



100 Cesar E. Chavez Ave SW
Grand Rapids, MI 49503

Property Highlights

- Downtown Loft Offices with Exposed Brick Walls and Original Wood Floors
- Shared Conference Rooms and Kitchenette
- Secure Bike Storage
- Common Locker Rooms and Showers
- Located Adjacent to the Van Andel Arena
- Convenient to downtown and expressways (US-131 and I-196)



For More Information

Hillary Taatjes Woznick

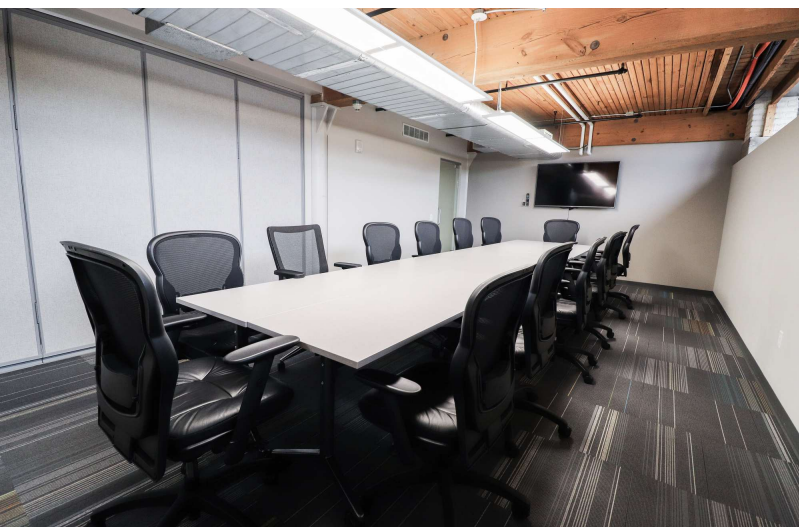
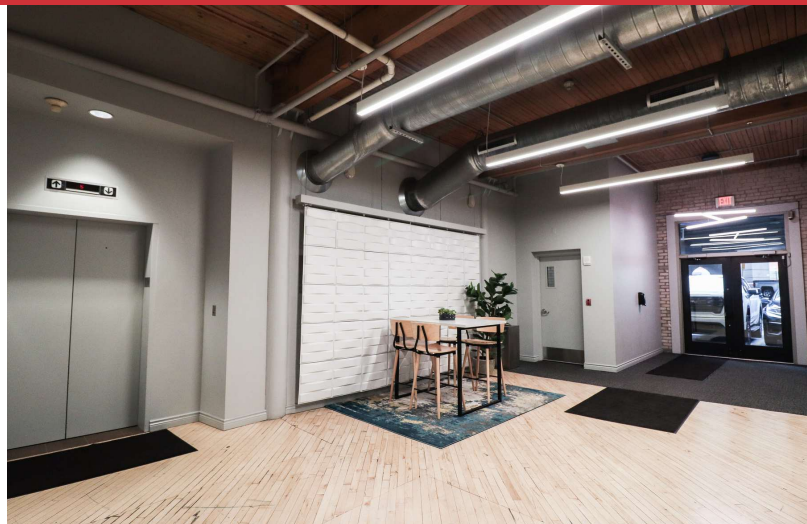
O: 616 242 1113
hillary@naiwwm.com

Doug Taatjes, SIOR, CCIM

O: 616 242 1117
doug@naiwwm.com

Property Photography

100 Cesar E. Chavez Ave SW
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Property / Lease Overview

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Property Information

Total Building Size:	77,000 SF
HVAC:	Steam Heat / AC
Construcion:	Brick
Elevators:	1
Parking:	Available for additional charge
Security System	Yes
Data Options	123.Net Metronet AT&T
Zoning	C-3A

Lease Information

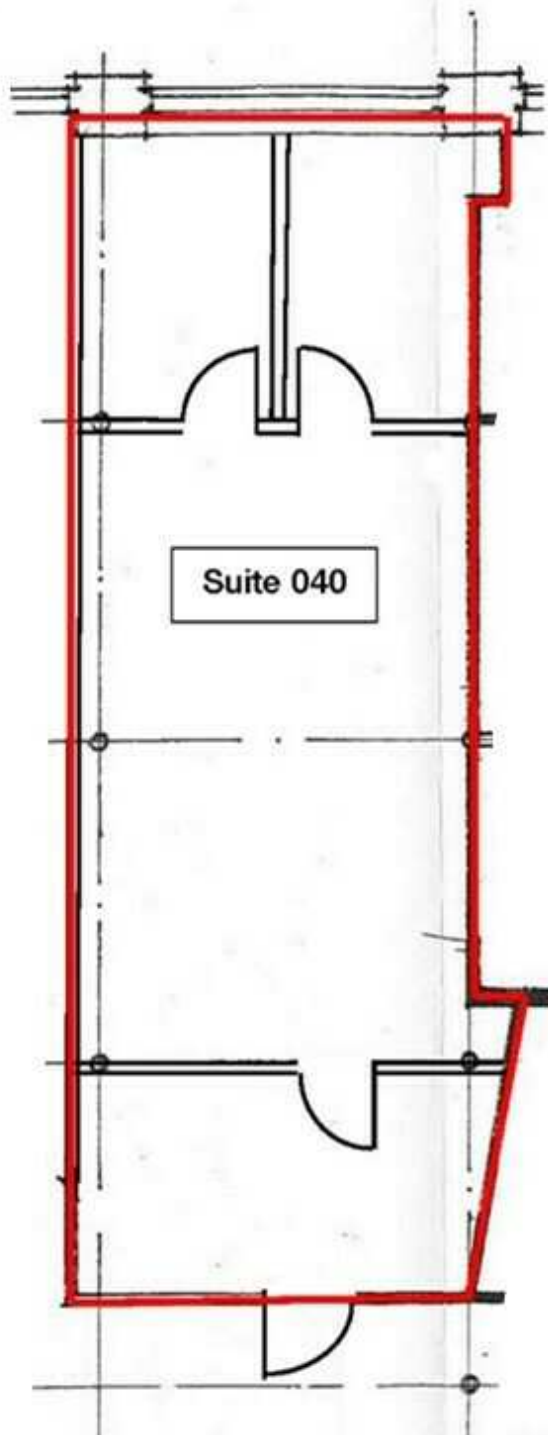
Lease Type:	Modified Gross
Terms:	36 - 120 months
Tenant Provides:	Steam Heat, Electric, Phone/Data, Janitorial, Air Conditioning
Landlord Provides:	Taxes, Insurance, Refuse Removal, Water/Sewer, and On-Site Property Management
Renewal Option:	Negotiable
PPN	41-13-25-407-001
Possession	At lease commencement

Availability

SUITE	FLOOR	RENTABLE SF	RATE / SF / YR	MONTHLY RENT	AVAILABLE
040	Garden Level	1,066 SF	\$13.95	\$1,239.23	At Lease Commencement

Suite 040 Floor Plan

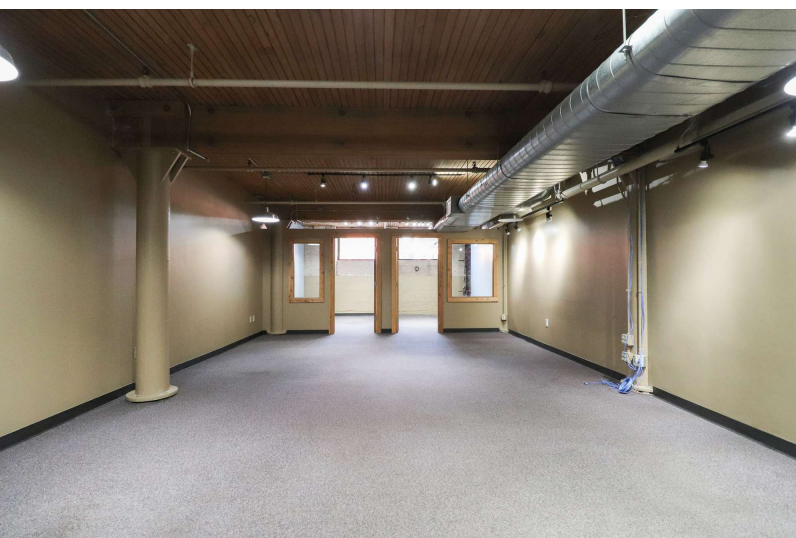
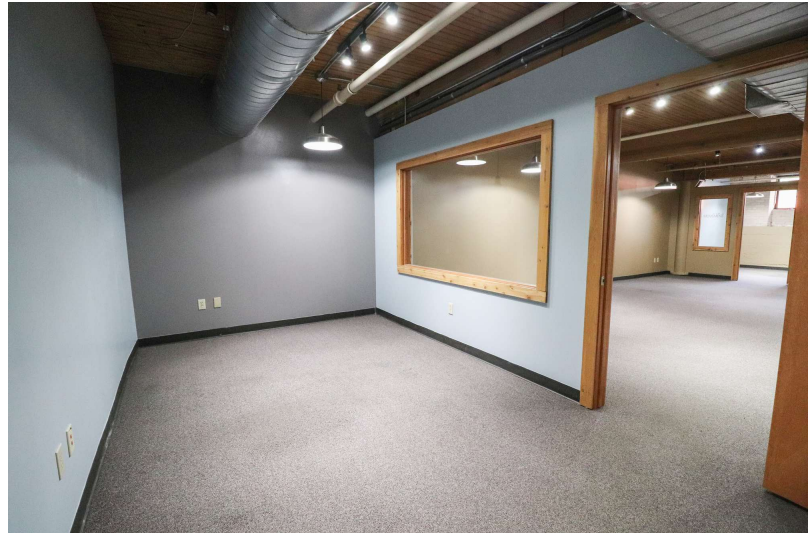
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Suite 040
1,066 SF
\$1,239.23/Month

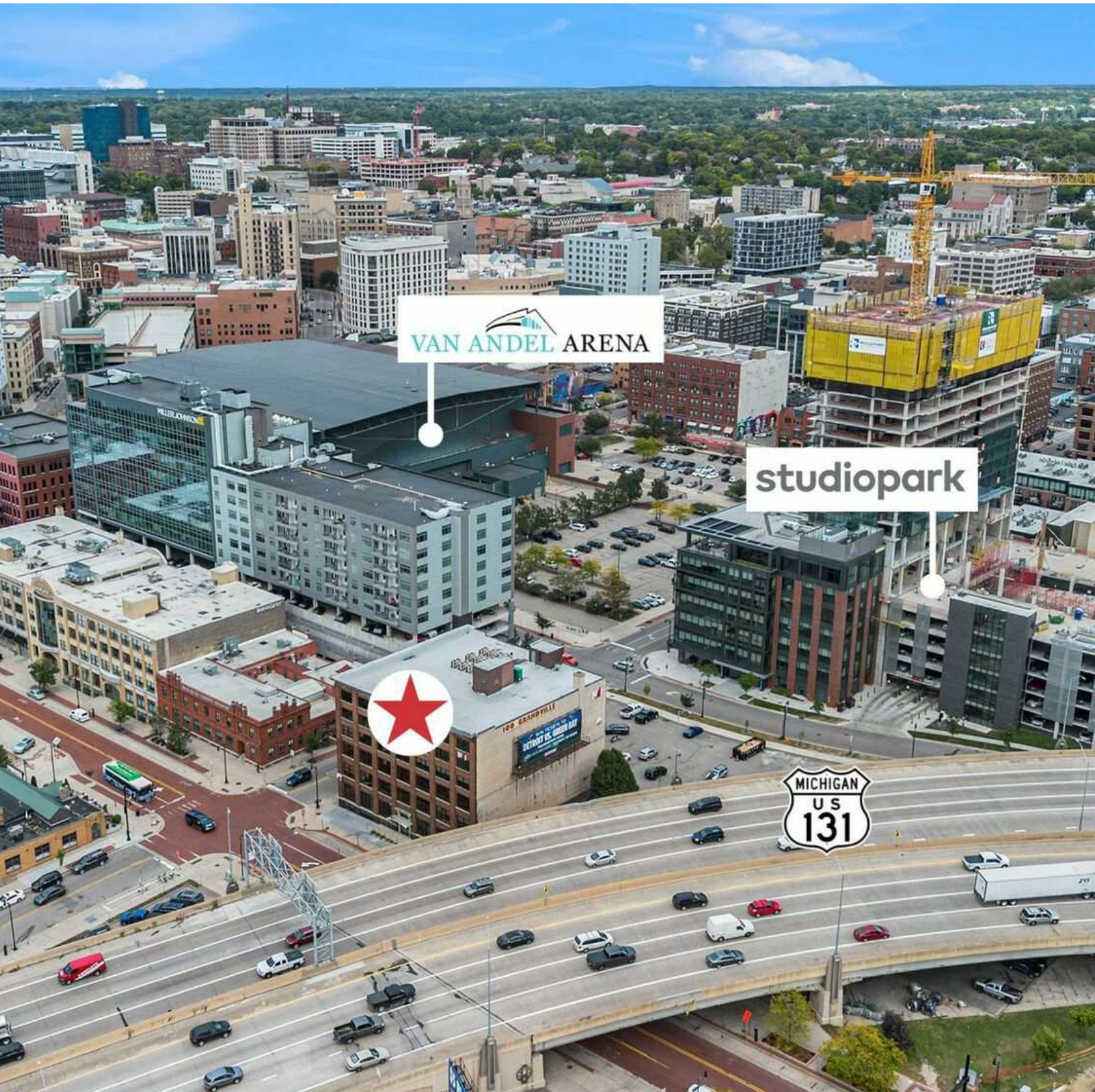
Suite 040 Photos

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Aerial Photography

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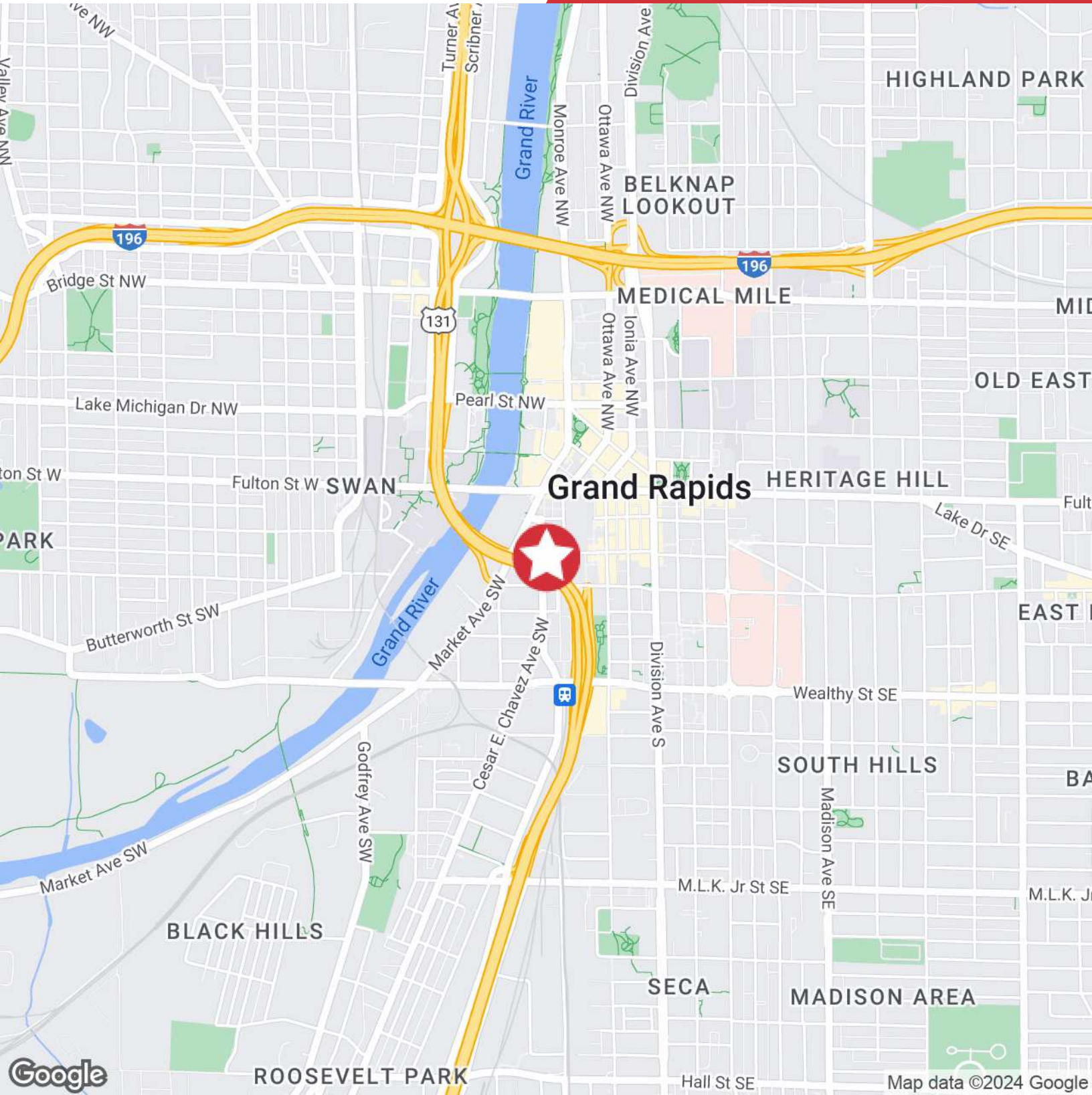

VAN ANDEL ARENA

studiopark



Location Map

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Downtown Parking Map

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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, making 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 its 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.