

430 MONROE AVE NW, GRAND RAPIDS, MI 49503



# 430 MONROE



**GRAND RAPIDS  
INNOVATION PARK**

**149,250 SF**

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



## GRAND RAPIDS INNOVATION PARK

### 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.





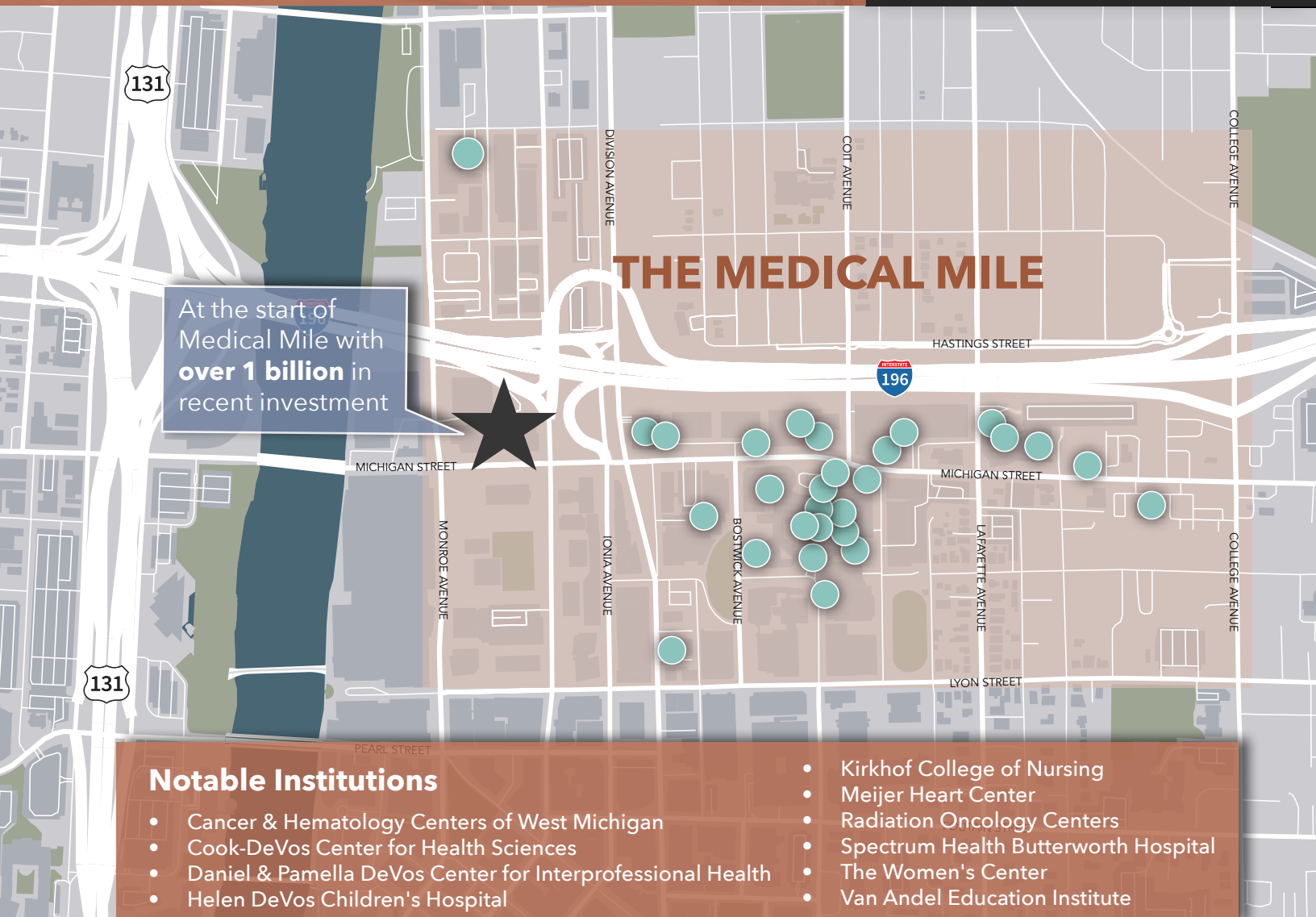


## 430 MONROE

## 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
- **10,000+ STEM** graduates awarded annually
- A **10-year** job growth rate of 27%, outpacing the national average by 11%
- **428** health science establishments in West Michigan
- **4,000+** health and medical science degrees granted annually



# LOCATED IN THE HEART OF DOWNTOWN GRAND RAPIDS

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



- 1 The Rowe Apartments
- 2 Embassy Suites
- 3 Spectrum CTI
- 4 Bridgewater Place
- 5 Federal Parking Lot
- 6 DVP Public Parking Lot
- 7 GRF Museum Park

 **Very Walkable**  
score 92/100

-  On site Parking
-  Food
-  Drinks
-  Apartments
-  Entertainment
-  City of Grand Rapids
-  Parks
-  Shopping







## Features

**10**

Story office building

Floors 2-7  
Floor Plate:

**10,000 SF**

Floors 8-10  
Floor Plate:

**20,000 SF**

Total building square feet:

**149,250**

Complete:

**2021**

Immediate access to

**196**

Attached parking structure:

**598 Parking spaces**

White Box condition

## Amenities



Excellent views of the city



Full Security System



Separate lobby from  
Perrigo (reduces traffic)



Pylon Signage available



LEED Building



Bike Racks

**Current Tenant:**

**Perrigo**





# GRAND RAPIDS INNOVATION PARK

## 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.



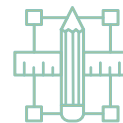
### Biophilia & Views

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.



### 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.



### 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

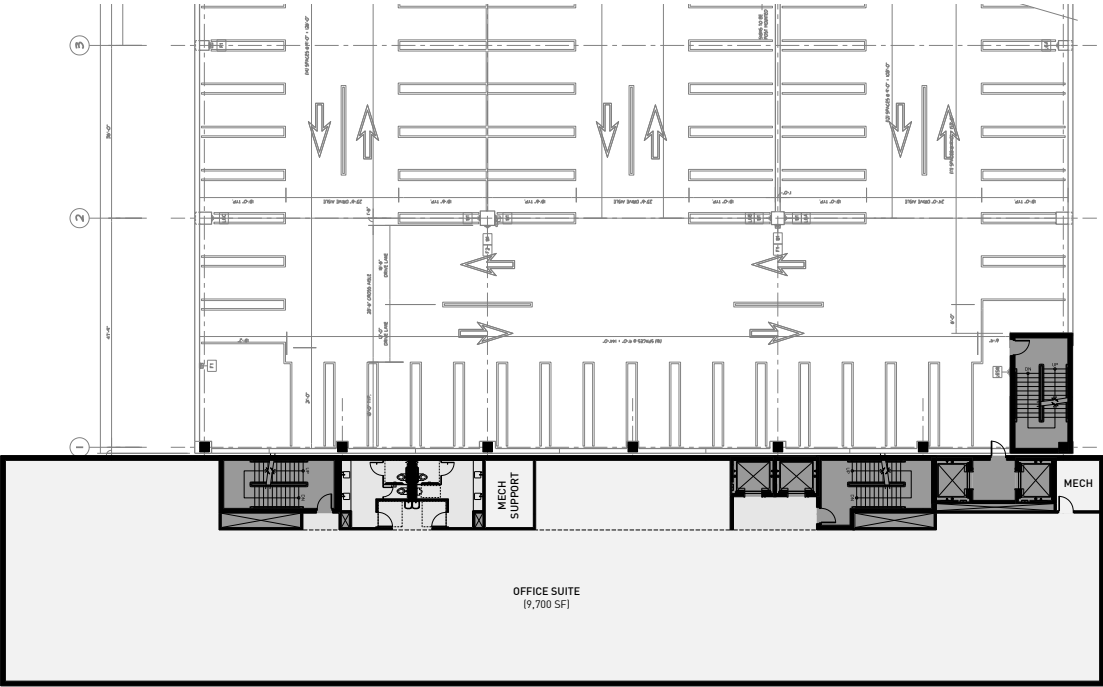
Offices designed with quiet areas, phone rooms, and breakout rooms allow employees to minimize audible distractions while still fostering a collaborative work environment.

# Suite Availability and Amenity Area

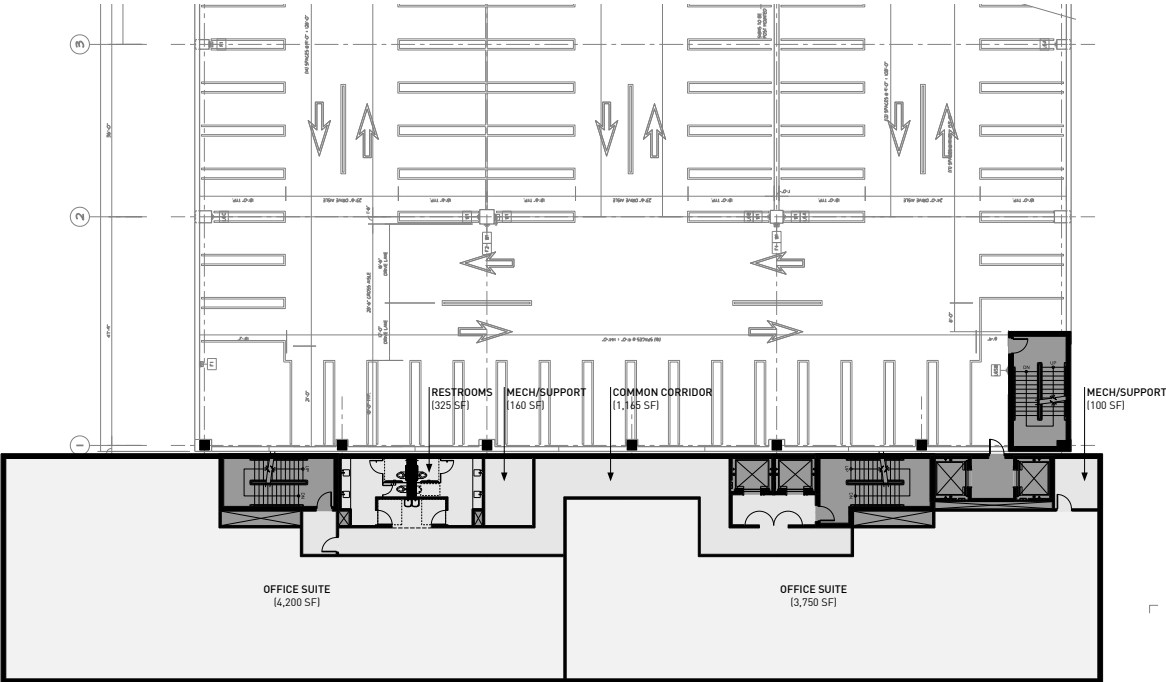


Suite Number	RSF	Rental Rate
Suite 210	5,118 SF	\$27.00/SF NNN
Suite 200	10,236 SF	\$27.00/SF NNN
Suite 300	10,237 SF	\$27.00/SF NNN
Suite 400	10,223 SF	\$27.00/SF NNN
Suite 500	10,209 SF	\$27.00/SF NNN
Suite 600	10,231 SF	\$27.00/SF NNN
Suite 700 - <b>3D TOUR</b>	10,232 SF	\$27.00/SF NNN

# Sample single tenant layout



# Sample multi-tenant layout







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