

OFFERING MEMORANDUM

*20 Monroe Avenue NW &
11 Ottawa Avenue NW
Grand Rapids, Michigan*



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THE HEART OF WEST MICHIGAN'S ENTERTAINMENT DISTRICT

In partnership with PURE Real Estate Brokerage, Cawley Chicago Commercial Real Estate is pleased to present the opportunity to acquire West Michigan's premier entertainment venue. Situated in the booming downtown of Grand Rapids Michigan, this five-floor, 70,000 sq. ft. former warehouse houses a brewery, steakhouse, comedy club, 16 bars, six kitchens, a 5,200 sq. ft. beer garden, and event rooms.

THREE OPPORTUNITIES IN ONE

1. Five-Floor Entertainment Venue
2. Newly Built Live Nation Concert Hall
3. Be part of one of the fastest growing Midwestern cities

AT THE CENTER OF GROWTH

Supported primarily by the city of Grand Rapids, West Michigan's population has grown to over 1.5 million. With more than 50,000,000 sq. ft. of office, medical and retail space in the current market, Grand Rapids has grown into the Michigan's second largest city. 20 Monroe Avenue NW is perfectly positioned between Grand Rapids' sprawling medical, business and entertainment districts. Located directly across the street from the 12,000+ capacity Van Andel Arena and surrounded by the JW Marriott, Amway Grand Hotel, Hyatt Place, Canopy by Hilton, AC by Hilton, Courtyard by Marriott, and over 4,000 parking spots within 1,000 feet, this real estate truly is at the Center of Growth.

THE BOB

The B.O.B. (an acronym for Big Old Building) is located in downtown Grand Rapids. The 70,000 sq. ft., five-floor, red brick building was constructed in 1903 as Judson's Grocery Warehouse. It stood vacant for decades before The Gilmore Collection began its transformation, saving it from demolition. Its casual appeal, large size and historic charm have given The B.O.B. destination status in downtown Grand Rapids. Ambitious, expansive, and versatile, The B.O.B. is a big old building of fun, offering a multitude of choices for each guest who walks through the door.

LIVE NATION

Since its debut in early 2017, 20 Monroe Live is the state-of-the-art venue in Grand Rapids. A new home for live music, entertainment and special events, 20 Monroe Live has features that allows the venue to accommodate nearly 2,600 patrons for live events but can also scale down to an intimate configuration for all types of special events. Most shows will feature a general admission standing floor with reserved mezzanine seating, while certain events will feature seating throughout. Seating charts can be found on the Event Details page for each show. The second level features the Vanguard, a beautiful VIP club with the amenities of a private bar, open air patio and access to the best seats in the house.



WEST MICHIGAN'S PREMIERE ENTERTAINMENT VENUE IN DOWNTOWN GRAND RAPIDS

PROPERTY HIGHLIGHTS

THE B.O.B - 20 Monroe Ave. NW

Total Size:	71,037 sq. ft.
Land:	24,394 sq. ft.
Floors:	5
Features:	9 bars, 6 kitchens & proposed 5,200 sq. ft. beer garden
Construction:	Timber Loft & Masonry
Frontage:	136 ft along Monroe Avenue & 228 ft along Fulton Street
Zoning:	TN-CC (Traditional Neighborhood-City Center)
Parcel Number:	41-13-25-290-010
List Price:	\$15,500,000

20 MONROE LIVE - 11 Ottawa Ave. NW

Total Size:	42,760 sq. ft.
Land:	25,206 sq. ft.
Floors:	2
Features:	7 bars, 2,600 person capacity, mezzanine seating, VIP club with private bar & open air patio
Construction:	Concrete and Steel
Zoning:	TN-CC (Traditional Neighborhood-City Center)
Parcel Number:	41-13-25-290-009
List Price:	\$16,500,000

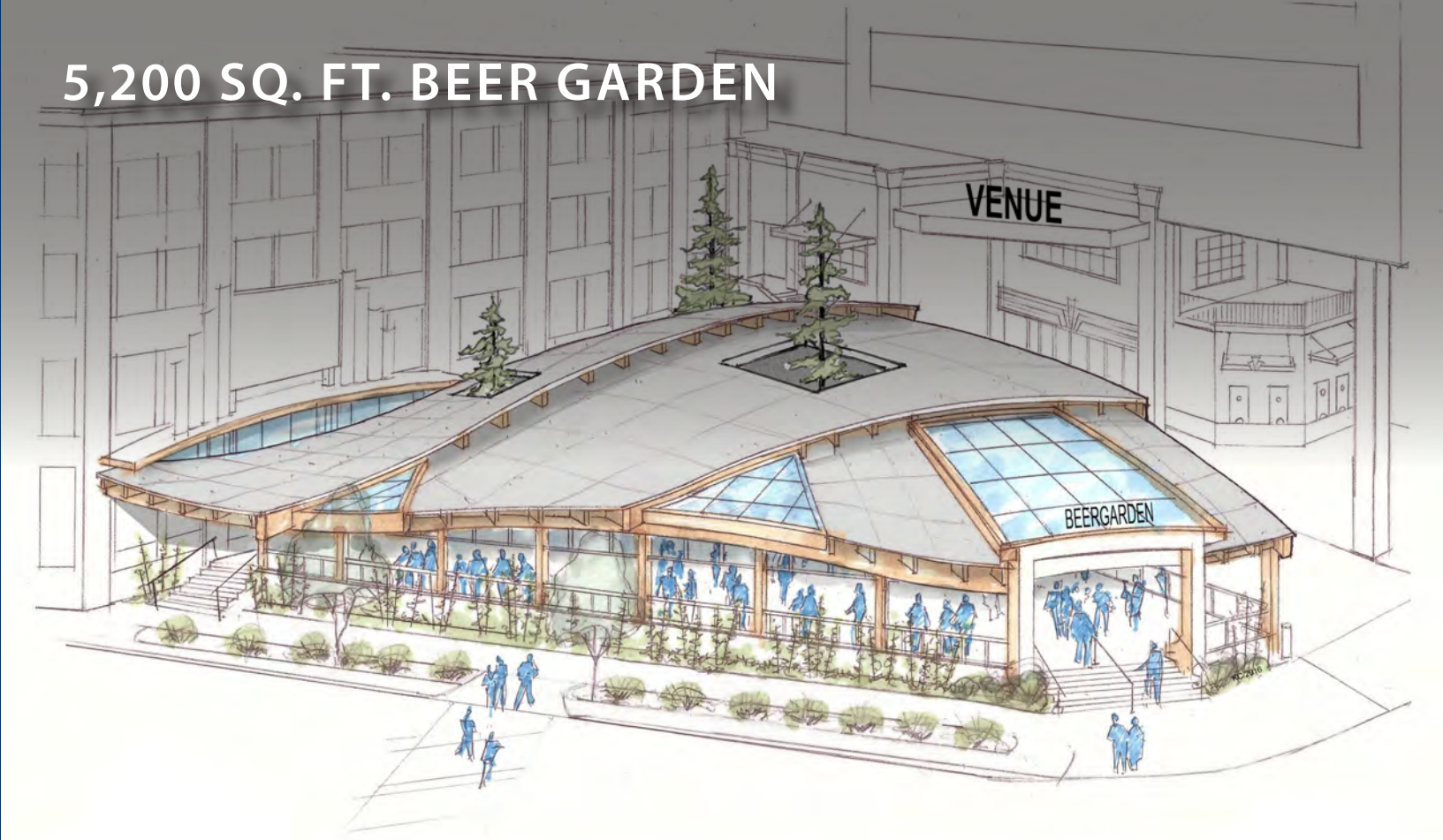
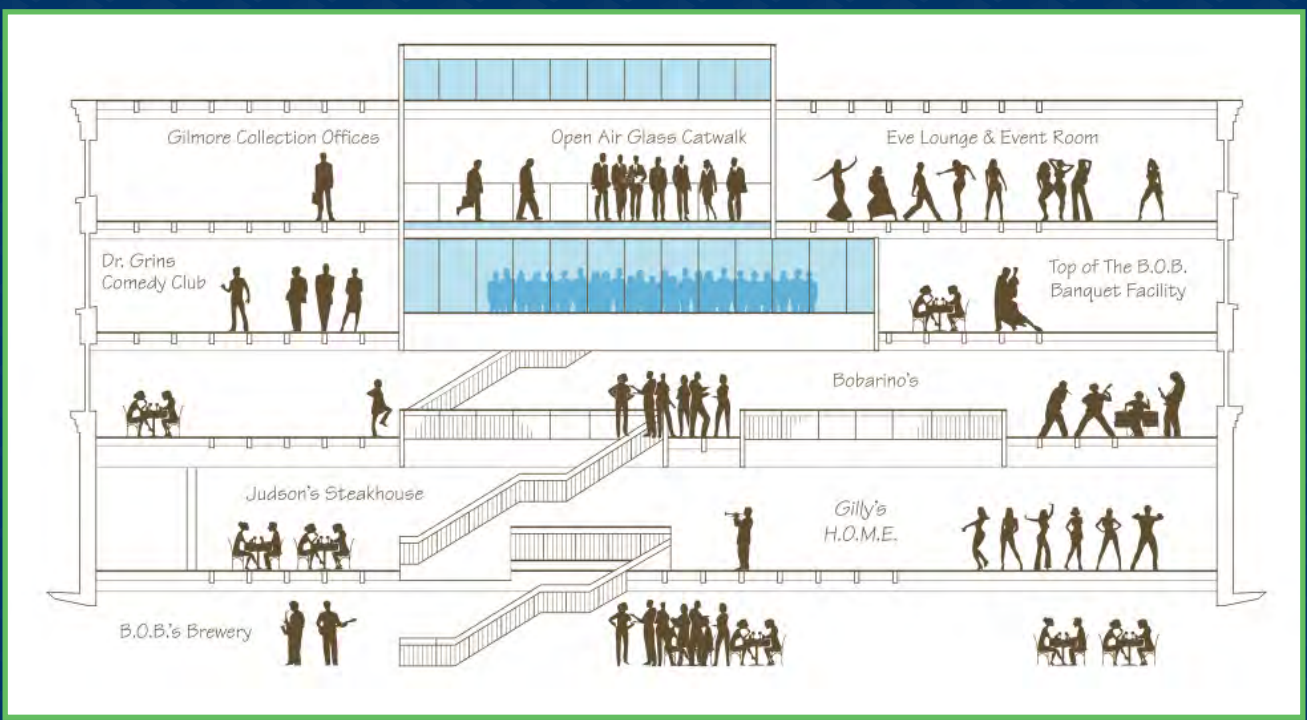
**Over 4,000 parking spots within 1,000 feet*

[Download Confidentiality Agreement](#)

INSIDE THE B.O.B

Cross Section

Lower Level:	B.O.B's Brewery
First Floor:	Judson's Steakhouse, Gilly's H.O.M.E
Second Floor:	Bobarino's, Sky Deck
Third Floor:	Dr. Grins Comedy Club, Top of The B.O.B
Fourth Floor:	Eve, Gilmore Collection Corporate Offices



5,200 SQ. FT. BEER GARDEN

ARTISTIC RENDERING

ONE OF 16 BARS



ONE OF SIX KITCHENS



BREWERY



ONE OF FOUR RESTAURANTS



GRAND RAPIDS IS BOOMING

Positioned in the heart of Grand Rapids' booming entertainment district, The BOB is located steps away from an abundance of restaurants and bars including Stella's Lounge, Rockwell Republic, Bistro Bella Vita, and many more.

JW Marriott Grand Rapids
Courtyard by Marriott
Canopy by Hilton Grand Rapids
Hyatt Place Grand Rapids
Amway Grand Plaza by Hilton

0.2 miles
±500 feet
0.4 miles
0.3 miles
0.2 miles

Spectrum Health Butterworth Hospital
Helen DeVos Children's Hospital
Mercy Health Saint Mary's

0.9 miles
0.9 miles
0.9 miles

Venue Tower Apartments
Arena Place Apartments

±500 feet
0.2 miles

Van Andel Arena
Devos Place
Grand Rapids Museum
Gerald Ford Presidential Museum
Studio Park

±500 feet
0.3 miles
0.4 miles
0.7 miles
0.4 miles

Ferris State University
GRCC Devos Campus
Western Michigan University
Kendall College of Art & Design
Grand Valley State University - Pew Campus

0.6 miles
0.9 miles
0.4 miles
0.4 miles
0.3 miles



WELCOME TO GRAND RAPIDS, MICHIGAN

Rated the second top destination for millennials (National Association of Realtors) AND the seventh fastest growing economy in the U.S. (Forbes), Grand Rapids has become a major destination for both investors and businesses alike. Although the area is known for its excellence in manufacturing; the life sciences, medical industry and information technologies have continued to drive, maintain and attract the top talent from both the Midwest and across the U.S.

WEST MICHIGAN BY THE NUMBERS

- Population of 1,619,133
- #1 Mid-sized metro for Economic Growth Potential (Grand Rapids)
- Median Age: 36.6
- Labor Force: 825,885
- Colleges: Over 14 institutions with 85,483 enrollment
- Over 130 international companies, as well as four of Forbes Largest Private Companies
- 2,500+ Manufacturers (\$6.7 Billion in annual Exports)
- Above average (nationally) industry growth in Food Processing and Agribusiness, Life Science / Medical Devices, and information technology and communications



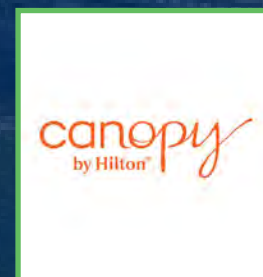
Van Andel Arena is an 11,005-seat multi-purpose arena, situated in the Heartside district of Grand Rapids, Michigan, United States. Since its opening in 1996, the arena has attracted over five million patrons. It is home to the Grand Rapids Griffins of the American Hockey League, the top minor league affiliate of the Detroit Red Wings, with fans giving it the nickname "The Freezer on Fulton."



The JW Marriott Grand Rapids is everything you would expect and nothing you could have imagined. Situated in the Hotel District in Downtown Grand Rapids, Michigan, the JW Marriott Grand Rapids is meticulously designed for both business and pleasure. From shareholder's meetings to lavish wedding receptions to intimate weekend getaways to The Spa, the JW raises the bar. In luxury. In service. In dining. In everything.



Recognized by Historic Hotels of America, the Amway Grand Plaza Hotel preserves its 1916 details, including original ironwork and a 29-story glass tower. It is located next to DeVos Place Convention Center and connected to Van Andel Arena by a network of skywalks. Enjoy the spa, heated indoor pool, views of Grand Rapids from the sundeck, healthy classics at The Kitchen by Wolfgang Puck, and steakhouse favorites at Ruth's Chris Steak House.



The Canopy by Hilton is located in downtown Grand Rapids among over 80 local breweries. The Gerald Ford Presidential Museum and the Riveredge Trail are five minutes away, and the Frederik Meijer Gardens are 15 minutes away. The hotel features a mid-century modern design and furnishings by Amish artisans. Enjoy a rooftop bar, a local welcome gift, and free-to-borrow bikes as some of the many amenities the hotel offers.



Perfectly situated in the Hotel District, in Downtown Grand Rapids, steps from the Grand Rapids Art Museum and Van Andel Arena. Whether you're touring the breweries of "Beer City USA" or the art collections at Frederik Meijer Gardens & Sculpture Park, Hyatt Place Grand Rapids / Downtown puts you at the center of the action.

THE CENTER OF BUSINESS & ENTERTAINMENT

An aerial photograph of Grand Rapids, Michigan, at dusk. The city skyline is visible across the Kalamazoo River, with several prominent skyscrapers illuminated by warm lights. In the foreground, a large, modern park with green lawns and winding paths is visible, with a bridge crossing the river in the middle ground.

ENTERTAINMENT

Experience big-city excitement without the big-city hassle. Downtown Grand Rapids offers a huge range of entertainment, dining, shopping and sightseeing opportunities, all within a 10-minute walk. There are five museums, seven breweries, over 80 retail shops and artisan markets, 200+ restaurants and bars, and music venues ranging from small and intimate all the way to the Van Andel arena which seats over 12,000 people.

UNIVERSITIES

Grand Rapids is a college town. There are at least 15 institutions of higher education in the metro area, serving tens of thousands of students. Grand Rapids offers a variety of college experiences to choose from: state universities, private colleges, Christian colleges, and one of the nation's finest community colleges. Downtown campuses offer the opportunity to live and study in the midst of a dynamic business and entertainment district.

MEDICAL MILE

The founding of medical-research facility Van Andel Institute in 1996 jump-started a multi-billion dollar investment along Michigan Street just northwest of downtown. Today, this area is known as the Medical Mile and it is renowned as a world-class healthcare destination. The clinical, research and academic institutions that now line the Mile have attracted medical professionals from around the world. Their influx has spurred new retail and residential developments, transforming this once sleepy neighborhood into a bustling center of activity.

HOTELS & LODGING

With so much to do downtown, you'll need a place to rest your head at night. The downtown area offers 12 hotels and over 2500 rooms within walking distance to key social zones - from luxury hotels to extended stay suites, there is a room for all budgets. Travel Pulse named Grand Rapids the Best Travel Destination in Michigan for 2020.

OFFERING PROCESS

As ownership's exclusive listing brokers, Pure Real Estate and Cawley Chicago are proud to present the opportunity to acquire The BOB at 20 Monroe Ave NW, Grand Rapids, Michigan.

The sale offering is being sold in an as-is basis, on a first-come-first-serve basis. A prospective buyer will be selected by ownership at its sole discretion, based on Purchase Price, the prospective buyer's experience and the qualitative deal terms.

Interested parties are requested to submit offers directed solely to the exclusive brokerage team, inclusive of, but not limited to the following deal terms:

1. Submit Offer Packages
2. Offered Purchase Price
3. Earnest Money Amount and Schedule
4. Due Diligence Terms
 - Length of Requested Due Diligence Period(s)
 - Desired Contingencies
5. Schedule: Dates of Anticipated Milestones, Due Diligence and Contingency Periods and Requested Project Approval
6. Confirmation of underwriting and analysis specific to Prospective Buyer's anticipated project
 - Zoning required/desired
 - End product type
7. Prospective Buyer Profile
 - Recent and relevant experience
 - Capital Source: Acquisition & Project Capital Improvements
 - If obtaining financing or equity partnership, please provide extent of pre-approval, approval period requested, required portion to be financed and potential lenders
8. All escrow, title insurance, and closing to be managed through Sun Title Co - Grand Rapids, MI

This information has been secured from sources we believe to be reliable. Cawley Chicago makes no representations or warranties, expressed or implied, as to the accuracy of the information. All square footage and age are approximate based on reliable sources. All information must be verified by the buyer and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.

20 MONROE LIVE

WELCOMES YOU
OFFICIAL OPENING FEBRUARY 1ST
TROMBONE SHORTY AND ORLEANS AVENUE



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