

FOR LEASE

## 400 Ann Street NW

Grand Rapids, Michigan 49504

1,020 – 3,333 RSF



### Space Available

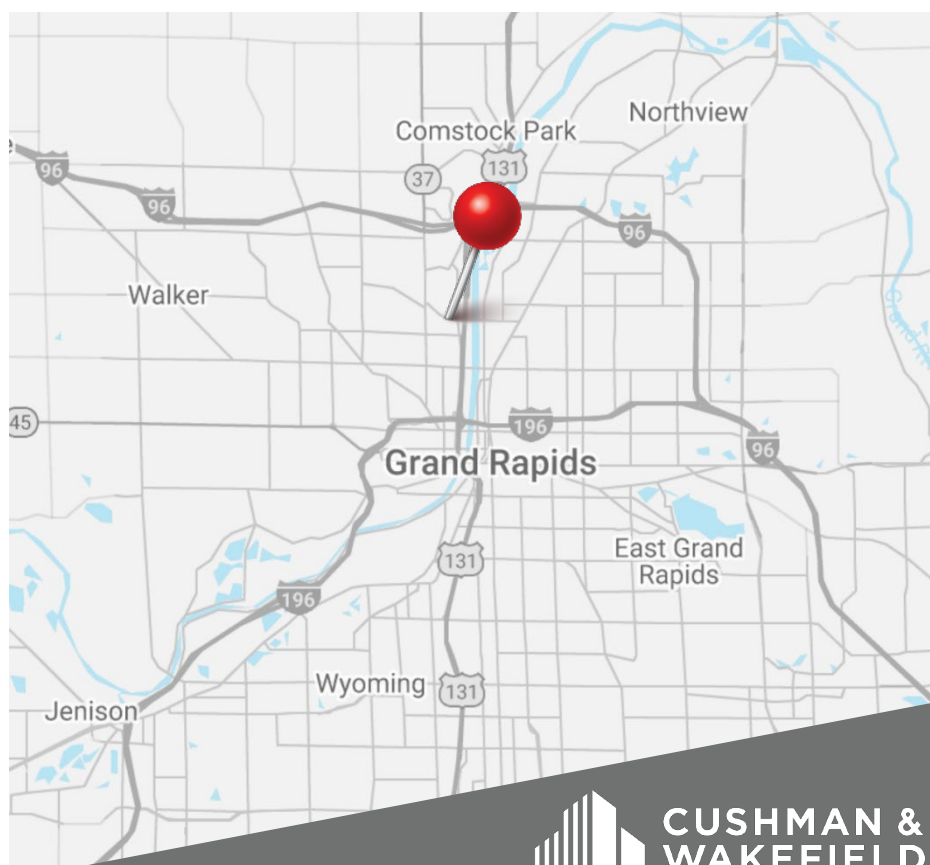
Suite 102: 3,333 RSF

Suite 205: 1,790 RSF

Suite 208: 1,020 RSF

### Key Features

- Renovated brick and timber office building
- Excellent property visibility
- Entrance to US-131 a block away



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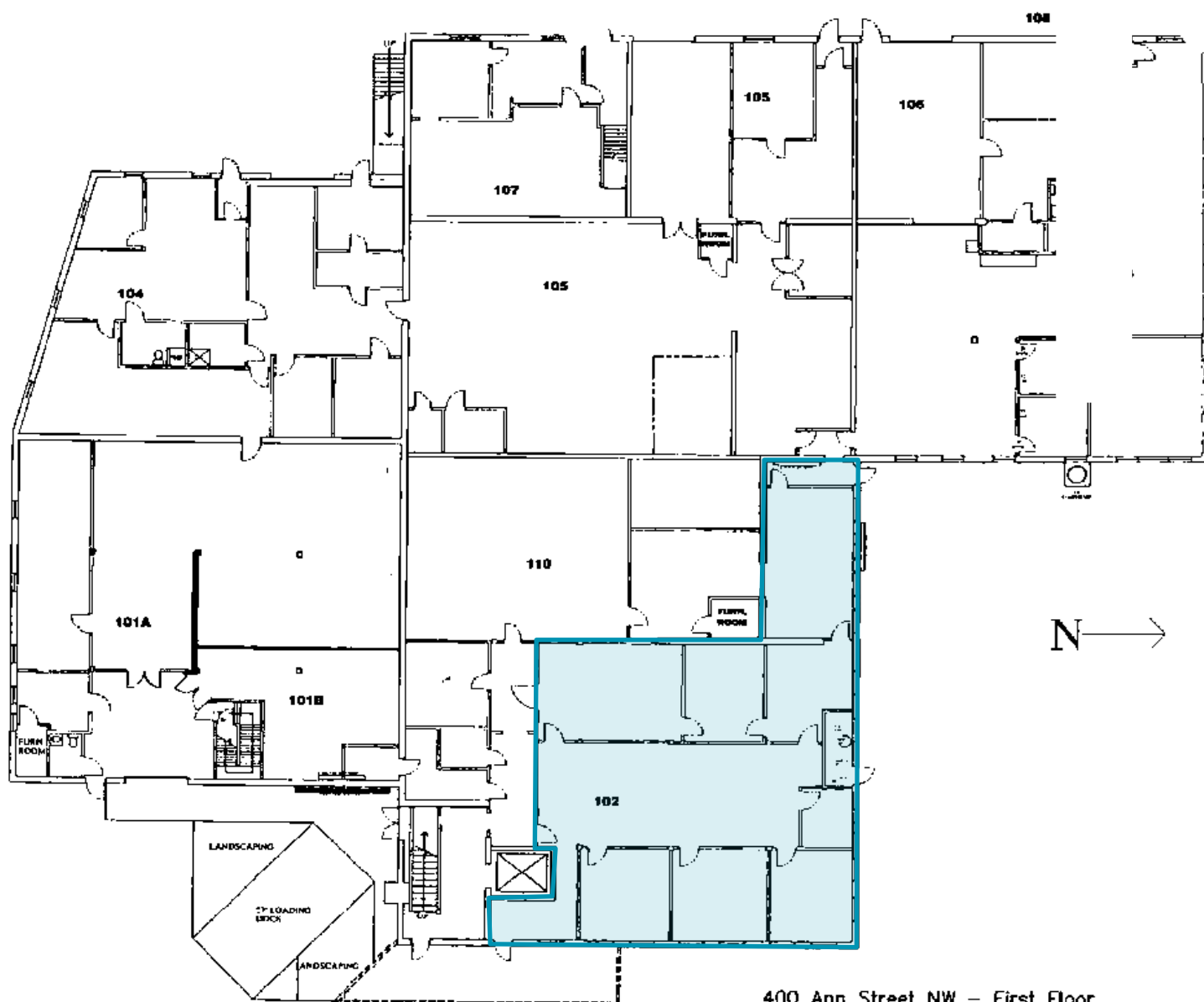
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### First Floor



400 Ann Street NW – First Floor

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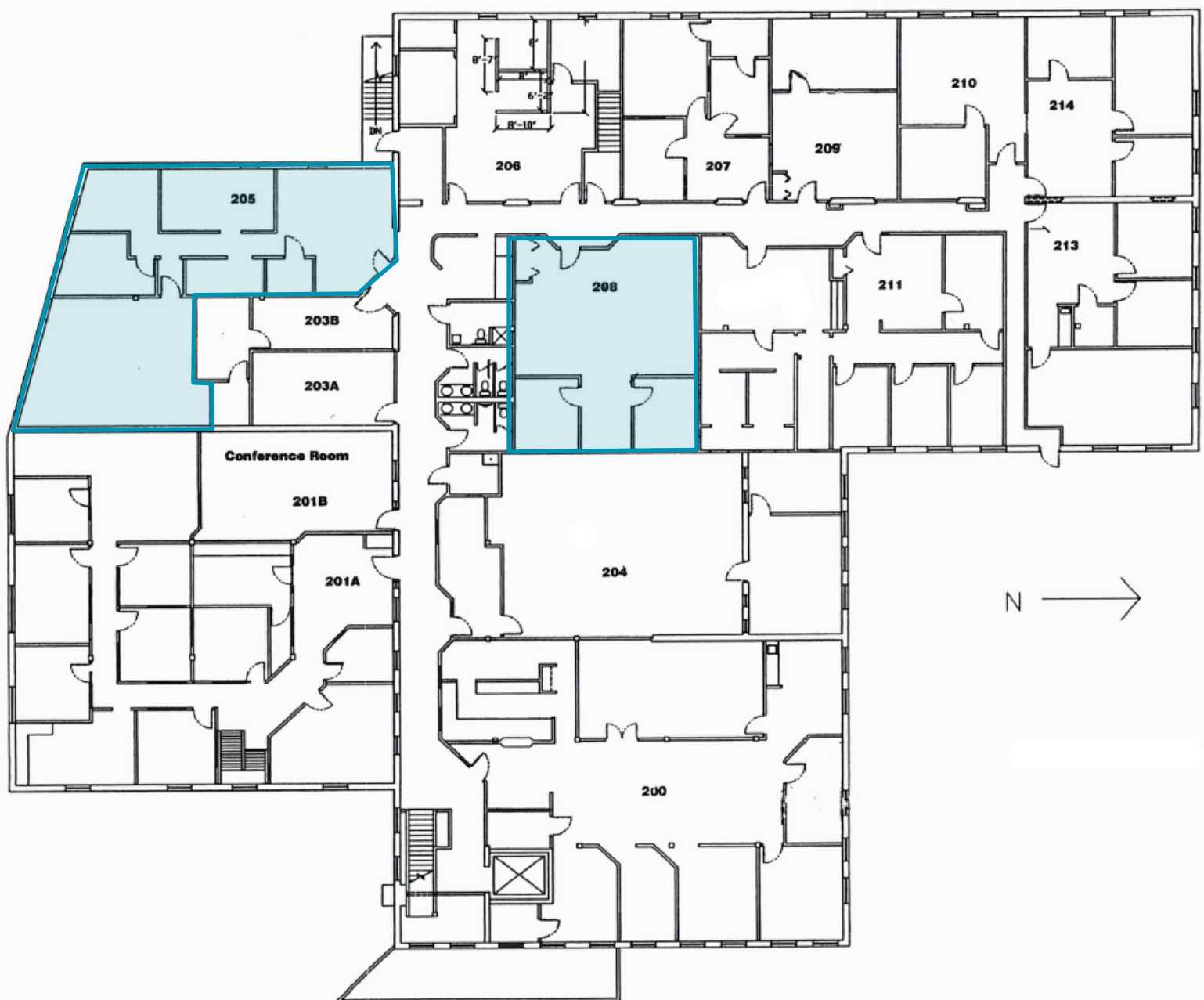
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## Second Floor



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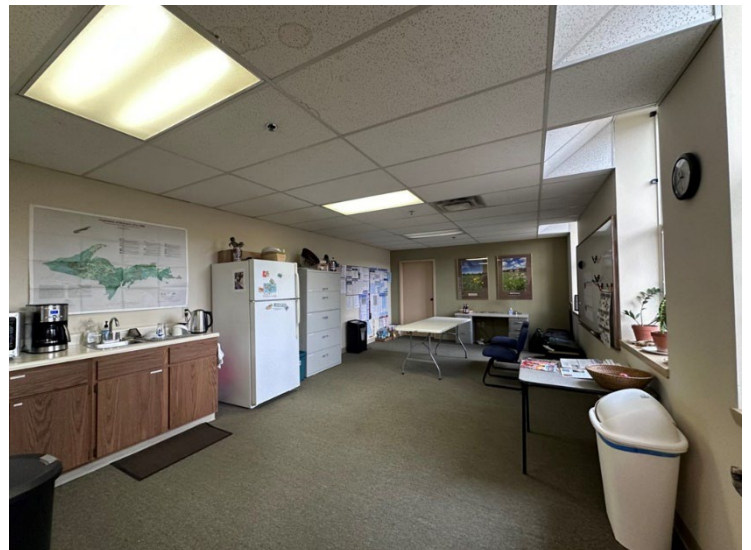
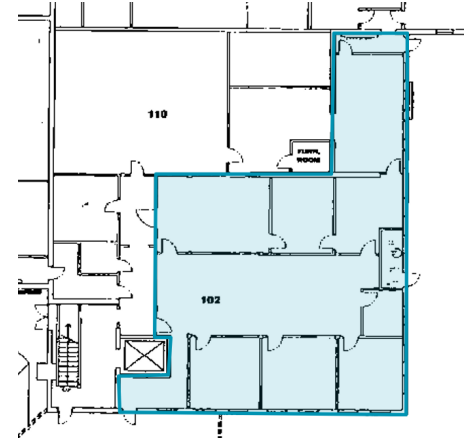
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## Suite 102

3,333 RSF

\$3,800/Month Rent



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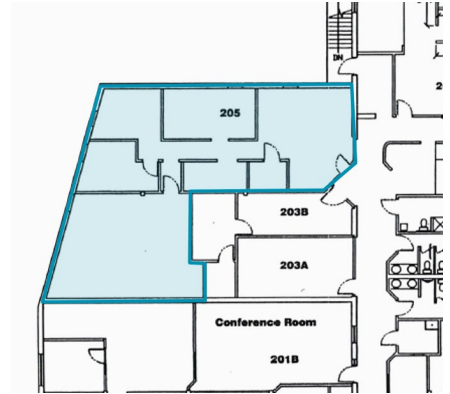
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## Suite 205

1,790 RSF

\$2,200/Month Rent



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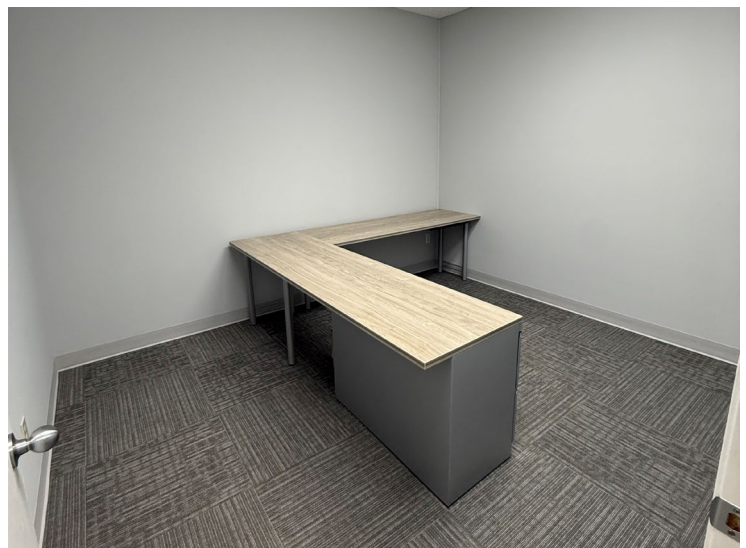
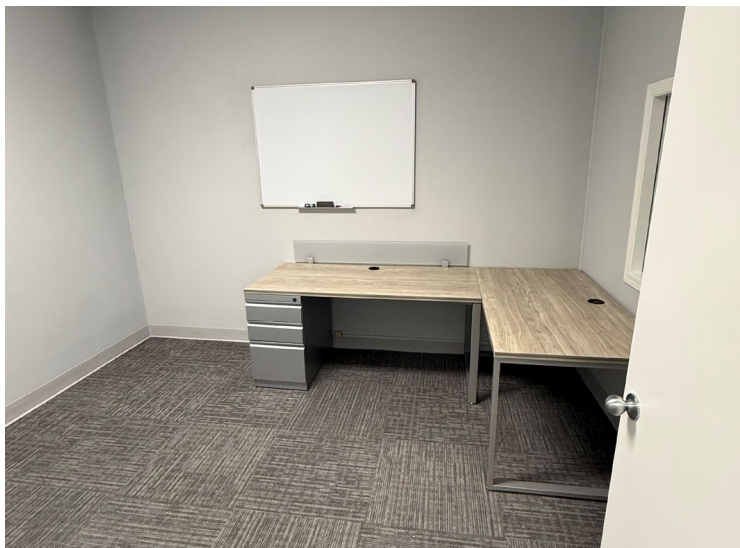
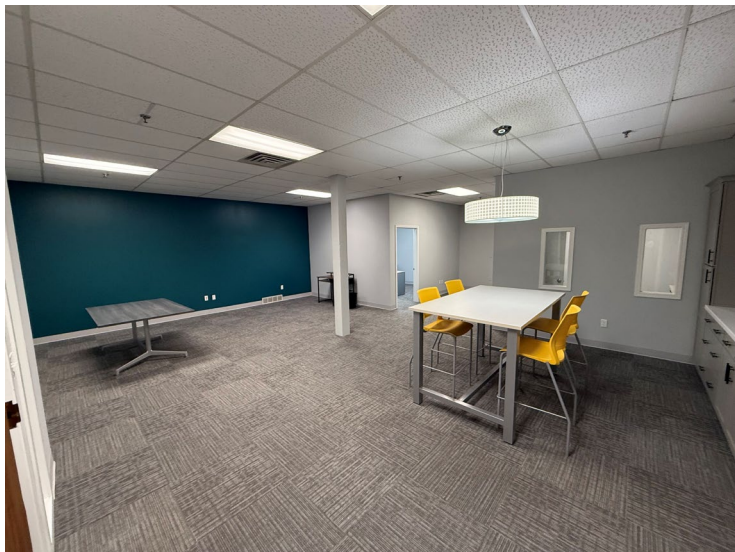
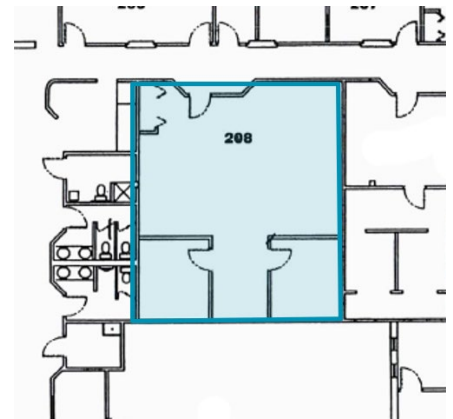
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## Suite 208

1,020 RSF

\$1,350/Month Rent



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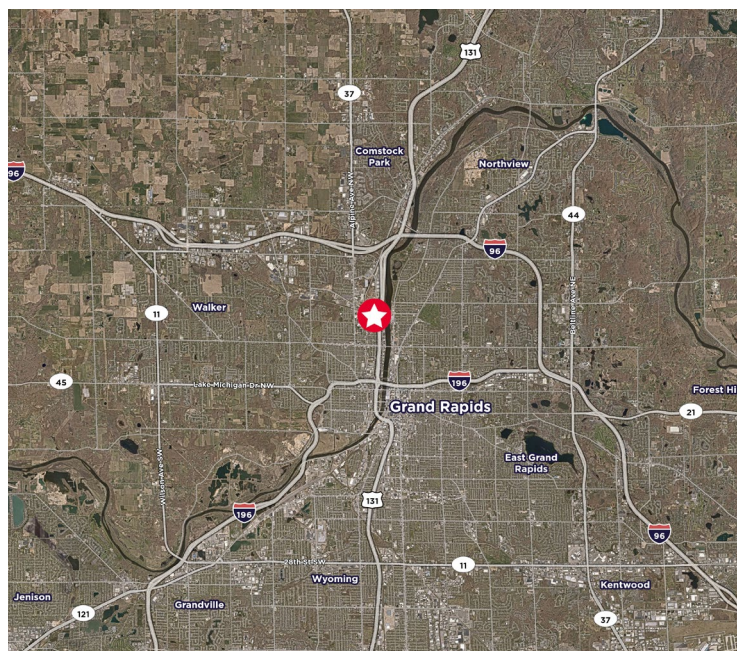
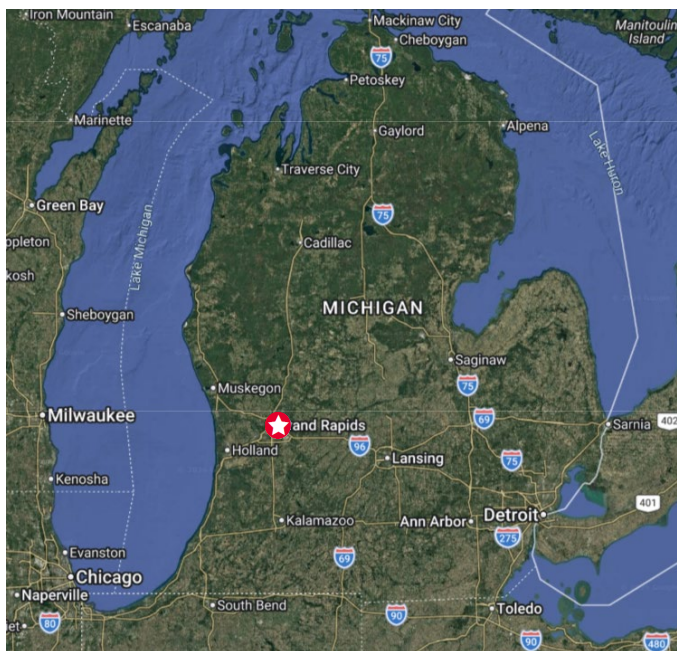
## 400 Ann Street NW

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## Location



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### GENERAL INFORMATION

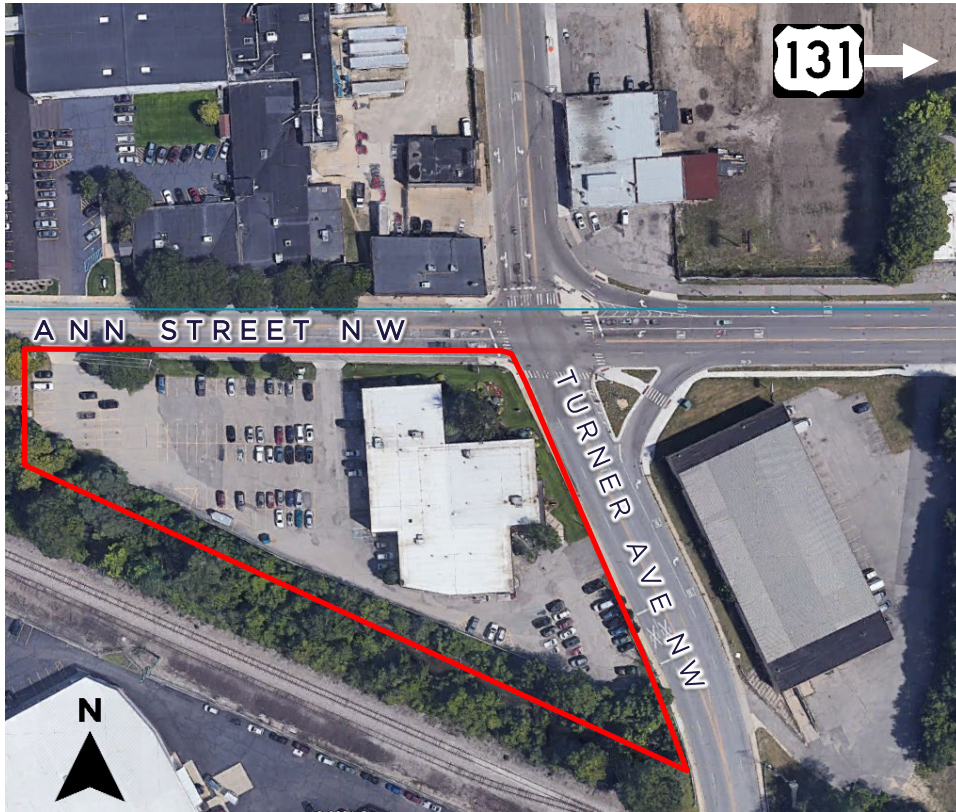
|                     |                                             |
|---------------------|---------------------------------------------|
| Address             | 400 Ann Street NW<br>Grand Rapids, MI 49504 |
| Total Building Area | 41,224 SF                                   |
| Primary Use       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

### SUITE # RSF Monthly Rate

|            |                                                      |            |
|------------|------------------------------------------------------|------------|
| Suite 102  | 3,333 RSF                                            | \$3,800.00 |
| Suite 205  | 1,790 RSF                                            | \$2,200.00 |
| Suite 208  | 1,020 RSF                                            | \$1,350.00 |
| Lease Type | Gross<br>Tenant pays suite janitorial,<br>phone/data |            |

### SITE DETAILS

|                        |                                                                                                                      |
|------------------------|----------------------------------------------------------------------------------------------------------------------|
| Total Land Area        | 1.9 acres                                                                                                            |
| Zoning                 | SD-IT                                                                                                                |
| Parcel ID              | 41-13-13-179-004                                                                                                     |
| Parking                | 120 surface spaces                                                                                                   |
| Frontage               | +/- 800 feet                                                                                                         |
| Major Crossroads       | Ann St and US 131                                                                                                    |
| Neighboring Businesses | Radisson Hotel Grand<br>Savory Foods<br>Twisters Ice Cream<br>Greyline Brewing Co<br>Mike's Wings<br>Tillie's Market |



### DEMOGRAPHICS

|          | Population | Average Household Income | Daytime Population |
|----------|------------|--------------------------|--------------------|
| 2 Mile   | 51,585     | \$81,599                 | 35,453             |
| 5 Miles  | 218,849    | \$89,397                 | 129,952            |
| 10 Miles | 502,354    | \$98,227                 | 255,167            |



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