

# Take your workspace to the *next level*

NOW LEASING:  
THIRD FLOOR OFFICE SPACE



LEASING  
CONTACT

LEASING@DOWNTOWNMARKETGR.COM  
616.805.5308  
435 IONIA AVE. SW GRAND RAPIDS, MI 49503  
DOWNTOWNMARKETGR.COM



Grand Rapids  
**Downtown  
Market**

# *third floor* OFFICE SPACE

Position your business in the heart of Grand Rapids. This third floor office space at the Grand Rapids Downtown Market features a modern open-office environment.

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**9,815 RSF**

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**Available February 1, 2027**

Fully-furnished turnkey option available now for sublease.

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**109 Logan Street SW, Suite 300  
Grand Rapids, MI 49503**

# WELCOME TO *an elevated work environment*

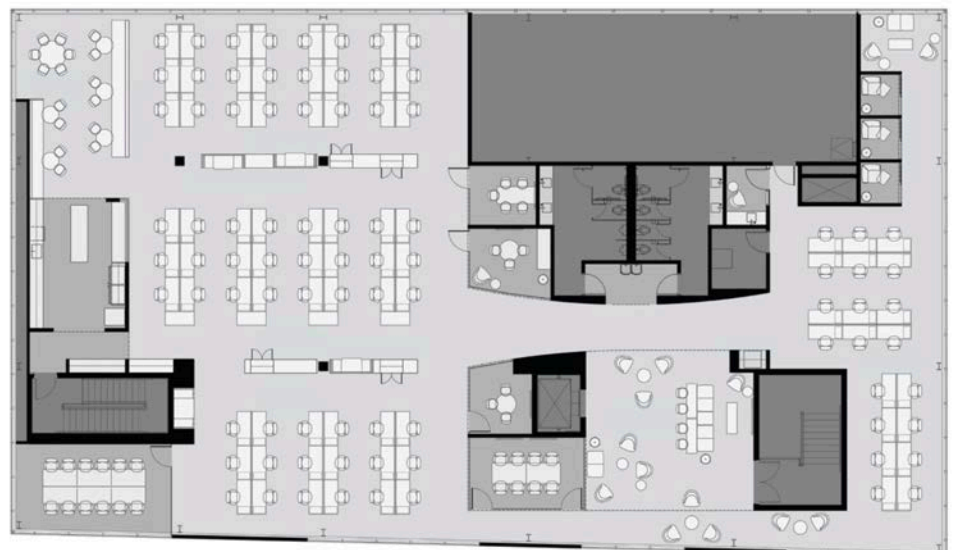


## SPACE FEATURES

- Third floor premium office space with contemporary build-out
- Well-lit with overhead lighting and substantial natural light
- First floor lobby entrance dedicated to commercial office tenants
- Boasting views of Downtown Grand Rapids
- Floor-to-ceiling windows
- Elevator and stairwell access
- Refreshing views of the Market's live roofs
- Industrial-style open ceilings
- Dedicated utility metering system
- Card access security system at both entrances/exits
- Directory signage available

## FLOOR PLAN

This spacious office incorporates a blend of open-concept work areas, collaborative 1-on-1 workstations, and individual focus rooms.



# WORK, GATHER, MEET

From collaboration to concentration, this space offers work areas that will let your team approach success from all angles.



## COLLABORATIVE WORK ENVIRONMENT

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Five open-concept work areas designed to support 80+ workstations, fully-wired to meet connectivity and power needs. Each team member has a dedicated workspace, complete with a standing desk, while the overall layout encourages collaboration, flexibility, and team connectivity.



## LARGE CONFERENCE ROOM

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A spacious, glass-enclosed conference room that is light-filled and bright, with floor-to-ceiling windows and urban city views. Tucked into a private corner, the conference room comfortably accommodates up to 25 with a flat screen display and meeting table with hard-wired network access.



## MID-SIZE CONFERENCE ROOM

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A centrally-located, glass-enclosed conference room featuring floor-to-ceiling windows and abundant natural light. Designed for groups of up to 14, it offers a flat screen display, ideal for meetings, presentations, and collaborative sessions.



## KITCHEN AND DINING AREA

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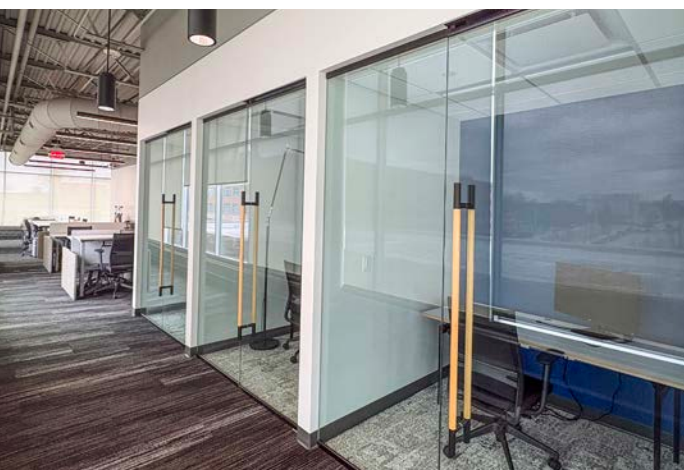
A fully-equipped kitchen designed for daily use, featuring two refrigerators, dishwasher, ample storage, and more. Adjacent, a light-filled dining and gathering space with floor-to-ceiling windows offers seating for 20+ and overlooks the downtown Grand Rapids skyline—ideal for team meals, informal meetings, and client hosting.



## HUDDLE AREA

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A tucked-away, private six-person huddle space created for quick team syncs and small-group conversations. Featuring comfortable couch seating and a flat screen display, it offers a more relaxed setting for concentrated and comfortable collaboration.



## FOCUSED WORKSPACES

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Three telephone booth-style individual workstations offer privacy for calls, virtual meetings, and heads-down tasks. Glass doors on each workstation facilitate a quiet environment without sacrificing connection to the team. Six restaurant-style booth seating areas provide comfortable spaces for one-on-one meetings or focused work.

# SPACE AMENITIES

Many desirable features line the space, adding to comfort, convenience, and day-to-day employee needs.



## Private Wellness Room

With sink and refrigerator, a private space for rest, recharge, nursing, and managing stress.



## Ensuite Restrooms

Men's and women's with four stalls, double sinks, touch-free faucets and soap dispensers, backlit mirror, and Dyson hand dryers.



## Spacious Kitchen Area

With plenty of cabinets, two full-size refrigerators, sinks, dishwasher, kitchen island, two microwaves, and cup dispenser.



## Large Pantry Area

For dry good, beverage, and supply storage.



## Two Water Fountains

Located right outside restrooms, includes bottle filler feature and ADA-compliant high-low units.



## Office Supply Closet

Plenty of storage for all your office supply needs.



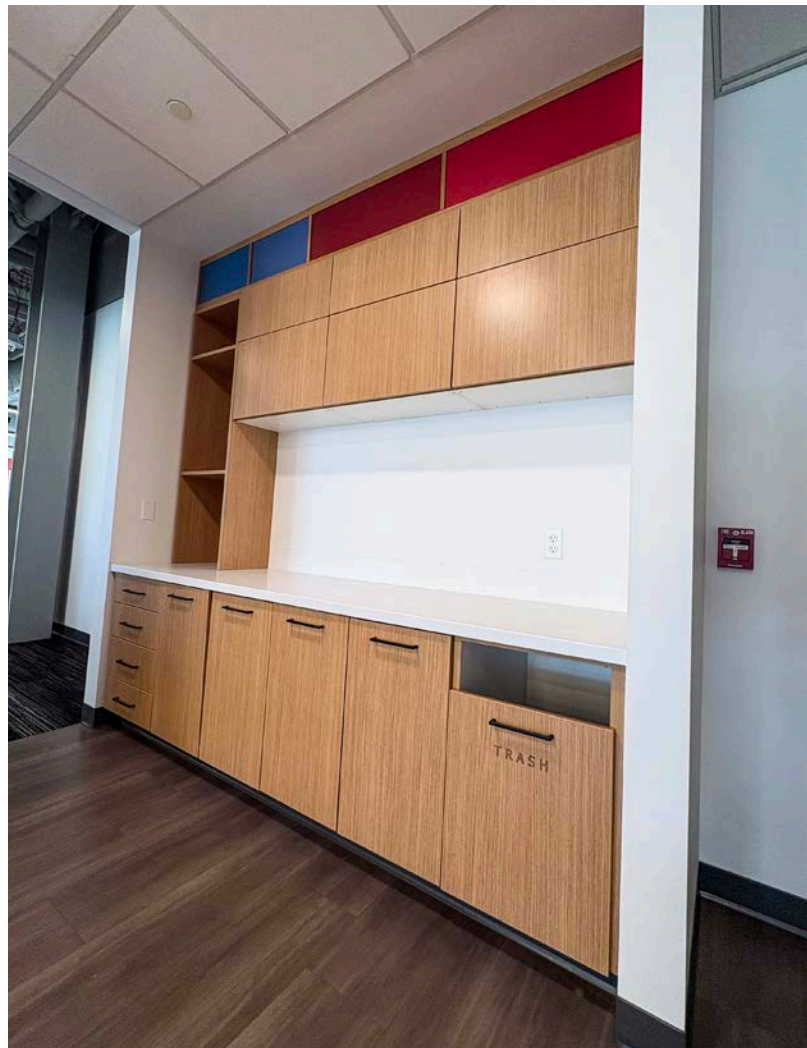
## Dedicated IT Closet

Secured with keypad entry, includes server racks, climate control, and sound masking system.



## Resource Divider Walls

With whiteboards and storage, breaks up work area while still allowing for natural light.



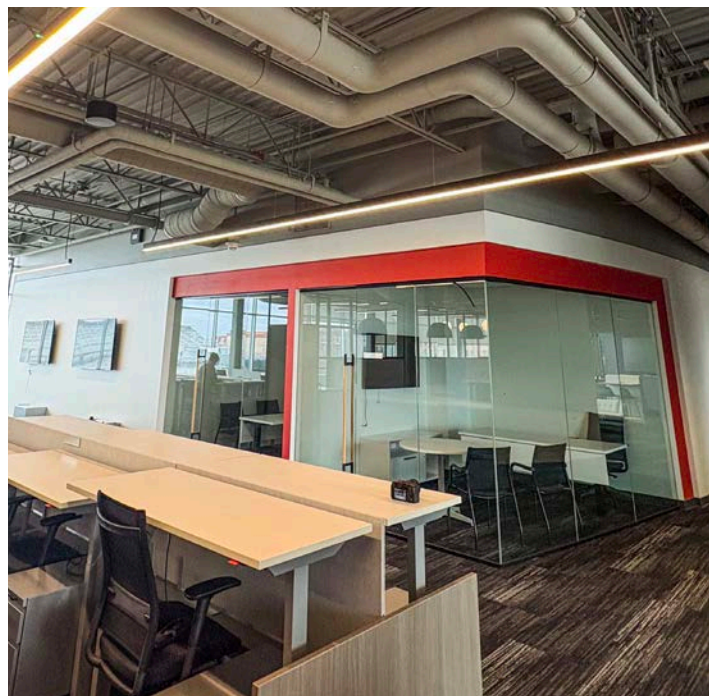
# C-SUITE ACCOMMODATIONS

The executive office spaces are thoughtfully positioned to provide privacy without disconnecting from the energy of the workplace. These environments support focused decision-making, collaborative conversations, and the day-to-day demands of leadership.

Three private executive offices feature floor-to-ceiling glass walls and doors, offering a refined balance of transparency and privacy. Designed for leadership that values both presence and focus, these offices allow you to remain visually connected to the broader workspace while having the ability to close the door for heads-down work and confidential conversations.

Positioned within the office in a way that provides privacy without separation, they support an engaged leadership style, allowing oversight of daily workflow while still maintaining a quiet, focused environment when needed.

Each office is thoughtfully-equipped with desks, chairs, and a flat screen display, ensuring a seamless, move-in-ready setup that allows teams to begin working efficiently from day one.



# ON-SITE TECHNOLOGY

This space is rich with state-of-the-art innovation that supports the needs of a modern office. Take control of your audio, visual, data, and more.

## FULLY WIRED FOR ALL YOUR NETWORK NEEDS

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86 ADJUSTABLE HEIGHT WORK STATIONS  
WITH CAT6 DATA LINES FED FROM UNDERFLOOR ELECTRIC

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PANASONIC FLAT SCREEN DISPLAYS THROUGHOUT THE SPACE  
ONE 86" | TWO 76" | TWO 66" | THREE 56"

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DEDICATED IT CLOSET WITH 4-POST SERVER RACK  
CLIMATE CONTROLLED | SERVER-READY WITH PANGEN HORIZONTAL CABLING

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SMART SMS-NET MASTER SOUND MASKING SYSTEM  
MODEL ML48-8CH WITH 27 HANGING EMITTERS | PREPPED WITH 30 AMP PLUGS

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## EFFICIENT LED OVERHEAD LIGHTING WITH MOTION SENSORS



# BUILDING DETAILS

The Grand Rapids Downtown Market is a vibrant combination of innovative food experiences, beautiful spaces, and state-of-the-art Gold LEED-Certified features.

## THE BUILDING

The Grand Rapids Downtown Market is a 138,000 square foot public market.

20+ food merchants and restaurants offer unique opportunities for employee dining, client entertaining, and catering needs.

Meeting rooms, greenhouses, banquet room, and streetside room ready for gatherings up to 300, available at a discounted rate to commercial tenants.

Outdoor terraces available for dining, relaxing, and enjoying.

Free public Wi-Fi in common areas.

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## CONVENIENCE

Snowmelted sidewalks and entryways.

Recycling and trash program.

Loading dock with hydraulic lifts.

## PARKING AND TRANSIT

Convenient employee parking program available in adjacent city lot.

On-site customer parking with first 30 minutes free.

Walkable access to the Silver Line and city of Grand Rapids public transit.

On-site bike racks and bike repair station.

Immediate access to US-131.

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## SUSTAINABILITY

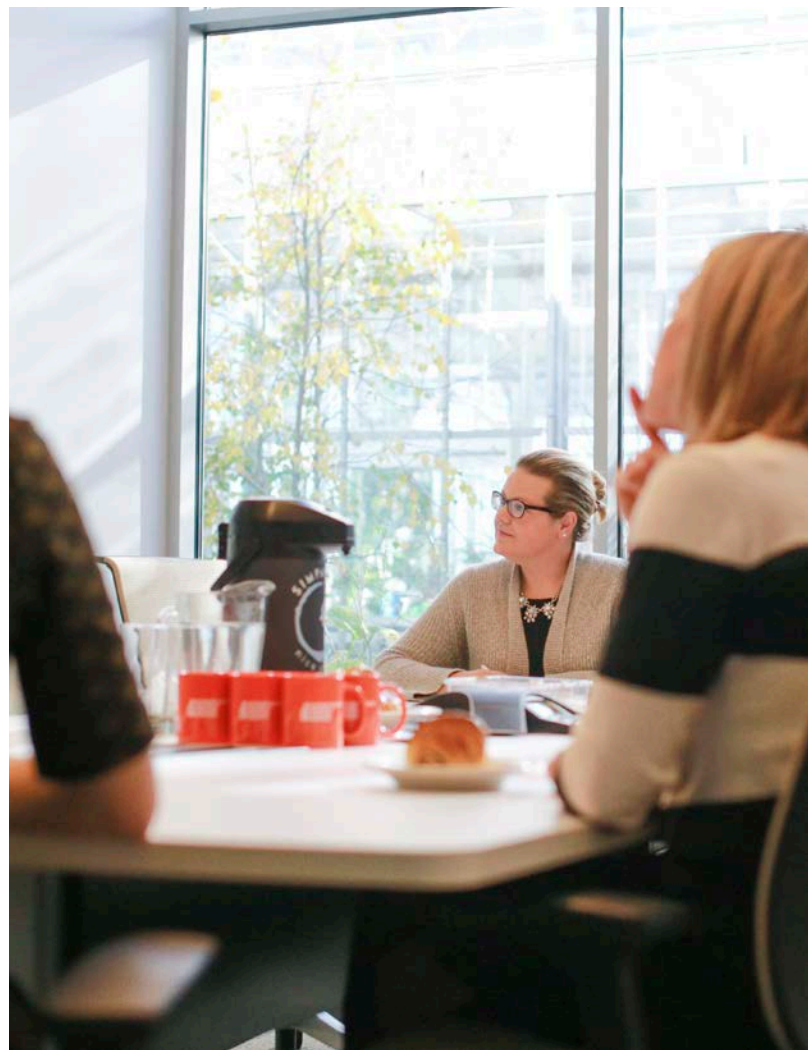
5,000 square foot green roof, 1,400 square foot exterior live walls, 225 square foot interior live wall all work together to reduce energy costs.

High efficiency control of temperature, humidity, air, noise, and energy expenditures.

Geo-thermal well system contributes to reducing cost of building's heating and cooling needs.

Efficient LED lighting throughout the building.





# MEET YOUR NEIGHBORS

The community within the Market's walls bring together small food businesses, healthcare providers, administration teams, and financial services.

## MARKET HALL MERCHANTS AND RESTAURANTS

Cafe de Miro	Juju Bird
Carvers	Myanmar Meals
Chewie Bitez	Love's Ice Cream & Chocolate
Curry Leaf	Old World Olive Co.
Dorothy & Tony's Gourmet Popcorn	Rák Modern Thai & Cocktails
Field & Fire Bakery	Rudy's Sub Shop
Fish Lads	Sav Sav by Squibb
Gaby's Gourmandise	Spice Merchants
Go Vegan GR	Sushi Market
Her Daily Bread	Tacos El Cuñado
High Tide Soda	

## COMMERCIAL OFFICE TENANTS



The Downtown Market Administrative Office is home to the various departments within the organization that keep the Market running in tip top shape, build yearly programming, and coordinate events.



Corewell Health's Lifestyle Medicine program provides a team of experts and a variety of services all designed to guide patients through lasting lifestyle transformations that optimize health.



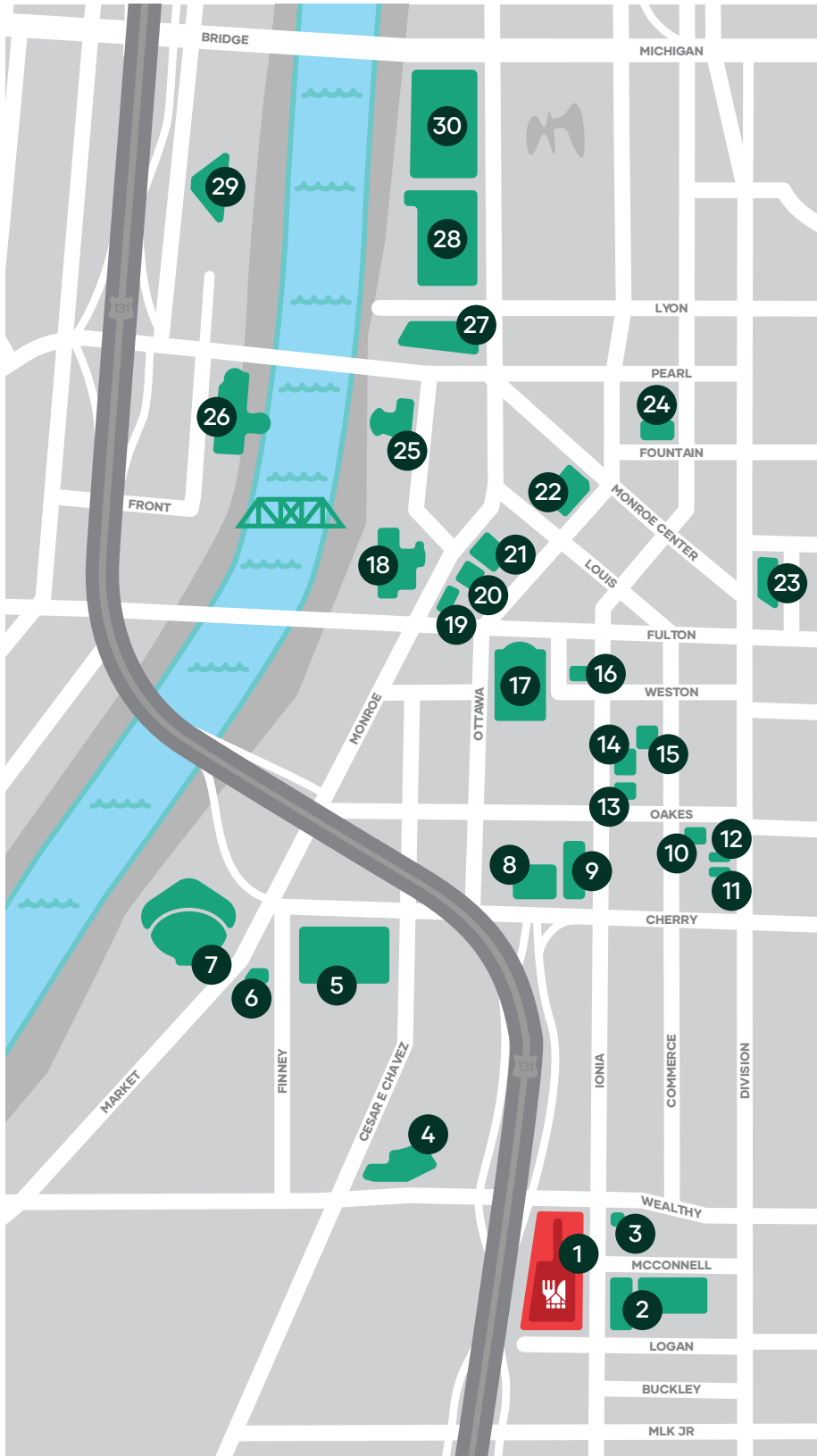
Fusion Financial provides guidance, insight, accounting, and advising services that pave a clear path for organizations to make informed financial decisions on every facet of business operations.





# LOCATION

Located in the heart of downtown, the Market is surrounded by some of the city's most popular destinations and accommodations. A short walking distance to the entertainment and hotel district, Celebration Cinema Studio Park, the new Acrisure Amphitheater, and more.



- 1 GRAND RAPIDS DOWNTOWN MARKET
- 2 MCCONNELL CITY PARKING LOTS
- 3 HOUSE RULES BOARD GAME LOUNGE
- 4 GRAND RAPIDS BALLET
- 5 FOUNDERS BREWING COMPANY
- 6 PLANET FITNESS
- 7 ACRISURE AMPHITHEATER
- 8 CELEBRATION CINEMA STUDIO PARK
- 9 CANOPY BY HILTON
- 10 THE LANTERN COFFEE BAR AND LOUNGE
- 11 TRUST RESTAURANT
- 12 TELLERS LOUNGE
- 13 BIG MINI PUTT CLUB
- 14 MAX'S SOUTH SEAS HIDEAWAY
- 15 STELLA'S LOUNGE
- 16 HOPCAT
- 17 VAN ANDEL ARENA
- 18 DOWNTOWN COURTYARD BY MARRIOTT
- 19 THE B.O.B.
- 20 GLC LIVE AT 20 MONROE
- 21 AC HOTEL BY MARRIOTT
- 22 GRAND RAPIDS ART MUSEUM
- 23 GRAND RAPIDS CHILDREN'S MUSEUM
- 24 MVP METRO CLUB
- 25 JW MARRIOTT GRAND RAPIDS
- 26 GRAND RAPIDS PUBLIC MUSEUM
- 27 AMWAY GRAND PLAZA, CURIO COLLECTION BY HILTON
- 28 DEVOS PERFORMANCE HALL
- 29 GERALD R. FORD PRESIDENTIAL MUSEUM
- 30 DEVOS PLACE CONVENTION CENTER





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