                                                           |
| Building Amenities:   | Customer parking, event and meeting<br>spaces, bike racks, snow melt,<br>walkable to retail, food, and public<br>transportation |
| Present Use:          | Mixed use/office                                                                                                                |
| Zoning:               | Transitional City Center                                                                                                        |
| Water/Sewer:          | City of Grand Rapids                                                                                                            |
| LEED Certification:   | Gold Building                                                                                                                   |

#### 435 IONIA AVENUE SW

Located on the south end of Grand Rapids Central Business District, the Grand Rapids Downtown Market is a vibrant mixed use facility with a twenty merchant public market featuring grocery and retail vendors on the first floor. A rooftop greenhouse is on the second floor with a variety of office suites on second and third floors.

The second floor office space(s) are perfect for classroom settings, business users, and more. The office suites have their own private lobby entrance with access to the elevator. All office suites have open and flexible floorplans.

- Easy access to US-131
- Onsite and adjacent customer and visitor parking
- Located in 20 vendor public market
- Public events and onsite eateries
- Discounted meeting and event spaces



## SPACES AVAILABLE

| Suite:        | 209                               |
|---------------|-----------------------------------|
| Total RSF:    | 1,667 SF                          |
| Lease Rate:   | \$23.00/SF + Utilties/ Janitoiral |
| Monthly Rent: | \$3,195.08                        |
|               |                                   |
| Suite:        | 210                               |
| Total RSF:    | 3,760 SF                          |
| Lease Rate:   | \$23.00/SF + Utilties/ Janitorial |
| Monthly Rent: | \$7,206.67                        |
|               |                                   |
| Suite:        | 209/210                           |
| Total RSF:    | 5,427 SF                          |
| Lease Rate:   | \$23.00/SF + Utilties/ Janitorial |
| Monthly Rent: | \$10,401.75                       |
|               |                                   |

### **FLOOR PLAN**



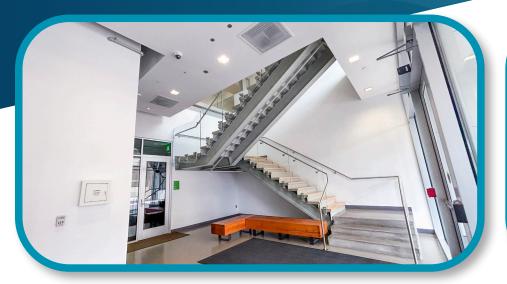


# OFFICE SPACE PHOTOS





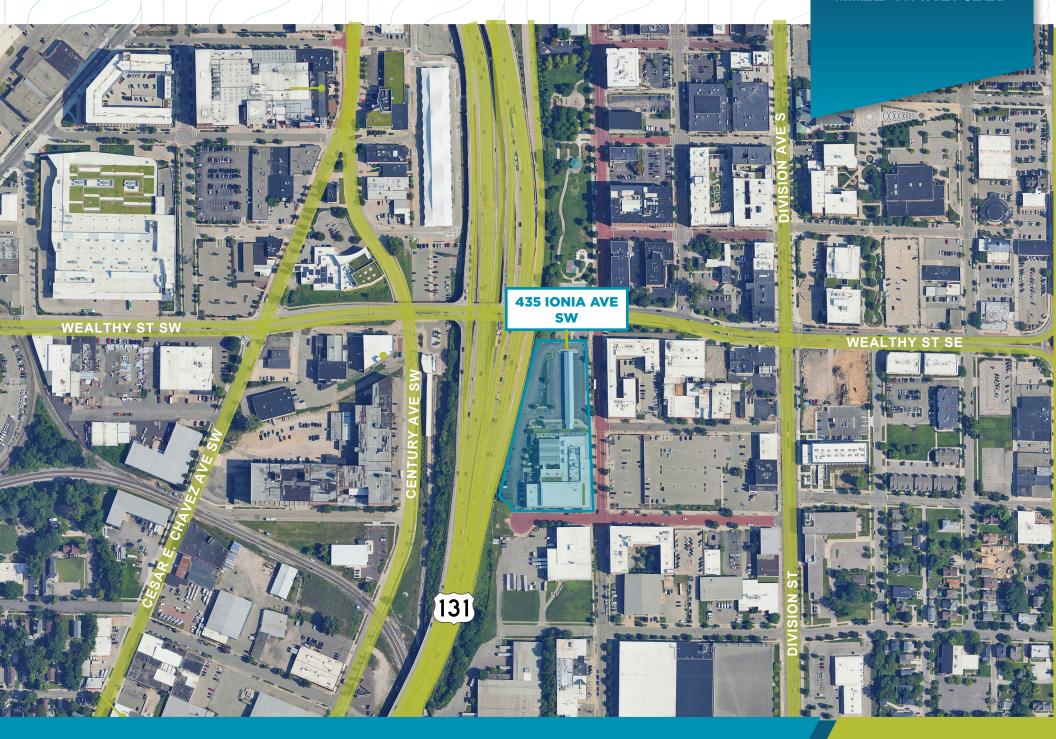






#### **AERIAL**







## For more information, please contact:

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