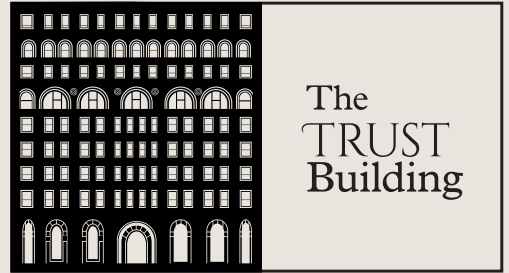




*Premier Restaurant  
Space Available for  
Lease*



**40 Pearl St NW**

Grand Rapids, Michigan

**Constructed in 1892**, the Michigan Trust Building is one of the most iconic structures in Grand Rapids. The building was designed by renowned architect Solon S. Beman, designer of many of Chicago's landmarks, and it is regarded as one of his major works. Long considered the most prestigious office address in the City, 40 Pearl has been the site of many important happenings in Grand Rapids' history; Theodore Roosevelt gave a campaign speech here in 1900 and Gerald R. Ford started his law career here on the 4th floor.

The building has a long and storied history, but CWD has restored 40 Pearl to ensure that its best years are still ahead. The Trust Building's awe-inspiring architecture, impressive on-site amenities, and flexible floor plans are as ready to serve your business today as they were 120 years ago.

Come join businesses like Start Garden, NPF Advisors, and Terra Bagels and take advantage of Grand Rapids' most premier address! The building's location at the center of Grand Rapids' Business District means that it is literally steps from all that Downtown has to offer, including Grand Rapids' diverse selection of hotels and restaurants, the Van Andel Arena, GLC Live at 20 Monroe, DeVos Convention Center, The Federal Building, and Kent County Courthouse.



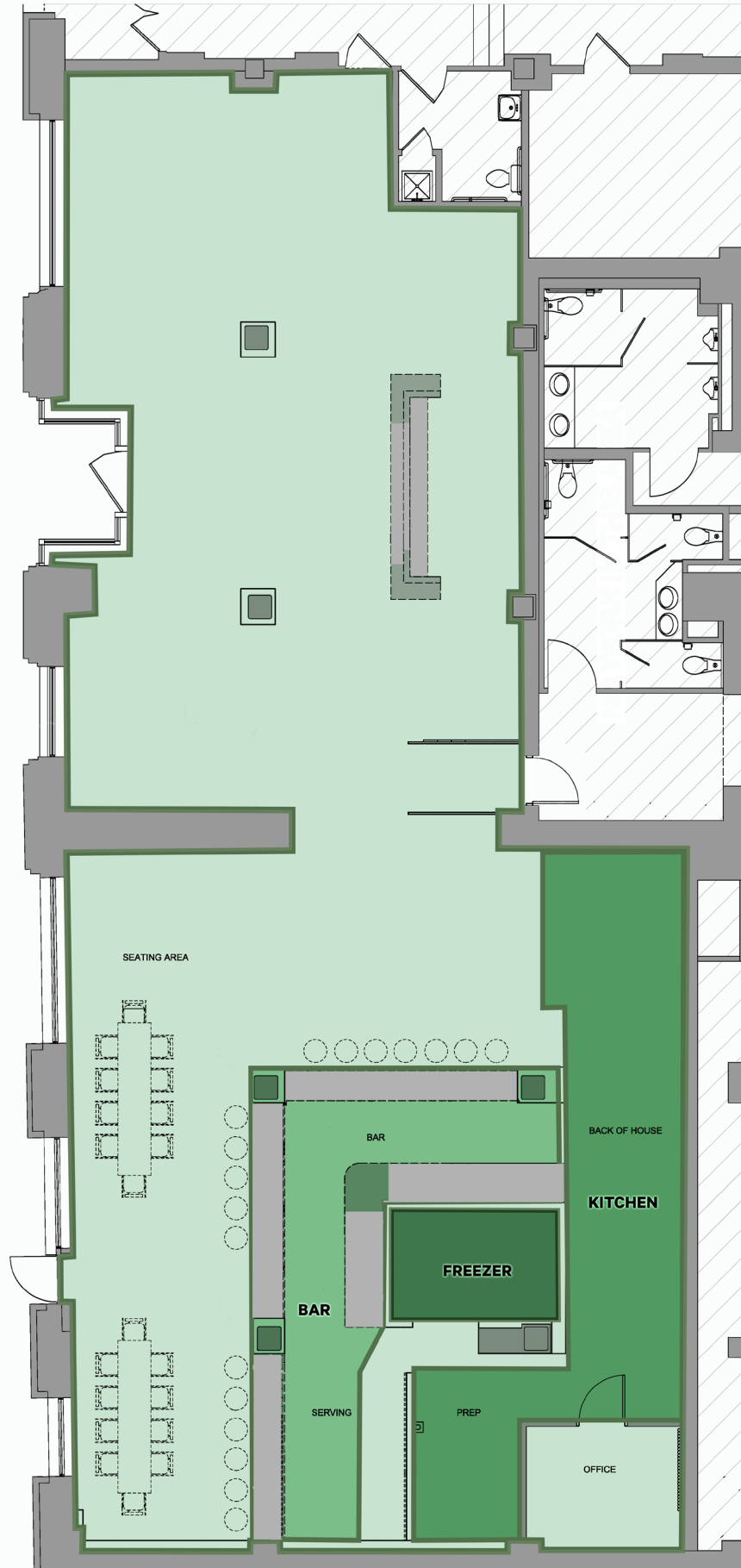
**RESTAURANT  
SPACE  
AVAILABLE  
FOR LEASE**



1st Floor Plan

3,784 SF | \$28.00 PSF Modified Gross | \$8,829 per month

Modified Gross: Tenant responsible for utilities, suite janitorial, and phone/data





Photographs while previous tenant was in operation



## Grand Rapids



Most Improved  
Metros for Percentage  
Growth in GRP

**#2**

- *Headlight Data, 2018*

Best Places for New  
Small Businesses

**#2**

- *LendingTree, 2018*

Smaller City Poised  
to Skyrocket

**#6**

- *Realtor.com, 2018*

Fastest Growing Economy  
in the U.S

**#7**

- *Forbes and Headlight Data, 2018*

Best Cities to Start a Career

**#10**

- *WalletHub, 2018*

Best Large City  
to Start a Business

**#13**

- *WalletHub, 2018*



Top Places to Visit  
in the U.S

#1

- Groupon, 2015

Metro for Living a  
Balanced Lifestyle

#1

- MagnifyMoney, 2018

Best Place to Make the  
Most of a Tight Budget

#2

- 2018

Cities for First-Time  
Home Buyers

#3

- LendingTree, 2018

America's Most  
Underrated Cities

#5

- Travel + Leisure, 2017

Best Cities in the U.S

#19

- US News, 2017

**HOTELS**

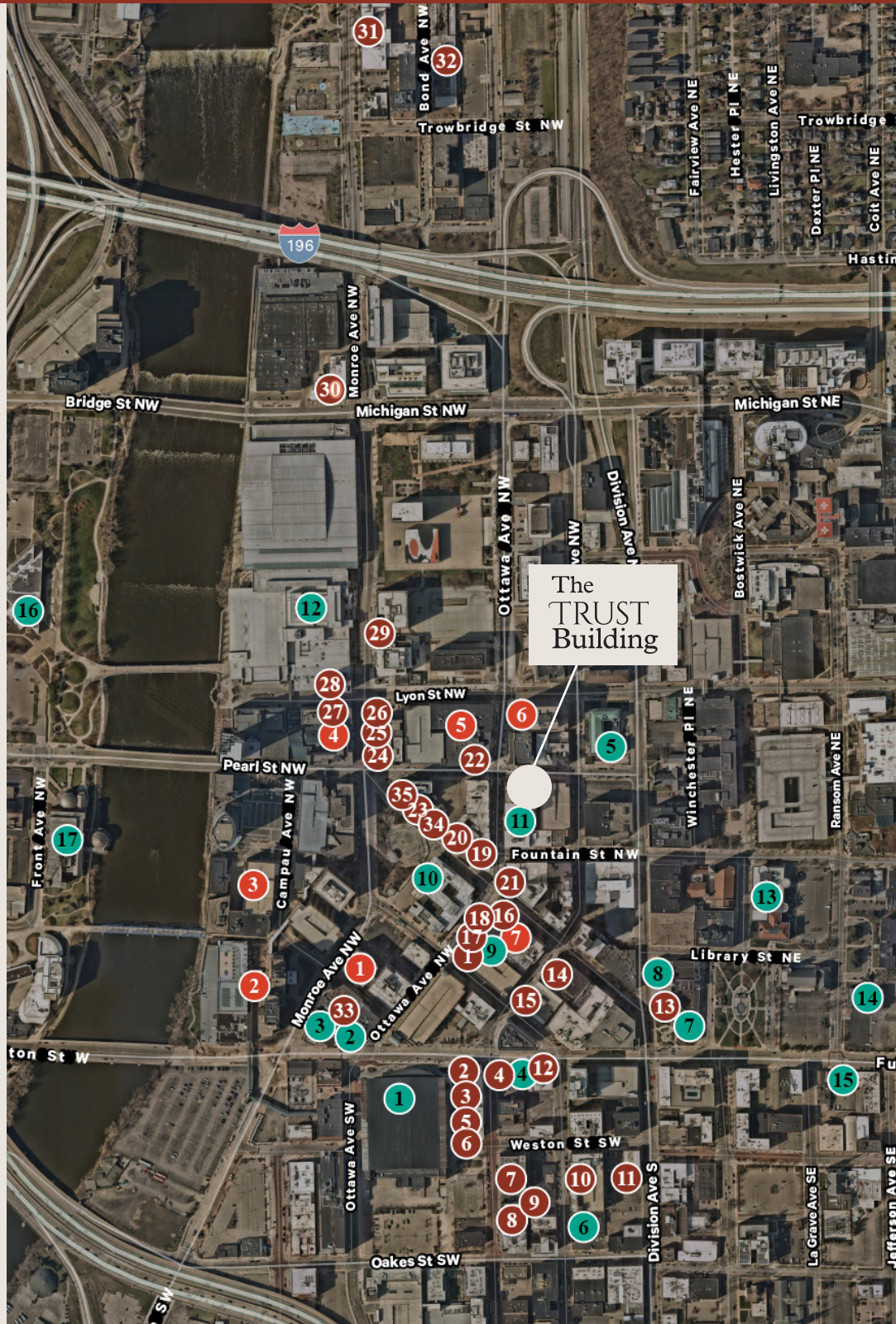
- |                        |                    |
|------------------------|--------------------|
| 1 AC Hotel             | 5 Homewood Suites  |
| 2 Courtyard by Marriot | 6 Hyatt Place      |
| 3 JW Marriot           | 7 City Flats Hotel |
| 4 Amway Grand Plaza    |                    |

**ENTERTAINMENT**

- |                           |                                |
|---------------------------|--------------------------------|
| 1 Van Andel Arena         | 10 Grand Rapids Art Museum     |
| 2 10 Monroe Live          | 11 Forty Pearl Winery          |
| 3 Eve Nightclub           | 12 DeVos Place                 |
| 4 The BackForty Saloon    | 13 Grand Rapids Public Library |
| 5 UICA                    | 14 St. Cecelia Music Center    |
| 6 The Pyramid Scheme      | 15 One Trick Pony              |
| 7 Children's Museum       | 16 Gerald Ford Museum          |
| 8 Civic Theatre           | 17 Grand Rapids Museum         |
| 9 African American Museum |                                |

**DINING**

- |                            |                             |
|----------------------------|-----------------------------|
| 1 Leo's                    | 19 Cinco De Mayo            |
| 2 Grand Rapids Brewing Co. | 20 Uccello's Ristorante     |
| 3 J Gardella's Tavern      | 21 Madcap Coffee            |
| 4 Buffalo Wild Wings       | 22 Sundance Bar & Grill     |
| 5 Lucky Luciano's          | 23 Freshii                  |
| 6 HopCat                   | 24 Mojo's Bar & Restaurant  |
| 7 Menna's Joint            | 25 ATO Sushi                |
| 8 Luna                     | 26 The Chop House           |
| 9 Stella's Lounge          | 27 Ruth's Chris Steak House |
| 10 Two Beards Deli         | 28 Reserve Wine & Food      |
| 11 Rockwell Republic       | 29 ROAM                     |
| 12 San Chez Bistro         | 30 Atwater Brewery          |
| 13 Osteria Rossa           | 31 Jimmy John's             |
| 14 Soho Sushi              | 32 Rocky's Bar & Grill      |
| 15 Jimmy John's            | 33 The B.O.B.               |
| 16 Little Bird             | 34 Angel's Thai Cafe        |
| 17 Big O' Pizza & Booze    | 35 Shushiyama               |
| 18 Parsely Bar & Grill     | 36 Barrio Taco's & Tequila  |
|                            | 37 Real Seafood             |





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**CBRE**

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