

Sublease

Class A Office Space



220 Lyon St. NW

Grand Rapids, MI, 49503

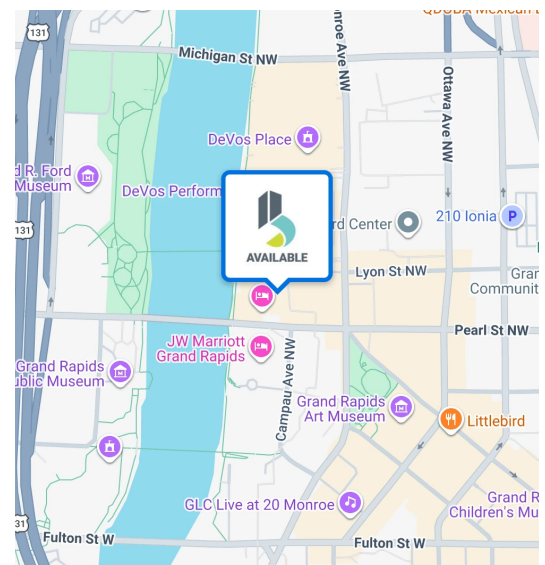
Elevate your office presence in the historic Exhibitors Building in downtown Grand Rapids. This 3,456 SF sublease features a highly functional layout including 7 private offices, 1 conference room, open cubicle area, cafe/kitchenette, and welcoming lobby. Tenants benefit from direct connectivity to the Amway Grand Plaza Hotel, 4 restaurants, day spa, hair salon, valet parking, onsite security staff, gym, convenience store and entertainment via the skywalk—delivering a true Class A, amenity-rich work environment with immediate usability.

Highlights

- 3,456 SF turnkey office with efficient, functional, Class A layout and aesthetic
- 7 private offices, 1 conference rooms, open work area + kitchenette
- Prime downtown location with skywalk access and unmatched amenities
- Landlord will entertain a direct lease with the incoming tenant for any length of lease term beyond the sublease expiration date/some suite furniture remains in the suite

Lease Rate \$23.50 SF/YR (MG)

Available SF 3,456 SF



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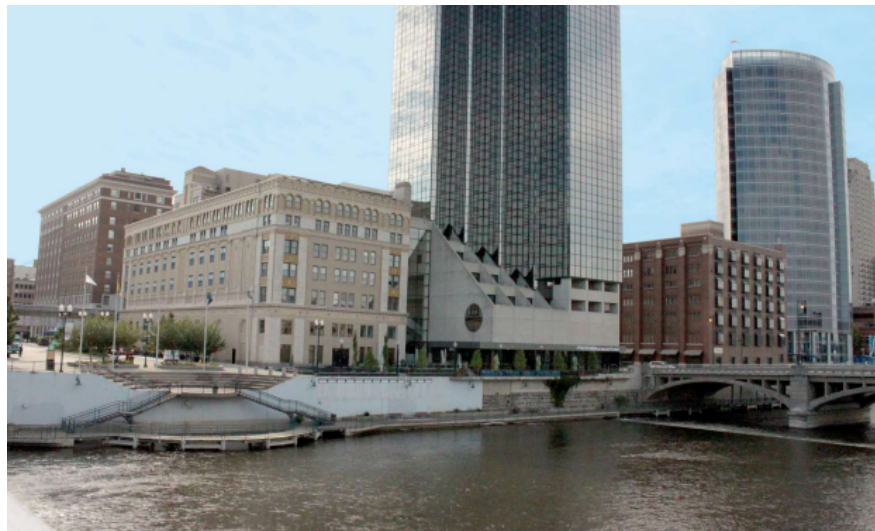
For Lease

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On-Site Amenities

- Cool historic building
- Ruth's Chris Steakhouse
- The Kitchen by Wolfgang Puck
- The Kitchen Counter by Wolfgang Puck
- MDRD
- Starbucks
- Dynamic, mixed-use community
- Fitness center, pool, and pickle ball court
- Amway Grand Plaza Hotel
- Valet parking
- Secured ramp parking
- Beauty salon and spa
- 24/7 security staff
- Management and ownership
- Outdoor patio - river dining
- Sundries shop
- Downtown skywalk access
- Banquet, training, and meeting rooms
- Men and women's clothing stores
- Connected to Amway Grand Plaza Hotel, JW Marriott,
- Courtyard by Marriott, DeVos Place and Van Andel
- Arena via the skywalk



Lease Space

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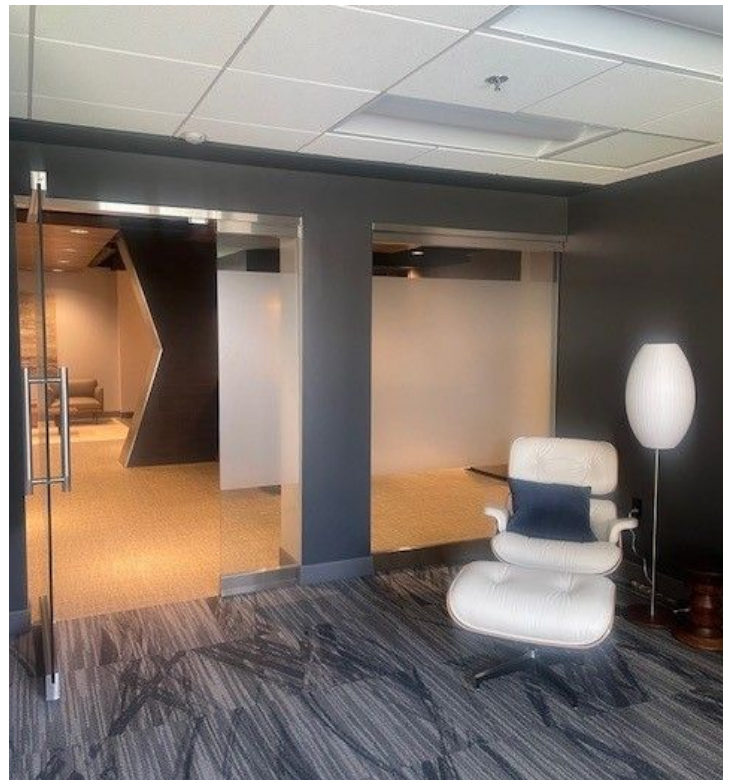


OVERALL 5TH FLOOR PLAN

NTS

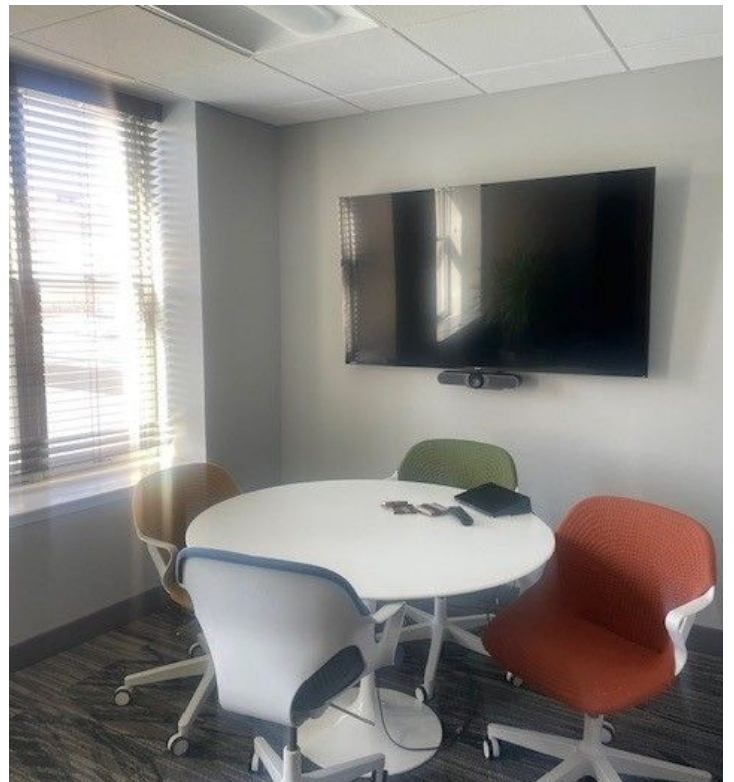
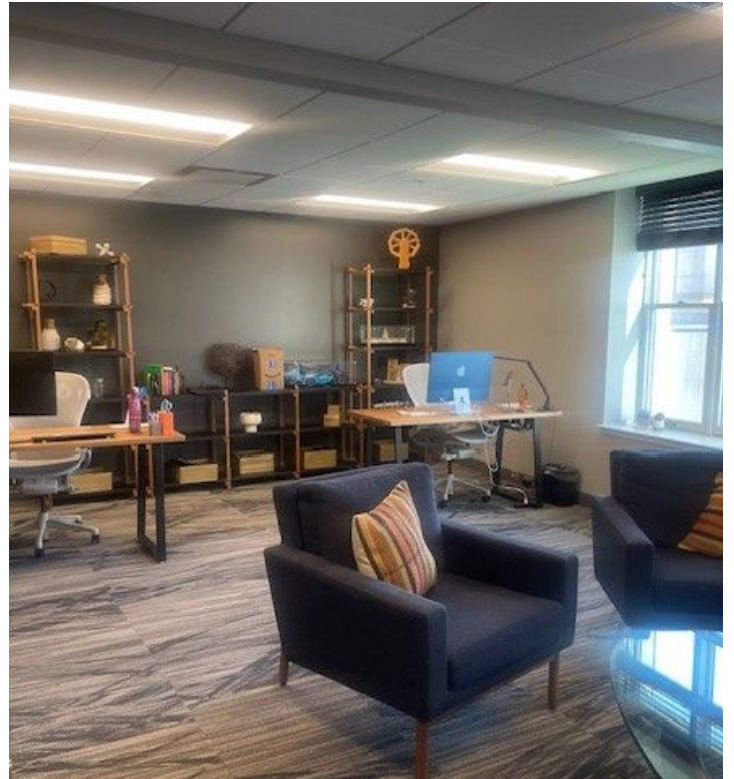
Suite 500

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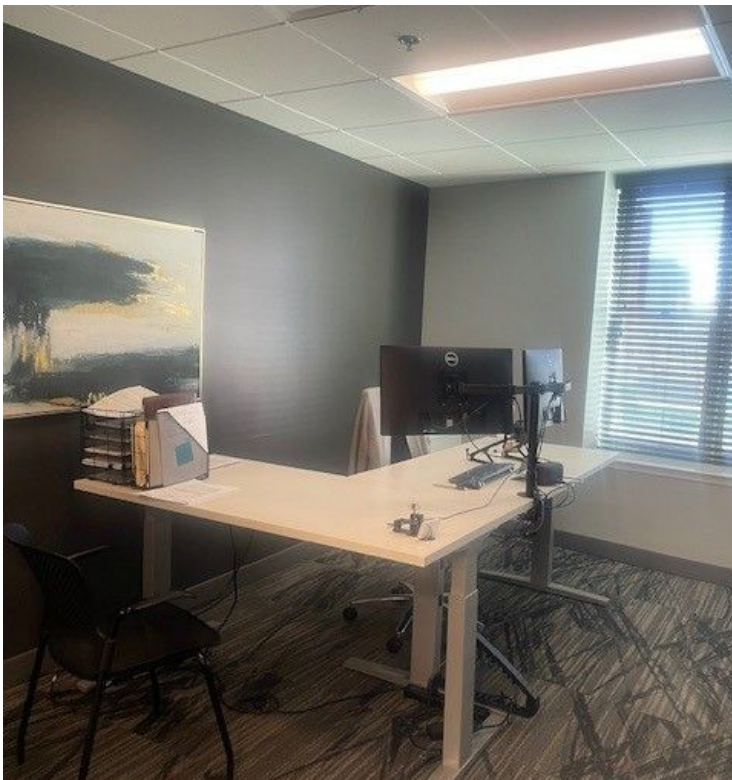
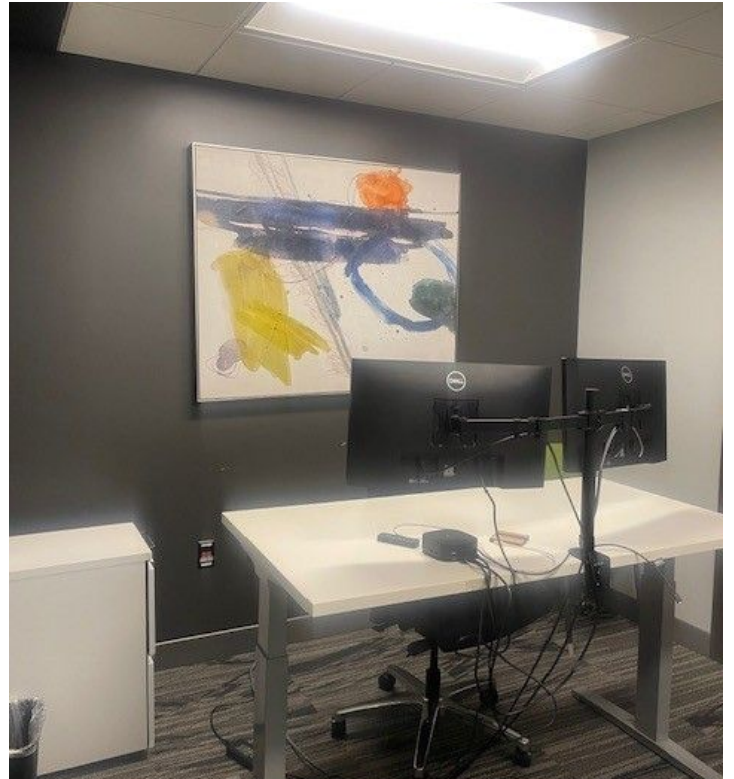
Suite 500

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Suite 500

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Aerial Map

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