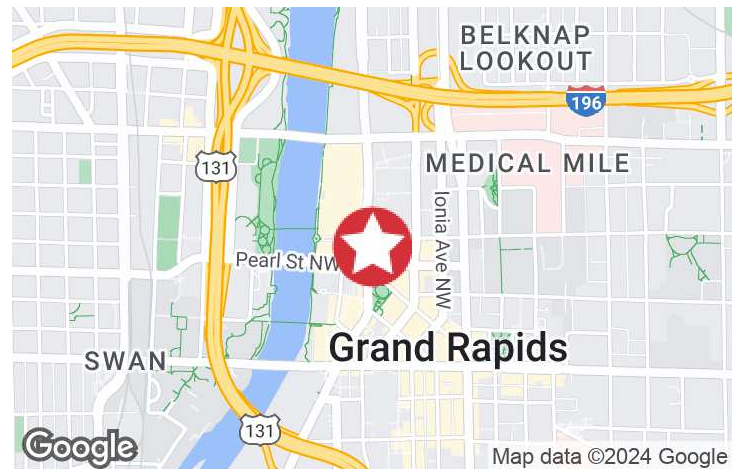


190 Monroe Avenue Northwest Grand Rapids, Michigan 49503

Property Highlights

- One (1) Office Suite Available
 - Portion of 4th Floor
 - Mix of Private Offices, Conference Room, Open Area, Kitchenette
- Multiple Ramp and Surface Parking Options Near By
- On-Site Amenity - The Chop House Restaurant (Main Floor)



For More Information

Jason Makowski, SIOR

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Property Overview

190 Monroe Avenue Northwest
Grand Rapids, Michigan 49503

Property Overview

The Chop House Restaurant is located on the 1st floor of the building. Multiple ramp and surface parking options located near by. Call LA for additional details.

Property Information

Location:	Pearl and Lyon Streets
Total Building Size:	30,000 SF
Year Built:	1880
Municipality:	City of Grand Rapids
PPN:	41-13-25-277-028
Signage:	No
Parking:	Surface and Multiple Parking Ramp Options
Zoning:	Office
Building Class:	B



Lease Overview

190 Monroe Avenue Northwest
Grand Rapids, Michigan 49503

Lease Information

Lease Type:	Modified Gross
Terms:	36 - 60 Months
Tenant Provides:	Air Conditioning, Electric, Janitorial, Phone, Refuse Removal
Landlord Provides:	Gas/Heat, Insurance, Sewer, Snow Removal, Taxes, Water
Renewal Option:	Yes
Possession:	02/01/2024

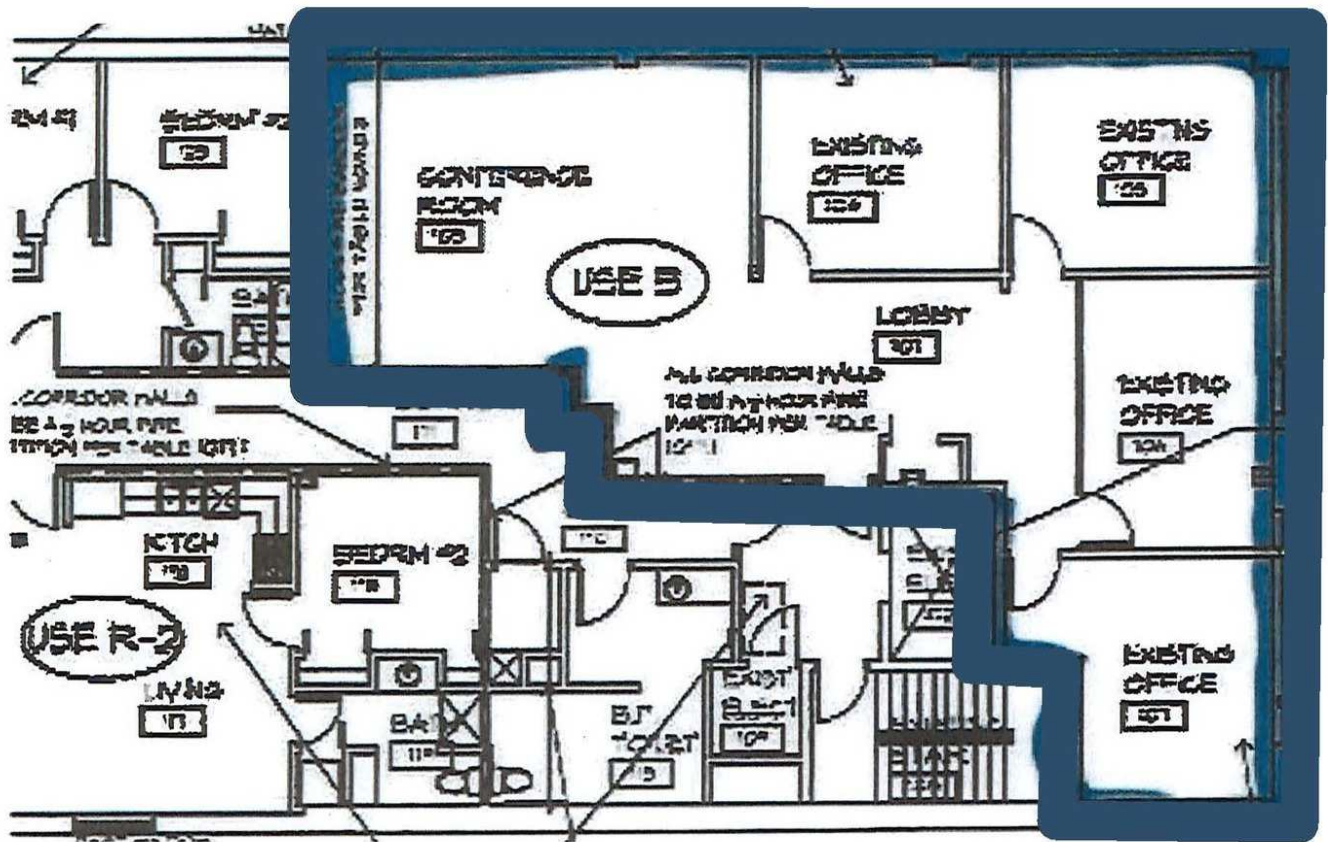
Availability

SUITE	RENTABLE SF	RATE / SF / YR	MONTHLY RENT
Portion of 4th Floor	1,850 SF	\$17.95	\$2,767.29



Floor Plans

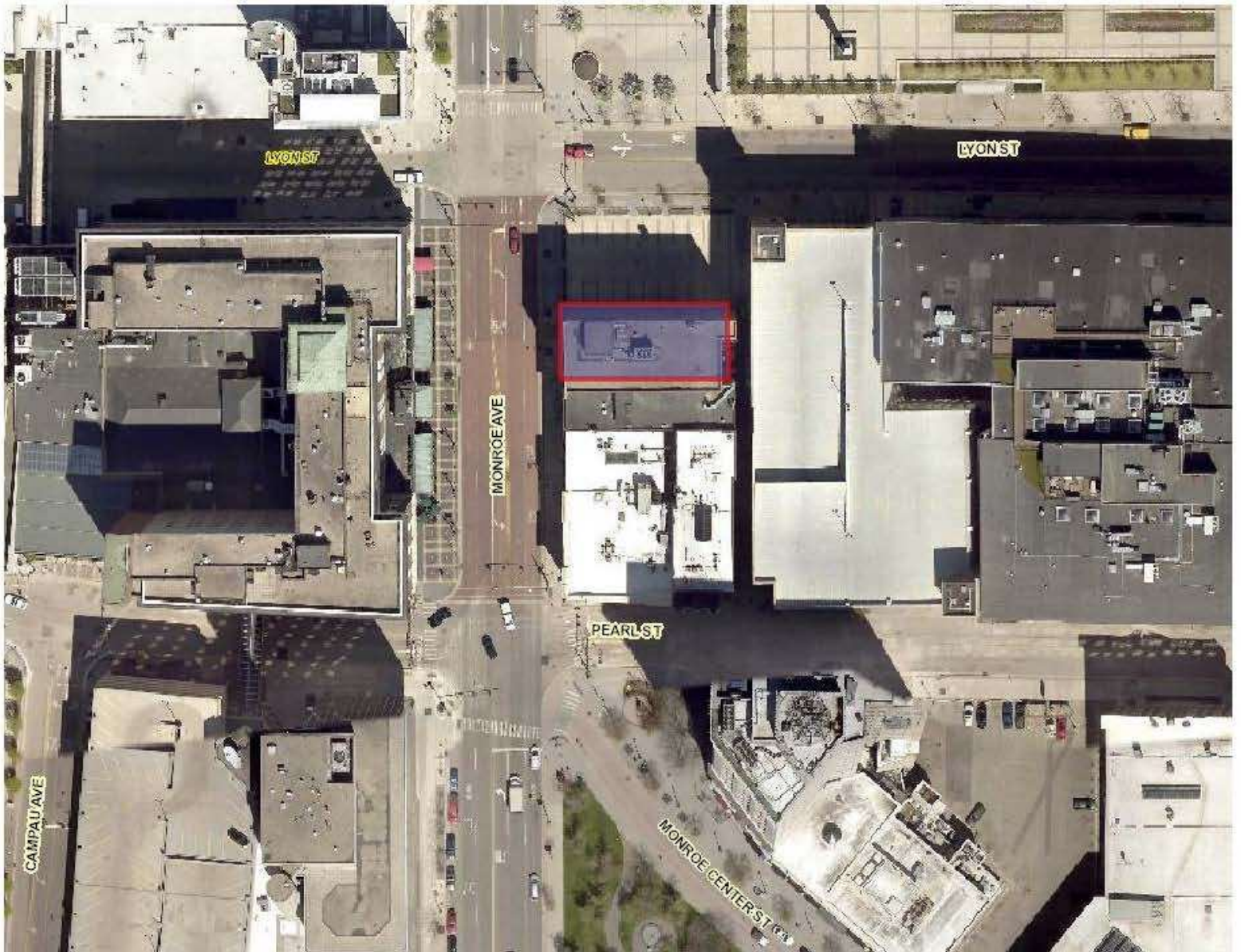
190 Monroe Avenue Northwest
Grand Rapids, Michigan 49503



PORTION OF 4TH FLOOR

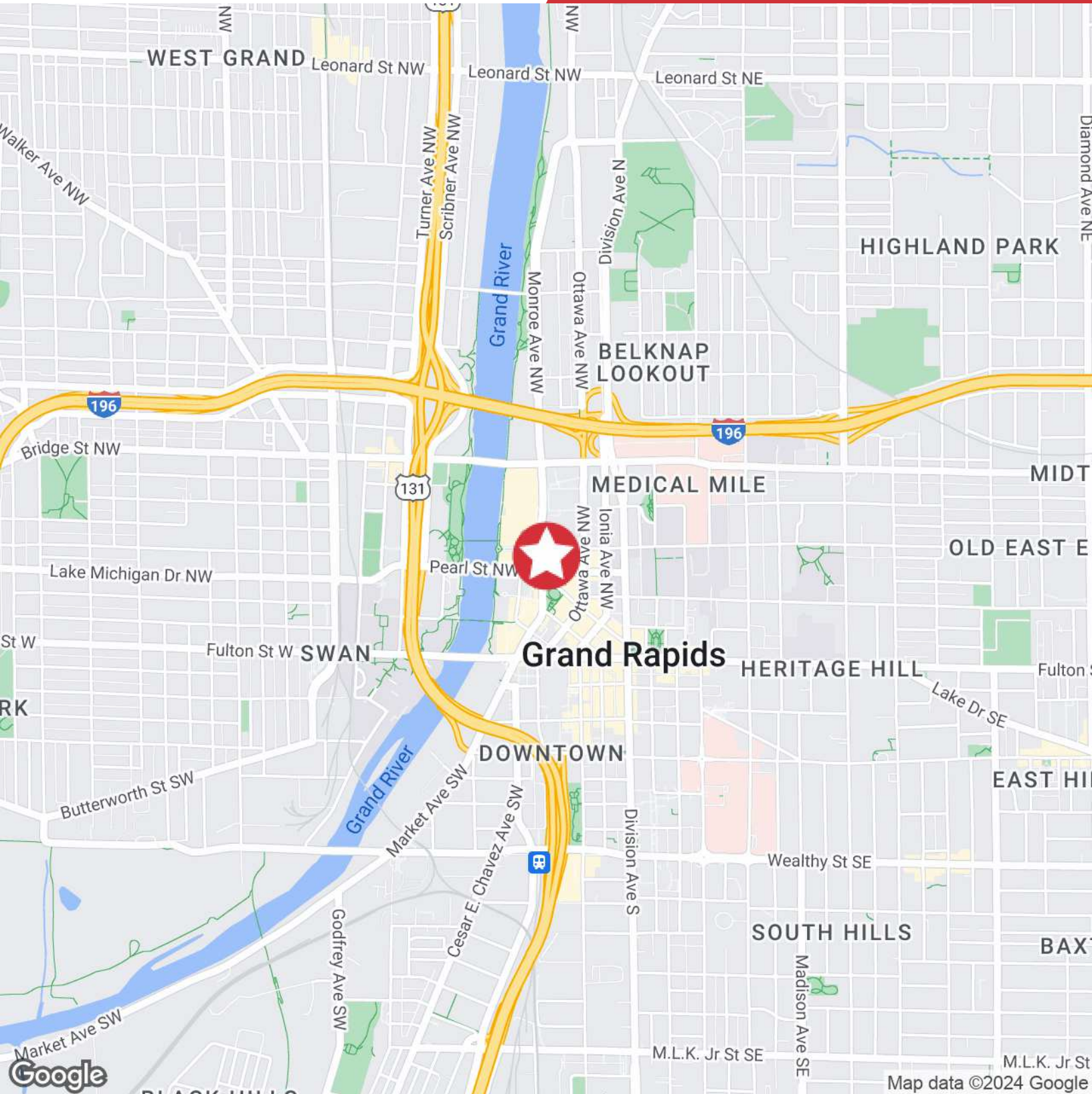
Parcel

190 Monroe Avenue Northwest
Grand Rapids, Michigan 49503



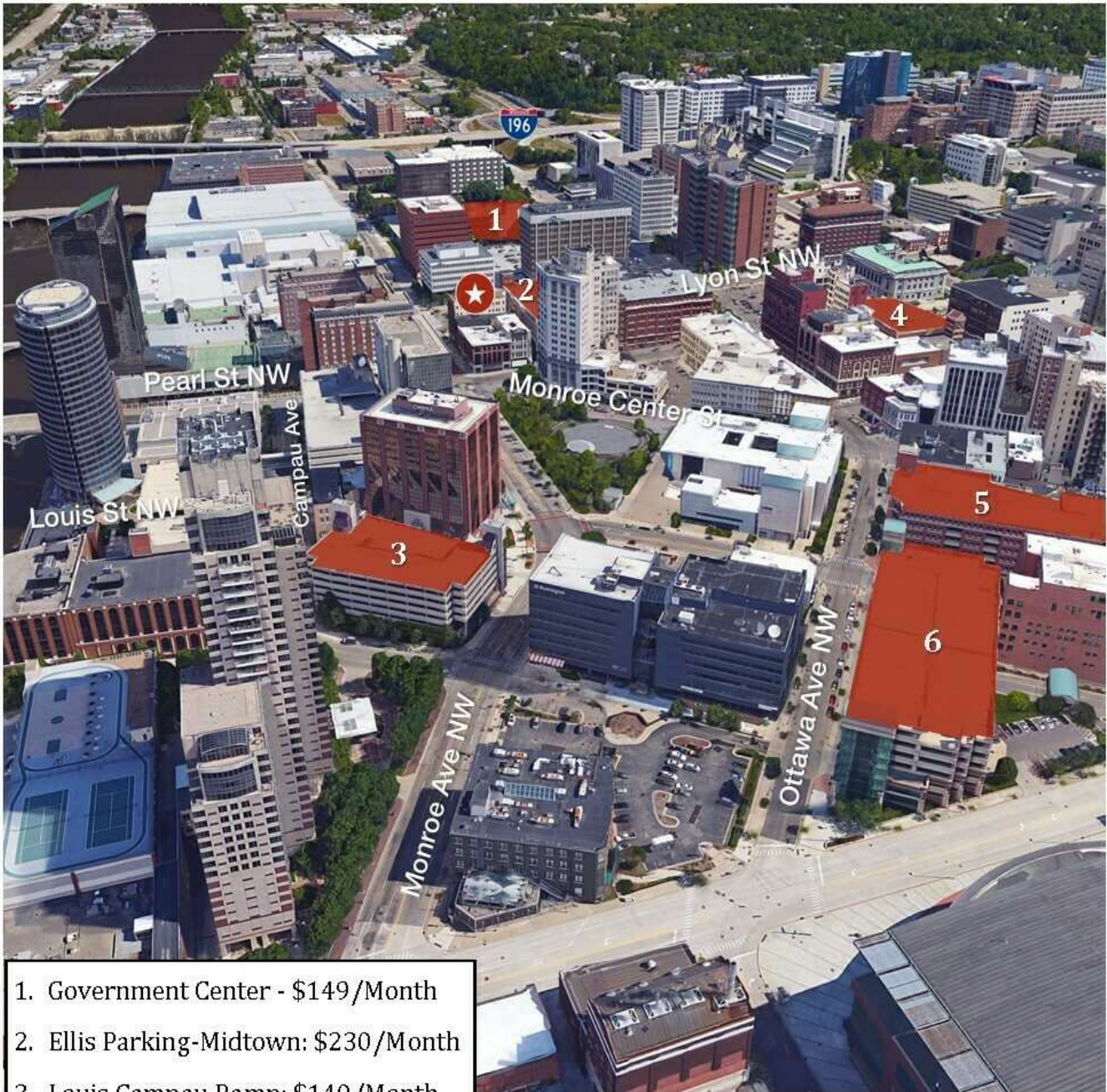
Location Map

190 Monroe Avenue Northwest
Grand Rapids, Michigan 49503



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Grand Rapids, Michigan 49503

Parking Map



1. Government Center - \$149/Month
2. Ellis Parking-Midtown: \$230/Month
3. Louis Campau Ramp: \$140/Month
4. Pearl-Ionia Ramp: \$151/Month
5. Monroe Center Ramp: \$140/Month
6. Ottawa-Fulton Ramp: \$140/Month

For Availability:
City of Grand Rapids Parking: 616-456-3290
Ellis Parking: 616-458-1179

*Parking Rates and availability subject to change.