Available For Lease • OFFICE 218 Pearl Street NW

Grand Rapids, MI 49503

STREET-LEVEL UNIT WITH ONSITE PARKING RAMP & SKYWAY ACCESS

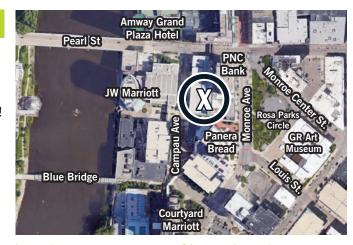
Leverage foot traffic from Louis Campau Promenade & three downtown hotels within one block



• 3,978 SF LOCATED ON THE FIRST FLOOR • \$15/SF NNN • GREAT VISIBILITY • 24/7 SECURITY • LANDLORD-CONTROLLED PARKING •

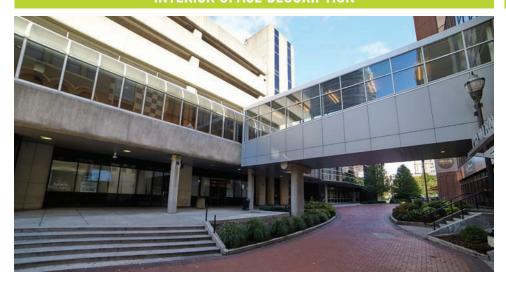
PROMENADE FOOT TRAFFIC & 20,200 CARS DAILY

One of the most walkable and charming spots in the Central Business District, the Louis Campau Promenade is home to coffee houses and eateries. There is direct access to the Skyway, the JW, the Amway Grand Plaza Hotel, and the Courtyard Marriott—all within a single-block radius! This unit is also attached to two parking ramps controlled by the landlord and City of Grand Rapids—a major benefit given the demand for downtown parking. With large windows and plenty of space, 218 Pearl is ideal for an array of uses, including a retail shop, clothing boutique, marketing agency, specialty pharmacy, or general office use.





INTERIOR SPACE DESCRIPTION



SITE DETAILS

- 3,978 SF AT \$15/SF NNN
- SUITE IN WHITEBOX CONDITION
- LARGE STOREFRONT WINDOWS
- LANDLORD-CONTROLLED ATTACHED PARKING
- 24/7 PROPERTY SECURITY
- DIRECT SKYWAY ACCESS
- WITHIN A BLOCK OF JW MARRIOTT, AMWAY GRAND PLAZA HOTEL & COURTYARD MARRIOTT
- FRONTS LOUIS CAMPAU PROMENADE
- WITHIN WALKING DISTANCE OF ROSA PARKS CIRCLE & BLUE BRIDGE

MEET YOUR NEIGHBORS:

ROSA PARKS CIRC COMERICA BAN

JW MARRIOTT Z'S BAR & RESTAURANT

GRAND RAPIDS ART MUSEUM BIGGBY

STARBUCK PNC BANK VAN ANDEL ARENA

EVOS PLACI MLIVE THE B.O. AMWAY GRAND PLAZA HOTEL

3-MILE RADIUS DEMOGRAPHICS

• POPULATION: 141,500

• MEDIAN AGE: 30.6

• WORKERS: 101,500

• RESIDENTS: 74,500

 STRONG DEMOGRAPHIC OF CONSUMERS AND EMPLOYEES

• 6,400+ BUSINESSES

• 104,000 EMPLOYEES

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