



Brokerage
Retail Site Selection
Investment
Development
Project and Construction
Consulting

Available For Lease • RETAIL/OFFICE/MEDICAL/SELF STORAGE/FITNESS CENTER

1021 Ottawa Ave NW

Grand Rapids, MI 49503

18,000 SF available for lease in the North Monroe District with FREE onsite parking



TAKE IT ALL IN

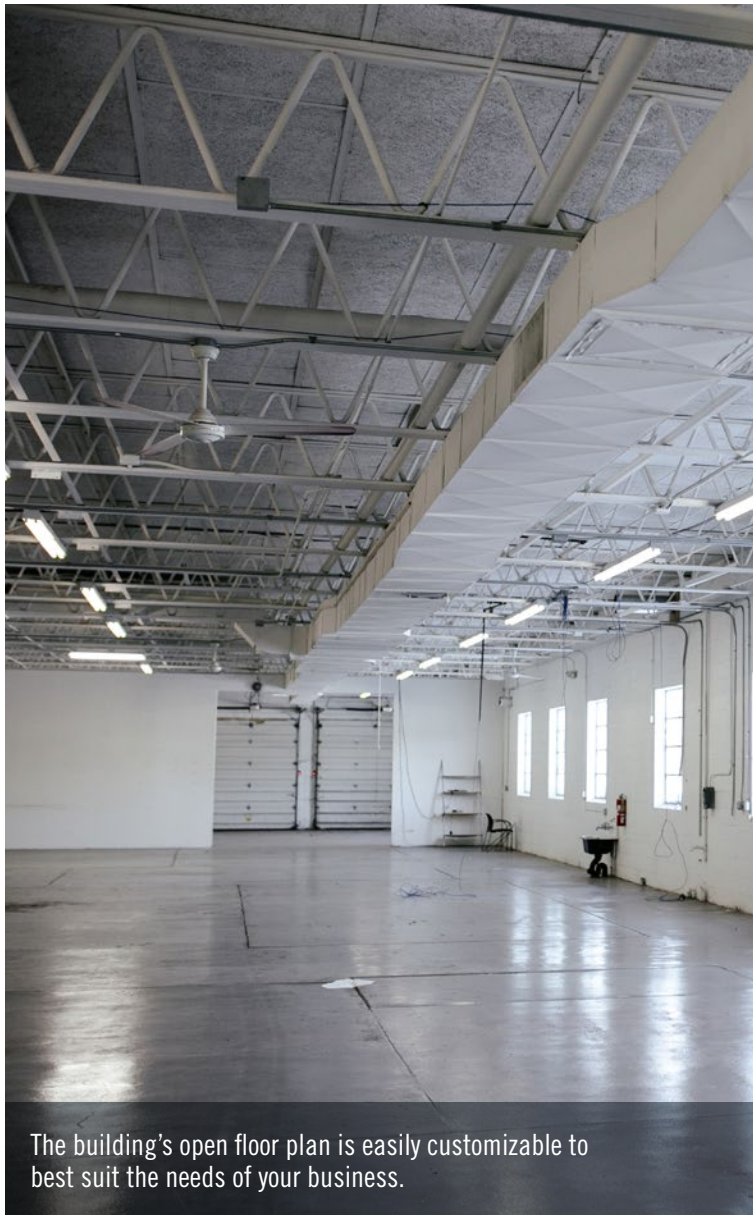
Located in the North Monroe Entertainment and Business District is 1021 Ottawa Avenue. The former Viscom building has been purchased under new ownership and undergoing redevelopment in Spring 2017. The redevelopment plans include the building's exterior facade, a new private/secured on-site parking lot to include up to 24 free onsite parking spots, new outdoor lighting, landscaping, and an option for a rooftop deck overlooking the Grand River (subject to City of Grand Rapids approval).

BUILDING HIGHLIGHTS:

- **LOCATED IN N. MONROE ENTERTAINMENT AND BUSINESS DISTRICT**
- **HUGE WINDOWS**
- **TWO ENTRY POINTS TO/FROM BUILDING LOCATED ON BOTH OTTAWA AND N. MONROE AVENUE**
- **16 FOOT CEILINGS**
- **VIEWS OF THE GRAND RIVER**
- **FREE ONSITE PARKING**
- **EASY ON/OFF ACCESS TO US-131 AND I-196**
- **EXTERIOR BUILDING SIGNAGE AVAILABLE**



View from the North



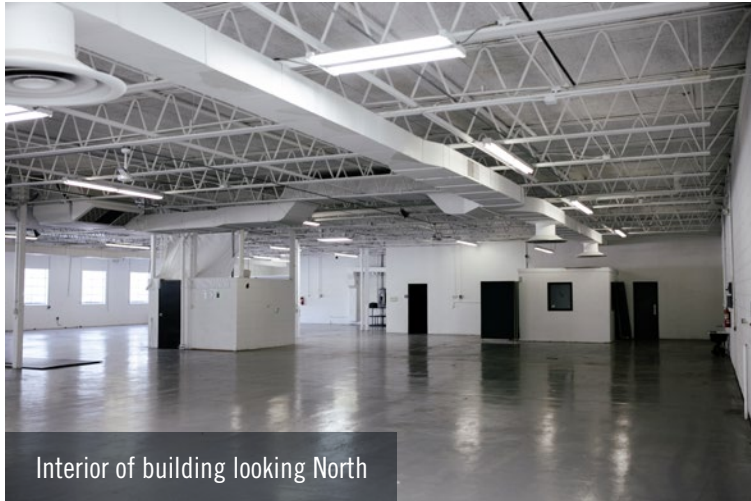
The building's open floor plan is easily customizable to best suit the needs of your business.



Interior Lobby: A beautiful stone wall greets you upon entering the front entrance off Ottawa.



Views from the West



Interior of building looking North

POTENTIAL USES:

- RETAIL
- GENERAL OFFICE
- MEDICAL
- PRIVATE STORAGE FACILITY
- AUTOMOTIVE

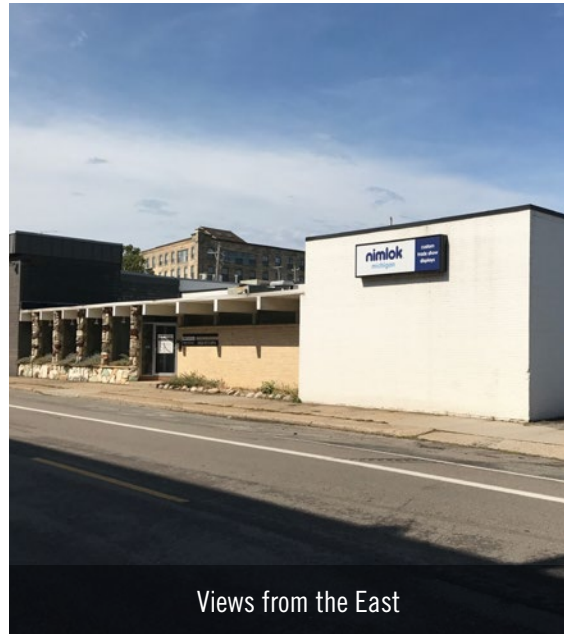
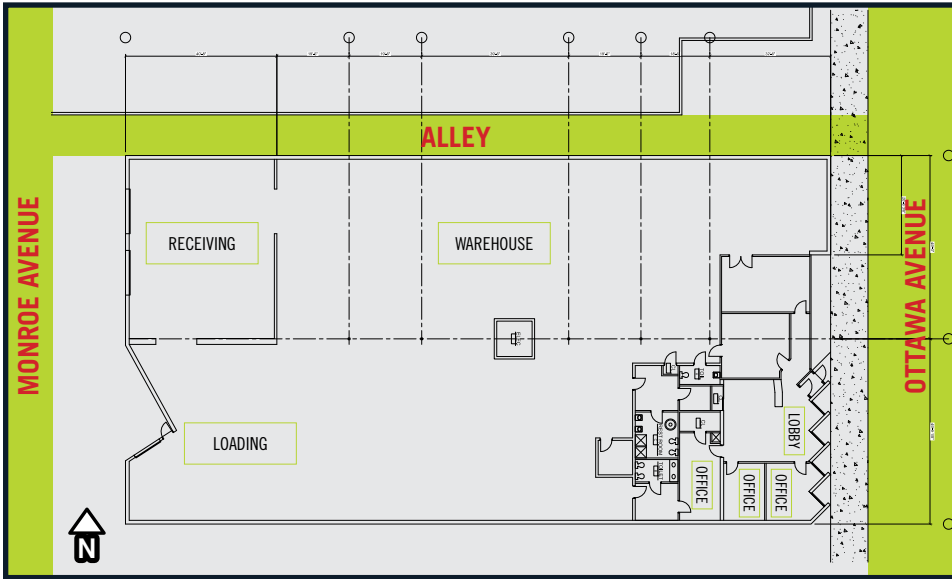


Lots and lots of windows





OFFICE FLOOR LAYOUT



Views from the East

MEET YOUR NEIGHBORS

AUTODIE **CKO KICKBOXING** **GARAGE BAR & GRILL** **CANAL PARK**
JIMMY JOHN'S **FIDO AND STITCH** **METRO ENGINEERING** **LAUREN JAMES STUDIO** **HIGHER GROUND ROCK CLIMBING CENTRE** **VENTURES** **MIKA MEYERS** **MONROE COMMUNITY CHURCH** **BODY SHOP** **JD REARDON'S**
ROCKY'S BAR & GRILL **GRAY SKIES DISTILLERY** **FIELD AND FIRE CAFÉ**

SPACE DETAILS

- RENTAL RATE: \$5.25
- LEASE TYPE: NNN
- ANTICIPATED NNN COST SF: \$5.00
- RSF AVAILABLE: 18,000 SF
- AVAILABILITY: NEGOTIABLE

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