



Clearwater Place

1430 Monroe Avenue NW
Grand Rapids, MI

Office
Spaces
For Lease

1,725 - 20,225 SF
Available



PROPERTY HIGHLIGHTS

CLEARWATER PLACE
1430 MONROE AVENUE NW, GRAND RAPIDS, MI

Total RBA (50,000 SF)

Year built 1912 / Year renovated 2005

Architecturally beautiful building

Located across the street from the future Whitewater put-in

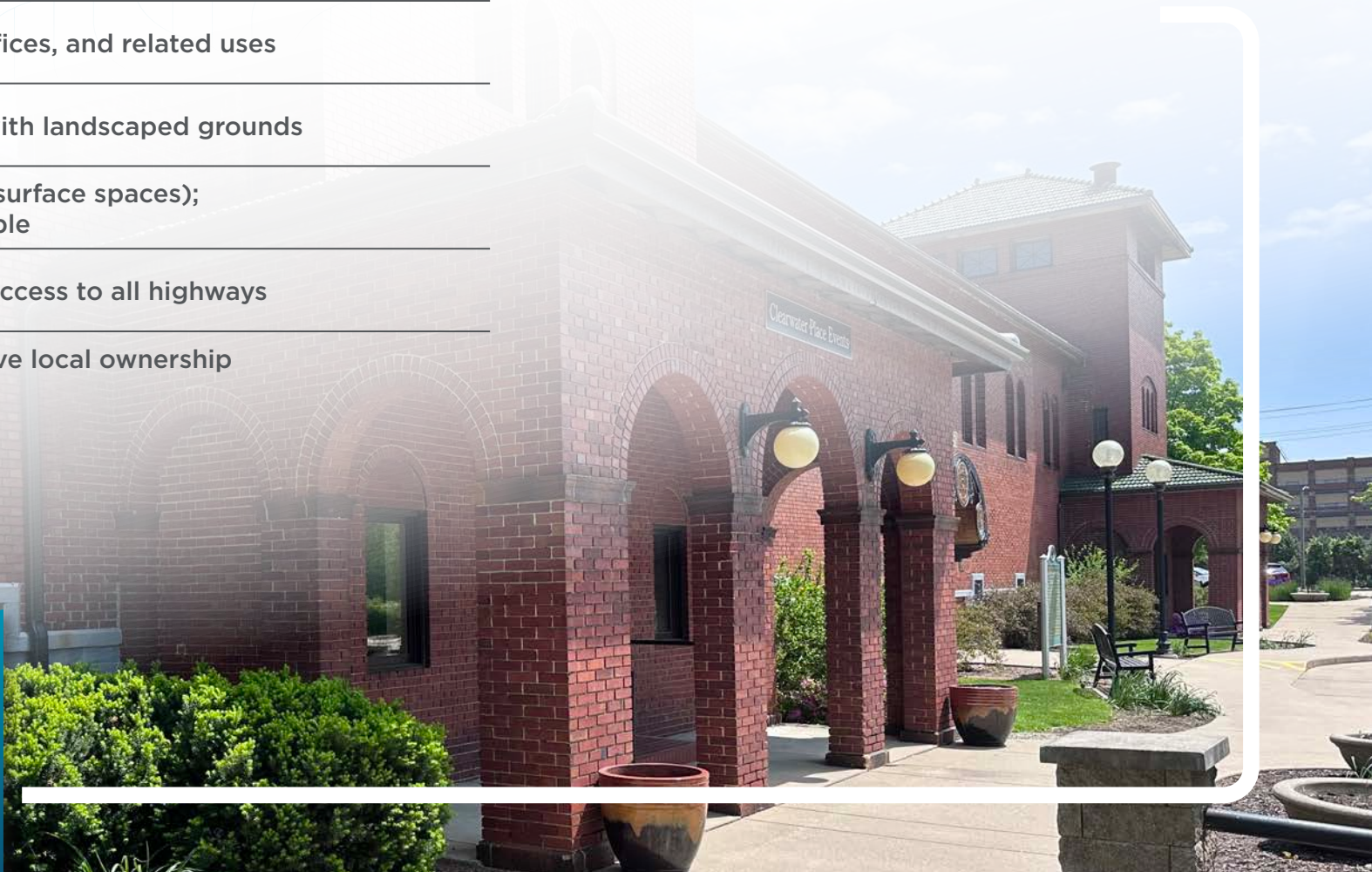
Ideal for headquarters, offices, and related uses

6 acre park-like campus with landscaped grounds

Free on-site parking (155 surface spaces);
possible expansion available

Great location with easy access to all highways

Professional and responsive local ownership
and management



SITE MAP

CLEARWATER PLACE

1430 MONROE AVENUE NW, GRAND RAPIDS, MI



**CUSHMAN &
WAKEFIELD**

FLOOR PLAN

CLEARWATER PLACE
1430 MONROE AVENUE NW, GRAND RAPIDS, MI

Suite 100 | 15,000 RSF

High ceilings, skylights, two mezzanine
lofts spaces, 8 private offices, kitchen,
multiple ground floor access
(private entrance)

Suite 170 | 2,700 RSF

Skylights, 3 semi-private offices,
shared kitchen, ground floor access
(private entrance)

Can be combined for a total of
17,700 RSF

Lease Rate

\$20.00/RSF

Suite 100: \$25,000/month

Suite 170: \$4,500/month

Suite 100+170: \$29,500/month

Modified Gross Lease

Tenant pays suite expenses:
gas, electric, janitorial, phone/data



FLOOR PLAN

CLEARWATER PLACE
1430 MONROE AVENUE NW, GRAND RAPIDS, MI

Suite 130 | 1,725 RSF

Abundant natural lighting from atrium and exterior windows, 7 internal offices

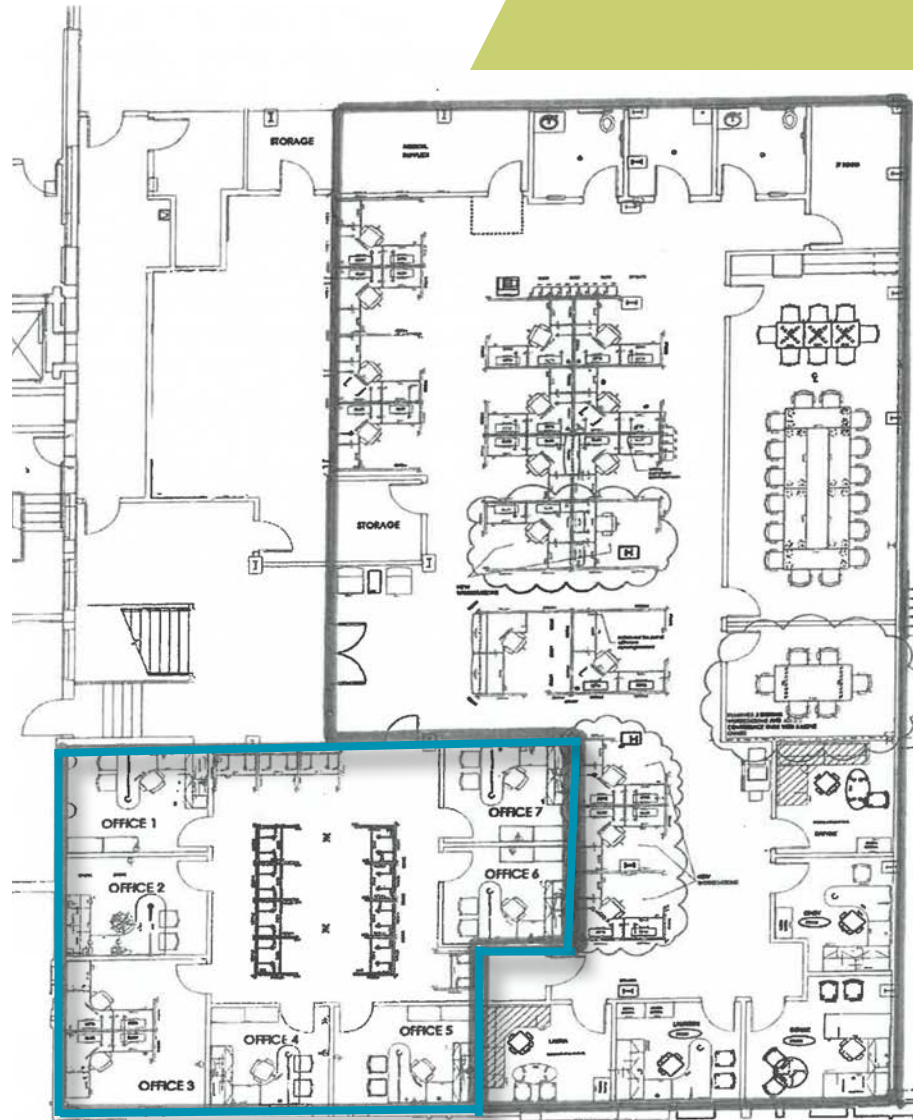
Lease Rate

\$22.00/RSF

\$3,162.50 Monthly Rate

Gross Lease

Tenant pays suite janitorial, phone/data



PROPERTY PHOTOS

Suite 100

CLEARWATER PLACE

1430 MONROE AVENUE NW, GRAND RAPIDS, MI



PROPERTY PHOTOS

Suite 100

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PROPERTY PHOTOS

Suite 170

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PROPERTY PHOTOS

Suite 130

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NEW PARK IMPROVEMENTS

CLEARWATER PLACE

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CUSHMAN &
WAKEFIELD

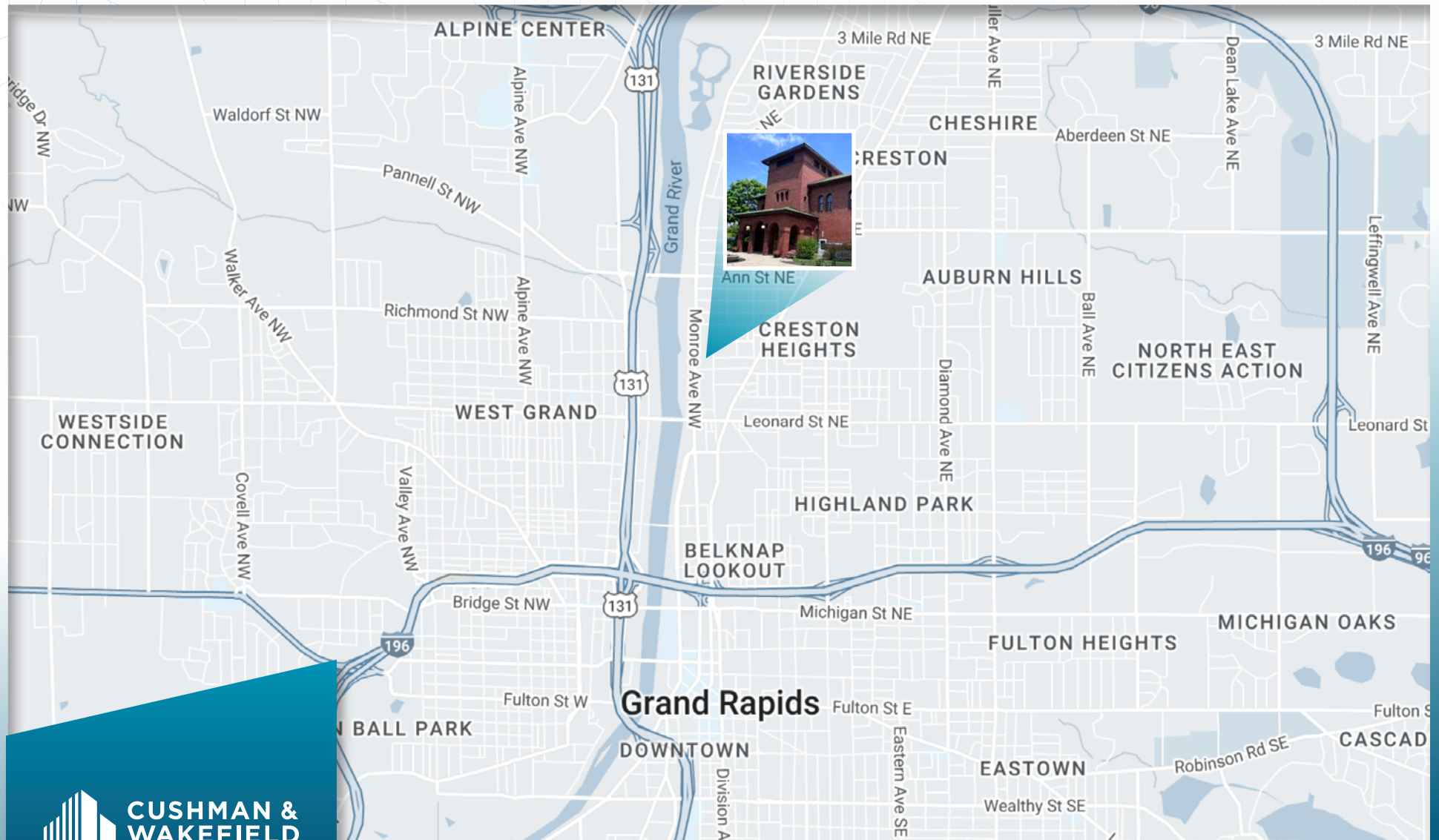
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AREA MAP

CLEARWATER PLACE

1430 MONROE AVENUE NW, GRAND RAPIDS, MI



**CUSHMAN &
WAKEFIELD**

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