109 MICHIGAN DOUG MEIJER INNOVATION BUILDING



GRAND RAPIDS INNOVATION PARK

209,917 SF

first-class life sciences building dedicated to driving innovation through public-private partnerships



30 Monro

ADNRDE AVENU



Innovation Park

is a collaborative health innovation hub for biomedical research, bioengineering and health technology. This enterprising ecosystem is rich with opportunity for transformational health discoveries that will help people live better and longer.

GERALD R. FORD FREEWAY

109 Michigan

ettawa avenu

OFF-RAMP

TUNNEL

PARKING DECK 71/2 LEVELS

EXISTING GRAND RAPIDS

RESEARCH CENTER (GRRC)



Gateway to the Medical Mile a world-class healthcare destination attracting

medical professionals from around the world.

More than 59,900
health sciences jobs in
West Michigan

9 10,000+ STEM graduates awarded annually

- A **10-year** job growth rate of 27%, outpacing the national average by 11%
- 428 health science establishments inWest Michigan

lacksquare

4,000+ health and medical science degrees granted annually



- Noteable Institutions
- Cancer & Hematology Centers of West Michigan
- Cook-DeVos Center for Health Sciences
- Daniel & Pamella DeVos Center for Interprofessional Health
- Helen DeVos Children's Hospital

- Meijer Heart Center
- Radiation Oncology Centers
- Spectrum Health Butterworth Hospital
 - The Women's Center
 - Van Andel Education Institute

LOCATED IN THE HEART OF DOWNTOWN GRAND RAPIDS

Access to amenities, public transportation, parking within a 7-minute walk







Features

stories

Average floor plate: 20,000 to 30,000 SF

Total building square feet:

Complete:

Immediate access to 1194

Superior HVAC/air quality



LEED Building

Amenities



White box condition



On the campus of **Grand Rapids** Innovation Park



Seven Level parking structure on campus 598 parking spaces

Valet Service



State-of-the-art training room with deck overlooking the city



Full Security System

Current Tenants



Spectrum Health



College of Human Medicine MICHIGAN STATE UNIVERSITY



MICHIGAN STATE UNIVERSITY



8 Perks of New Construction

The Grand Rapids Innovation Park's features align with the World Green Building Council's top eight factors of productive workplaces



Lighting and Daylight

Lighting can impact comfort, mood, health, safety, and aesthetics of office space.



Indoor Air Quality & Ventilation

Better air quality not only reduces absenteeism but in a recent study has shown an average of 101% higher cognitive test results from improved ventilation.



Thermal Comfort

Results show that a modest degree of personal control can seriously impact productivity



Biophilia & Views

There is a strong bond between mental health and nature in an office environment. Without this connection, there is a proven impact on health and

wellbeing.

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Interior Layout & Active Design

Creative collaboration, quiet concentration and physical movement are key in the layout and design of an office environment to match employee tasks.



Look & Feel

Workplace design is an important recruiting tool; after cleanliness, a visually appealing office is the most cited first impression.



Noise & Acoustics

Offices designed with quiet areas, phone rooms, and breakout rooms allow employees to minimize audible distractions while still fostering a collaborative work environment.



Location & Access to Transit

Access to all kinds of amenities and services

provides benefit to office workers, which

can have a significant impact on workplace

productivity

Suite Availability and Amenity Area



| LBDDO 23,854 RSF | 28,288 RSF |
|---------------------------|---|
| | |
| TWISTHINK 🕈 12,825 RSF | BUILDING AMENITY AREA 1,827 SF BUILDING AMENITY AREA-ROOFTOP DECK 2,557 SF |



Jeff Karger Executive Vice President +1 616 649 3532 jeff.karger@jll.com

Sarah Noordyke Associate, Brokerage

+1 989 615 0732 sarah.noordyke@jll.com



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