

*THE ONLY 30,000 SQ. FT.  
ENTERTAINMENT DISTRICT  
LOCATION WITH UP TO **250**  
**PARKING SPACES!***

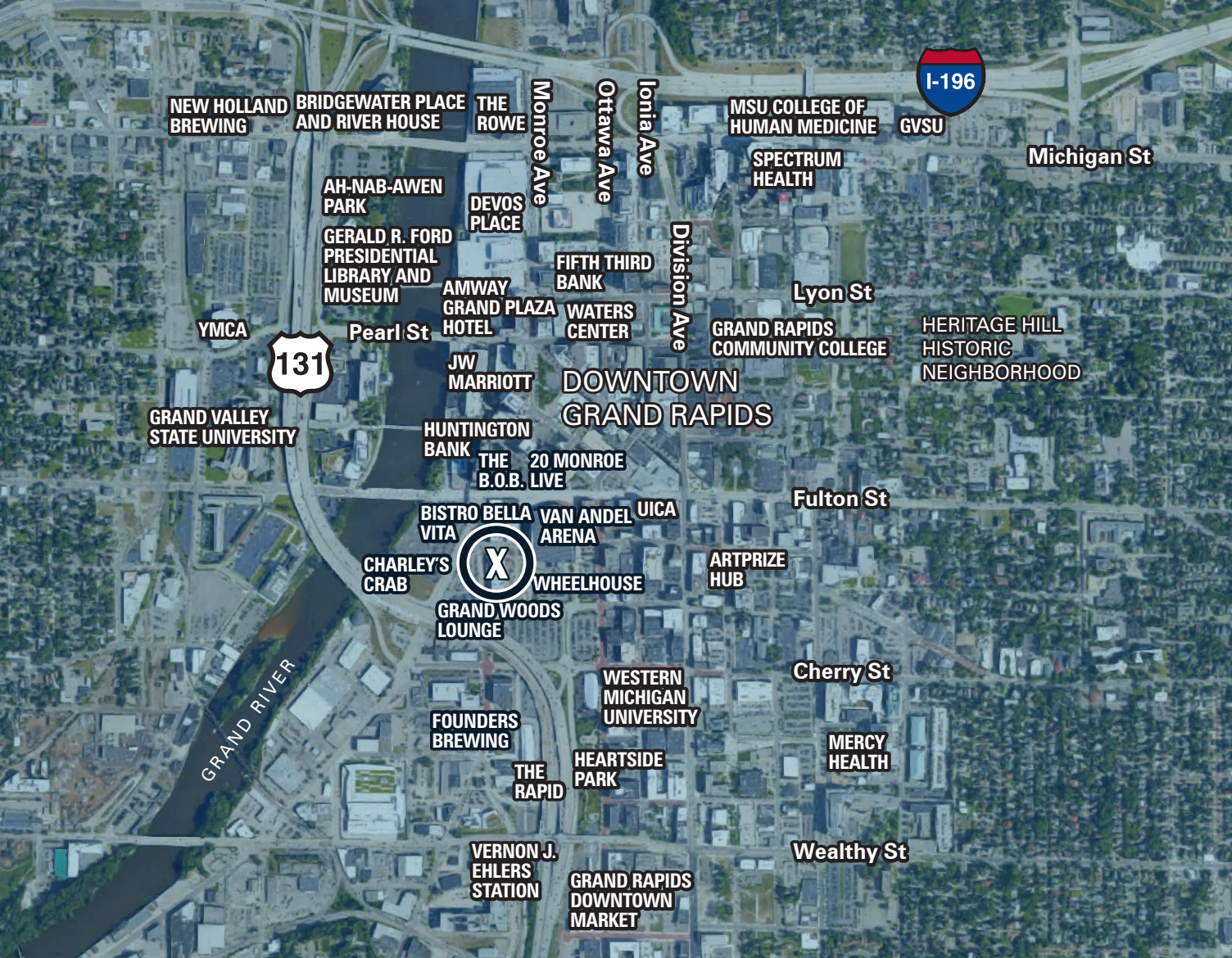
**THE  
SPOT**

A publication of X Ventures West Michigan



**56 GRANDVILLE AVE SW**





Brokerage  
 Retail Site Selection  
 Investment  
 Development  
 Project and Construction  
 Consulting

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## SEARCHING FOR DOWNTOWN OFFICE SPACE? **X MARKS YOUR SPOT!**

Available for the first time in 20 years, the 3rd and 4th floors of this Class A office space offer wide-open floor plans with perimeter offices, glass interior walls, and views of the river. 56 Grandville is located next to the Van Andel Arena, Miller Johnson, and dozens of restaurants in the office and entertainment district of downtown. Difficulty parking downtown? Not here! There are up to 7 spaces/1,000 SF right next door. There is no other space like it—a true MUST-SEE.



# *THIS IS WHAT 30,000+ SQUARE FEET OF POTENTIAL LOOKS LIKE*



**This unique 4th floor skylight welcomes ample daylight into your space**



**Private rooms of various sizes present limitless workspace opportunities**



**With 30,000+ square feet, there is plenty of room for large presentation spaces and open-office concepts**



**27 private glass door and sidelite window offices bring in an abundance of natural daylight**



# GRAND RAPIDS' ARENA DISTRICT: YOUR COMPANY'S NEW HOME!

56 GRANDVILLE AVE SW

Downtown Grand Rapids is constantly bustling with residents, tourists and the business crowd—but it didn't always look this way. Downtown Grand Rapids owes much of its reputation as a hot-spot destination to the construction of the Van Andel Arena in 1996, which served as a catalyst for development of many popular downtown destinations. 56 Grandville is in the epicenter of the excitement—and is the ideal location for a range of businesses. Whether you're a team of 50 or 200 employees, if you're interested in leasing or purchasing, the possibilities at 56 Grandville are plentiful.

Just one year after the establishment of Van Andel Arena, restaurant Bistro Bella Vita opened its doors. Conveniently located right next to 56 Grandville, Bistro serves as an exceptional dining spot for lunch meetings, treating out-of-town clients to dinner, and an event space for company banquets and large presentations in their Private Dining Room. In following years, they have been joined by restaurants like The Wheelhouse, Hopcat, Stella's, and Luna, bars like Grand Woods Lounge, The Pyramid Scheme, Tin Can, Tavern on the Square, and dozens of other fun spots for people of all ages.

Founders Brewing Co. is another well-loved Grand Rapids establishment located in the Arena South District. First opening in 1997, Founders moved to Grandville Ave. in November 2007. Since then, Founders has grown to be one of the top 30 largest craft breweries in the U.S. and has produced numerous award-winning beers. Being one of the country's highest-recognized craft breweries, Founders is a huge draw for businesses both inside and outside of the city—and is conveniently located just down the street from 56 Grandville.

Besides being located near many of the area's best bars and restaurants, 56 Grandville neighbors several other prominent businesses that add thousands of employees and visitors to the area, including Spectrum Health, Miller Johnson, The B.O.B., 20 Monroe Live, and the Downtown Market. With nearby high-end hotels like the J.W. Marriott, Amway Grand Plaza, and Courtyard Marriott, and access to Grand Rapids' skywalk, this location is perfect for professional businesses in industries such as law, real estate/development, marketing, finance, and technology.

Will you be the next 20-year occupant? Read on to learn more about this fantastic office and its location and amenities.



# AN EXCELLENT NEIGHBOR: BEENE GARTER

KEY:  Shared Space  Beene Garter Offices



**1ST FLOOR (LOWER LEVEL)**



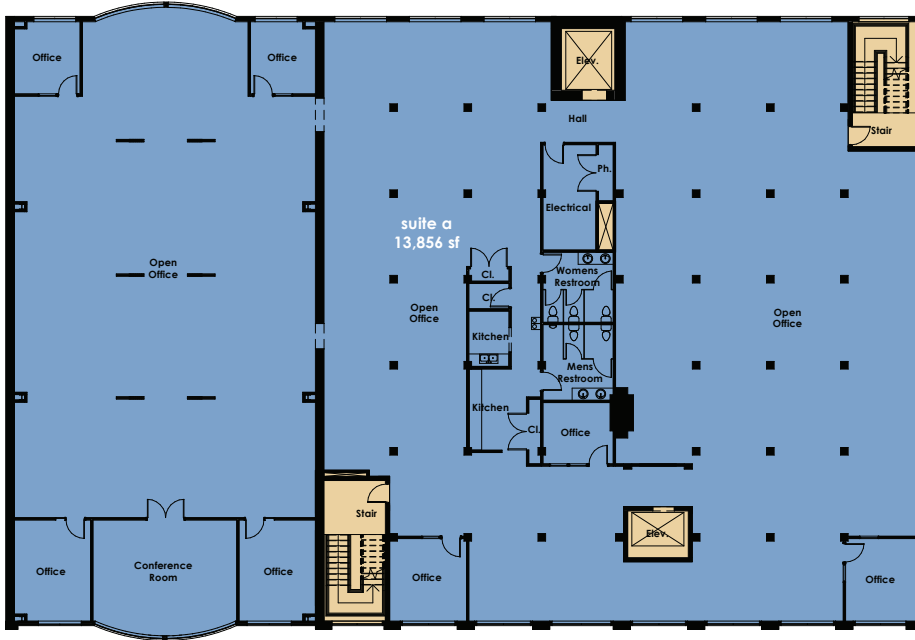
**2ND FLOOR (MAIN)**

## FIRST & SECOND FLOORS

56 Grandville is currently solely occupied by Beene Garter, West Michigan's largest independent certified public accounting and tax consulting firm. These folks make excellent neighbors—don't pass up this rare opportunity!

# TWO LEASING OPPORTUNITIES STILL AVAILABLE!

KEY:  Shared Space  Suites



## 3RD FLOOR

AVAILABLE - Suite A  
13,856 RSF



## 4TH FLOOR

AVAILABLE - Suite A  
13,856 RSF

## YOUR WIDE-OPEN 3RD AND 4TH FLOOR PLAN OPTIONS

Each floor plan boasts perimeter offices, glass interior walls, and views of the Grand River.

Don't pass up this truly unique and beautiful workspace opportunity!

WELCOME TO

# ***YOUR NEW CLASS A OFFICE SPACE AT WELL BELOW CLASS A LEASE RATES!***

56 GRANDVILLE AVE. SW GRAND RAPIDS, MI 49503

## **COMING TO TERMS**

### **SPACE DETAILS**

30,000–60,000 SF

\$18.50–20.50/SF plus jan. & elec.

- **LOCATED DOWNTOWN GRAND RAPIDS IN THE HEART OF THE ENTERTAINMENT DISTRICT**

- **7 PARKING SPACES PER 1,000 SF**

## **FEATURES**

**Timber-Framed**

**Beautiful Outdoor Patio**

**River Views**

**Parking Directly Across the Street**

## **MEET YOUR NEIGHBORS**

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- **Beene Garter**
- **Bistro Bella Vita**
- **The Wheelhouse**
- **Founders Brewing Co.**
- **Miller Johnson**
- **Van Andel Arena**
- **Grand Woods Lounge**
- **The B.O.B.**
- **Charley's Crab**
- **20 Monroe Live**
- **Community Foundation**
- **Peppino's**
- **Downtown Market**
- **Spectrum Health**
- **Amway Grand Plaza Hotel**
- **J.W. Marriott**





# ABUNDANT POSSIBILITIES AT YOUR FINGERTIPS

56 GRANDVILLE AVE SW



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