

FOR LEASE

400 Ann Street NW

Grand Rapids, Michigan 49504

610 – 3,333 RSF



Space Available

Suite 102: 3,333 RSF

Suite 205: 1,790 RSF

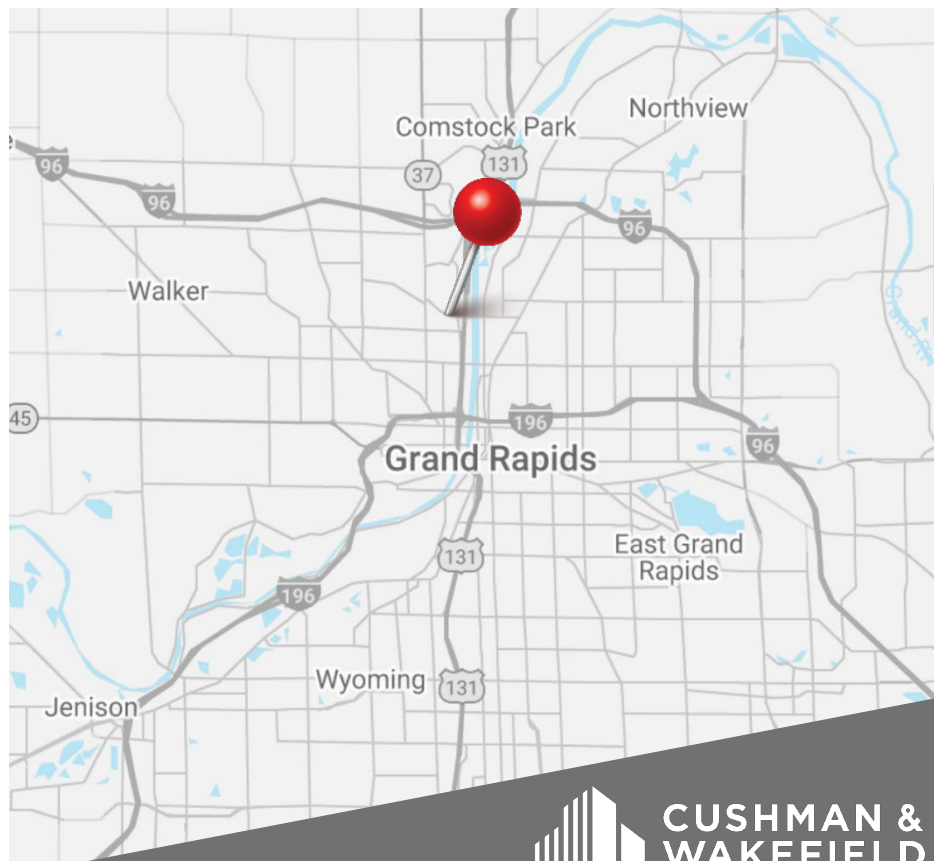
Suite 208: 1,020 RSF

Suite 210: 610 RSF

Suite 214: 850 RSF

Key Features

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



Jason Webb, SIOR, CCIM

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Kevin O'Reilly

Director

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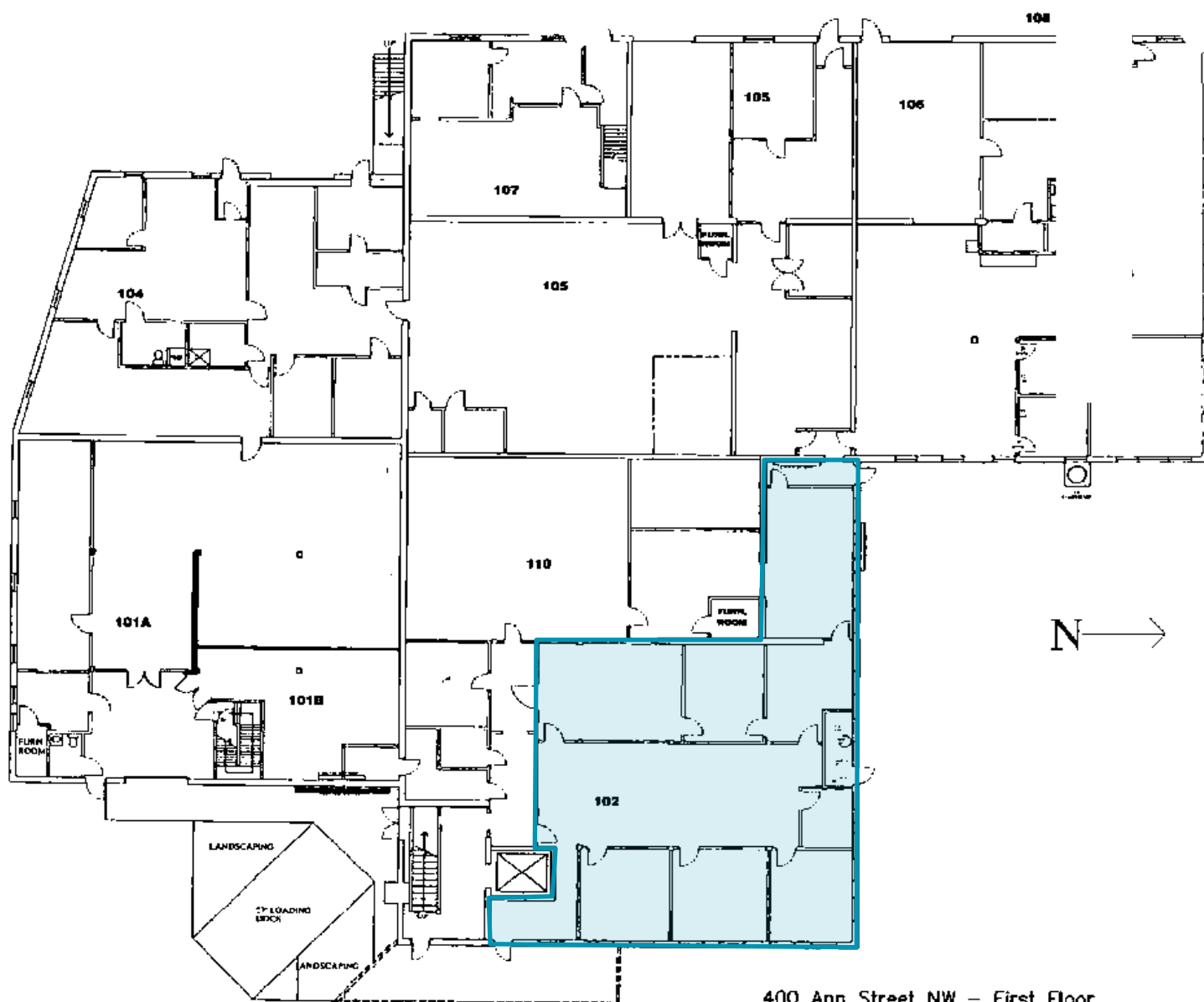
400 Ann Street NW

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885 – 3,333 RSF



First Floor



400 Ann Street NW – First Floor

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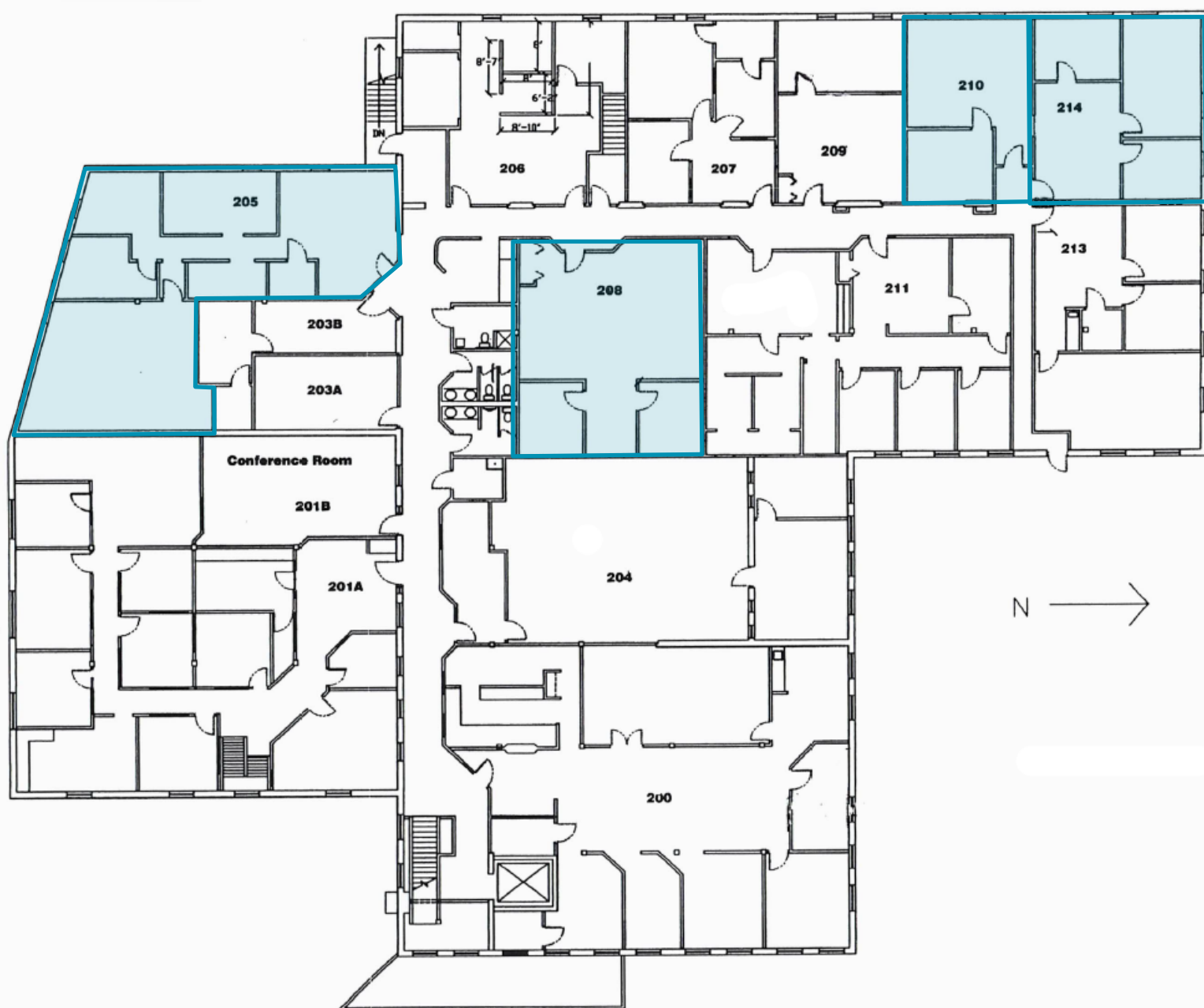
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Second Floor



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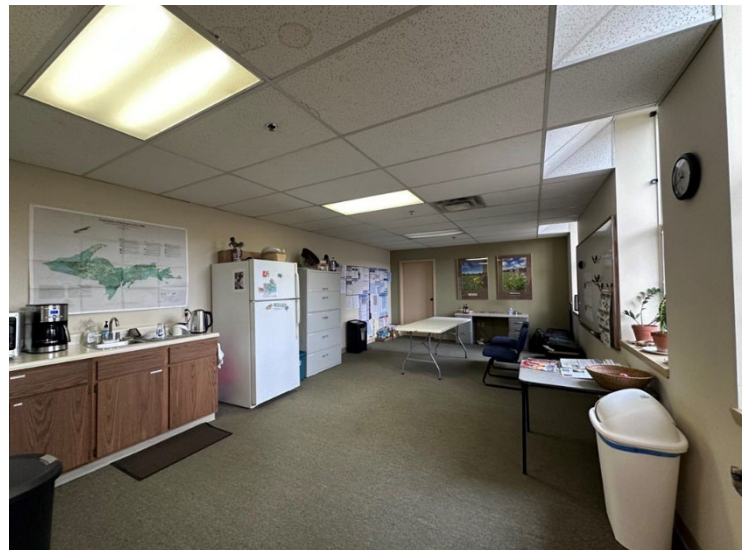
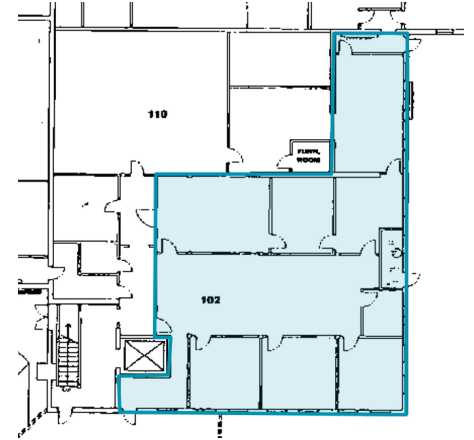
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Suite 102

3,333 RSF

\$3,800/Month Rent



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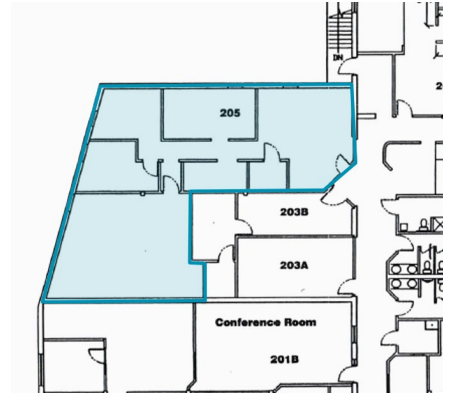
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Suite 205

885 RSF

\$2,200/Month Rent



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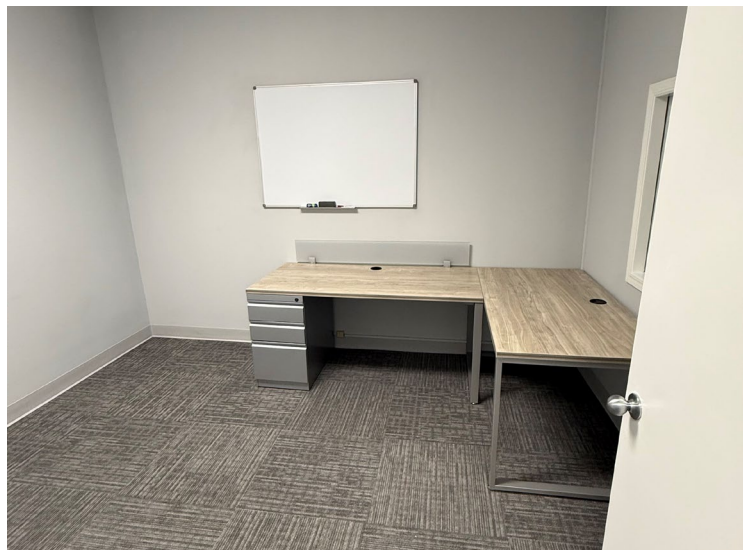
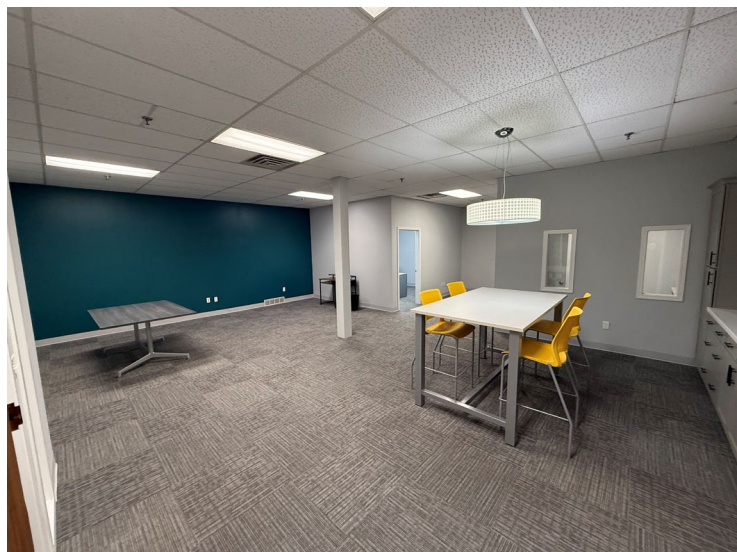
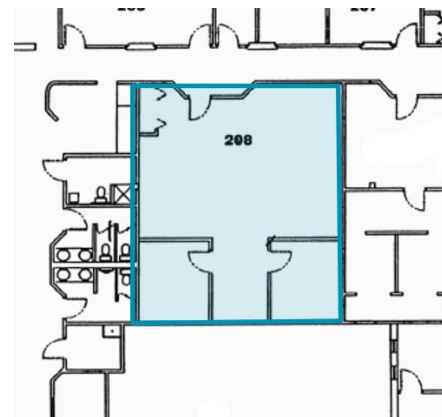
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Suite 208

1,020 RSF

\$1,350/Month Rent



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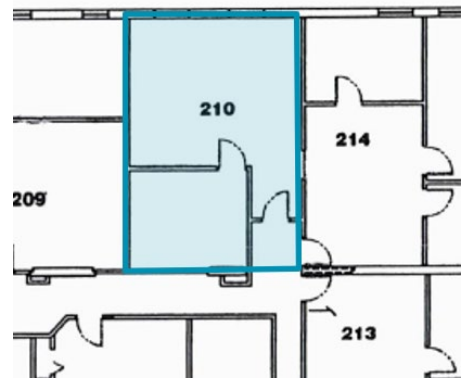
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Suite 210

610 RSF

\$805/Month Rent



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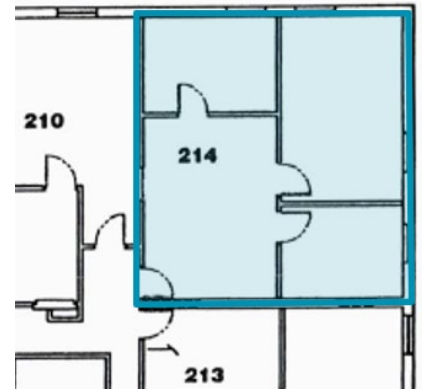
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Suite 214

1,125 RSF

\$850/Month Rent



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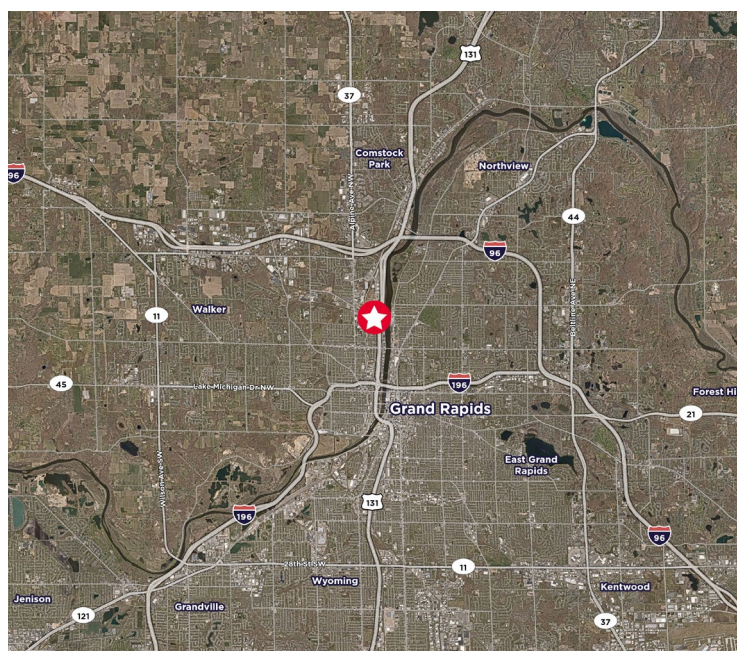
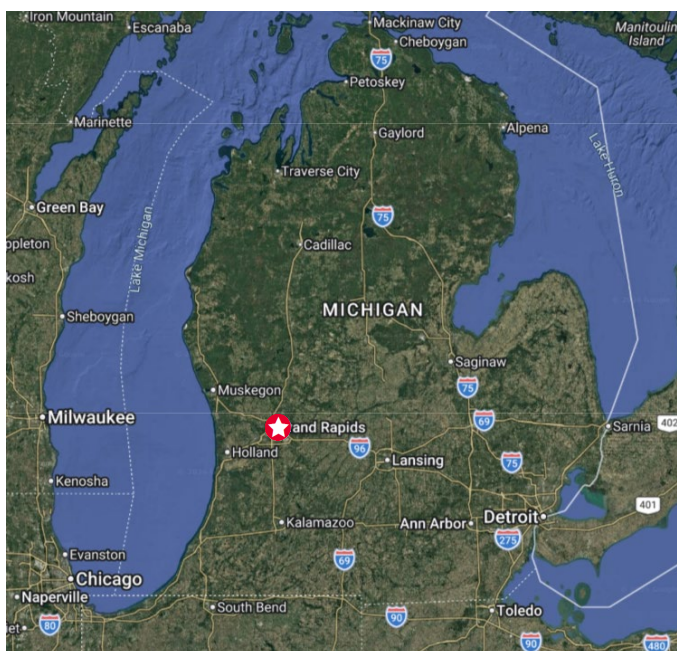
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Location



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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

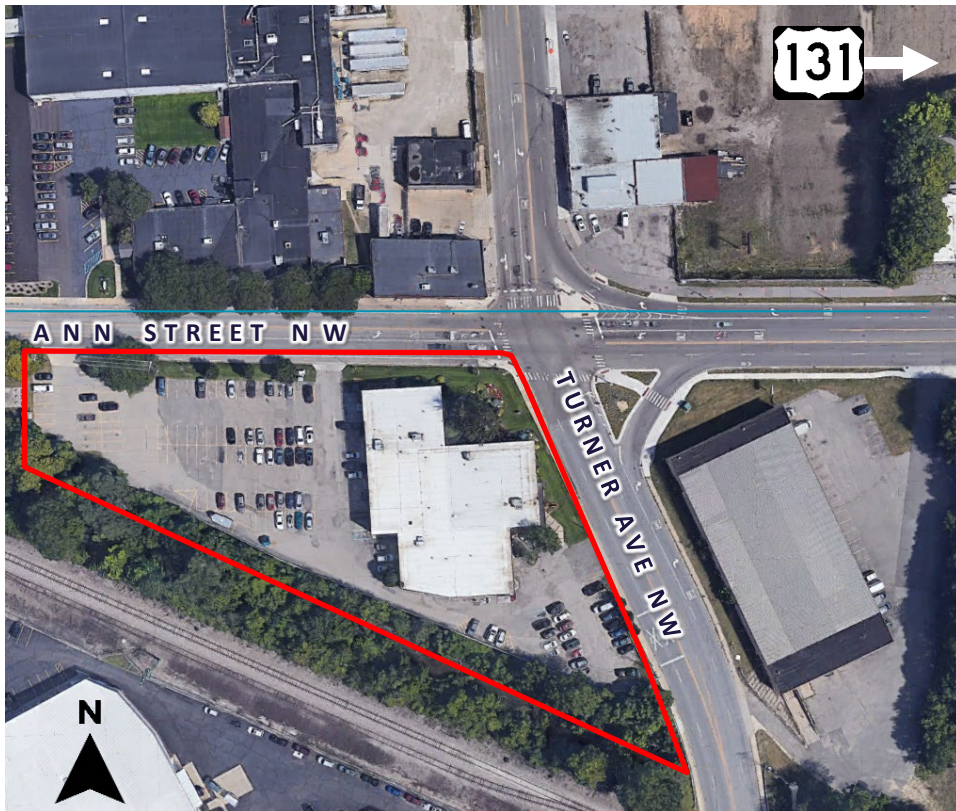
SUITE # RSF Monthly Rate

Suite 102	3,333 RSF	\$3,800.00
Suite 205	885 RSF	\$2,200.00
Suite 208	1,020 RSF	\$1,350.00
Suite 210	610 RSF	\$805.00
Suite 214	850 RSF	\$1,125.00

Lease Type	Gross Tenant pays suite janitorial, phone/data
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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 Savory Foods Twisters Ice Cream Greyline Brewing Co Mike's Wings 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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