



25 OTTAWA

GRAND RAPIDS, MI

Beautifully renovated common areas and two-story lobby
Located in Grand Rapids Arena District

FOR SUBLEASE

25 Ottawa Ave SW
Grand Rapids, Michigan

97,781 SF office building

Jones Lang LaSalle Americas, Inc., a licensed real estate broker in 48 states



Up to **25,093 SF** on the 3rd & 4th floors

Sublease ends 10/31/2027

Asking rate: \$25.00 PSF/MG

Prominent exterior building **signage** available with highway 131 visibility

Building is **owner occupied** and professionally managed in a class A manner

Newly renovated lobby with high-end finishes and lower level fitness center, conference center and bike room

Newly built out suites with modern finishes compliment the historic building's beautiful architecture

Flexible office space designed as a hybrid work environment for dedicated & virtual teams

Turnkey options negotiable

Skywalk to Van Andel Arena, Courtyard Marriott, JW Marriott, Amway Grand and convention center

High tech shared conference room



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Premier Downtown Office Space



A rare opportunity to occupy space in one of Grand Rapids premier office environments

Nearby amenities

Restaurants

- Leo's Seafood
- Barrio Tacos
- Social House (onsite)

Parking locations

- 90 Market Lot
- Studio Parking
- Fulton & Ottawa Parking Ramp

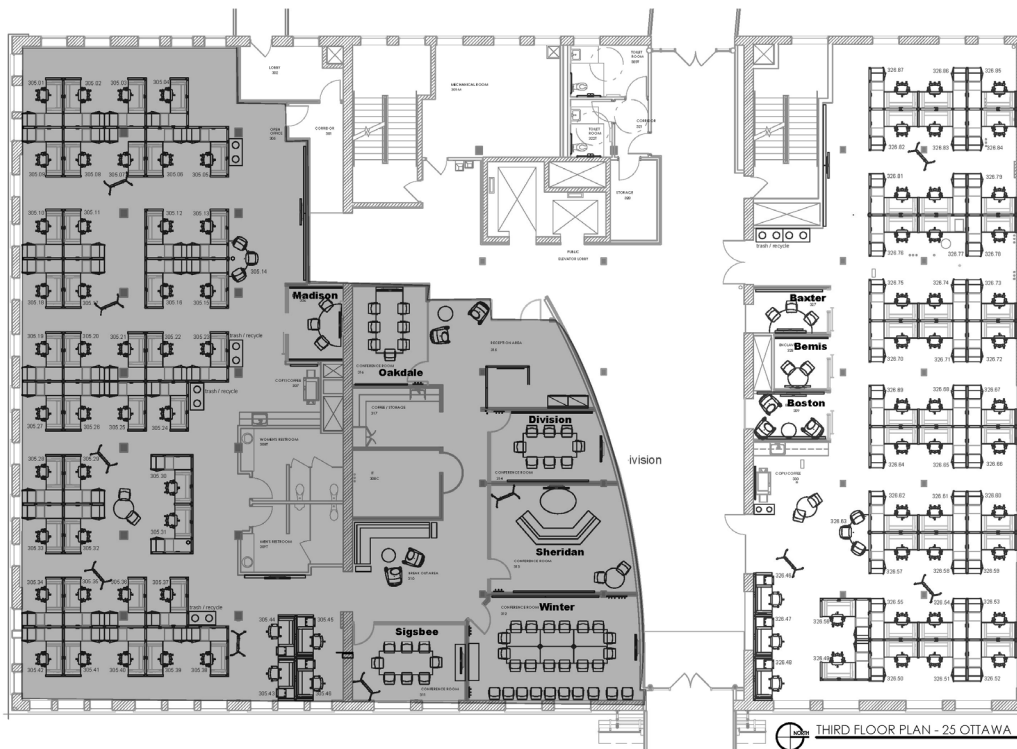
Close proximity to Van Andel Arena, Studio Park, 20 Monroe Live, the BOB and Grand Valley University's downtown campus for talent attraction



AVAILABILITY

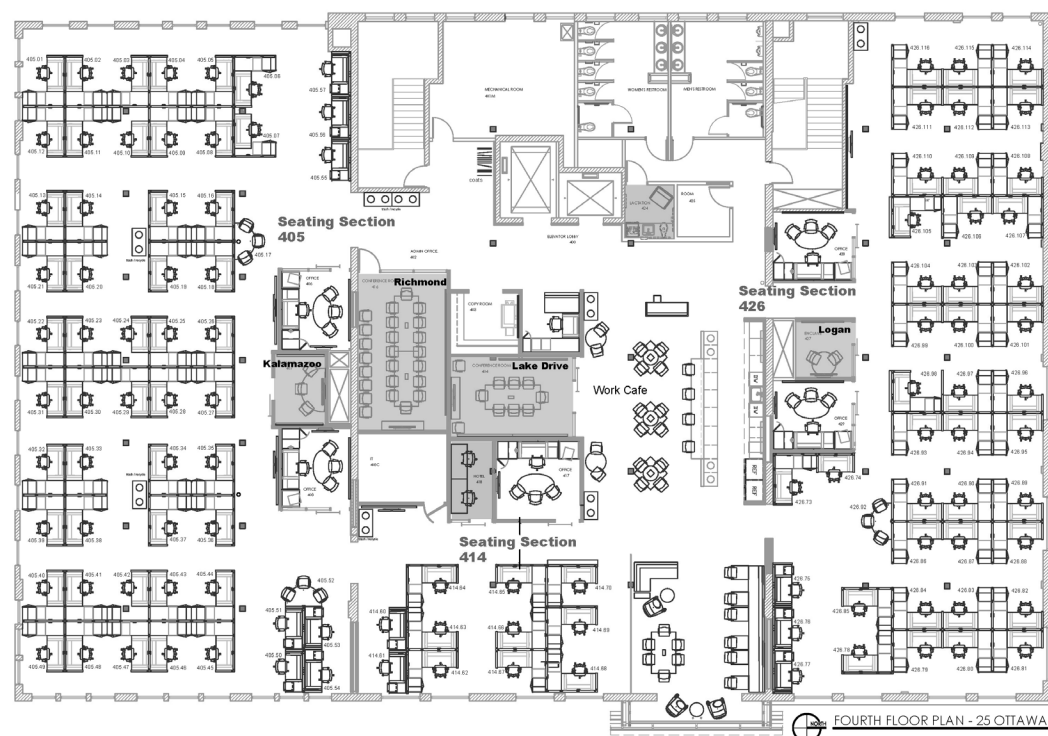
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Third Floor | Suite 300 & 325 | 8,608 SF

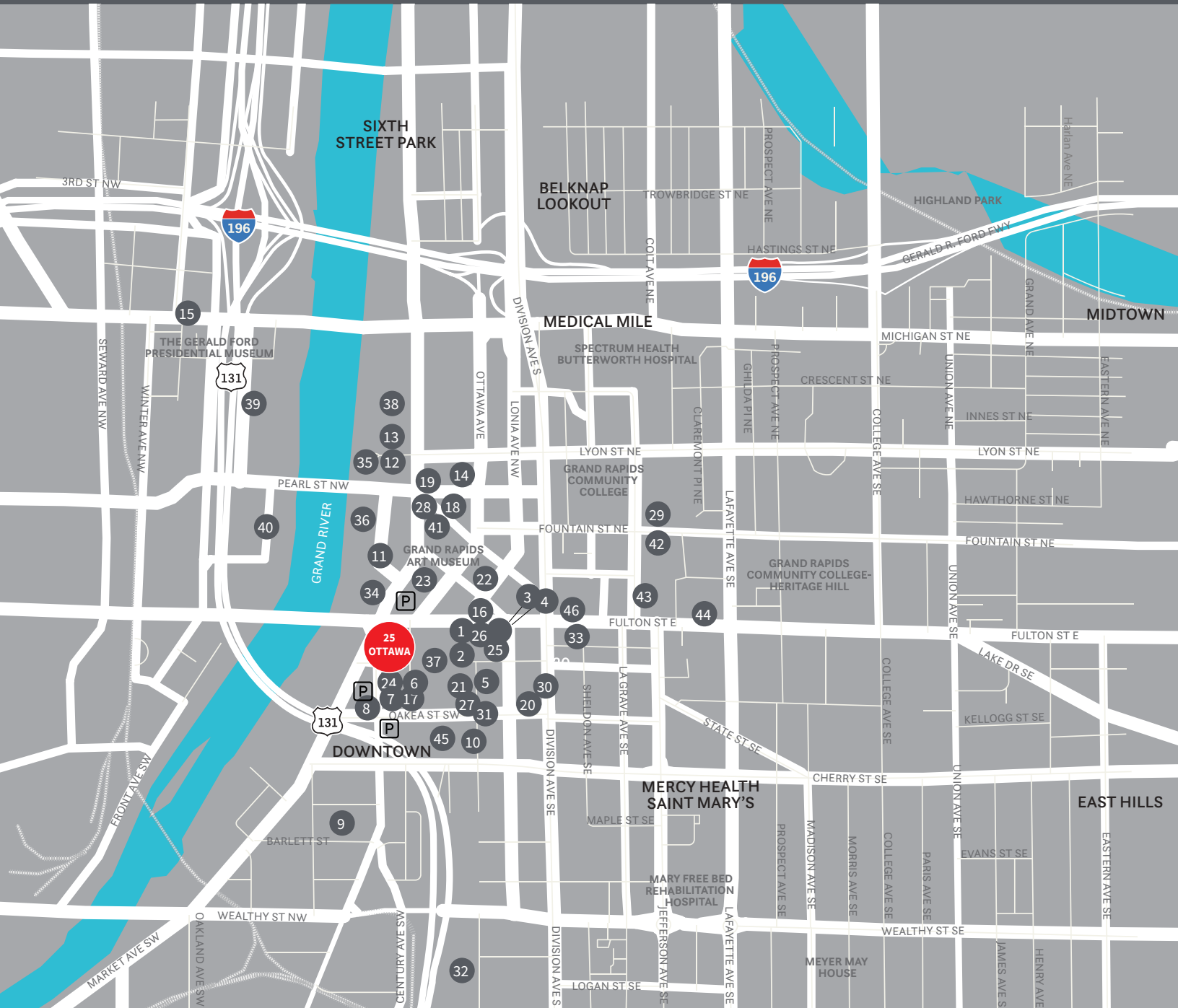


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Fourth Floor | 16,485 SF



AMENITIES AROUND TOWN



Restaurants/Bars:

- | | | |
|------------------------------------|-----------------------------------|------------------------|
| 1 Grand Rapids Brewing Company | 14 Sundance Grill and Bar | 27 Luna |
| 2 Hopcat | 15 New Holland Brewing Company | 28 Freshii |
| 3 Buffalo Wild Wings | 16 Wahlburgers | 29 Heritage Restaurant |
| 4 The Back Forty Saloon | 17 Stans Tacos | 30 Rockwell Republic |
| 5 Stella's Lounge | 18 Uccellos | 31 New Hotel Mertens |
| 6 Wheelhouse Kitchen and Cocktails | 19 Mojos | 32 Downtown Market |
| 7 Bistro Bella Vita | 20 The Pyramid Scheme | 33 Poke Poke Sushi |
| 8 Grand Woods Lounge | 21 Max's South Seas Hideaway | |
| 9 Founders Brewery | 22 Leo's Seafood Restaurant & Bar | |
| 10 Peppino's Pizza | 23 Barrio's | |
| 11 Z's Bar and Restaurant | 24 Social House | |
| 12 Ruth's Chris Steak House | 25 San Chez A Tapas Bistro | |
| 13 Reserve Wine and Food | 26 J Gardellas Tavern | |

Hotels:

- 34 Courtyard by Marriott
- 35 Amway Grand Plaza Hotel
- 36 JW Marriott

Entertainment:

- 37 Van Andel Arena
- 38 Devos Performance Hall
- 39 The Gerald Ford Presidential Museum
- 40 Grand Rapids Public Museum
- 41 Rosa Parks Circle
- 42 Spectrum Theater
- 43 St. Cecilia Music Center
- 44 Grand Rapids Masonic Temple
- 45 Studio Park
- 46 Grand Rapids Childrens Museum





SIXTH FLOOR | LEASED

FIFTH FLOOR | LEASED

FOURTH FLOOR | 16,485 SF

THIRD FLOOR | 8,608 SF

SECOND FLOOR | LEASED



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