

BLODGETT
GRAND RAPIDS
-1886-
BUILDING

Historic property located in the
Heart of the Entertainment District

15 IONIA AVE SW • GRAND RAPIDS





More than just an office building

For 130 years, the Blodgett Building has been in the heart of downtown Grand Rapids. Originally built in 1886 as one of Grand Rapids' first furniture exhibition buildings, the building hosts an abundance of history and unique space for today's tenants. Following its term as a furniture exhibition, the Blodgett Building later became the headquarters for the Klingman & Limbert Chair Company, then the Herpolsheimers Department Store.

Today, the updated Blodgett Building encompasses convenient amenities and modern, loft-style finishes with a touch of nostalgic charm. With \$1.5M in recent renovations, tenants enjoy upgraded common areas and labs, and enhanced aesthetics throughout the building.





The building's location also positions tenants well for easy walkability to **restaurants and entertainment**, including Grand Rapids' lively craft beer and brewery scene, and provides connectivity to working professionals and local organizations.

Features

- Suites available from 1,441 to 7,315 SF
- Unique loft settings with exposed brick finishes
- Located in the heart of the Entertainment District, steps from Van Andel Arena
- One onsite restaurant, a wine shop, popcorn store and banquet facility
- One block from Studio Park

Historic gem surrounded by the best of Grand Rapids

Downtown Grand Rapids offers a variety of **dining, entertainment and business opportunities** in one unique setting. And, with nearly 4,000 downtown apartments and condos, many young professionals gravitate toward the urban core to take advantage of a live-work-play lifestyle, making an easy connection for companies to tap into talent.



HQ HOTSPOT

Grand Rapids is home to many major companies' headquarters, including Meijer, Steelcase, SpartanNash and more.

BEER CITY, USA

Aptly named by USA Today, Grand Rapids has earned the title for its Beer City Ale Trail made up of 80+ breweries.

MEDICAL MILE

The Medical Mile is made up of clinical, research and academic institutions, creating an innovative life sciences cluster for medical professionals.

ARTPRIZE

An independent international art competition in Grand Rapids that celebrates artists working in all mediums from anywhere in the world.



Getting Around



CAR

Downtown Grand Rapids offers 30,000+ parking spots among lots and garages for tenants and visitors



AIR

Gerald R. Ford International Airport offers 140 nonstop flights per day to 30+ destinations.



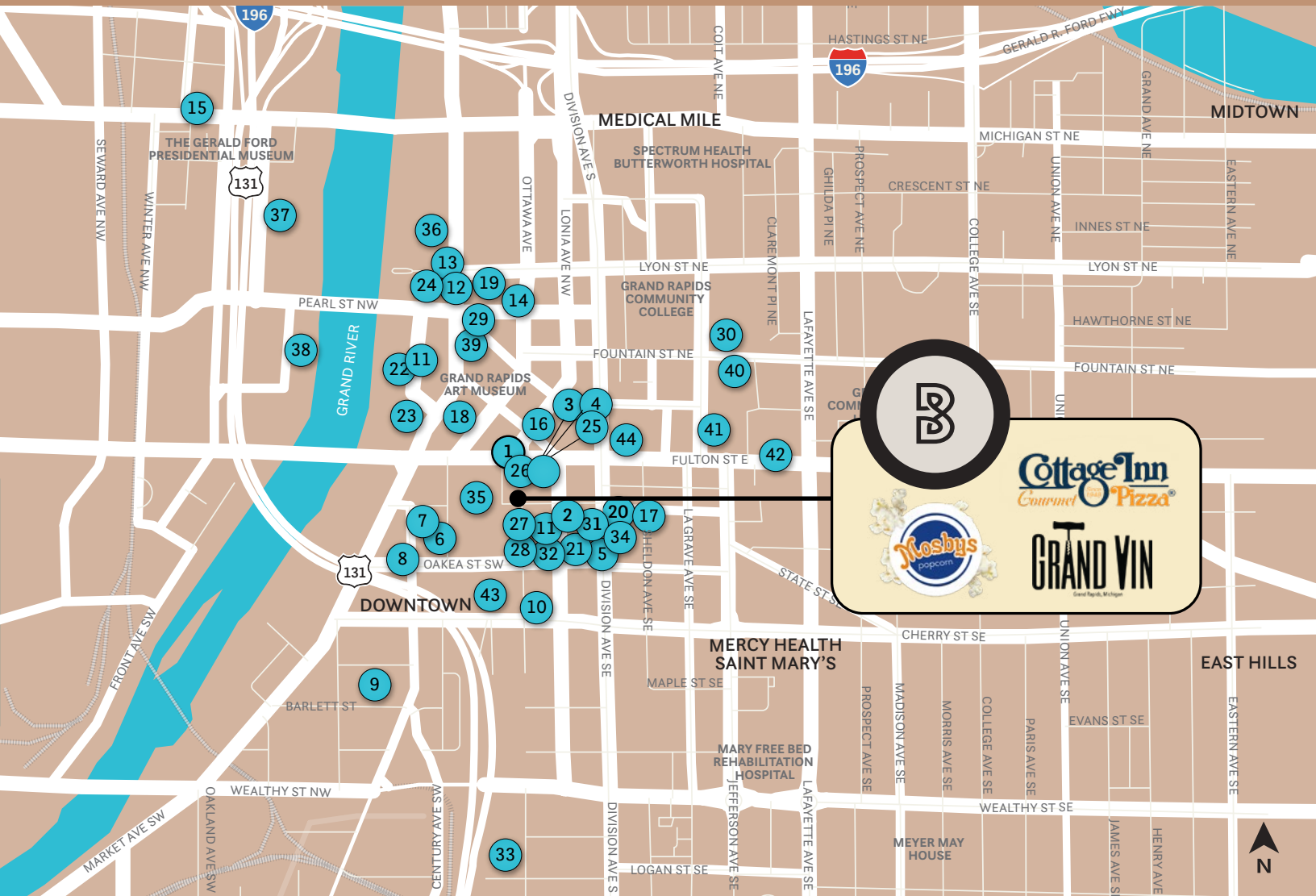
TRAIN

Amtrak's Pere Marquette Line runs between Chicago and Grand Rapids.



BUS

Greyhound stops at the Rapid Central Station every day of the week.



Restaurant and Bar:

- 1 Grand Rapids Brewing Company
- 2 Hopcat
- 3 Buffalo Wild Wings
- 4 The BackForty Saloon
- 5 Stella's Lounge
- 6 Wheelhouse Kitchen and Cocktails
- 7 Bistro Bella Vita
- 8 Grand Woods Lounge
- 9 Founders Brewery
- 10 Peppino's Pizza
- 11 Z's Bar and Restaurants

Hotels:

- 22 Courtyard by Marriott
- 23 Amway Grand Plaza Hotel
- 24 JW Marriott

Restaurant:

- 25 San Chez A Tapas Bistro
- 26 J Gardellas Tavern
- 27 Menna's Joint
- 28 Luna
- 29 Freshii
- 30 Heritage Restaurant
- 31 Rockwell Republic
- 32 New Hotel Mertens
- 33 Downtown Market
- 34 Poke Poke Sushi

Entertainment:

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



Availabilities

SUITE 230	2,800 SF	*\$16.95/SF MG
SUITE 350	652 SF	\$18.50/SF MG
SUITE 370	1,985 SF	*\$16.95/SF MG
SUITE 445	2,444 SF	*\$16.95/SF MG

Professional Suites

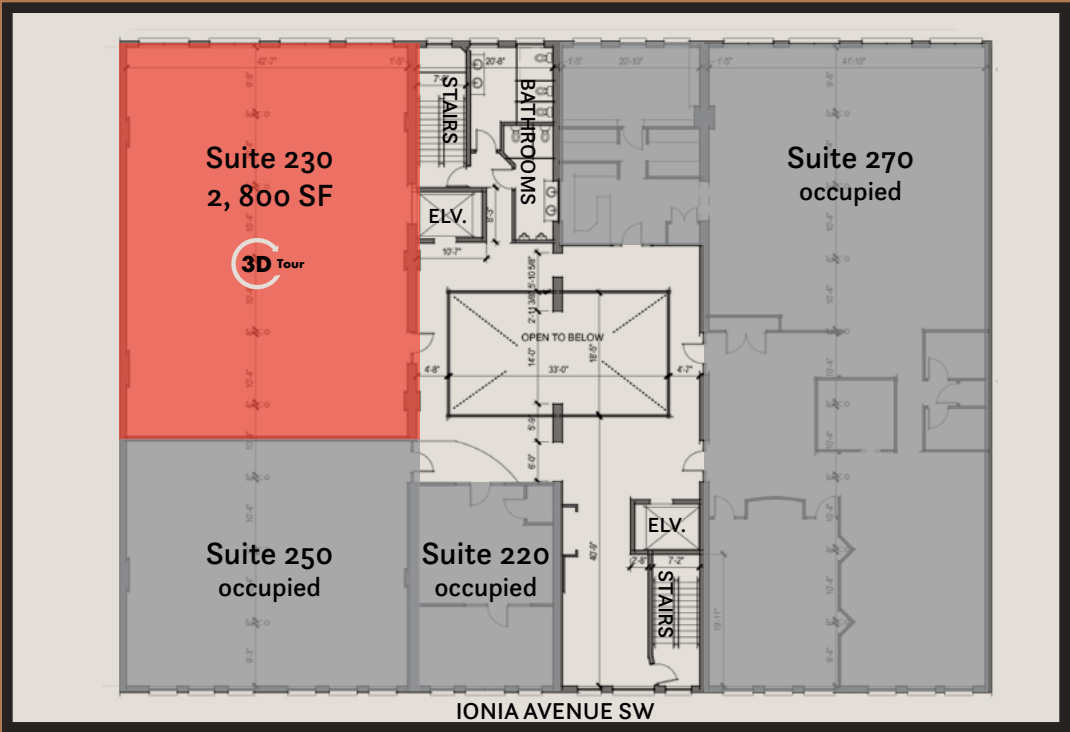
SUITE 405	101-250 SF	\$800-\$1,000/FS
SUITE 450	104-260 SF	\$800-\$1,000/FS

SUITE 505	2,369 SF	*\$16.95/SF MG
SUITE 540	1,441 SF	*\$16.95/SF MG
SUITE 630	2,269 SF	*\$16.95/SF MG
SUITE 635	2,399 SF	*\$16.95/SF MG
SUITE 640	2,647 SF	*\$16.95/SF MG
SUITE 635 - 640	5,046 SF	*\$16.95/SF MG

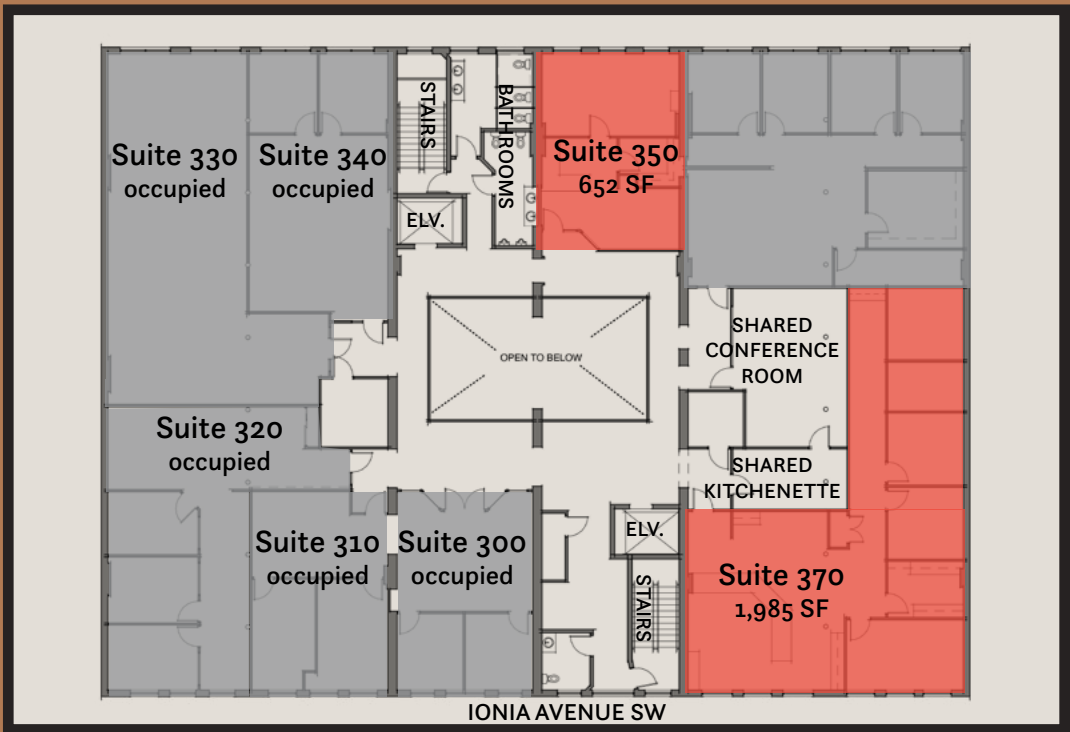
Introductory rate of \$16.95 psf for the first year, \$17.75 psf for the second year, and \$18.50 psf for the third year

FLOOR PLANS

SUITE 230 - 250

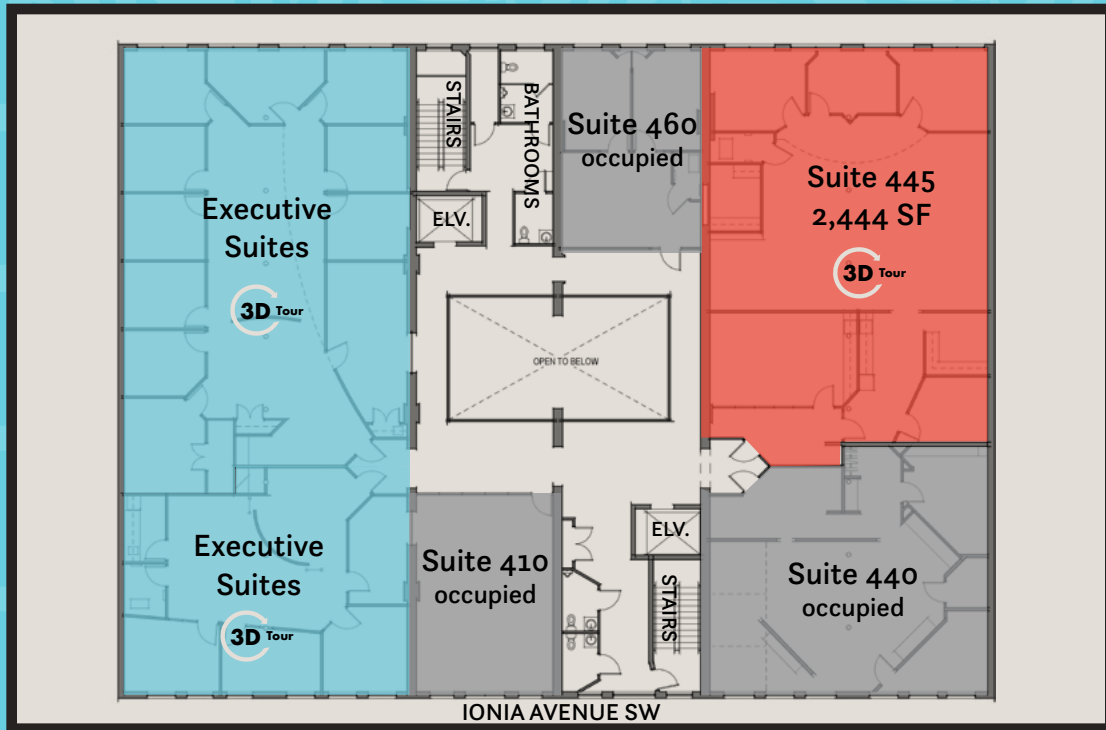


SUITE 350 - 370

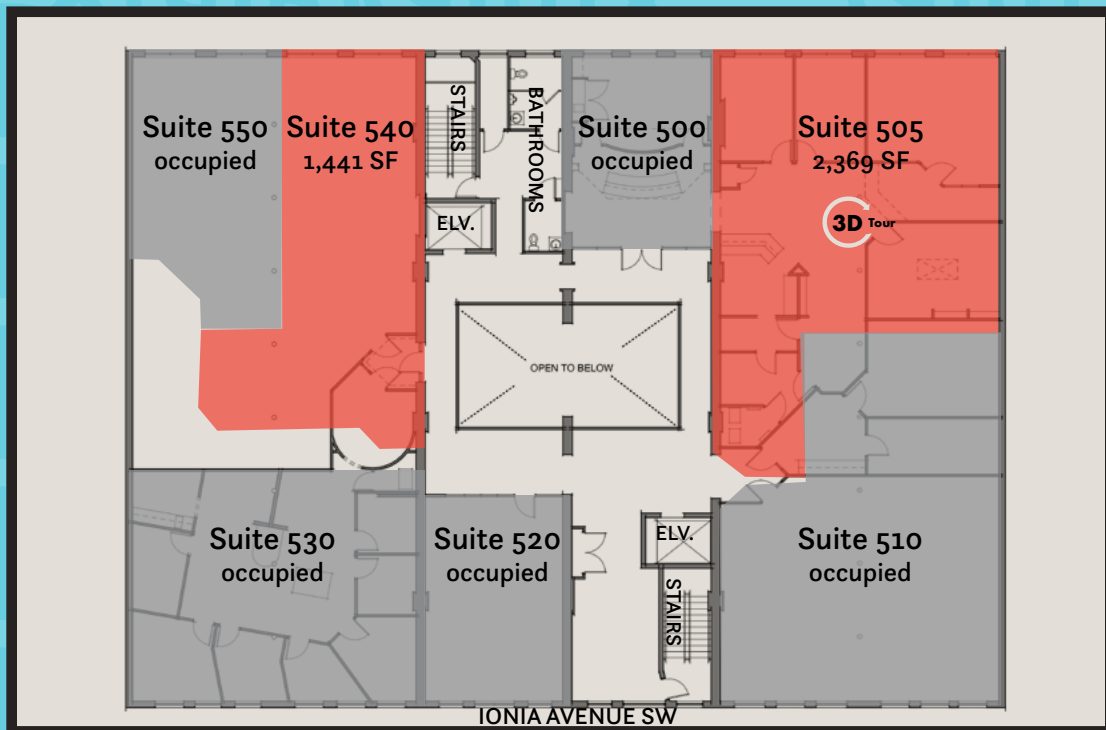


FLOOR PLANS

SUITE 405 - 445 -450

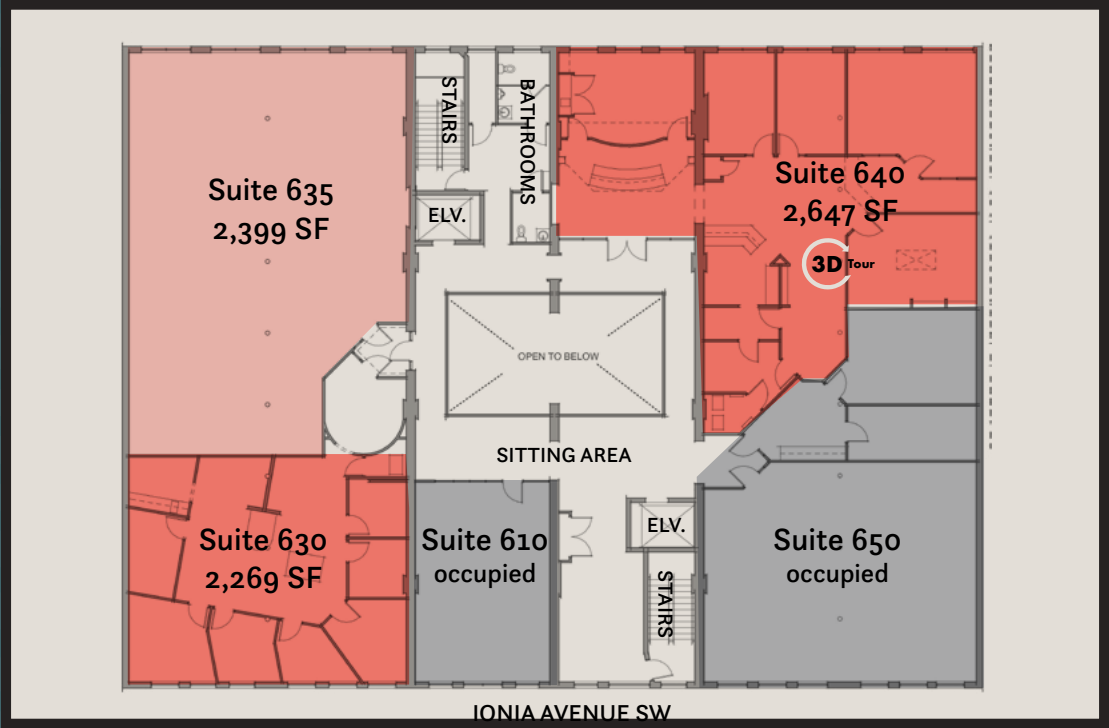


SUITE 505 - 540



FLOOR PLANS

SUITE 630 - 635 - 640



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