

Offering Memorandum



55 Campau Ave. NW

Grand Rapids, MI, 49503

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Executive Summary

55 Campau Ave. NW, Grand Rapids, MI 49503



Offering Summary

Lease Rate	\$25.00/SF/YR (MG)
Building Size	110,000 SF
Available SF	3,000-27,825 SF
Year Built	1990
Zoning	Commercial Office

Property Overview

Located on the banks of the Grand River and within the Central Business District, 55 Campau is a Class A office building that offers a high-end experience for Tenants and guests alike. Available suites offer stunning views of the Grand River and the famous Blue Bridge. This property also comes with a connected parking ramp and free onsite surface parking for clients. Come see why this property has been one of Grand Rapids most sought after locations within the CBD landscape.

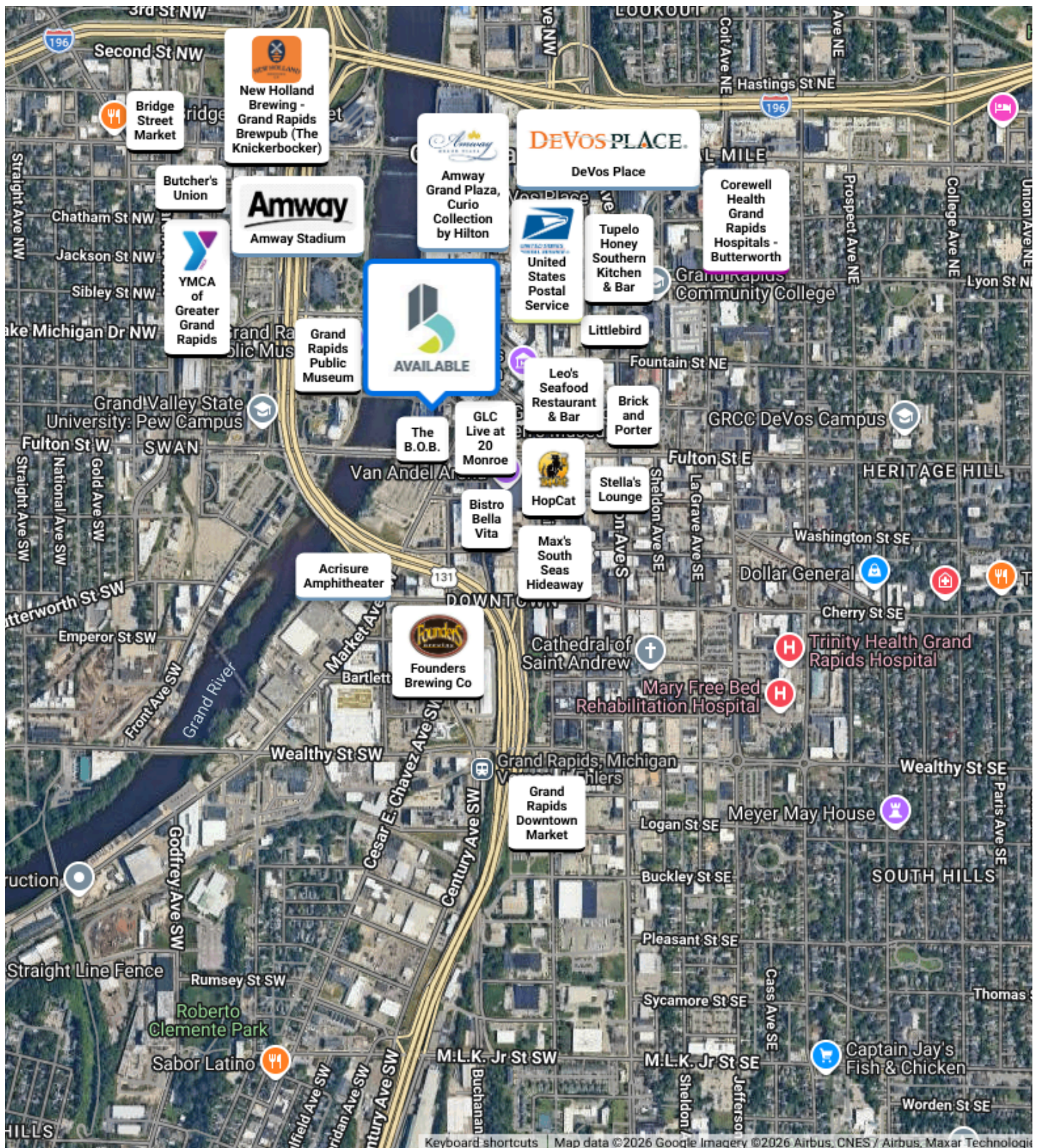
Highlights

- Located on the Grand River in Downtown Grand Rapids next to the JW Marriott
- Connected to a Secured Multi-level Parking Ramp
- Class A Office Building
- Lots of windows overlooking the City and the Grand River
- Walking distance to restaurants
- In place high-end buildouts

Nearby Amenities

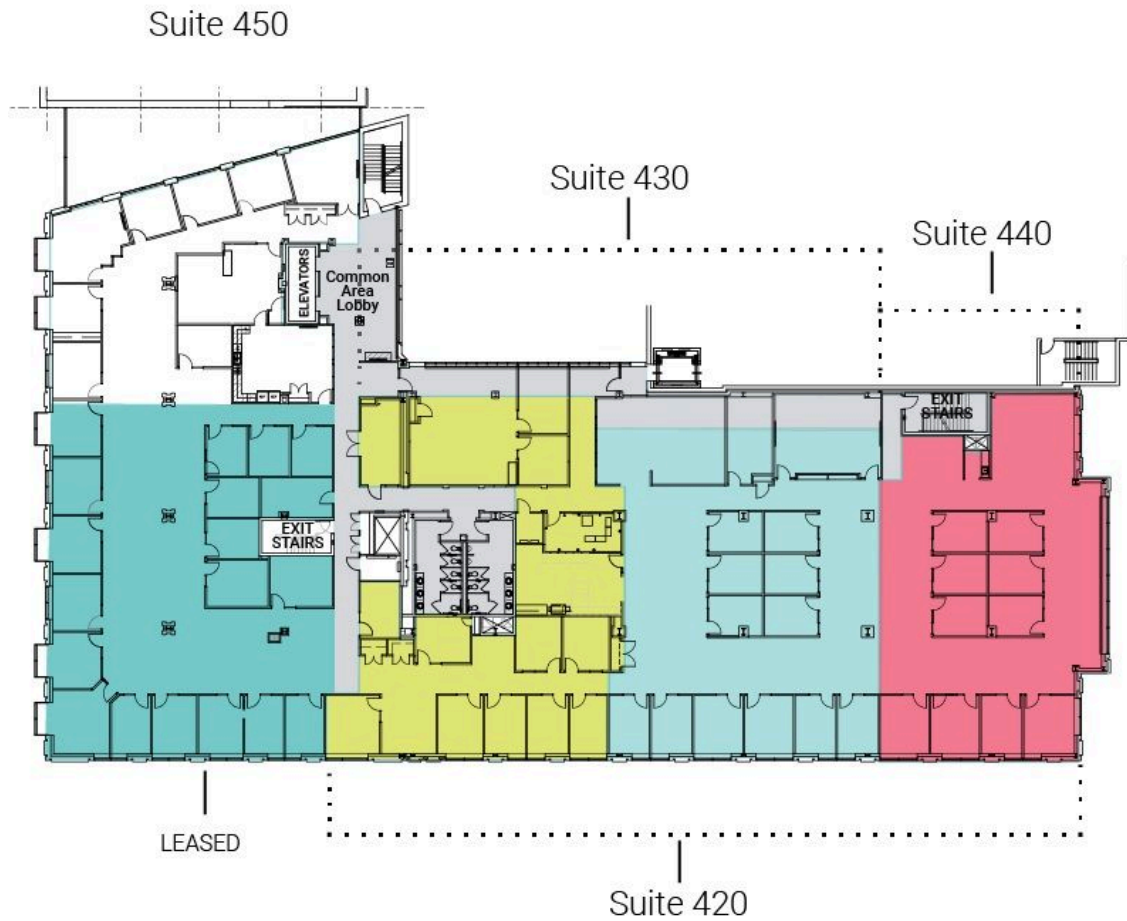


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4th Floor Lease Option

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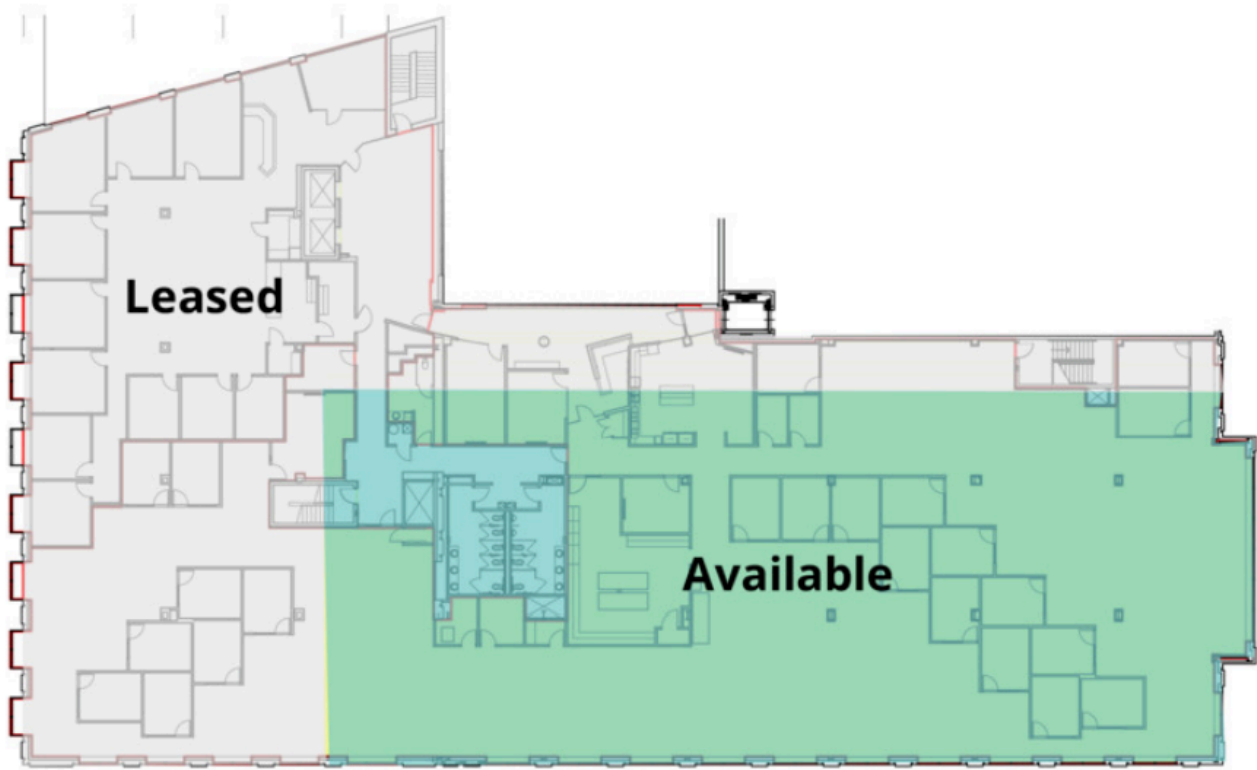


Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate
420	12,500 SF	Modified Gross	\$25.00/SF/YR
430	7,500 SF	Modified Gross	\$25.00/SF/YR
440	5,000 SF	Modified Gross	\$25.00/SF/YR
450	3,000 SF	Modified Gross	\$25.00/SF/YR

5th Floor Lease Spaces

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Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate
510	5,000 SF	Modified Gross	\$25.00/SF/YR
520	10,000 SF	Modified Gross	\$25.00/SF/YR
530	15,000 SF	Modified Gross	\$25.00/SF/YR

Exterior Photos

55 Campau Ave. NW, Grand Rapids, MI 49503



Standard Corner Office

55 Campau Ave. NW, Grand Rapids, MI 49503



Window View

55 Campau Ave. NW, Grand Rapids, MI 49503



Kitchen

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Reception Area/Lobby

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Building Entrance

55 Campau Ave. NW, Grand Rapids, MI 49503



