




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..

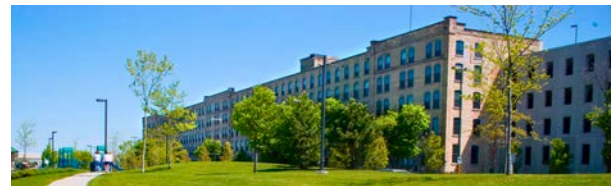
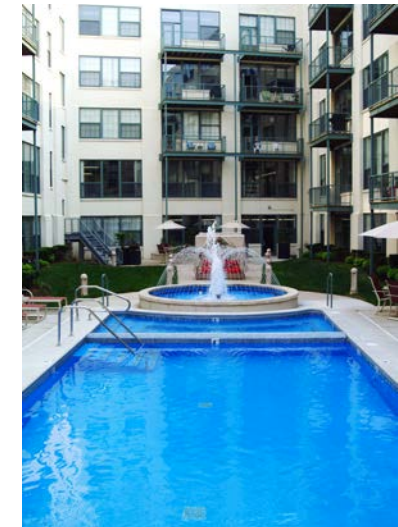
This distinctive locale offers a diverse array of amenities, catering to a wide spectrum of preferences and needs.

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.

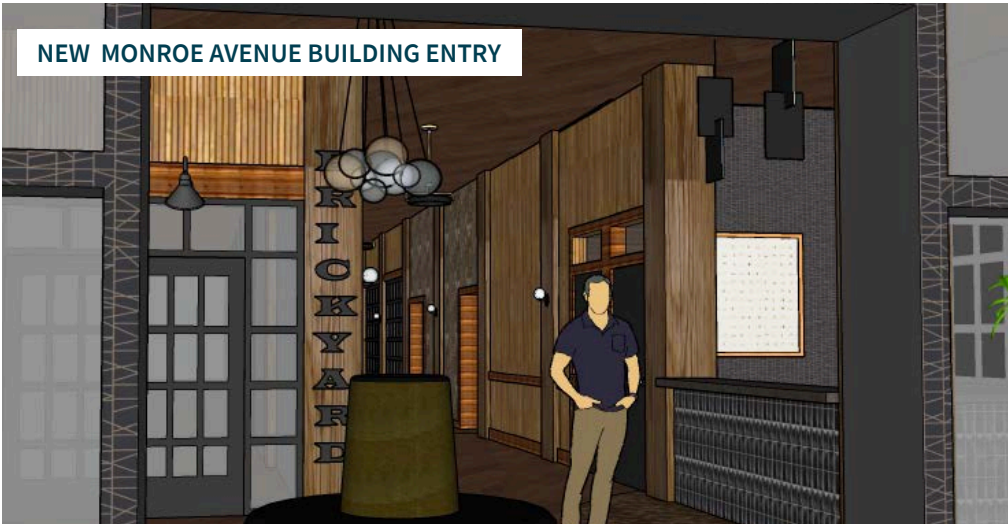


On-Site Amenities

- 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



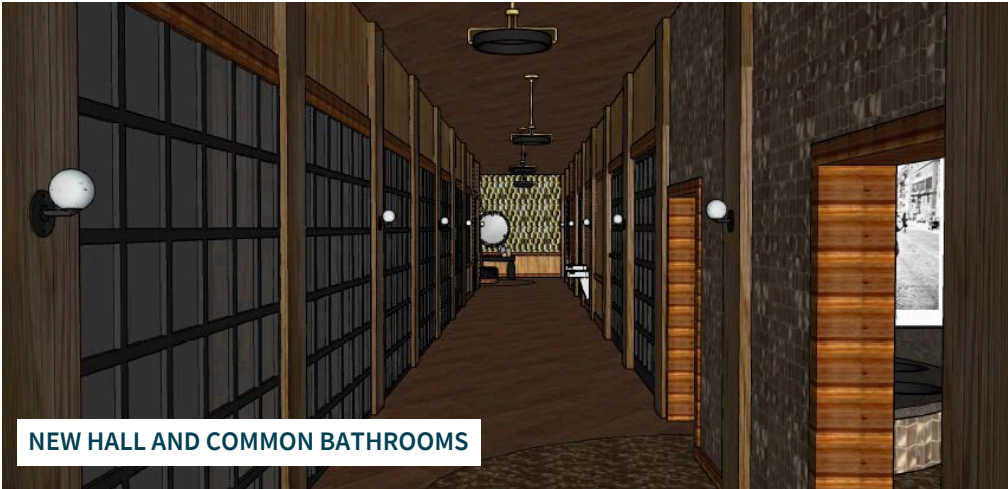
NEW MONROE AVENUE BUILDING ENTRY



NEW LOUNGE AREA



NEW HALL AND COMMON BATHROOMS



COMING SOON

TO THE BOARDWALK

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

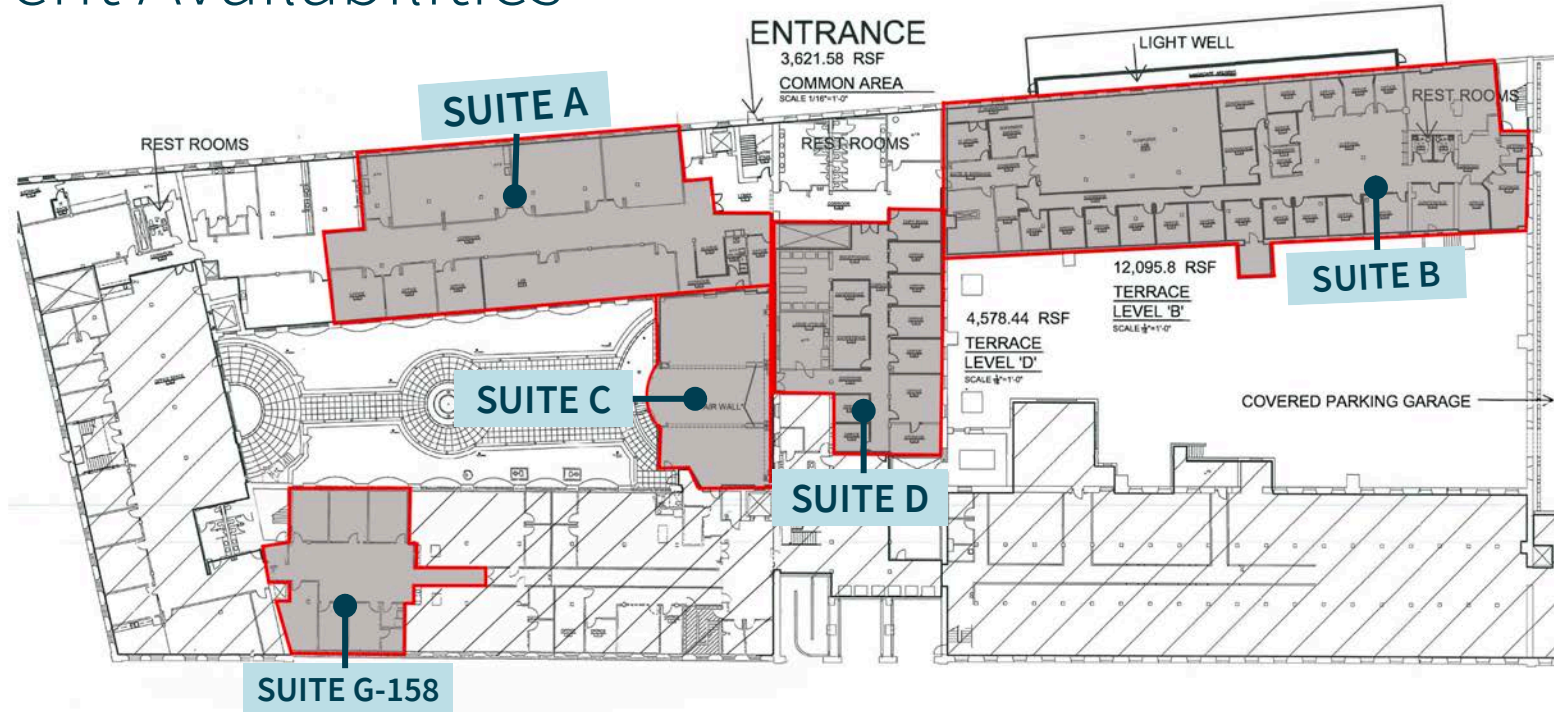
NEW REAR LOBBY



NEW ENTRANCE/RECEPTION AREA



Current Availabilities

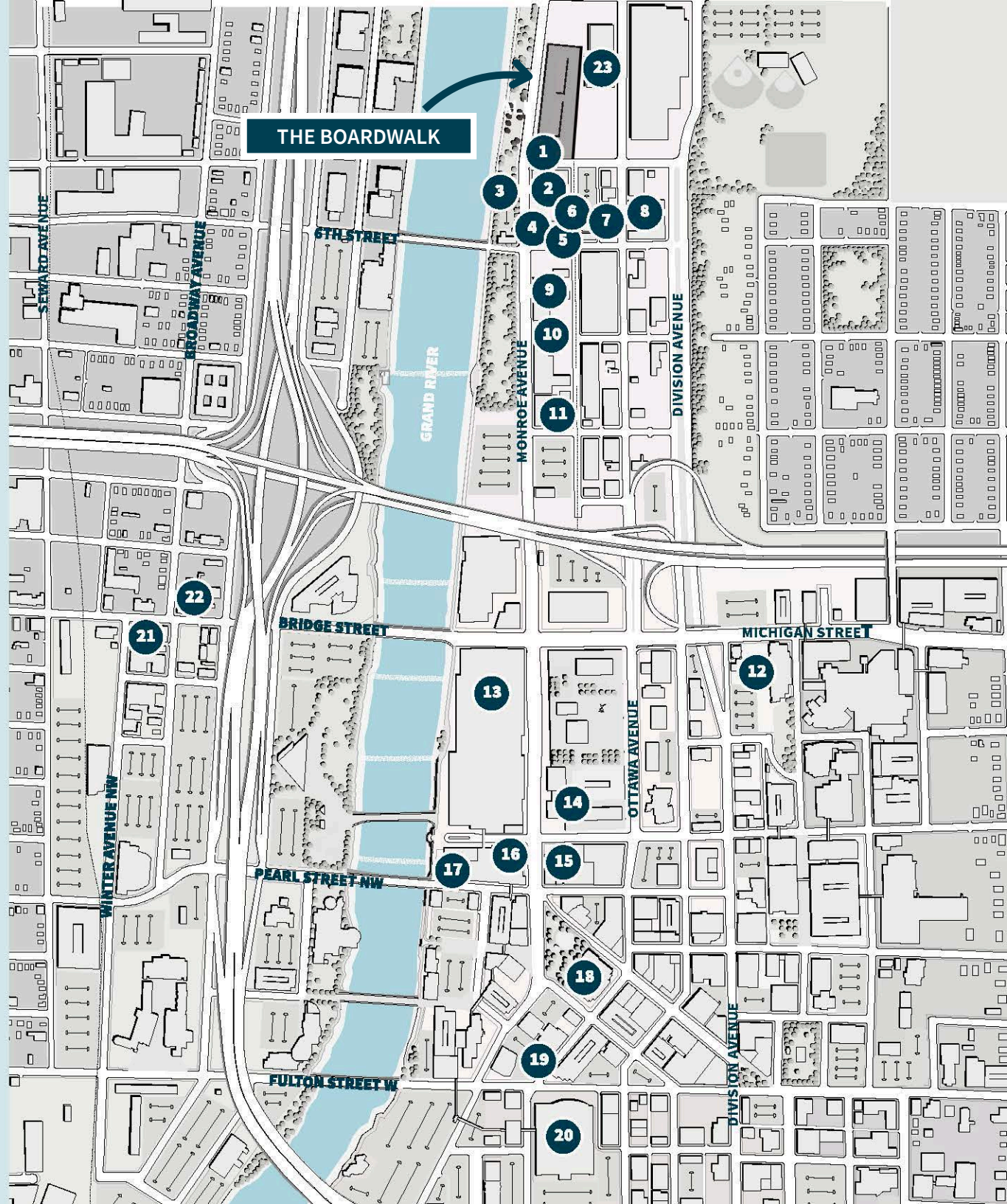


SUITE	SIZE	TYPE	RENTAL RATE
A	8,925 SF	MG	\$17.50/PSF
B	12,096 SF	MG	\$17.50/PSF
C	2,995 SF	MG	\$17.50/PSF
D	4,578 SF	MG	\$17.50/PSF
A-D	32,216 SF	MG	\$16.95/PSF
G-158	3,538 SF	MG	\$19.95/PSF

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

SILVA[™] EST. 2024



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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