

FOR LEASE

## 400 Ann Street NW

Grand Rapids, Michigan 49504

885 – 2,000 RSF



### Space Available

Suite 207: 885 RSF

Suite 204: 2,000 RSF

### Key Features

- Renovated Brick and Timber Office Building
- Excellent property visibility
- Entrance to US-131 a block away



Jason Webb, SIOR, CCIM

Senior Director

+1 616 238 1044

+1 616 327 2218

jason.m.webb@cushwake.com



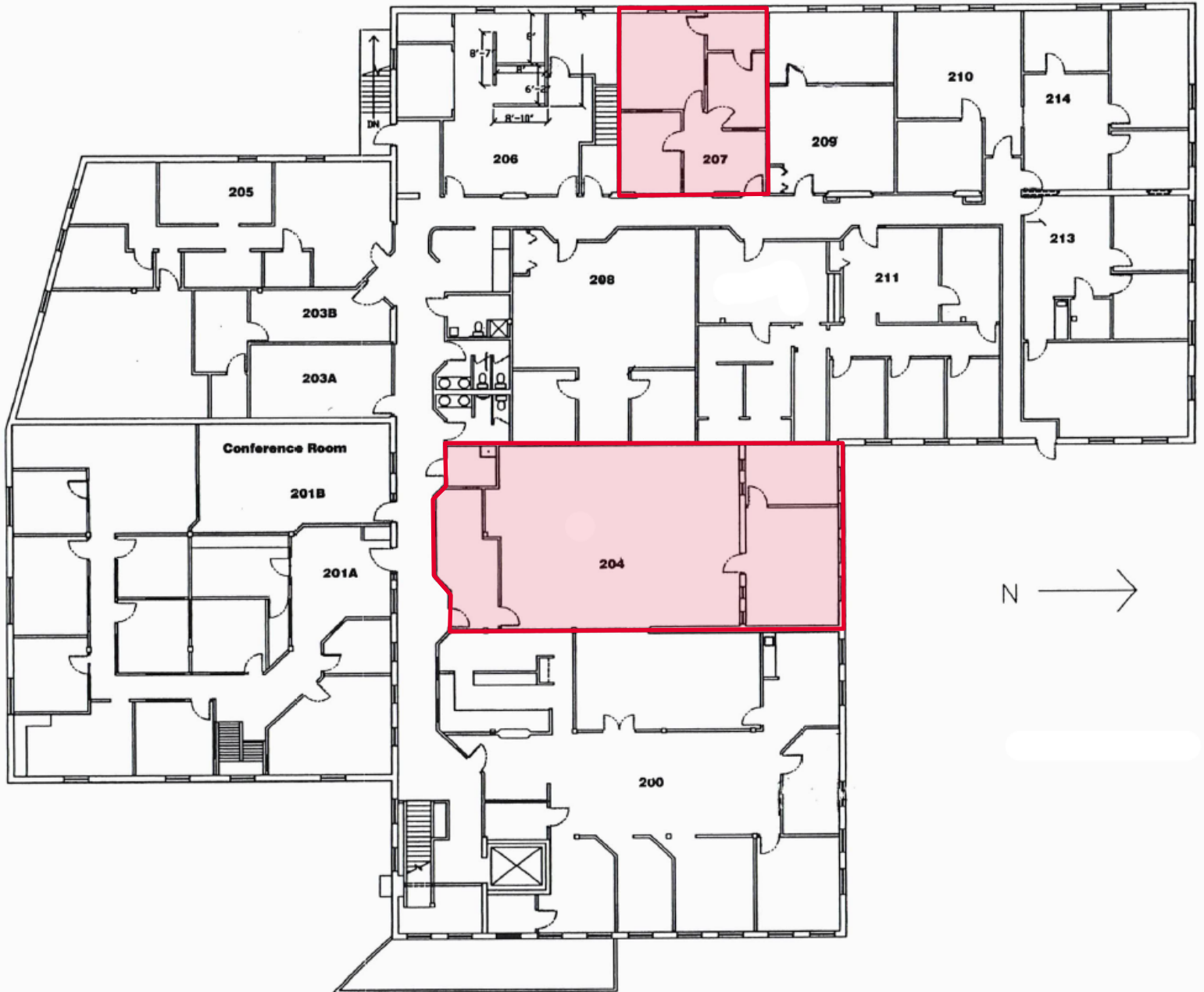
CUSHMAN &  
WAKEFIELD

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## Suite 204



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**Suite 207**



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## GENERAL INFORMATION

Address	400 Ann Street NW Grand Rapids, MI 49504
Total Building Area	41,224 SF
Primary Use	Office
Year Renovated	2008
Year Built	1900
Stories	2

SUITE #	SF	Monthly Rate
Suite 204	2,000 SF	\$2,400.00
Suite 207	885 SF	\$1,250.000
Lease Type	Gross; Tenant pays suite janitorial, phone/ data	

## DEMOGRAPHICS

	Population	Average Household Income	Daytime Population
2 Mile	52,506	\$64,220	35,453
5 Miles	226,544	\$70,193	129,952
10 Miles	500,062	\$77,669	255,167

## SITE DETAILS

Total Land Area	3.00 acres
Zoning	TCC
Parcel ID	41-13-13-179-004
Parking	132 surface spaces
Frontage	+/- 800 feet
Major Crossroads	Ann St and US 131
Neighboring Businesses	Radisson Hotel Grand Savory Foods Twisters Ice Cream Greyline Brewing Co Mike's Wings Tillie's Market

## LISTING AGENT

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Senior Director  
C +1 616 238 1044  
O +1 616 327 2218  
jason.m.webb@cushwake.com



27777 Franklin Road, Suite 1050  
Southfield, Michigan 48034  
Main +1 248 358 6100  
[cushmanwakefield.com](http://cushmanwakefield.com)