



# Grand Rapids Downtown Market

435 Ionia Ave SW  
Grand Rapids, Michigan

For Lease

SUITE 209

SUITE 210

1,667-5,427 RSF

Office Space



# PROPERTY HIGHLIGHTS

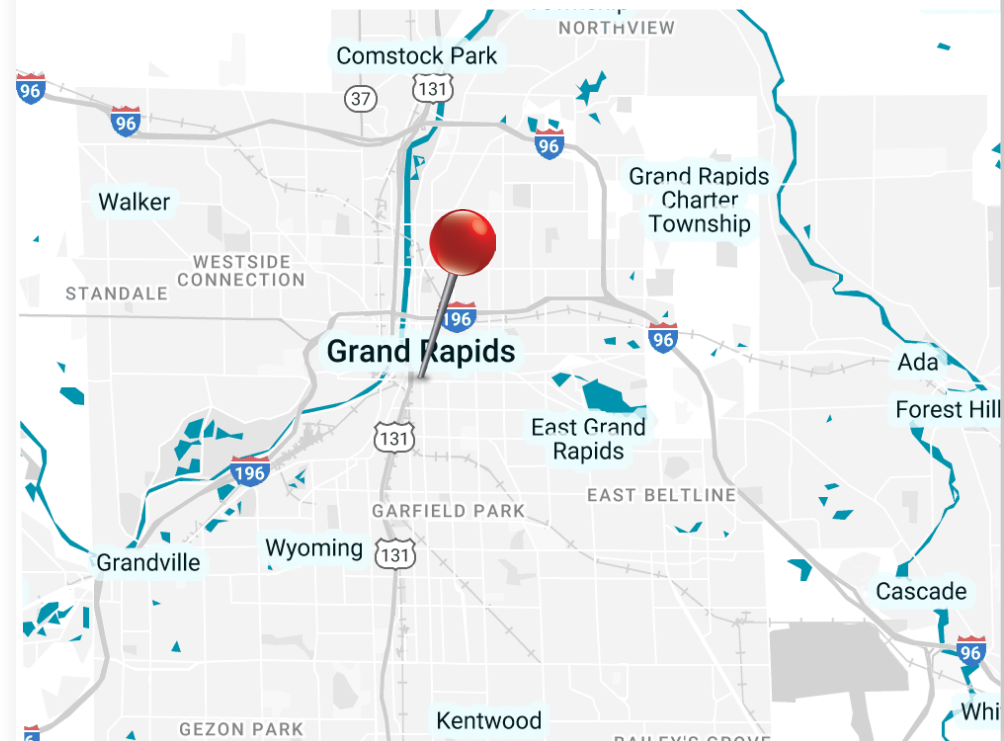
<b>Total Building Space:</b>	132,000 SF
<b>Acreage:</b>	3.5 Acres
<b>Parcel ID:</b>	41-13-36-227-018
<b>Frontage:</b>	650' on Ionia Ave 280' on Logan Street
<b>Year built:</b>	2013
<b>Stories:</b>	3
<b>Occupancy Type:</b>	Multi-tenant
<b>Construction Type:</b>	Masonry
<b>Onsite Parking:</b>	Customer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

## FLOOR PLAN

Suite:	209
Total RSF:	1,667 SF
Lease Rate:	\$23.00/SF + Utilities/ Janitorial
Monthly Rent:	\$3,195.08

Suite:	210
Total RSF:	3,760 SF
Lease Rate:	\$23.00/SF + Utilities/ Janitorial
Monthly Rent:	\$7,206.67

Suite:	209/210
Total RSF:	5,427 SF
Lease Rate:	\$23.00/SF + Utilities/ Janitorial
Monthly Rent:	\$10,401.75



# OFFICE SPACE PHOTOS



AERIAL



435 IONIA AVE  
SW

WEALTHY ST SW

WEALTHY ST SE

CENTURY AVE SW

DIVISION AVE S

DIVISION ST

CESAR E. CHAVEZ AVE SW

131



**For more information,  
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