

Greenest

Office Building in
Grand Rapids



Modern Loft Office Suites

For Lease

401 Hall Street SW, Grand Rapids, MI

- 322 - 9,433 SF Available
- Professionally managed building with tenant portal system
- Mixed-use office community
- Hardwood Floors and Exposed Brick
- Abundance of Natural lighting
- Conference Rooms available to tenants, with online calendar reservation
- Executive Suites Available for Lease
- Lowest Carbon Footprint Per Square Foot in West Michigan– Carbon Emissions cut by 83%

For more information, contact:

Hillary Taatjes Woznick

616 862 1179

hillary@naiwwm.com

Doug Taatjes, CCIM, SIOR

616 292 1828

doug@naiwwm.com

NAI Wisinski of
West Michigan

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

100 Grandville Ave SW, Ste 100

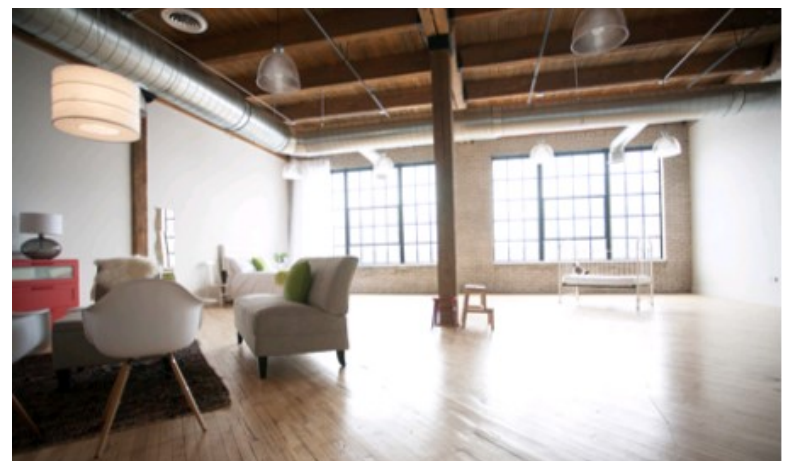
Grand Rapids, MI 49503

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



REALIZE YOUR DREAM

401 Hall Street offers an environment that will make work feel a little more like home. The spaces have a modernized feel and feature an abundance of natural lighting.





UNLOCK YOUR POTENTIAL

401 Hall Street will allow you to achieve your professional goals. The building offers economical solutions to a variety of office needs. Lease terms are flexible.



Amenities



Building-wide, enterprise class industrial Wi-Fi for all tenants and guests



Solar Panels
Installed in 2019



24/7 video surveillance of all entrances and corridors



Parking lot re-paved in 2017



Private fiber Internet connectivity capability to all suites



4 Electric Vehicle
Chargers Installed 2020



Main floor common area re-painted and new artwork installed. Both main lobby's remodeled in 2017



Digital Tenant
Directories

Building amenities, while provided in good faith, are not associated with any sort of service level agreement to tenants.
Landlord will not be liable for any failure in these systems.

Property Overview

More Than An Address

Once the 2nd manufacturing facility for Steelcase, Plant 2 has had a historical presence in the world, not just Grand Rapids. The surrender that was signed by Japan at the end of WWII was signed on a table manufactured in this building.

Plant 2 is also offering a retail wing for a variety of new shops, cafes, etc. This section extends south from the office building and is located feet from US-131 with frontage on Century St. Once covered in paint, the ceilings and pillars have been sand blasted to expose the beautiful natural wood underneath. Solid hard wood underneath. Solid hard wood floors and the classic brick style give this building a very modern, yet classic feel. It is the perfect location for any office with sizes that can accommodate executives suites up to a large enterprise.

One of the first things everyone notices when looking at the building are the windows. With over 18,000 individual panes of glass, this building has great natural lighting. Each pane of glass has been replaced with high efficiency, dual pane thermal windows. Premium underground parking is also available.

The Building

Location	Minutes to Downtown GR, Access from US-131
Total Building Size	165,000 SF
Construction	Brick and Glass / Masonry
Elevators	Yes
Fiber	ATT and Comcast Available Multiple 50/100mb Connections
Parking	250 Surface Spaces
Reserved Parking	\$50/Month Underground



Lease Information

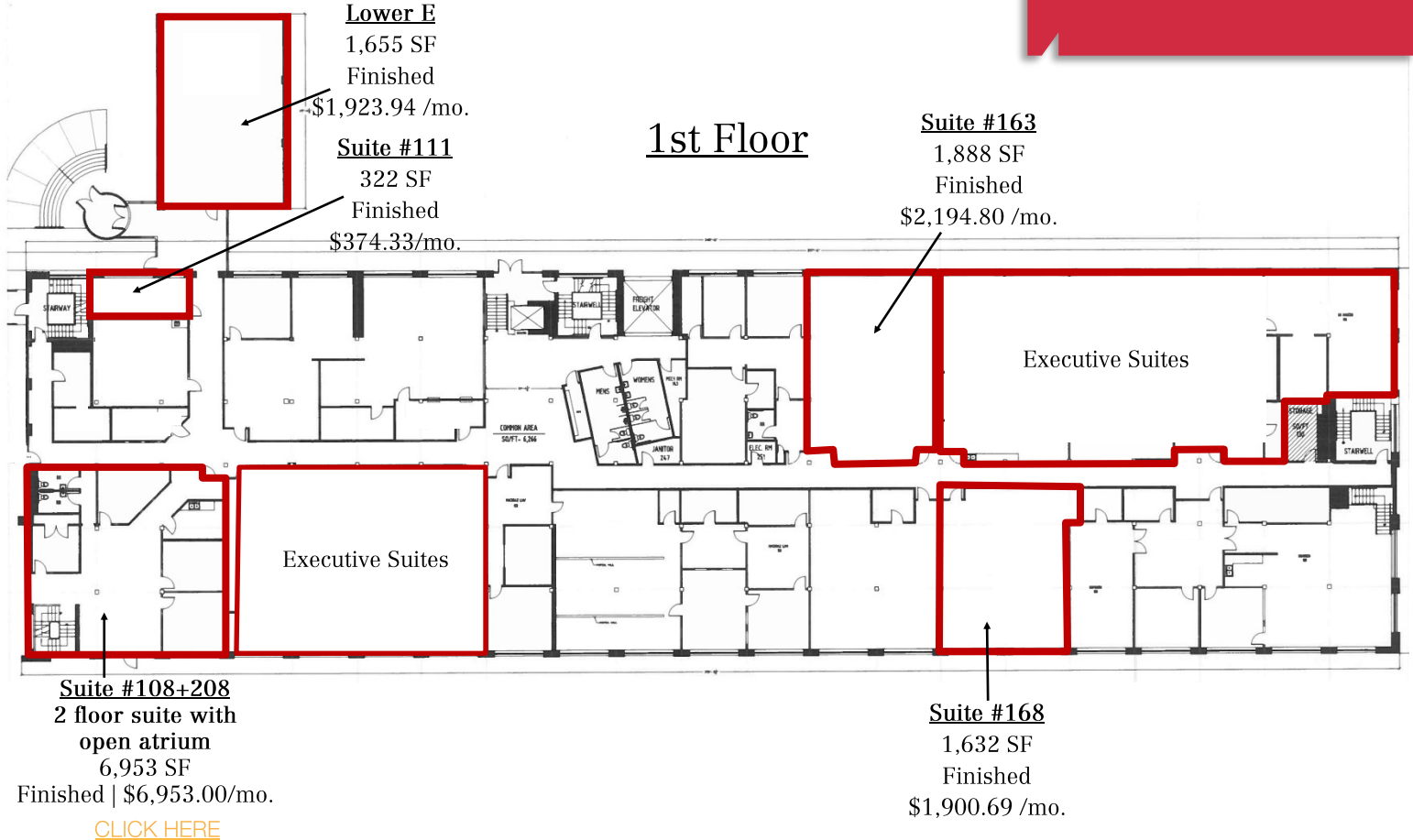
Terms	12 - 60 months
Lease Type	Modified Gross
Tenant Provides	Gas, Electric, Phone/Data, In-Suite Janitorial, Liability Insurance (Avg. \$1.95/SF for Gas & Electric)
Landlord Provides	Taxes, Property Insurance, Snow Removal, Common Area Janitorial, Water/Sewer, Lawn Care and Property Management
Allowance Finishes for Unfinished suites (Amount TBD)	Floors, Lighting, HVAC Distribution, Drywall and Paint

* Square footage approximated and to be verified.

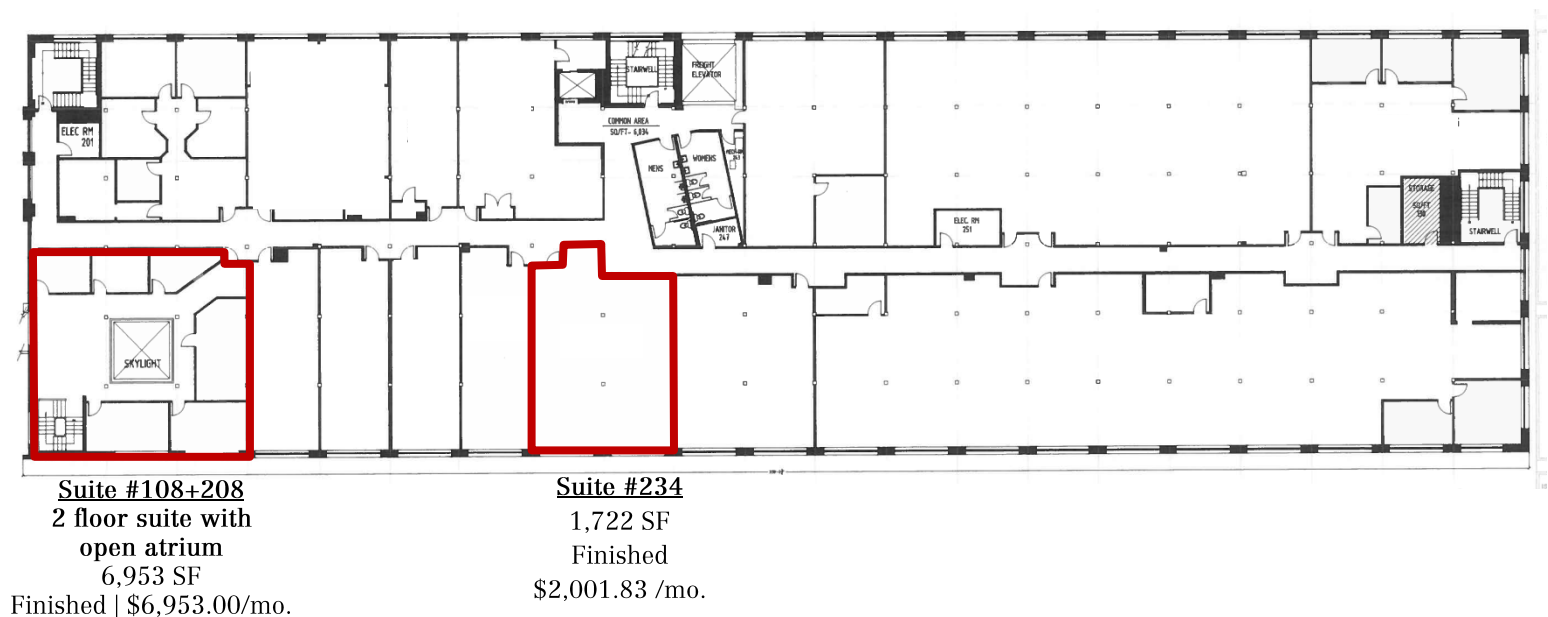
Suite	Floor	Rentable SF	Rate/SF/Yr	Monthly Rent	Status	Virtual Tour
Lower E	1st	1,655	\$13.95/SF	\$1,923.94	Finished	Tour not available
103	1st	9,218	\$12.00/SF	\$9,218.00	Finished	Tour not available
108 + 208	1st	6,953	\$12.00/SF	\$6,953.00	Finished	CLICK HERE
111	1st	322	\$13.95/SF	\$374.33	Finished	Tour not available
163	1st	1,888	\$13.95/SF	\$2,194.80	Finished	Tour not available
168	1st	1,635	\$13.95/SF	\$1,900.69	Finished	Tour not available
234	2nd	1,722	\$13.95/SF	\$2,001.83	Finished	Tour not available
308	3rd	2,786	\$13.95/SF	\$3,238.73	Unfinished	CLICK HERE
330	3rd	1,920	\$13.95/SF	\$2,232.00	Finished	CLICK HERE
330 + 334	3rd	3,885	\$13.95/SF	\$4,516.31	Finished	Tour not available
334	3rd	1,965	\$13.95/SF	\$2,284.31	Finished	CLICK HERE
384	3rd	9,433	\$12.00/SF	\$9,433.00	Finished	Tour not available
408	4th	2,884	\$13.95/SF	\$3,352.65	Finished	CLICK HERE
413	4th	1,507	\$13.95/SF	\$1,751.89	Finished	CLICK HERE
461	4th	1,795	\$13.95/SF	\$2,086.69	Unfinished	Tour not available
463	4th	1,901	\$13.95/SF	\$2,209.92	Finished	Tour not available
461 + 463	4th	3,696	\$13.95/SF	\$4,296.60	Unfinished	Tour not available
484	4th	2,392	\$13.95/SF	\$2,780.70	Finished	CLICK HERE

Floor Plans

401 Hall St SW
Grand Rapids, MI



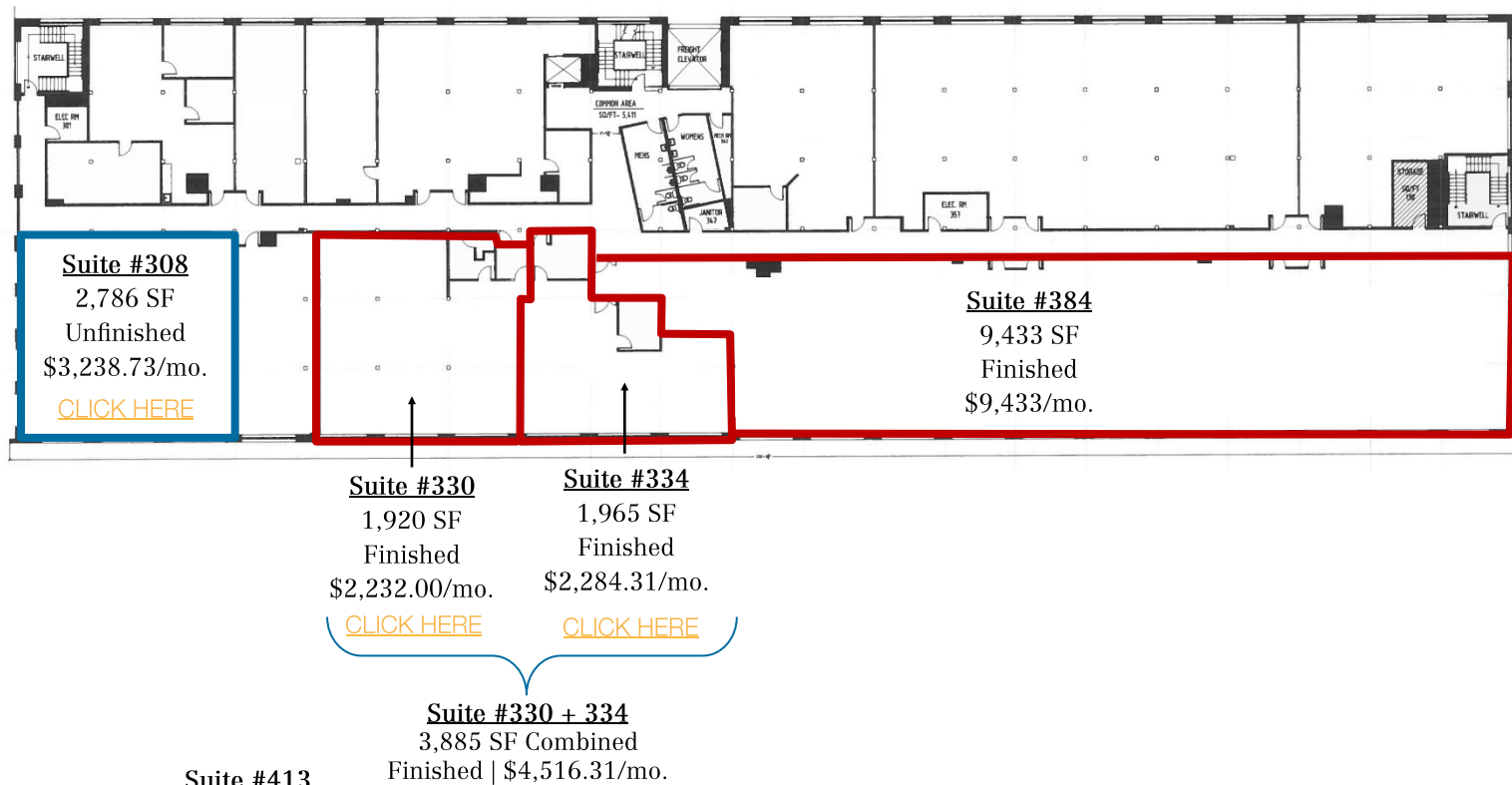
2nd Floor



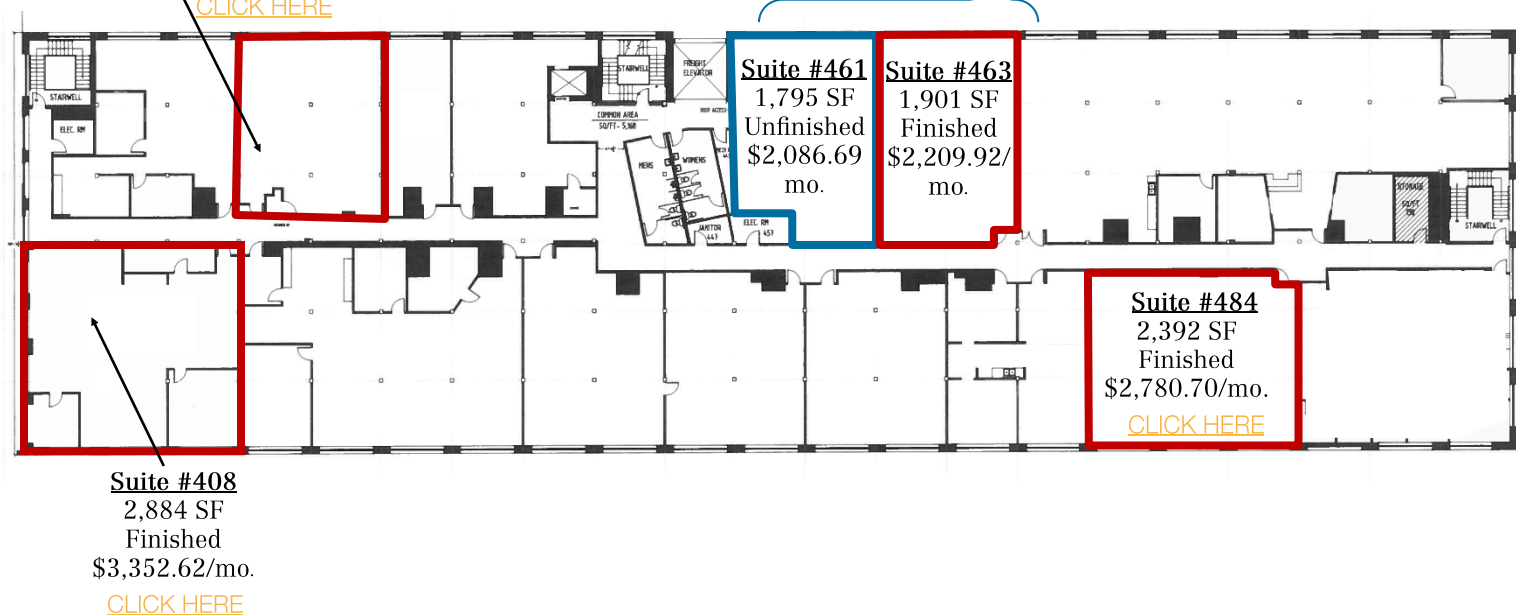
Floor Plans

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3rd Floor



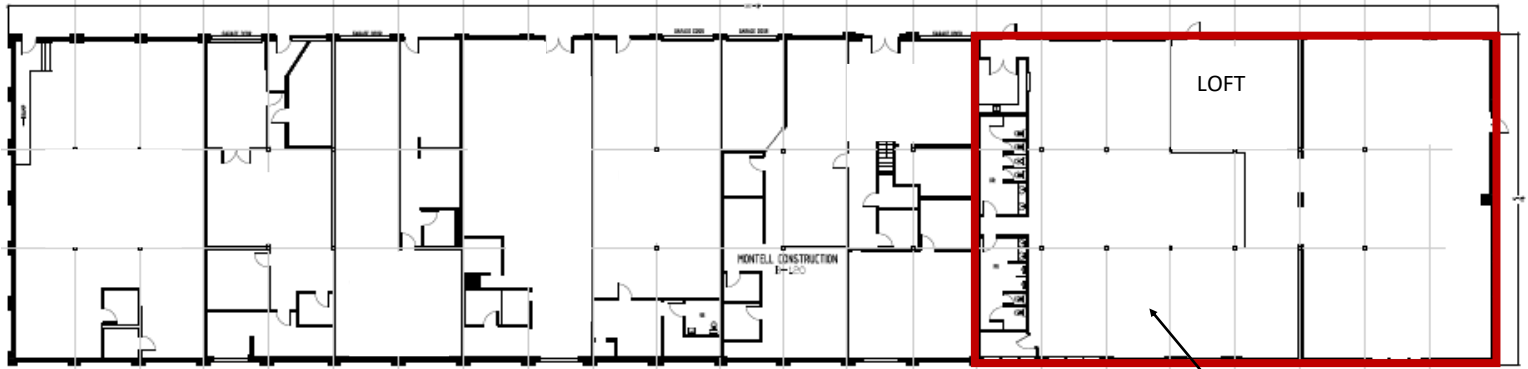
4th Floor



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B Wing



Suite #103

9,218 SF

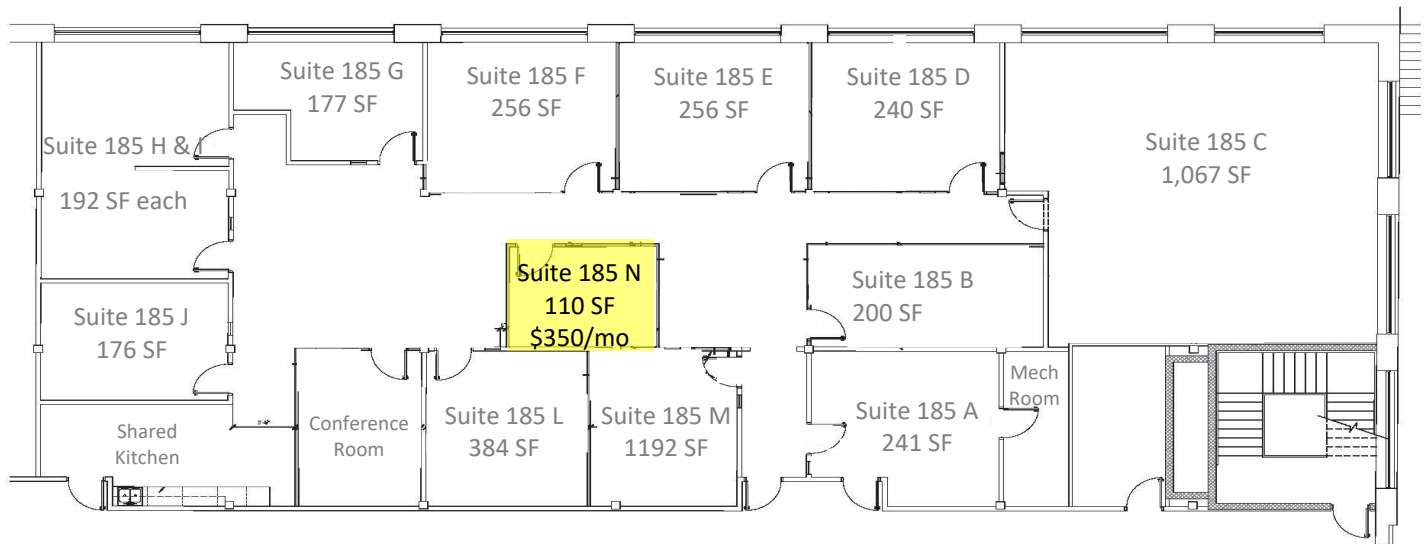
Finished

\$9,218.00 /mo.

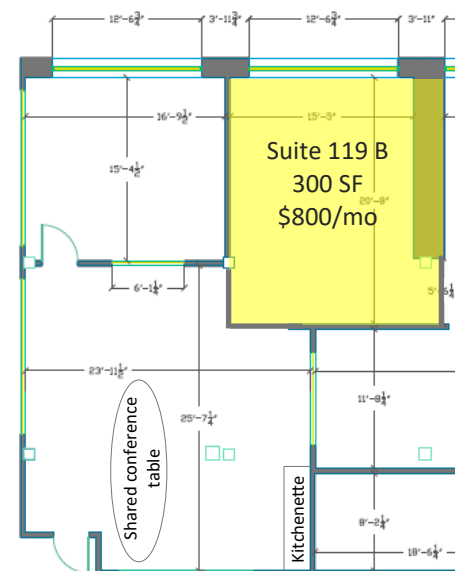
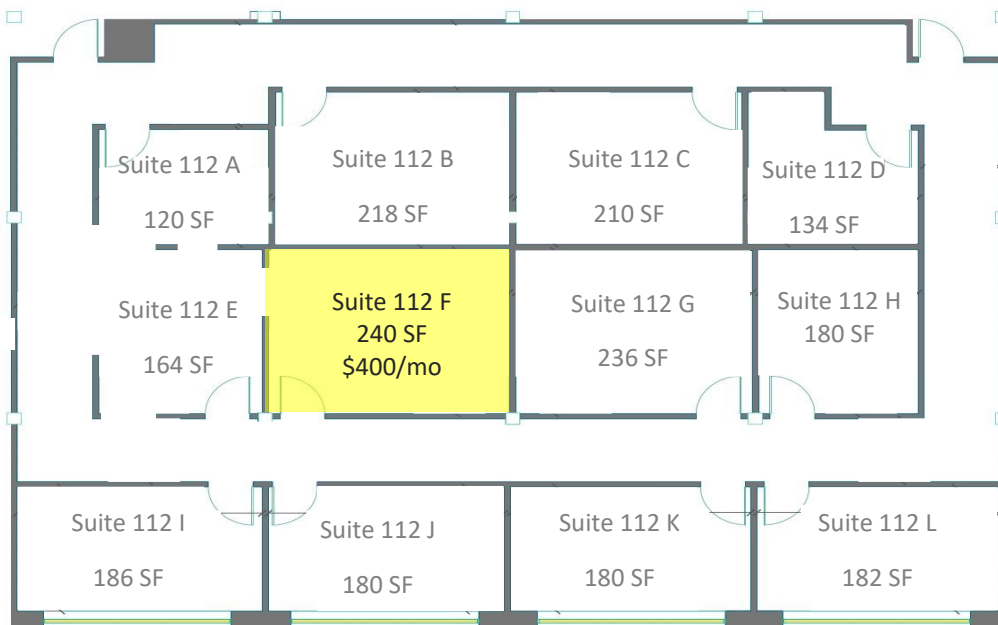


Executive Suites

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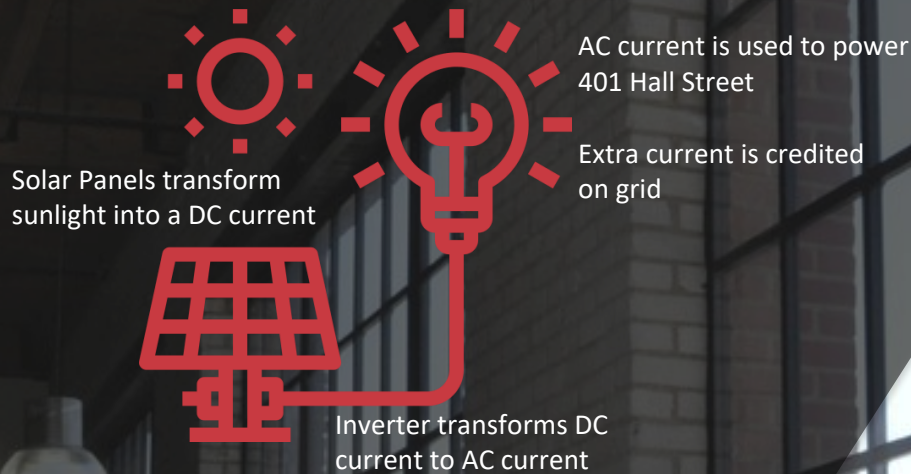


Terms	Minimum 12 months; lease auto renews with 3% annual increases
Lease Type	Gross Lease
Tenant Provides	Phone/Data, In-Suite Janitorial, Liability Insurance
Landlord Provides	Taxes, Property Insurance, Snow Removal, Common Area Janitorial, Water/Sewer, Lawn Care, Property Management, Gas, Electric



Leestma Management is proud to serve as a leader in the commercial and residential real estate industry with its solar power initiative. Leestma Management, LLC recently completed a major green energy overhaul to reduce its carbon footprint by installing 800,000 watts of solar energy to six buildings across the area, making it the largest privately held solar energy system in the state of Michigan.

Solar Panels



Benefits of Solar Energy

- ☀ Solar energy is a completely renewable resource
- ☀ Leestma Management's solar power initiative will result in buildings generating approximately 1 million kilowatt-hours of electricity per year
- ☀ Does not produce Carbon Dioxide, reducing the building's carbon footprint. Leestma Management's solar power initiative will save the equivalent of greenhouse gas emissions generated from 150 vehicles driven in one year
- ☀ Improves energy efficiency, Solar energy has lower rates of waste and pollution
- ☀ Low maintenance energy source
- ☀ Solar Power reduces the usage of limited resources such as oil, coal, and gas. Leestma Management's solar power initiative will save 780,000 pounds of coal burned per year

"My business and the environment are both very important to me, and I wanted to find a way for them to coexist. By introducing solar energy to my commercial properties, I was able to achieve that."

-Ryan Leestma

Nearby Attractions

401 Hall St SW
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401 Hall Street is just minutes away from the central business district of Grand Rapids.

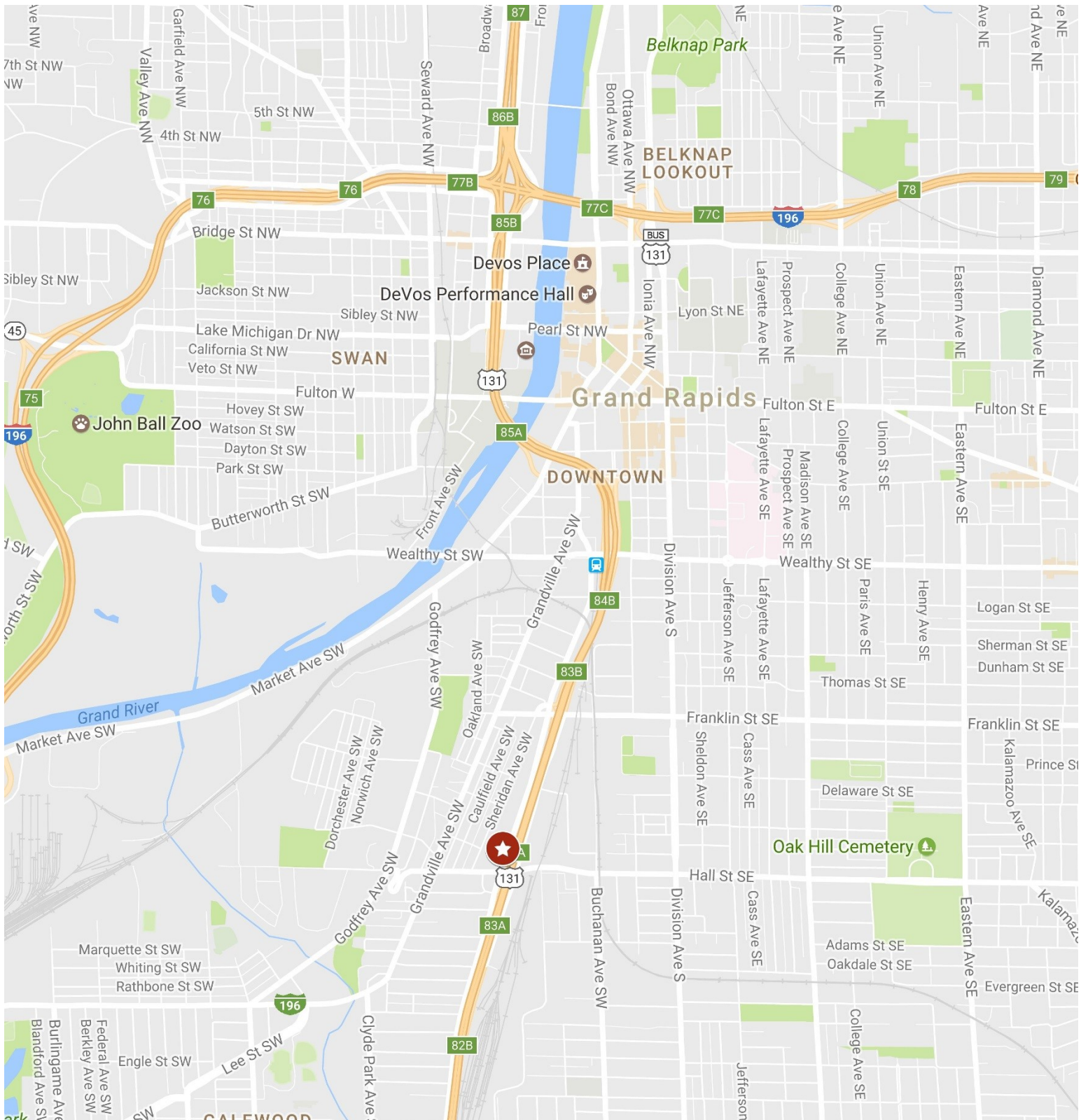
A quick drive or bus ride will take you to many local restaurants, coffee shops, entertainment venues, and breweries.

- 1 Founders Brewing Company
- 2 Downtown Market Grand Rapids
- 3 Van Andel Arena
- 4 20 Monroe Live / The BOB
- 5 Bridge Street Market
- 6 Wheelhouse
- 7 New Holland Brewing
- 8 Grand Rapids Brewing Co.
- 9 Bistro Bella Vita
- 10 Studio Park



Location Map

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Grand Rapids, MI





Hillary Taatjes Woznick
Office & Retail Advisor
616 862 1179
hillary@naiwwm.com

Doug Taatjes, CCIM/ SIOR
Partner, Associate Broker
616 292 1828
doug@naiwwm.com

NAI Wisinski of
West Michigan

Grand Rapids Office
100 Grandville Ave SW, Suite 100
Grand Rapids, MI 49503

Kalamazoo Office
1803 Whites Road, Suite 2
Kalamazoo, MI 49008