

For Lease



430 Monroe Ave. NW

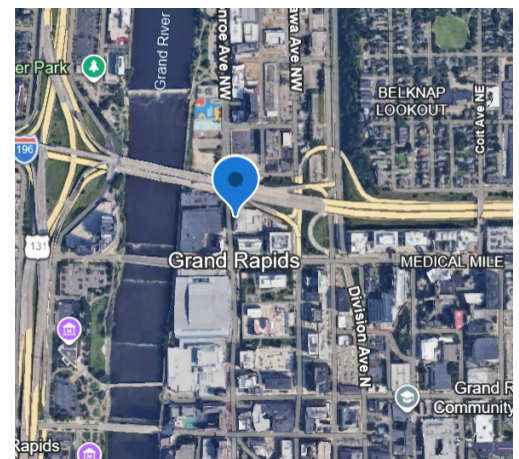
Grand Rapids, MI, 49503

Located at the gateway to Grand Rapids Innovation Park (GRIP), this premier retail opportunity places your business at the center of one of West Michigan's most dynamic healthcare, research, and innovation districts. Situated on the ground floor of Perrigo's North American Headquarters, the space is surrounded by leading medical, educational, and corporate institutions, creating a steady stream of employees, students, patients, and visitors. Ideal for coffee, restaurant, brewery, grab-and-go, wellness, and convenience concepts seeking a highly visible location with a built-in daytime population and exceptional long-term growth potential.

Highlights

- Located within Grand Rapids Innovation Park (GRIP)
- Ground-floor retail in Perrigo's North American Headquarters
- Serving 1,000+ employees, students, patients & visitors each week
- Western gateway to the Medical Mile
- Excellent visibility at the I-196/US-131 interchange
- Adjacent public parking with dedicated tenant and guest access
- Flexible suites from 1,013–2,736 SF

Lease Rate	\$26.71/SF/year NNN
NNN Estimate	\$8.08 PSF
Available SF	1,013-2,736 sqft



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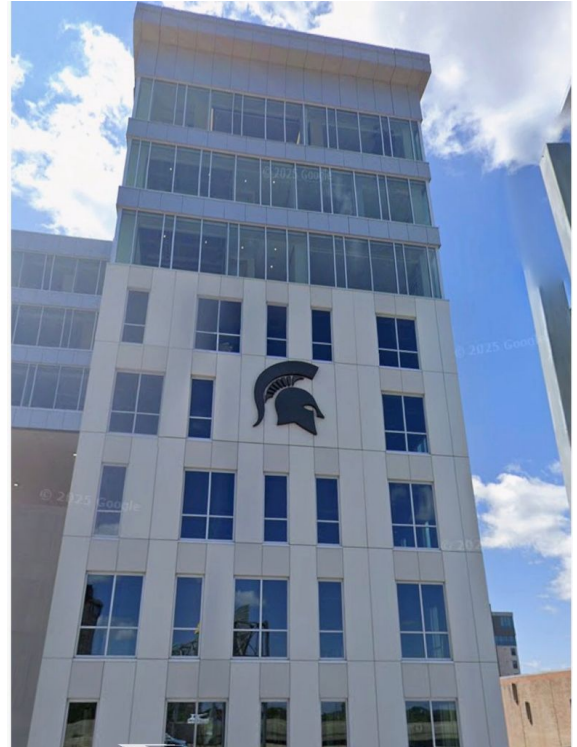
On Site Working Statistics

430 Monroe Ave., Grand Rapids, MI 49503



OnSite at GRIP on a Weekly Basis

Company	People
Twistthink	50
BAMF Health	120
Corewell Health (Daily Staff)	50
Corwell Health (Weekly Students)	300+
The Bridge	50
MSU- College of Human Medicine GRCC	50+
BDO (Employees Future)	200+
Perrigo NAHQ (Daily Staff)	160
Perrigo NAHQ (Weekly Influx from Allegan)	150
External Parking Tenants- The Rowe	35 Parkers at 432 Monroe



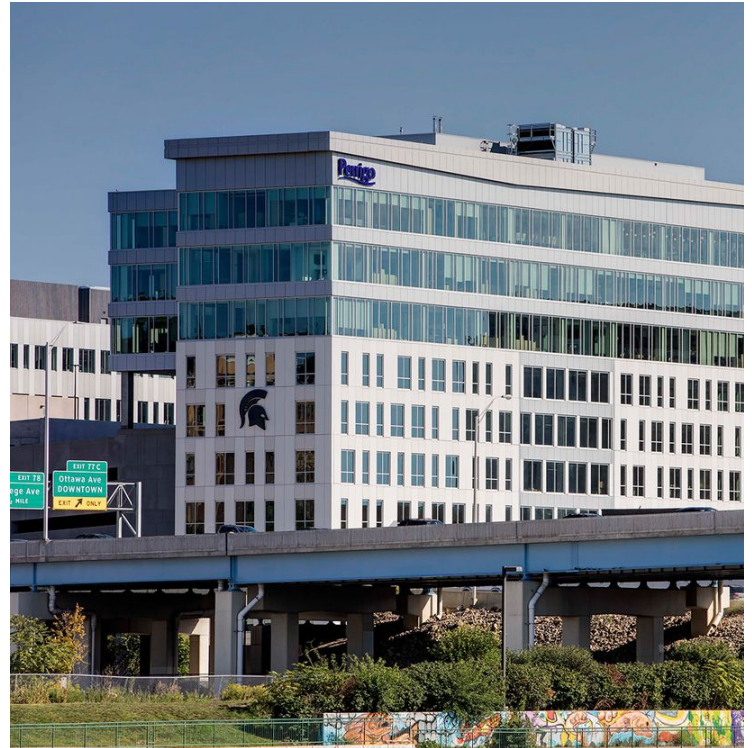
Parking

430 Monroe Ave., Grand Rapids, MI 49503



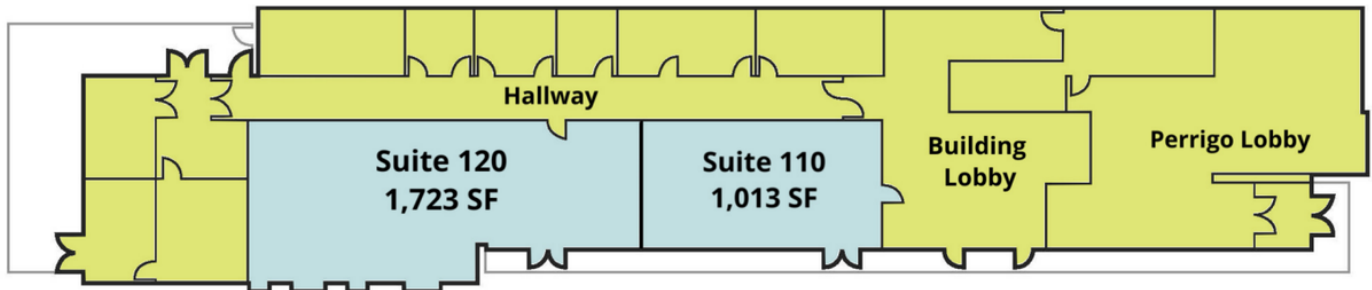
North Monroe Avenue

430 Monroe Ave., Grand Rapids, MI 49503



Plans

430 Monroe Ave., Grand Rapids, MI 49503

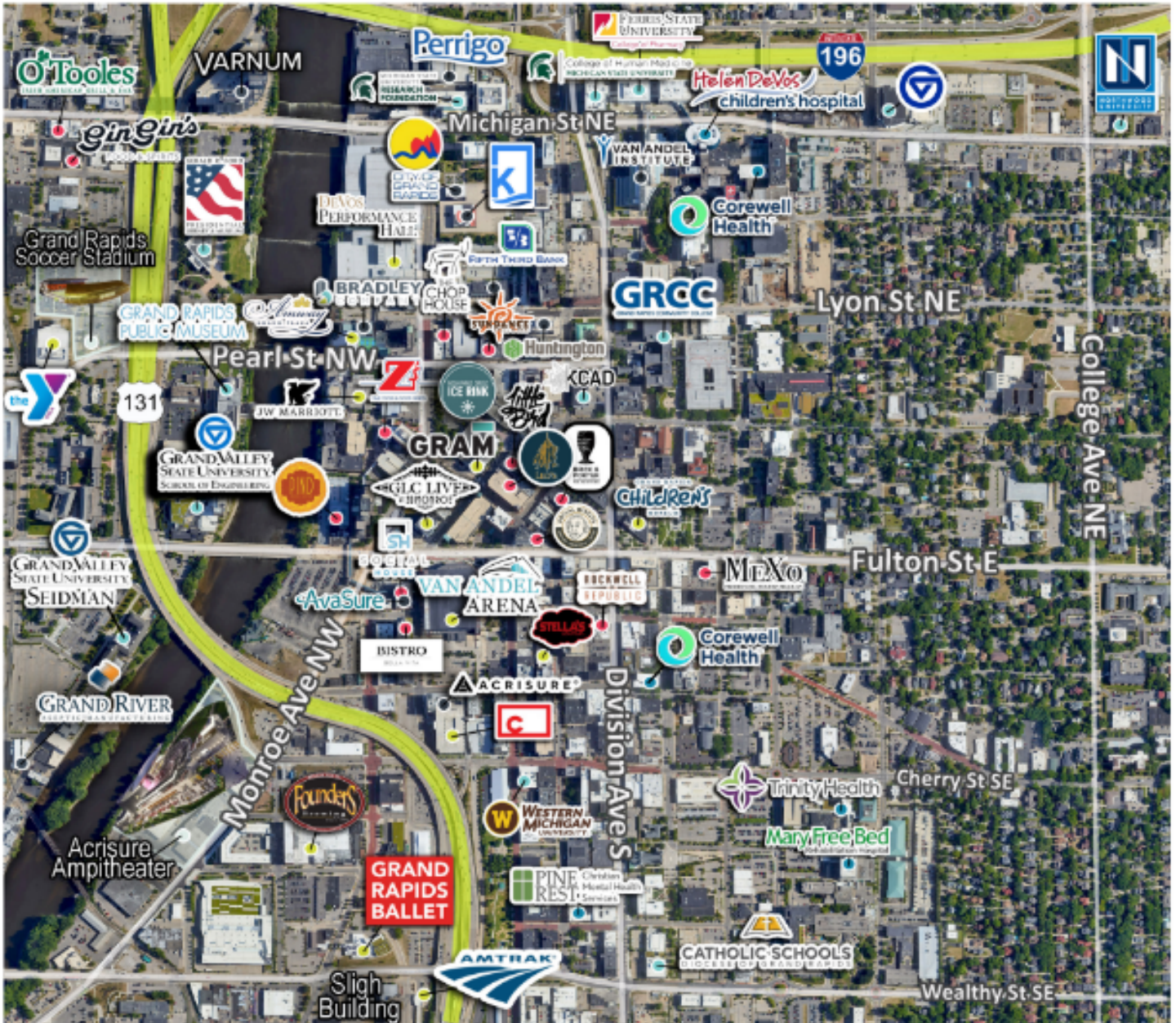


Available Spaces

Suite	Size	Type	Rate
Suite 100	2,736 SF	NNN	\$26.71 SF/yr
Suite 110	1,013 SF	NNN	\$26.71 SF/yr
Suite 120	1,723 SF	NNN	\$26.71 SF/yr

SE Aerial Map

430 Monroe Ave., Grand Rapids, MI 49503



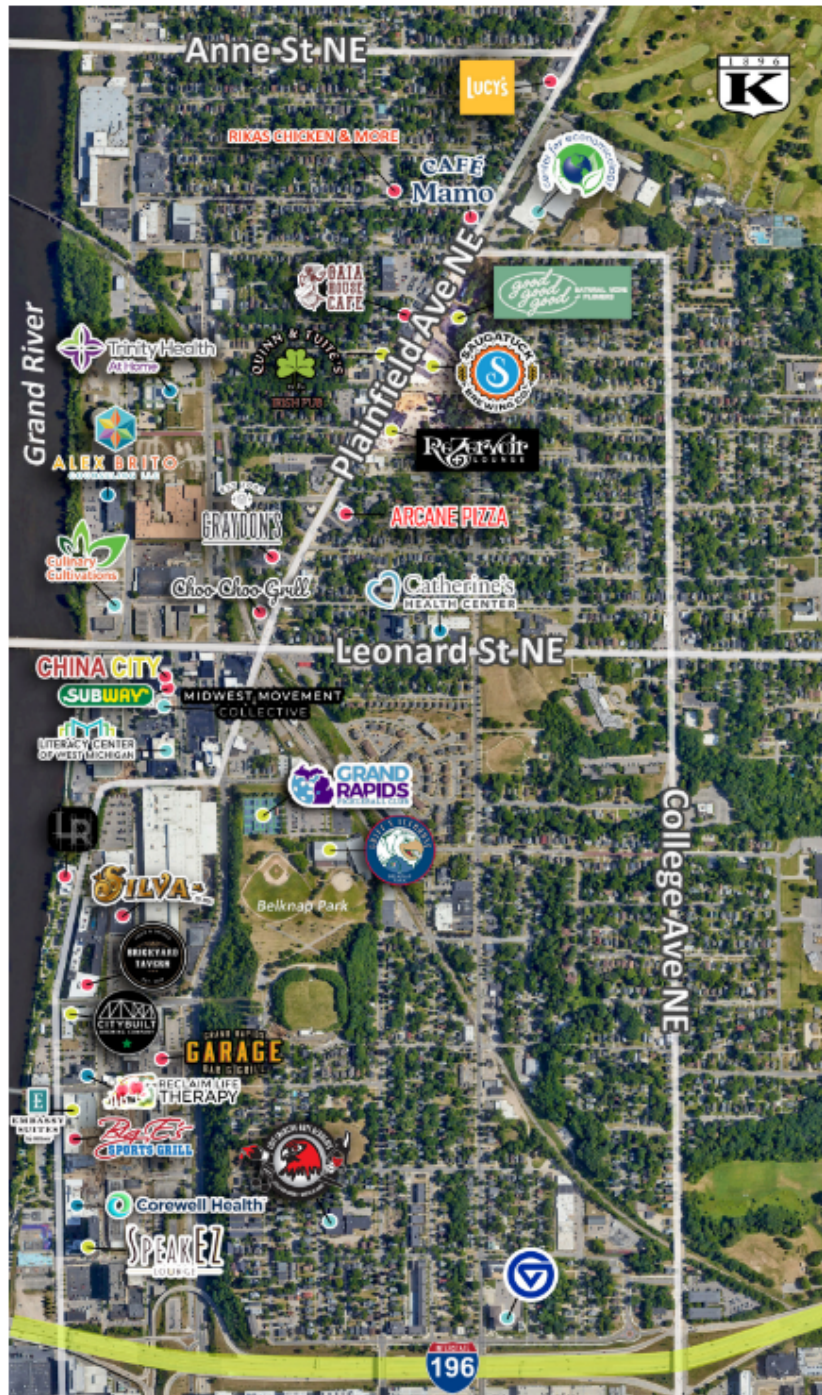
Southeast Grand Rapids

This map highlights key local amenities including a variety of restaurants, educational centers, attractions, medical facilities, developments and businesses.

- Restaurants
- Education Centers
- Attractions
- Medical Centers
- Developments
- Businesses

NE Aerial Map

430 Monroe Ave., Grand Rapids, MI 49503



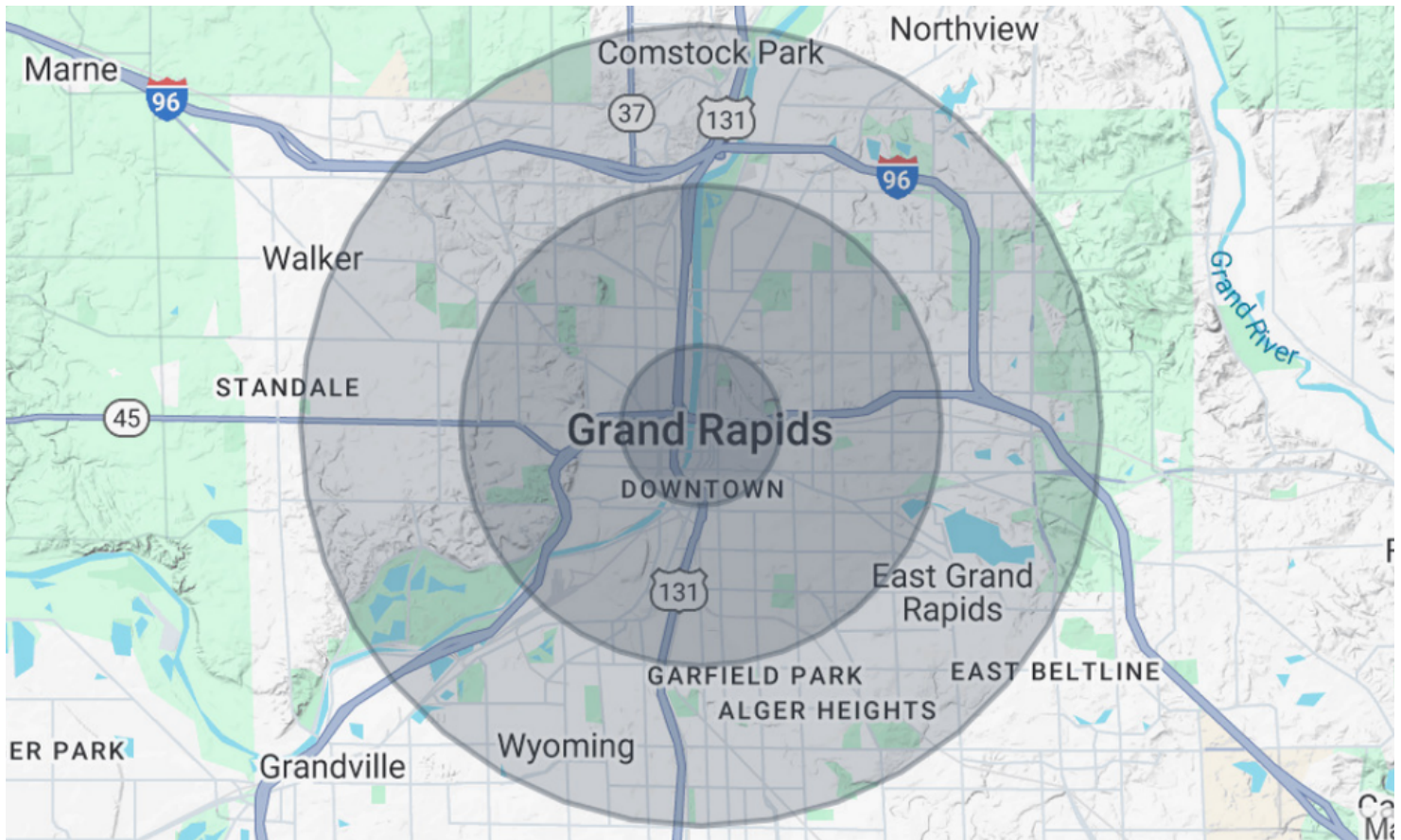
Northeast Grand Rapids

This map highlights key local amenities including a variety of restaurants, educational centers, attractions, and medical facilities.

● Restaurants ● Education Centers ● Attractions ● Medical Centers

Demographics

430 Monroe Ave., Grand Rapids, MI 49503



Demographics

	1 Mile	3 Miles	5 Miles
Population	21,305	137,386	259,738
Average Age	30.1	31.9	33.9
Total Households	9,457	52,298	99,669
# of Persons per HH	2.18	2.54	2.53
Average HH Income	\$73,380	\$68,217	\$73,901