



Brokerage
 Retail Site Selection
 Investment
 Development
 Project and Construction
 Consulting

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:

JW MARRIOTT **Z'S BAR & RESTAURANT** **DEVOS PLACE**
GRAND RAPIDS ART MUSEUM **BIGGBY** **MLIVE THE B.O.B.**
AMWAY GRAND PLAZA HOTEL
STARBUCKS
PNC BANK
VAN ANDEL ARENA
VENTURES
BLUE BRIDGE
PANERA BREAD
SUBWAY
PLAZA TOWERS
ROSA PARKS CIRCLE
COMERICA BANK

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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