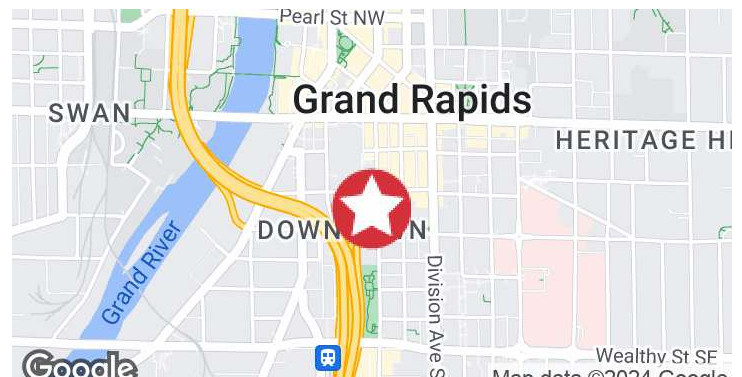


116 (120) Ottawa Ave NW
Grand Rapids, Michigan 49503

Property Highlights

- Custom Furnished Office
- Direct Access to MVP Athletic Metro Club
- Private Offices, Conference Rooms, Kitchenette
- Private Restrooms
- Covered Parking Available



For More Information

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Property Overview

116 (120) Ottawa Ave NW
Grand Rapids, Michigan 49503

Property Overview

Unique Opportunity: MOVE-IN READY Penthouse Office Furnished with Custom Furniture on dedicated 5th floor of 120 Ottawa. Amenities include direct access to MVP Athletic Metro Club and Future University Club with restaurant. Perfect mix of private office, conference rooms, open space, lounge, and kitchenette with island. Upgraded custom wood finishes, private restrooms and break area. Covered Parking Available in Pearl/Ionia Ramp with private access via secure, snowmelt walk-way.

Property Information

Location:	In the Heart of downtown on Ottawa Ave NW, between Pearl St and Fountain St.
Total Building Size:	41,065 SF
Year Built:	1914
Parking:	Covered Parking Available
Building Class:	A

Office Information

Office SF:	5,723 SF
Private Offices:	8
Conference Rooms:	2
Kitchen with Island:	1
Restrooms:	2



Lease Overview

116 (120) Ottawa Ave NW
Grand Rapids, Michigan 49503

Lease Information

Lease Type:	Modified Gross
Terms:	24- 120 Months
Tenant Provides:	Air Conditioning, Electric, Gas/Heat, Janitorial, Phone/Data
Landlord Provides:	Insurance, Refuse Removal, Sewer, Snow Removal, Taxes, Water, Management Fees

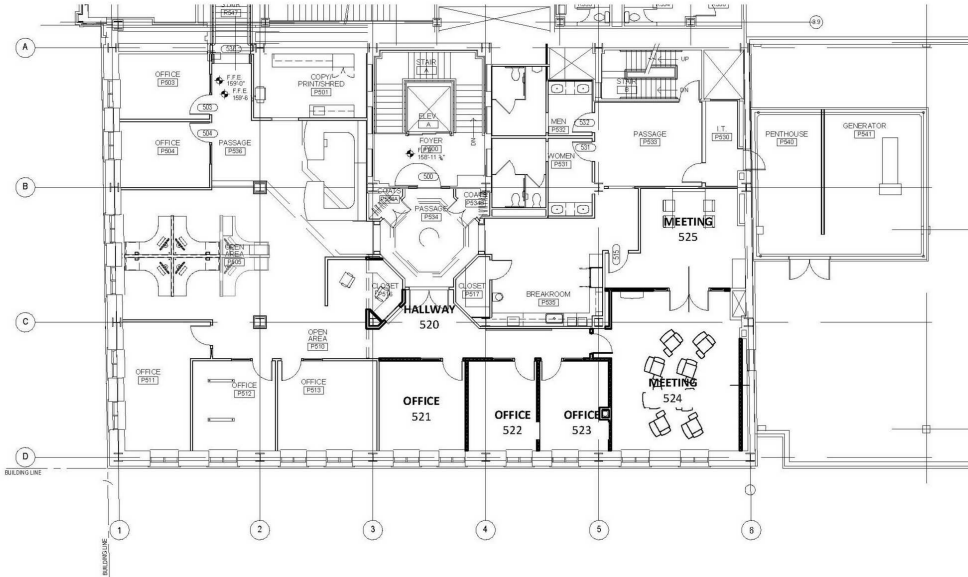
Availability

SUITE	FLOOR	RENTABLE SF	RATE / SF / YR	MONTHLY RENT
5th Floor	5th	5,723 SF	\$22.00	\$10,492.17
5A	5	3,582 SF	\$22.00	\$6,567.00
5B	5	2,141 SF	\$22.00	\$3,925.17

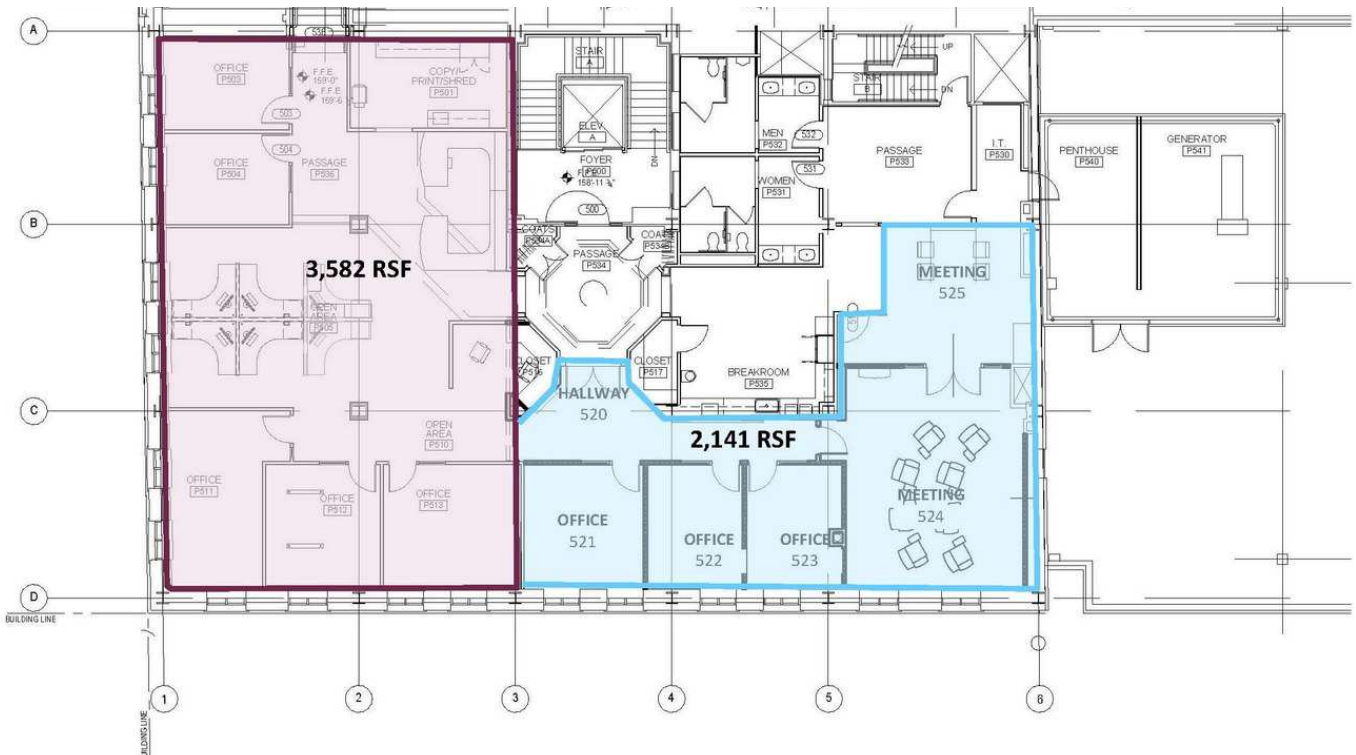


Floor Plans

116 (120) Ottawa Ave NW
Grand Rapids, Michigan 49503



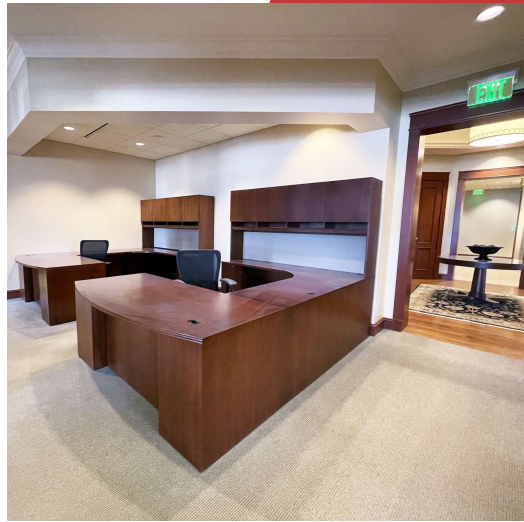
Entire 5th Floor (5,723 SF)



5th Floor Split - Suite 5A (3,582 RSF) and Suite 5B (2,141 RSF)

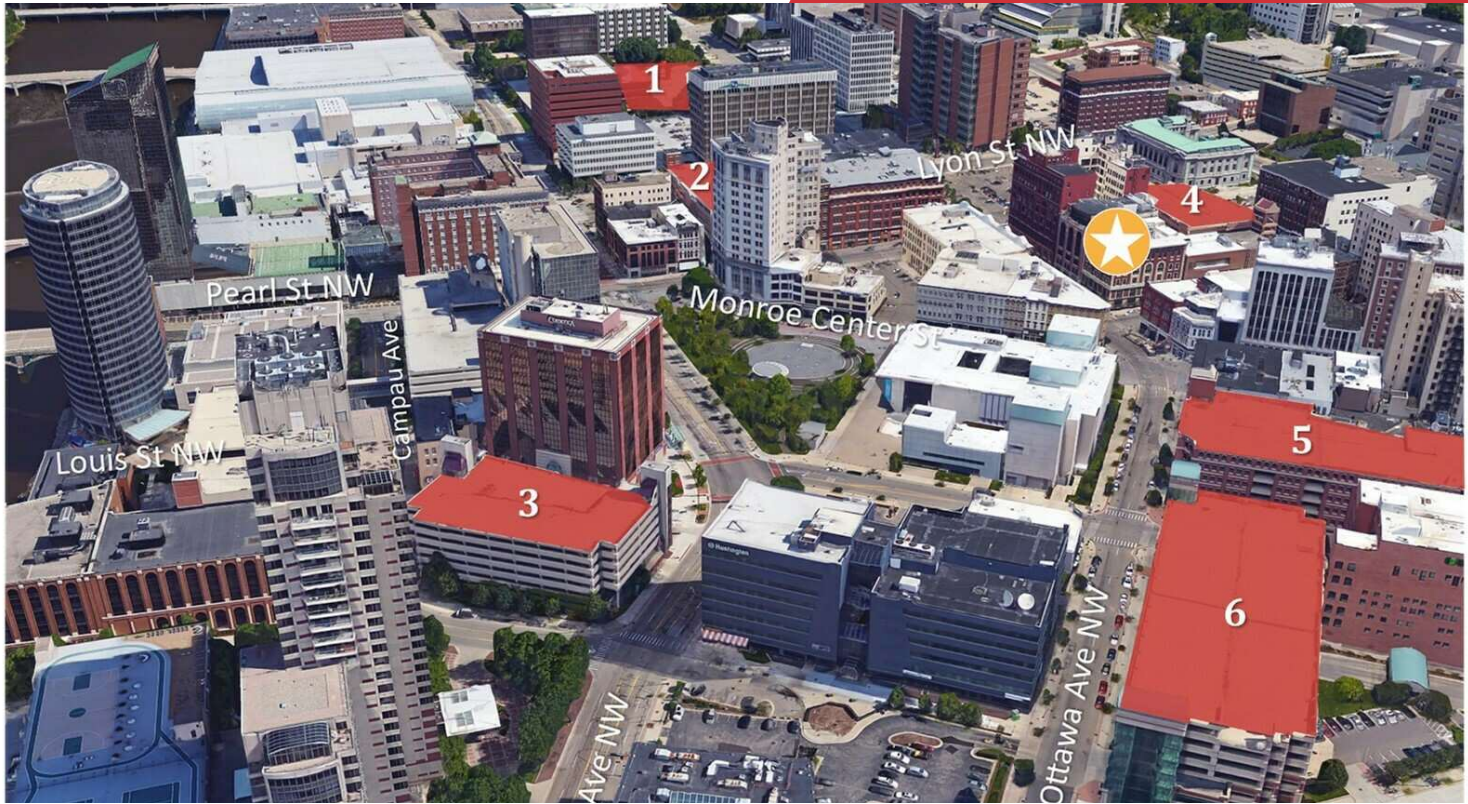
Suite Photos

116 (120) Ottawa Ave NW
Grand Rapids, Michigan 49503



Parking Map

116 (120) Ottawa Ave NW
Grand Rapids, Michigan 49503



1. Government Center
2. Ellis Parking-Midtown
3. Louis Campau Ramp
4. Pearl-Ionia Ramp
5. Monroe Center Ramp
6. Ottawa-Fulton Ramp

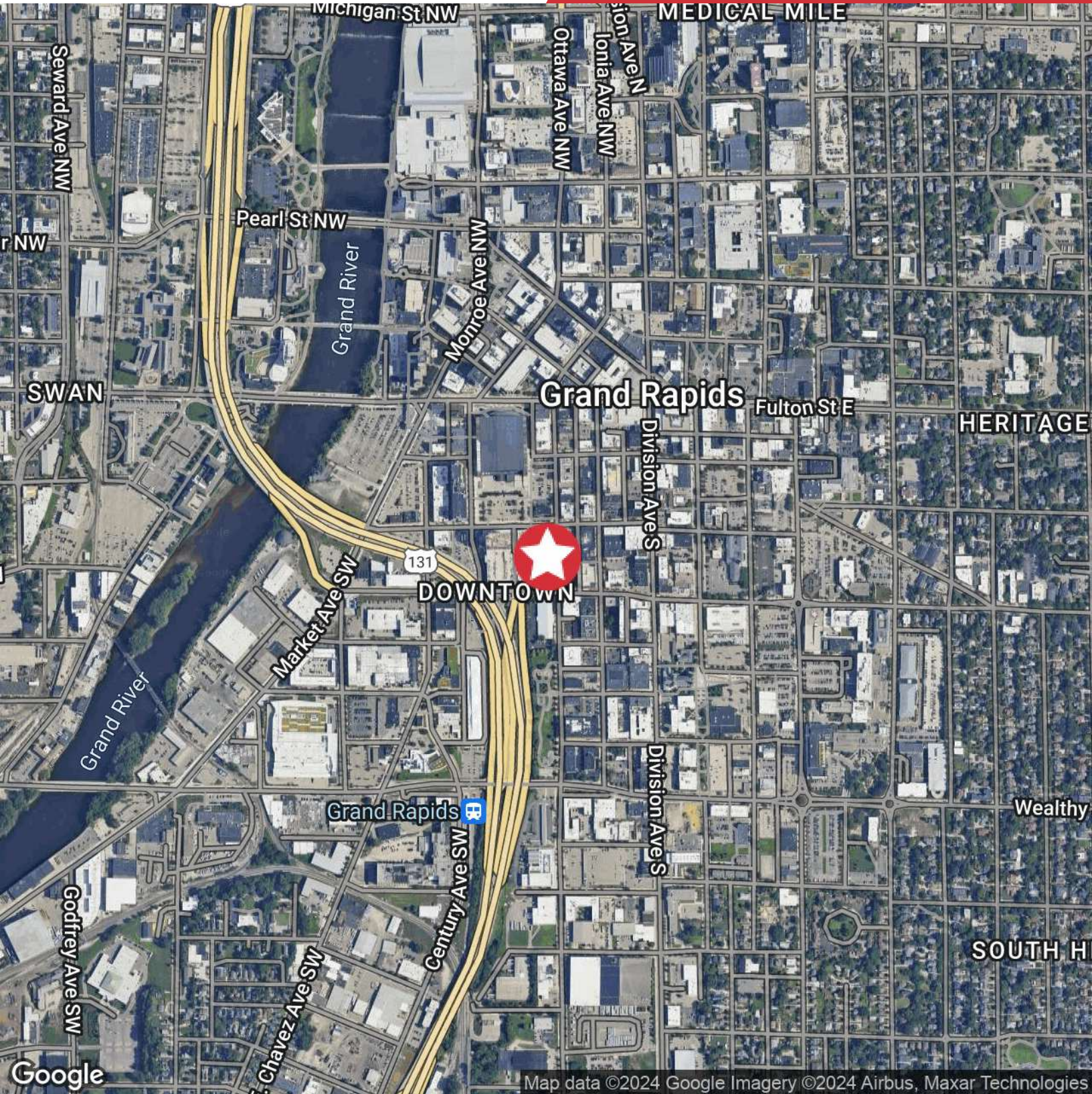
For Availability:

City of Grand Rapids Parking: 616-456-3290

Ellis Parking: 616-458-1179

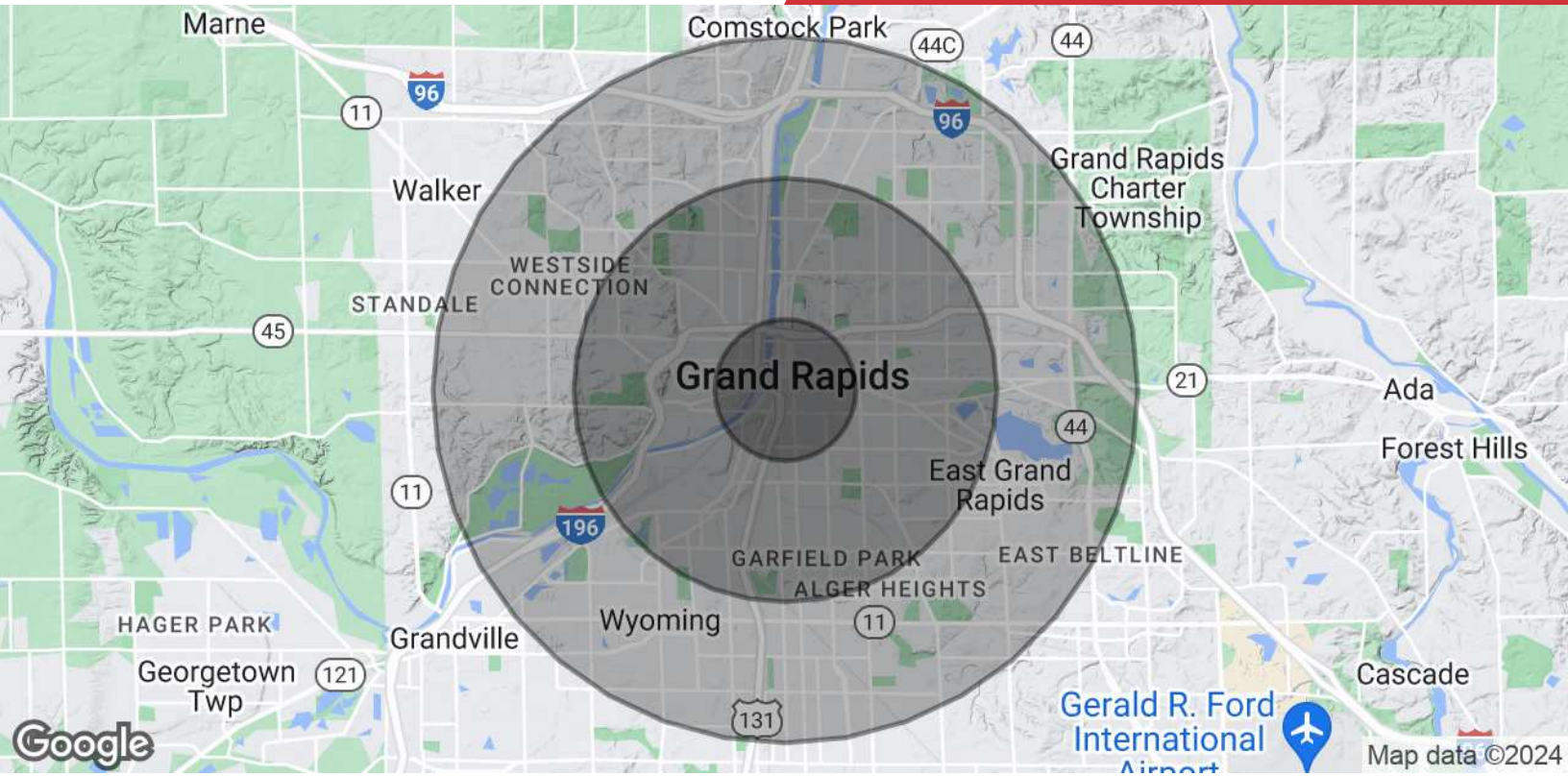
Location Map

116 (120) Ottawa Ave NW
Grand Rapids, Michigan 49503



Demographics Map & Report

116 (120) Ottawa Ave NW
Grand Rapids, Michigan 49503



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,828	139,583	261,354
Average Age	29.1	30.7	33.9
Average Age (Male)	30.4	29.9	33.0
Average Age (Female)	28.8	31.6	34.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	9,924	57,223	105,650
# of Persons per HH	1.8	2.4	2.5
Average HH Income	\$62,559	\$59,941	\$68,990
Average House Value	\$193,111	\$155,572	\$172,030

2020 American Community Survey (ACS)



West Michigan Overview

West Michigan Advantage

West Michigan is a growing region of more than 1.5 million people and is located between Detroit and Chicago. More than 130 international companies are located in West Michigan as well as four of Forbes Largest Private Companies. The businesses and community leaders have set in motion an unprecedented level of growth and investment throughout the region that has made West Michigan a destination for business success. West Michigan has a vibrant, big-city feel in Grand Rapids while retaining smaller-city charm in its neighborhoods, boutique shopping areas, and tree-lined streets - all combined in a virtual playground of arts, culture and natural beauty.

Quality Of Life

West Michigan has a vibrant, big-city feel in Grand Rapids while retaining smaller-city charm in its neighborhoods.

Grand Rapids Ranking

- #1 Fastest Growing US Economy
-HeadlightData
- #19 Best Cities in the US
- USNews
- #3 Big Cities with the Healthiest Markets
-SmartAsset
- #4 Housing Markets to Watch 2017
- Trulia
- #5 Best Large Cities to Start a Business
- WalletHub

Entertainment

More than 1.5 million people take advantage of sporting events and live performances every year. West Michigan offers a variety of landscapes which allows for a greater sense of adventure. Lake Michigan has 18 world-class beaches and 288 miles of bike trails.

Skilled Workforce

Out of the 1.5 million residents that live in West Michigan, half are under the age of 35. This is a great opportunity for both employers and college graduates. With the high supply of skilled workers and high demand for jobs, it is easy to understand why the region is a destination for business success.

Arts & Culture

West Michigan is known for their arts and culture. Aside from many museums, the city hosts ArtPrize— a unique, open art competition that gives away the world's largest art prize. Other, attractions include Frederik Meijer Gardens, Grand Rapids Ballet, Civic Theatre, and Symphony.