



THE FUTURE IS HERE



A photograph of a modern building's interior atrium. A prominent staircase with wooden steps and glass railings leads to an upper level. The upper level has a glass railing and a wall with several blue-tinted square panels. The ground floor has a light-colored tiled floor, a large potted plant, a framed painting of a street scene, and a small potted plant in the foreground. The text "Grand Rapids business lives here" is overlaid in white on the staircase.

Grand Rapids business lives here

The main atrium of the new Waters Center.

This historic building has been transformed into a modern focal point downtown. See what's happening at the corner of Lyon, Ottawa and Pearl.



THE CENTER OF IT ALL AGAIN

The moment you walk through the door at 161 Ottawa, you'll never think "business as usual." Modernized décor, ample live-work opportunities, a rooftop deck (with grill, firepit, and seating), and a connected multi-level parking ramp make this office space the epicenter for Grand Rapids influentials.



Meet your new space in the center of it all

COMING TO TERMS...

LEASE PRICE: \$16.50 – \$24.00/sq. ft.

LEASE TERMS: 12 – 120 months

LEASE TYPE: Modified Gross, tenant pays base rent plus suite electric and suite janitorial

SUITE SIZES AVAILABLE: 120 – 9,420 sq. ft.



PROJECT OF THE YEAR

The redevelopment of the Waters Center was recognized as the 2016 Project of the Year by the Commercial Alliance of Realtors West Michigan. This is an award that is given to one project that encompasses multiple aspects such as benefit to the community and innovative design and architecture.

Review the floor plans

120 TO 9,420 RENTABLE SQUARE FEET

A variety of suite sizes and configurations can meet the needs of any business. Ask us; we'd love to exceed your expectations of what work space can offer—all at the apex of downtown GR.

MEZZANINE LEVEL



SUITE	RSF	RATE
110-M	1187	\$17.50/SF/YR



Floors one through four on the following pages >>>

FIRST FLOOR



FULLY LEASED

SECOND FLOOR



SUITE	RSF	RATE
200	7,104	\$22/SF/YR
200-A	5,658	\$22/SF/YR
200-B	1,446	\$19/SF/YR
209	239	\$18.00/SF/YR
210	200	\$16.50/SF/YR
221	342	LEASED
222	209	\$700/MO.
223	225	\$700/MO.
224	197	\$700/MO.
225	220	\$700/MO.
226	211	\$700/MO.
227	171	\$600/MO.
228	192	\$600/MO.
229	203	\$600/MO.
230	138	\$600/MO.
231	144	\$600/MO.



THIRD FLOOR



SUITE	RSF	RATE
309	1,082	\$22.00/SF/YR

FOURTH FLOOR



FULLY LEASED





Waters Center Amenities...

- 2016 Development Project of the Year
- On-site ownership, management, and dedicated maintenance staff
- 650-space parking garage with an enclosed walkway to/from the building; owned and operated by Ellis Parking
- Connected to Homewood Suites hotel to conveniently accommodate out-of-town guests
- Full-service bar operated by Homewood Suites
- Rooftop deck with grill, firepit, and seating overlooking downtown Grand Rapids
- Banquet facilities owned and operated by Homewood Suites
- Conference rooms
- Full-service mailroom with suite mailboxes as well as UPS, FedEx, USPS services
- On-site Restaurant: Sundance Grill & Bar
- On-site sundries shop
- On-site Hair Salon: An Rua Salon
- On-site Banking
- Official home & box office to the Broadway Grand Rapids organization
- Short walking distance to multiple dining and entertainment hot spots
- Bus stop located directly outside the front door services all city parking lots

DOWNTOWN GRAND RAPIDS



The Waters Center is in the best position of downtown.





LIVE-WORK

What's better than working in Grand Rapids' newest business hot spot? Being able to call it home. Offering apartments as large as 1,200 square feet with amenities like concierge service, fitness center and covered parking. And with the convenience of office space and hotel services all under one roof, the Waters Center just made the live-work opportunity even more of a dream come true.





(Above) Live in style, right above your office. With ample live-work opportunities at the Waters Center, your day just got a whole lot easier. (Below) When your guests stay at the Homewood Suites, they'll be clients for life. Make them feel right at home at the Waters Center.



**HOMEWOOD
SUITES**
— by Hilton —



Pictured: Suite 118-O, a stunning 4,773 sq. ft. professional suite





SUITE 118-O



W



Actual view from Waters Center rooftop deck.



Work, dine, unwind: **Rooftop Style**

Power through your business meeting while enjoying an amazing view of the city from our rooftop deck, perfect for meetings or after-hours cocktails during any Michigan season.



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