 **JLL** SEE A BRIGHTER WAY

For sublease

35 Oakes St SW
18,850 RSF Available

35 Oakes St SW Grand Rapids, MI



Property highlights

- Sublease through Dec 31, 2025
- \$22.00/SF MG
- Building fully renovated 2014
- New Hotel Mertens restaurant on-site
- Rooftop lounge
- Walking distance to entertainment, food & bar venues
- Several city parking lots
- Lobby, suite & crown building signage
- Furniture within suites is negotiable

6th floor | 6,250 sf

7th & 8th floors | 12,500 sf

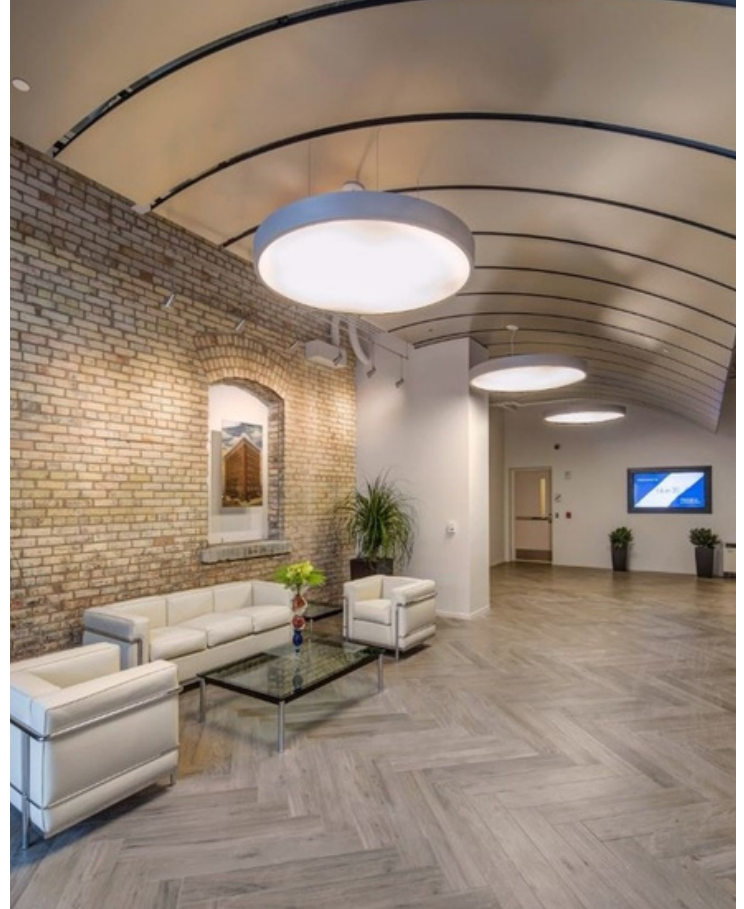
6th - 8th floors | 18,850 sf

Property overview

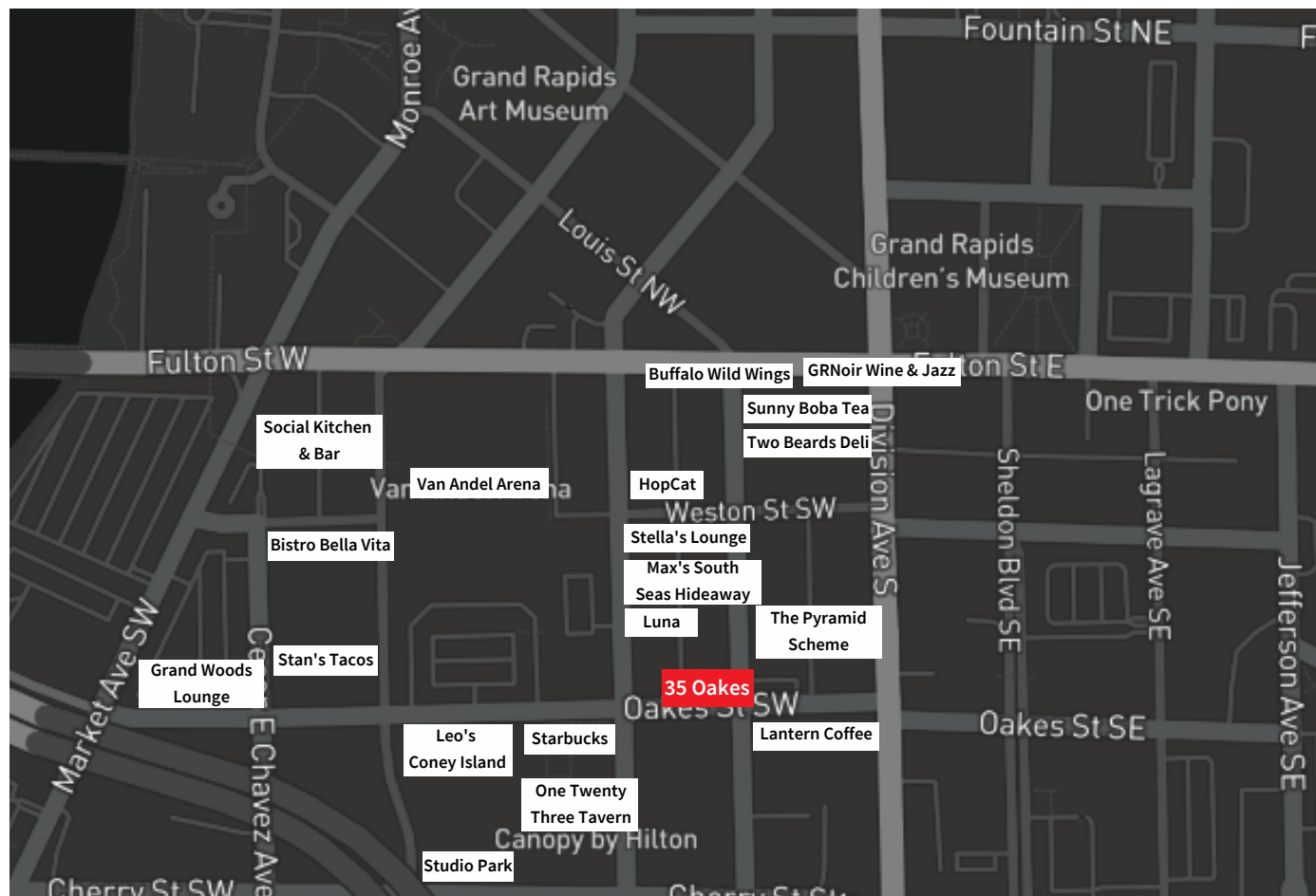
Up to 18,850 sf of beautiful move-in ready office space is available for sublease on floors 6-8.

This historic building was fully renovated in 2014 and now consists of a rooftop lounge, an on-site restaurant, "New Hotel Mertens", and is within walking distance of the Van Andel Arena, HopCat, Grand Rapids Brewing Co., Studio Park and much more.

Floors seven and eight are connected via an internal stairwell (also elevator access).

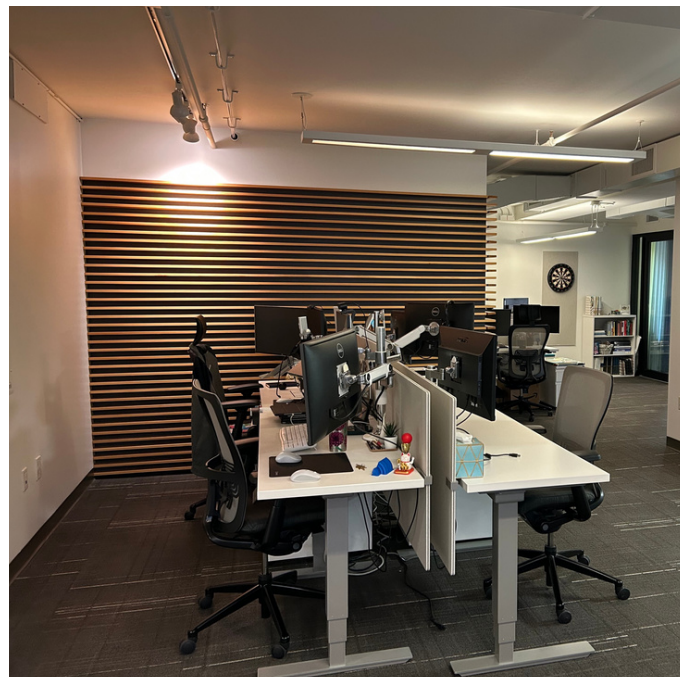
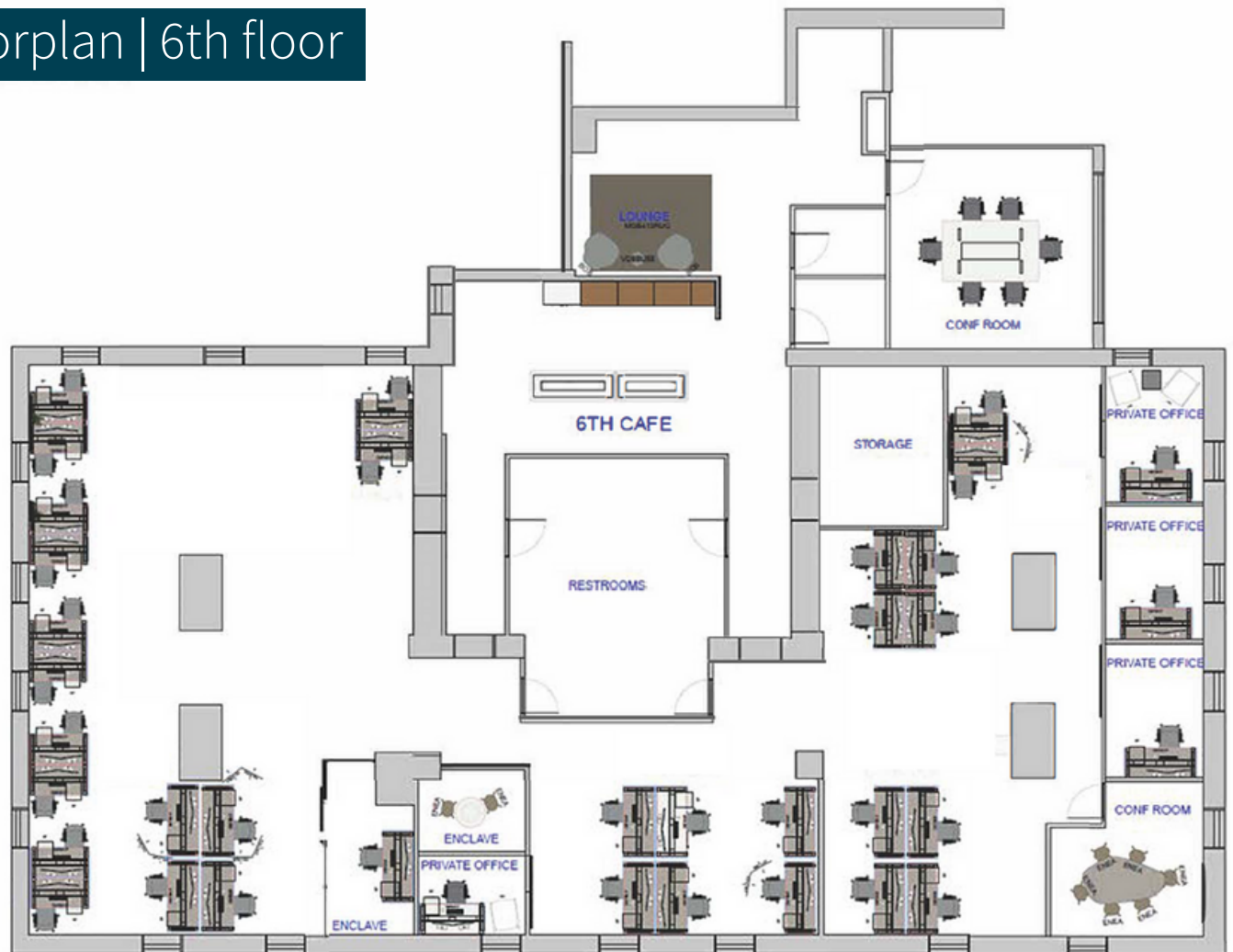


Property Location & Demographics

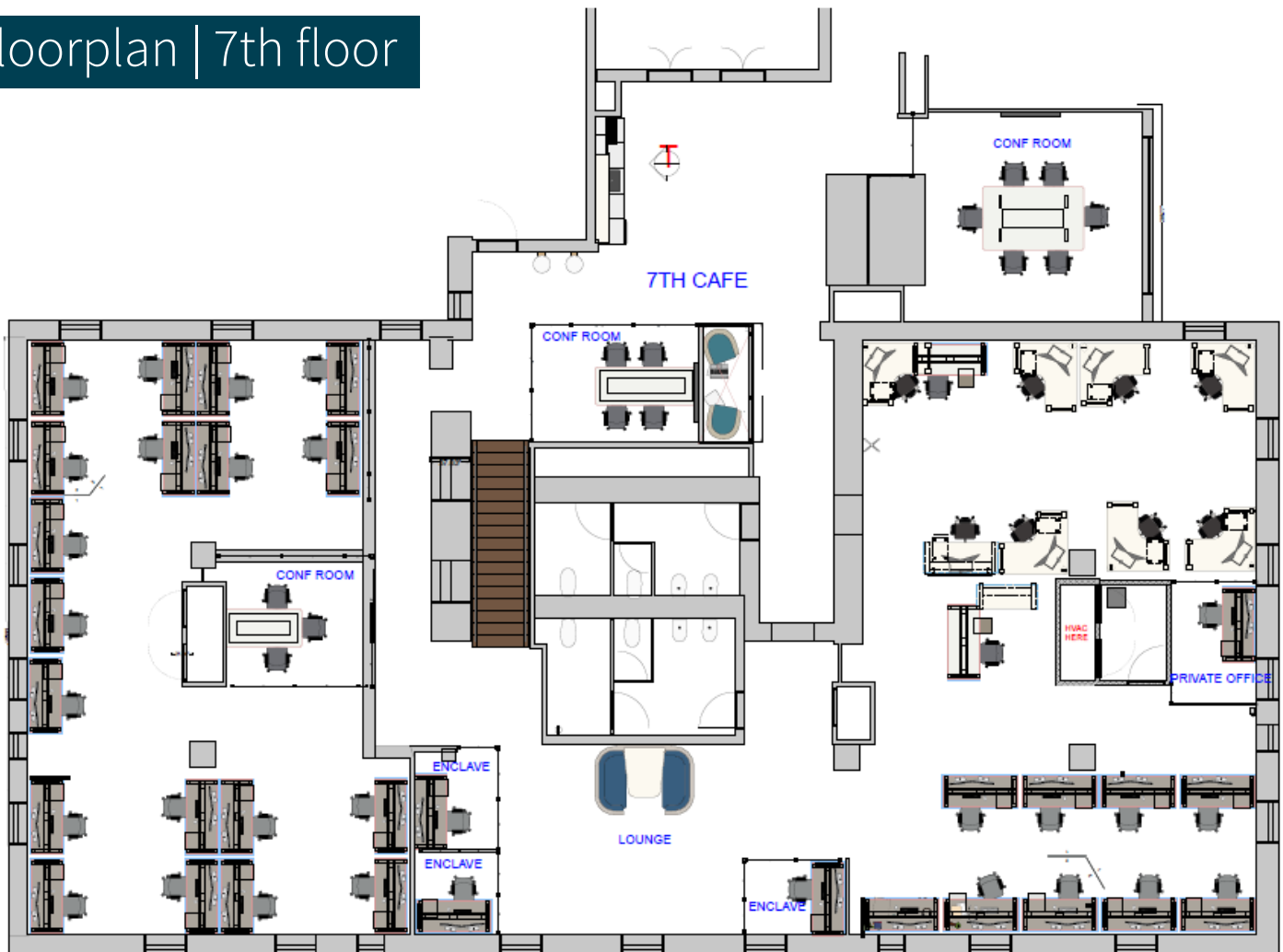


	1 mile	3 miles	5 miles
Estimated population	19,402	150,195	268,897
Estimated households	10,376	58,979	107,167
Est. Average HH income	\$83,637	\$80,060	\$87,325
Est. Median Age	30.7	31.9	34.3

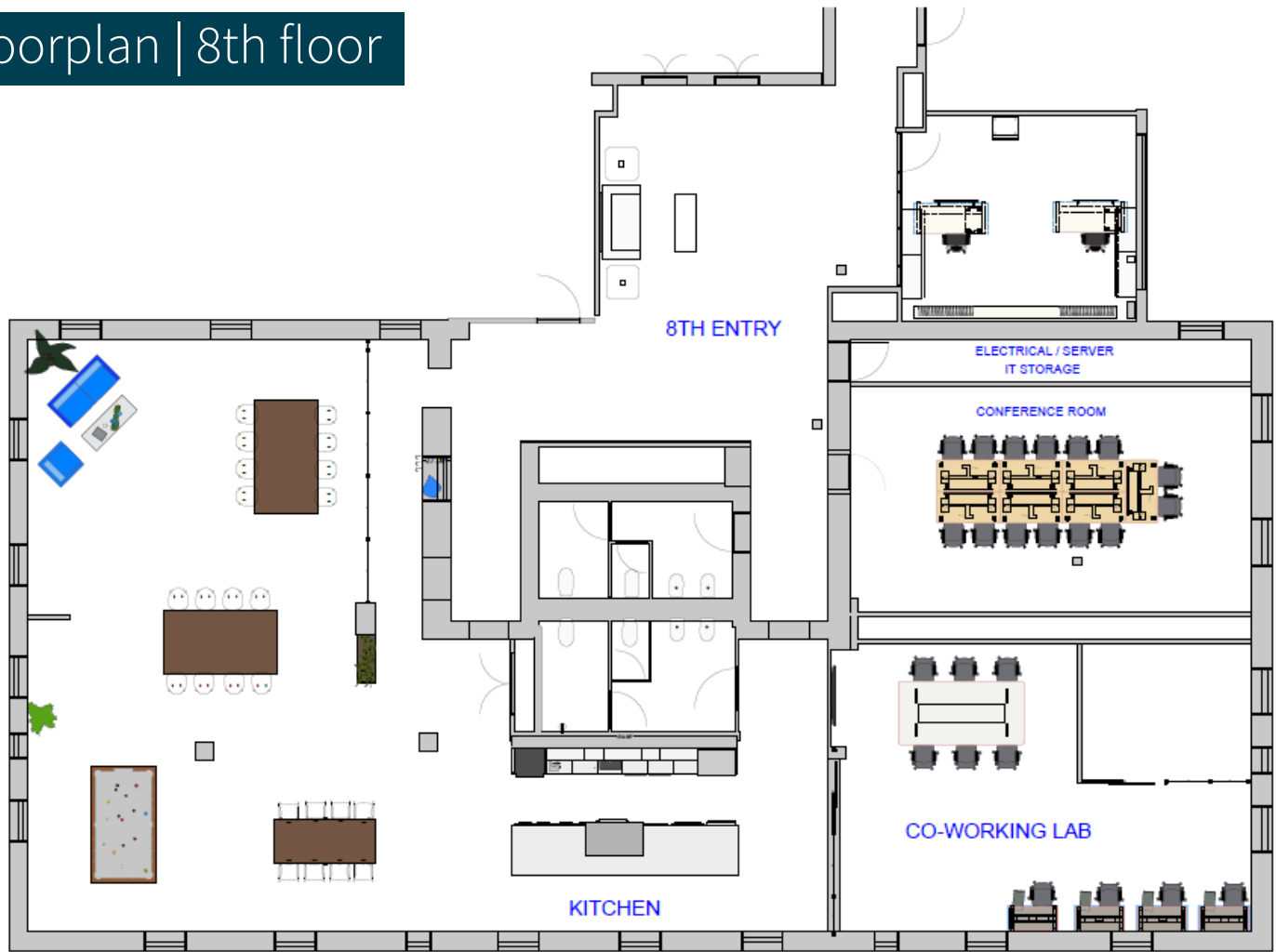
Floorplan | 6th floor



Floorplan | 7th floor



Floorplan | 8th floor





Sarah Noordyke
Associate, Brokerage
sarah.noordyke@jll.com
+989 615 0732

Jeff Karger
Senior Vice President
jeff.karger@jll.com
+616 649 3532