



OFFICE
FOR SUBLEASE

801 Broadway Ave NW
GRAND RAPIDS, MI 49504



 **CUSHMAN &
WAKEFIELD**

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Exceptional, high-ceiling, architecturally refined office space available for long-term sublease. The suite is thoughtfully designed with a blend of expansive open areas, private offices, and both intimate and large-format conference and meeting rooms, creating an environment well-suited for executive operations and collaborative teams. High-quality furnishings are expected to remain in place, including nearly 100 workstations, PO desks, and conference and training seating. This offering represents one of the premier office interiors in the Grand Rapids market. The property is further enhanced by abundant free surface parking.

Property Highlights

- Historical office building
- Constructed in 1902
- Building renovated in 2004
- Suite renovated in 2023
- 145,000 Total SF
- 4 stories
- Landscaped courtyard
- 100-seat amphitheater
- Free on-site parking (5/1,000 RSF)

Jason Webb, SIOR, CCIM

Senior Director

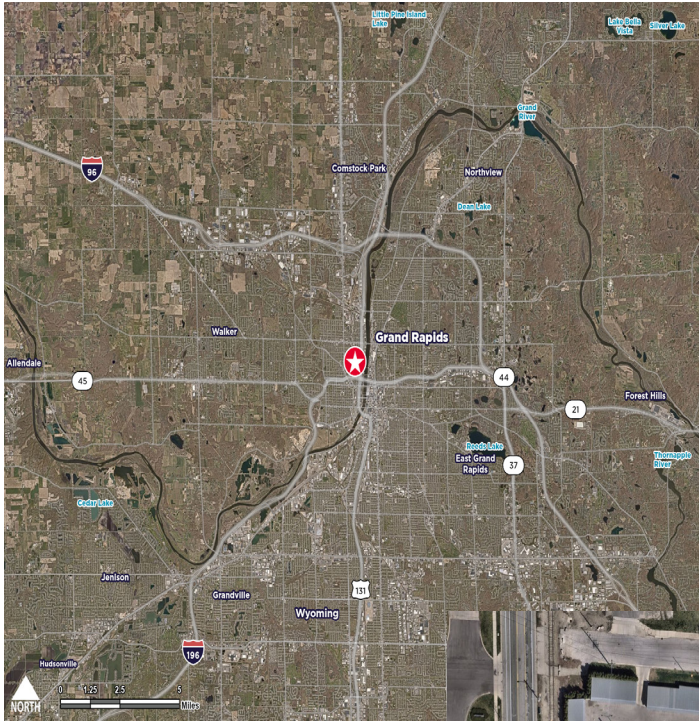
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Jason.M.Webb@cushwake.com



MAP



Site Demographics

	Population	Average Household Income
2 Miles	65,867	\$63,300
5 Miles	245,710	\$71,134
10 Miles	530,098	\$76,088



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Unit Details

- 18,728 RSF
- Lease through 12/31/2034
- First Floor
- Fully furnished
- 18' Ceiling
- High-end finishes completed in 2023
- Abundant natural light
- \$21.00/SF Modified Gross (+ Electrical & Janitorial)
- \$32,774 Monthly Rent



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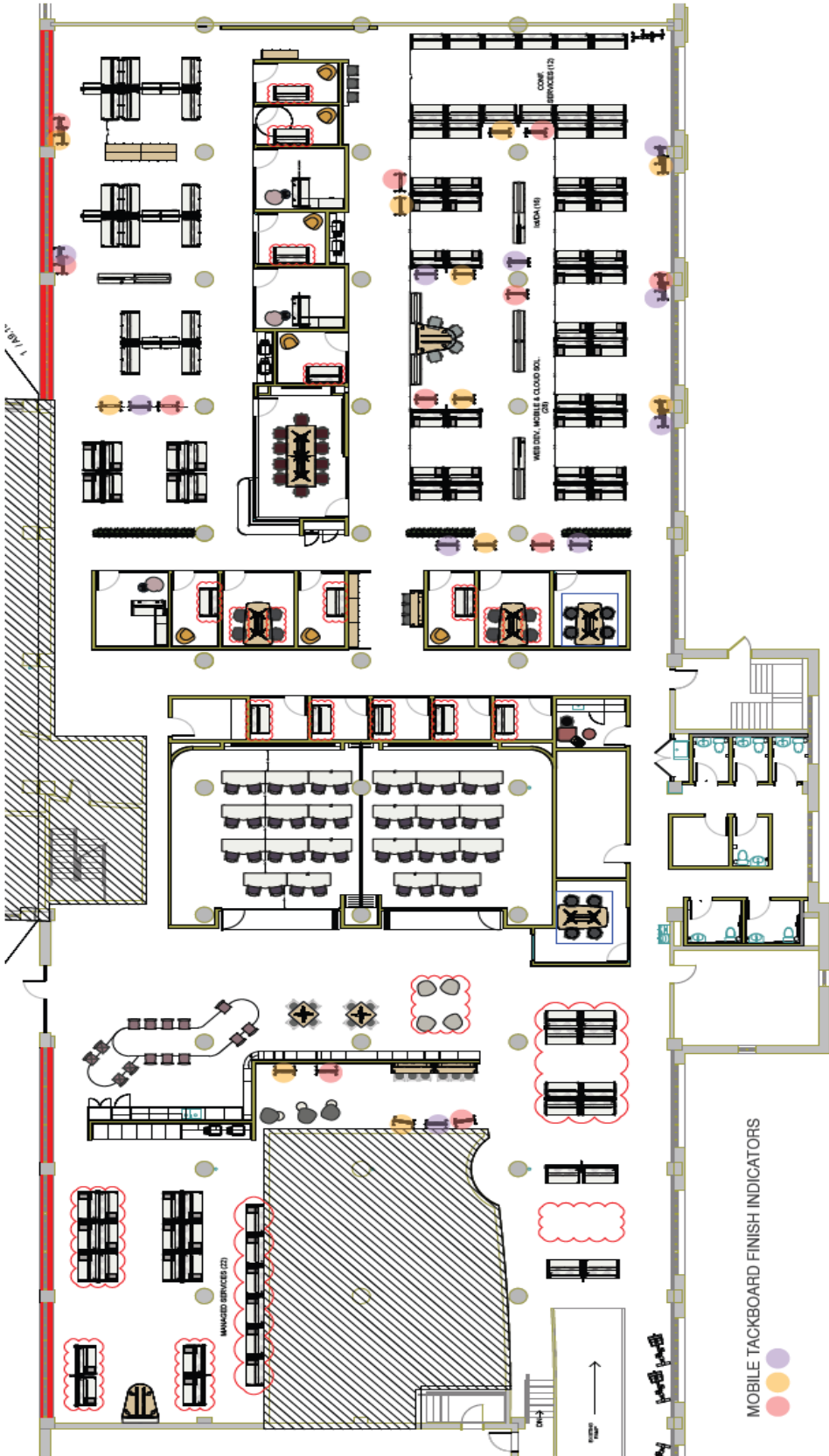
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FLOOR PLAN



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