




Class A Office Suites Available For Lease

# The Boardwalk

940 Monroe Ave NW | Grand Rapids, MI

 **JLL** SEE A BRIGHTER WAY



# WORK LIVE PLAY

The Boardwalk is more than just a workplace..

This distinctive locale offers a diverse array of amenities, catering to a wide spectrum of preferences and needs.

Strategically situated within the North Monroe Business District, this property features fully-equipped, move-in ready premises, complimentary on-premises parking, and immediate proximity to the US-131 and I-196 interchange.





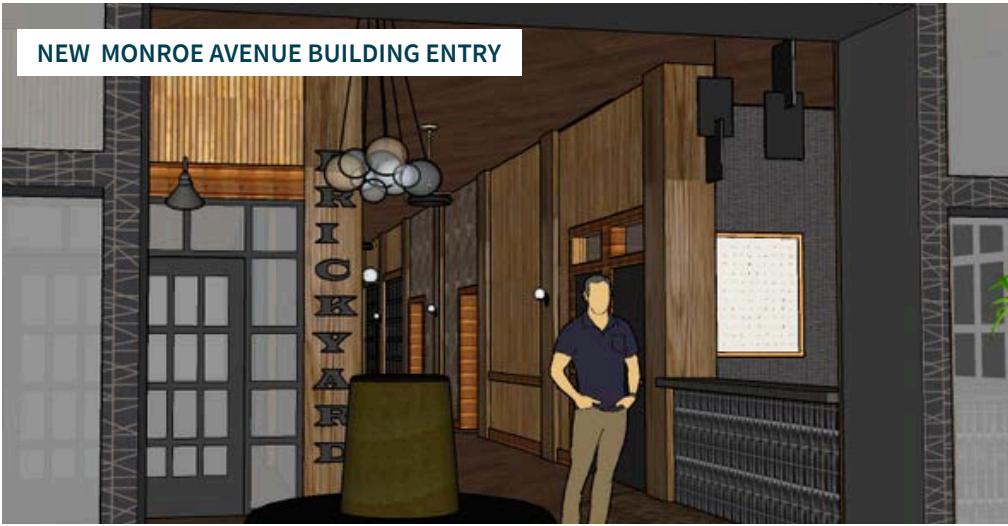
# On-Site Amenities

- Dynamic mixed-use community
- Beautiful historic building
- Exposed brick and wood ceilings
- Abundant natural light and huge windows
- Large interior courtyard with pool, hot tub, lounge and seating areas
- Large interior forest courtyard with grill and seating areas
- Free on-site parking spaces
- Common area conference room
- On-site large fitness center
- On-site rooftop entertainment deck
- On-site restaurant and bar, with outdoor dining
- On-site game room and clubhouse
- On-site massage therapy
- On-site tanning salon
- On-site hair salon
- On-site security and building access control
- On-site management
- 3-Acre outdoor park overlooking the river





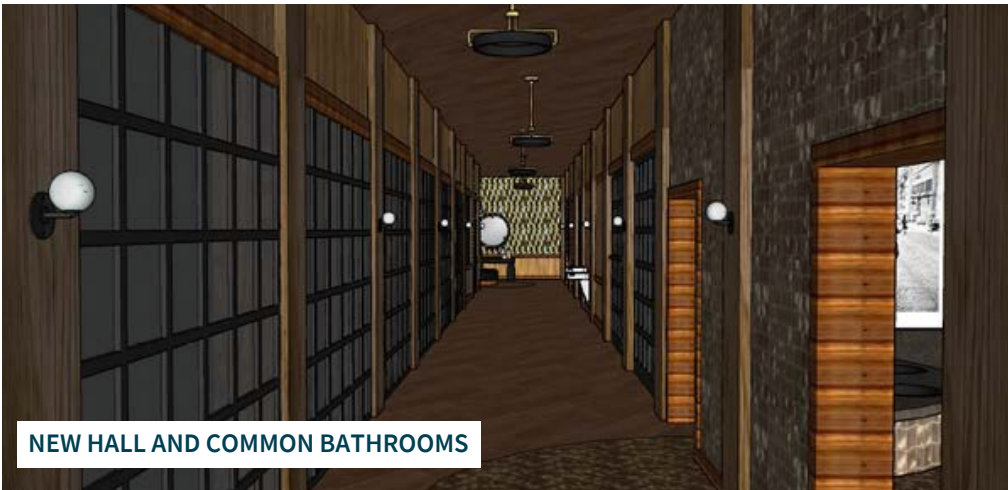
NEW MONROE AVENUE BUILDING ENTRY



NEW LOUNGE AREA



NEW HALL AND COMMON BATHROOMS



## COMING SOON TO THE BOARDWALK

Complete common area upgrade designed by  
HGTV 'Design Star,' Tylor Devereaux

NEW REAR LOBBY

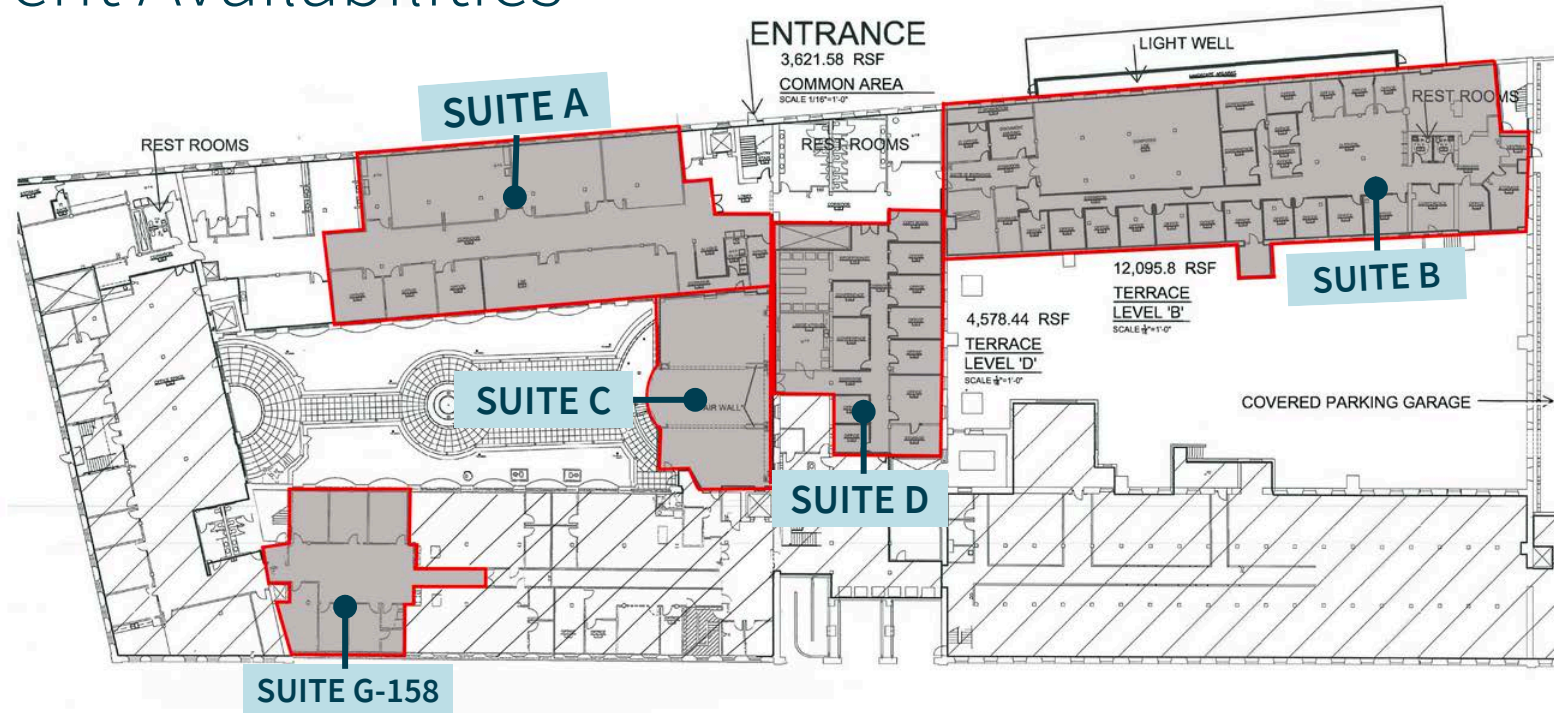


NEW ENTRANCE/RECEPTION AREA





# Current Availabilities



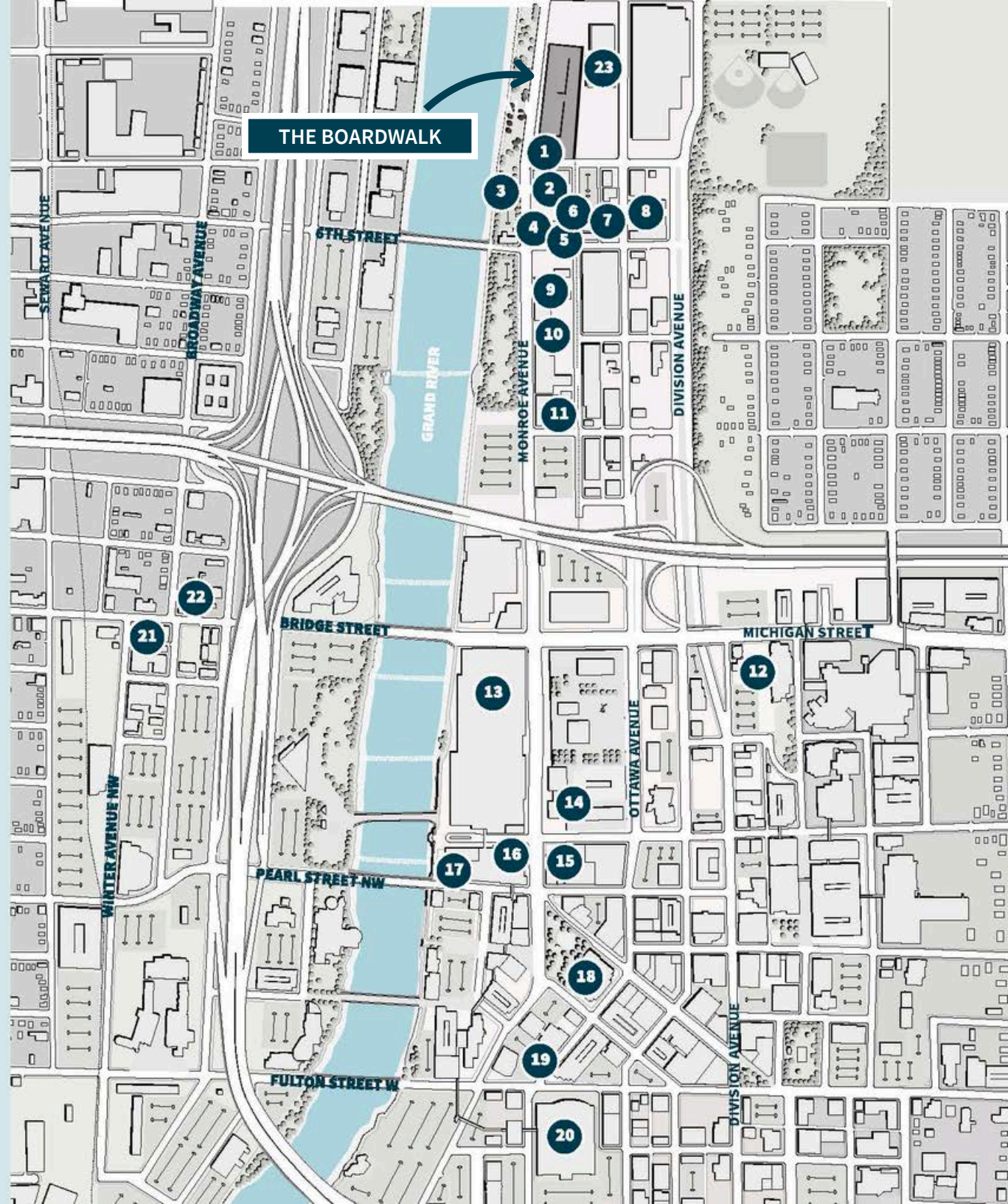
SUITE	SIZE	TYPE	RENTAL RATE
A	8,925 SF	MG	\$17.50/PSF
B	12,096 SF	MG	\$17.50/PSF
C	2,995 SF	MG	\$17.50/PSF
D	4,578 SF	MG	\$17.50/PSF
A-D	32,216 SF	MG	\$16.95/PSF
G-158	3,538 SF	MG	\$19.95/PSF



# Nearby Amenities

Situated on the East side of the river puts you just moments away from a myriad of dining and entertainment options in the heart of downtown Grand Rapids.

- 1 Brickyard Tavern
- 2 Citybuilt Brewing
- 3 Riverfront Park
- 4 Fido & Stitch Dog Grooming
- 5 Field & Flre Cafe
- 6 CKO Kickboxing
- 7 Garage Bar & Grill
- 8 Chicago Beef Joint
- 9 Embassy Suites by Hilton
- 10 Big E's Sports Grill
- 11 Speak EZ
- 12 Corewell Health Grand Rapids Campus
- 13 Devos Place
- 14 Real Seafood Company
- 15 The chop House Grand Rapids
- 16 Ruth's Chris Steak House
- 17 The Kitchen by Wolfgang Puck
- 18 Grand Rapids Art Museum
- 19 20 Monroe Live
- 20 Van Andel Arena
- 21 Butcher's Union
- 22 New Holland Brewing
- 23 SILVA





## NEW TO THE NEIGHBORHOOD



Beyond the restaurant, Silva would include five indoor bocce ball courts, outdoor seating, an event venue, indoor parking, and a game room with pool and darts, which will open after the restaurant on a yet-to-be-determined timeline.

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