

109 MICHIGAN ST NW, GRAND RAPIDS, MI 49503



109 MICHIGAN DOUG MEIJER INNOVATION BUILDING



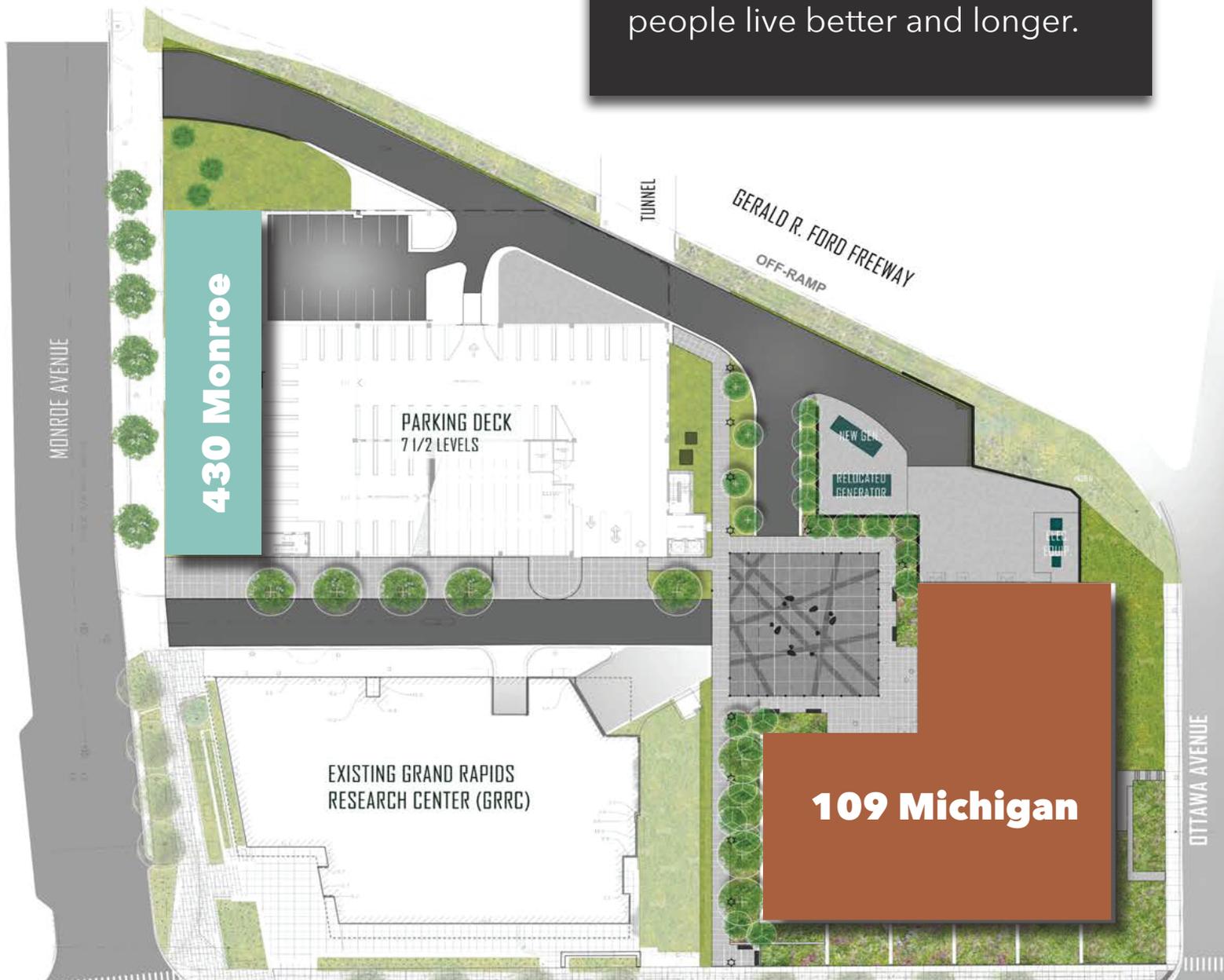
209,917 SF
First-class life sciences building dedicated to driving innovation through public-private partnerships



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.



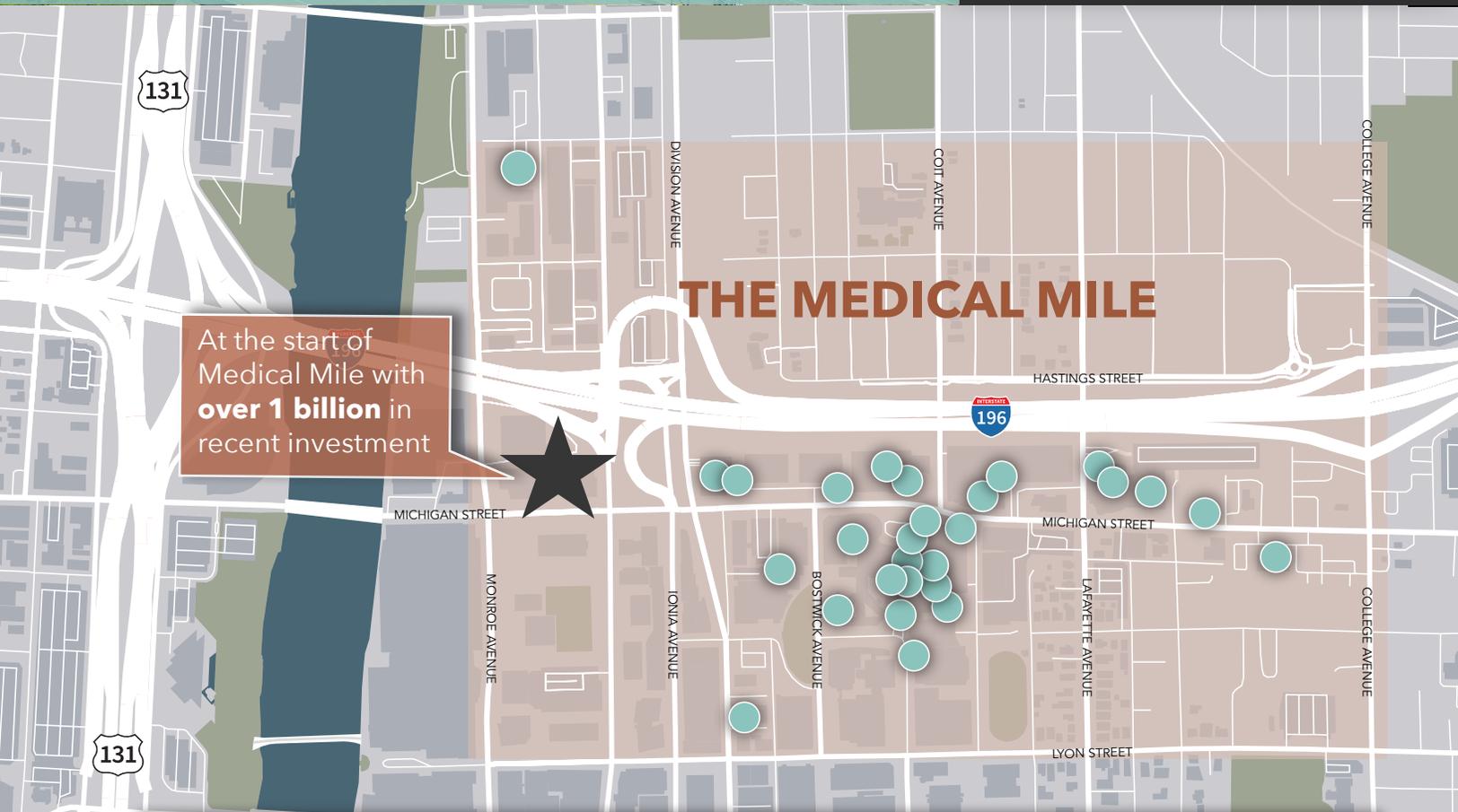


109 Michigan

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



THE MEDICAL MILE

At the start of Medical Mile with **over 1 billion** in recent investment

Notable 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
- Kirkhof College of Nursing
- 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



- 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

7

stories

Average floor plate:

20,000 to 30,000 SF

Total building square feet:

209,917

Completed in:

2022

Immediate access to:

I-194

Superior HVAC/air quality



LEED Building

Amenities



White box condition



Valet Service



On the campus of
Grand Rapids
Innovation Park



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



Seven-Level parking
structure on campus
598 parking spaces



Full Security
System

Current Tenants



BAMF



College of Human Medicine
MICHIGAN STATE UNIVERSITY



**Spectrum
Health**



MICHIGAN STATE UNIVERSITY



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.



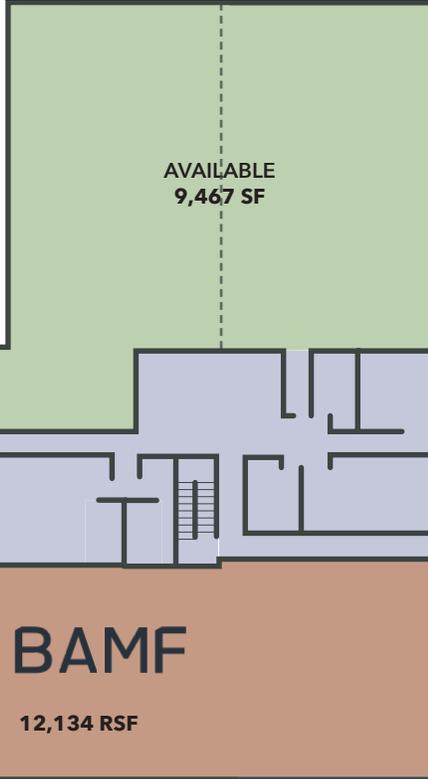
Noise & Acoustics

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

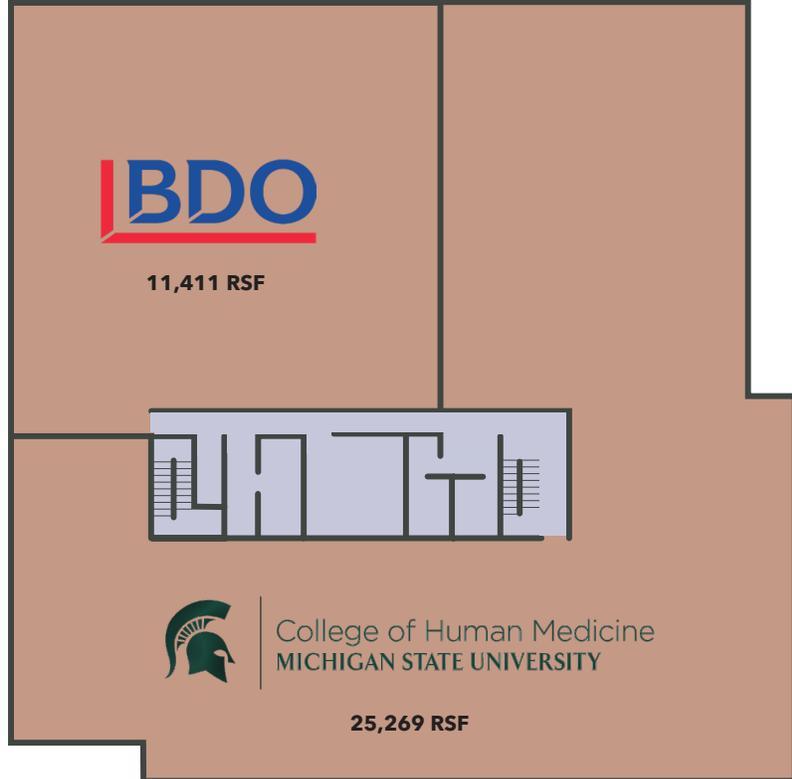
Suite Availability and Amenity Area

SECOND FLOOR

SPACE CAN BE DEMISED
LEASE RATE:
\$27/SQ FT NNN



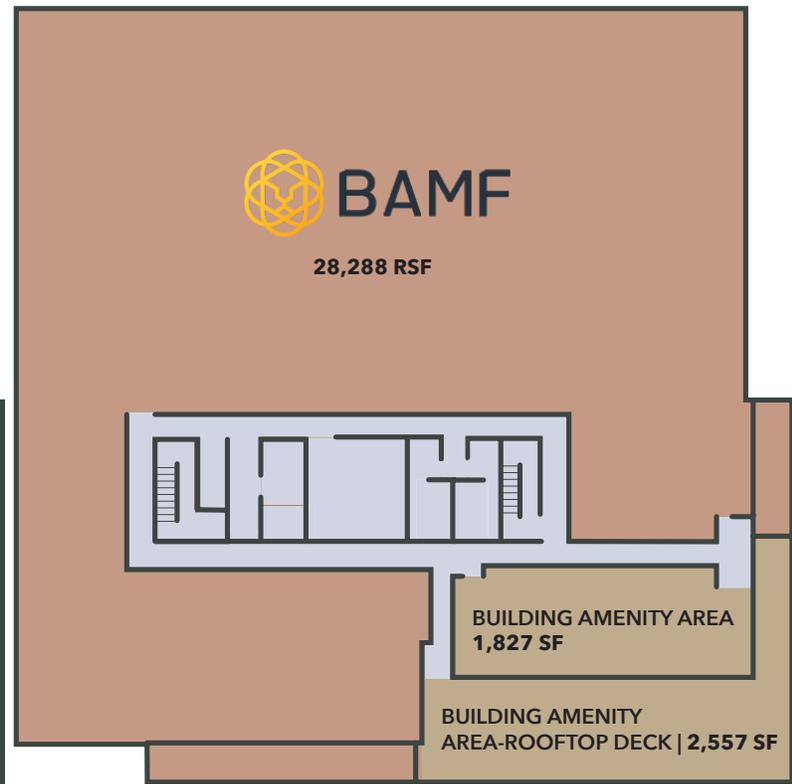
FIFTH FLOOR



SIXTH FLOOR



SEVENTH FLOOR AMENITY AREA





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