

Historic property located in the Heart of the Entertainment District

15 IONIA AVE SW • GRAND RAPIDS

JLL



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 madeup 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.





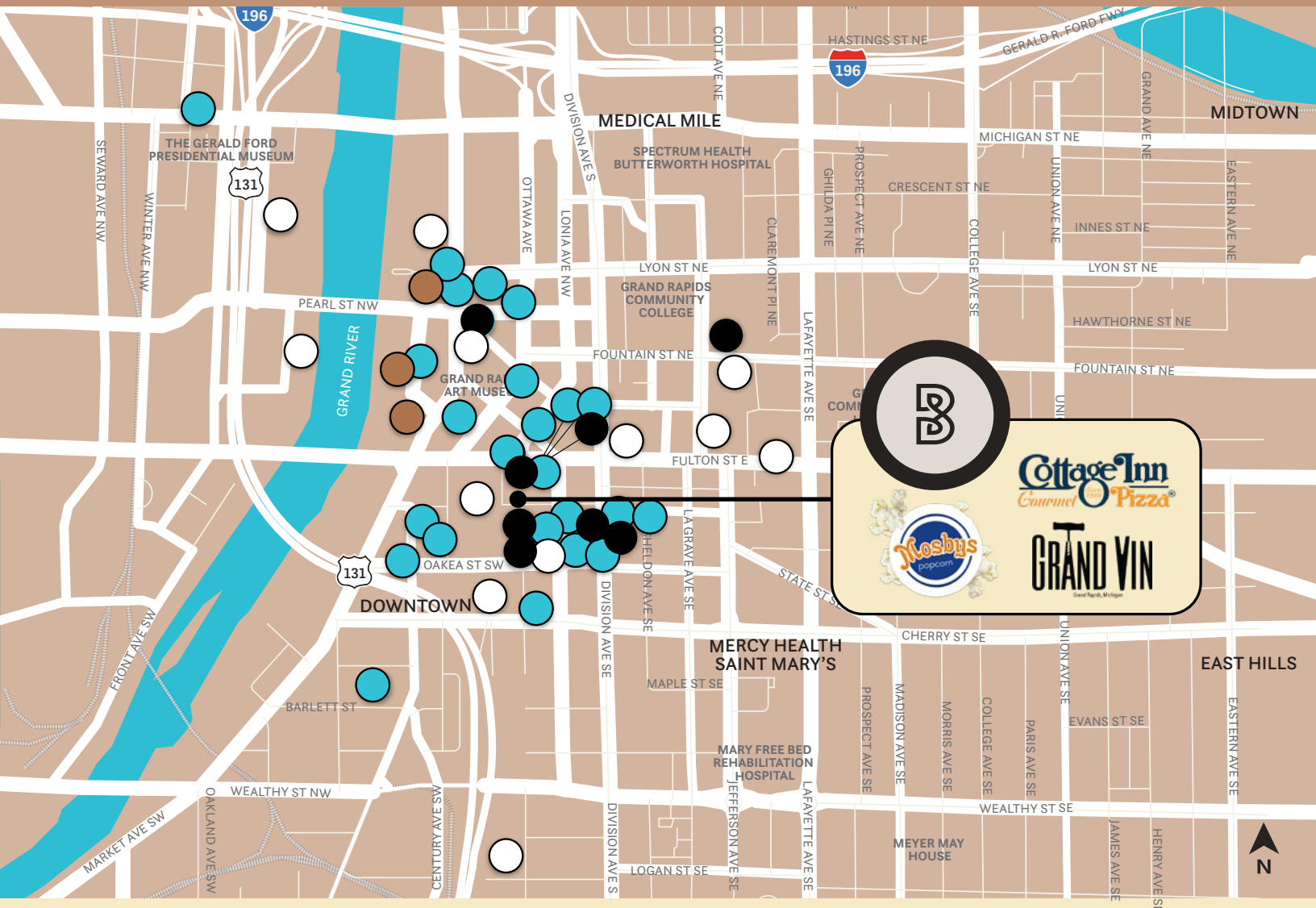
Getting Around

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
12. Ruth's Chris Steak House
13. Reserve Wine and Food
14. Sundance Grill and Bar
15. New Holland Brewing Company
16. Wahlburgers
17. Stans Tacos
18. Uccellos
19. Mojos
20. The Pyramid Scheme
21. Max's South Seas Hideaway

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

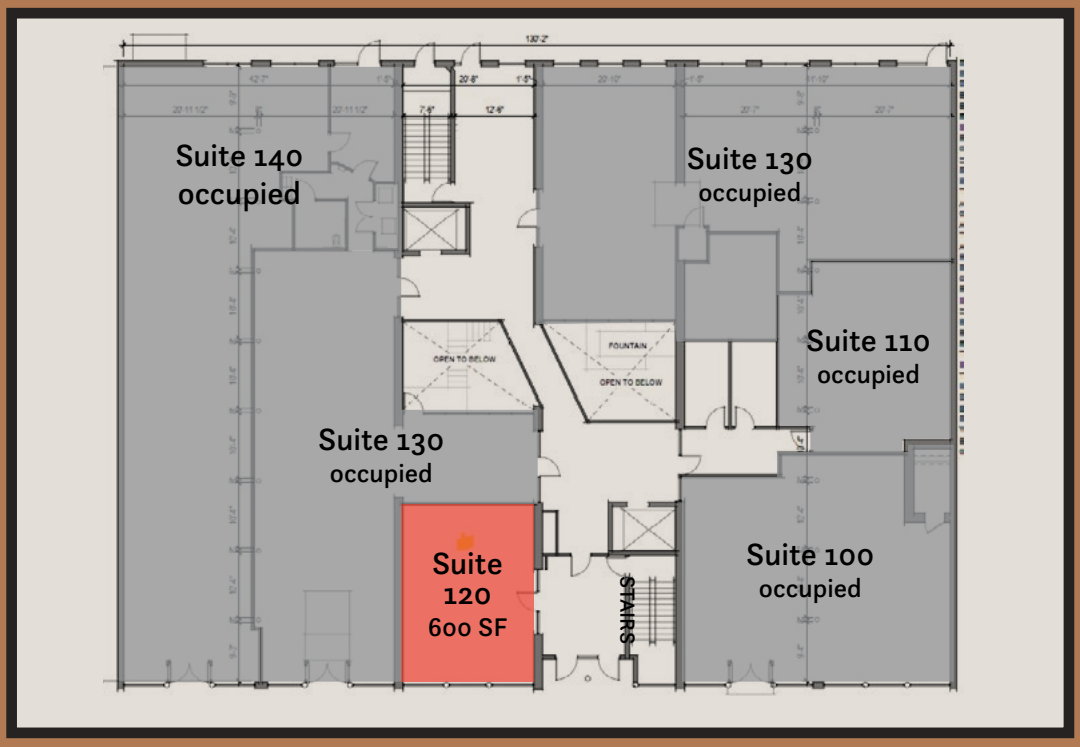
SUITE 120	600 SF
SUITE 220	603 SF
SUITE 230	2,800 SF
SUITE 310	3,926 SF
SUITE 370	1,985 SF
SUITE 445	2,444 SF
SUITE 510	2,000 SF
SUITE 530	1,560 SF
SUITE 610	545 SF

Professional Suites

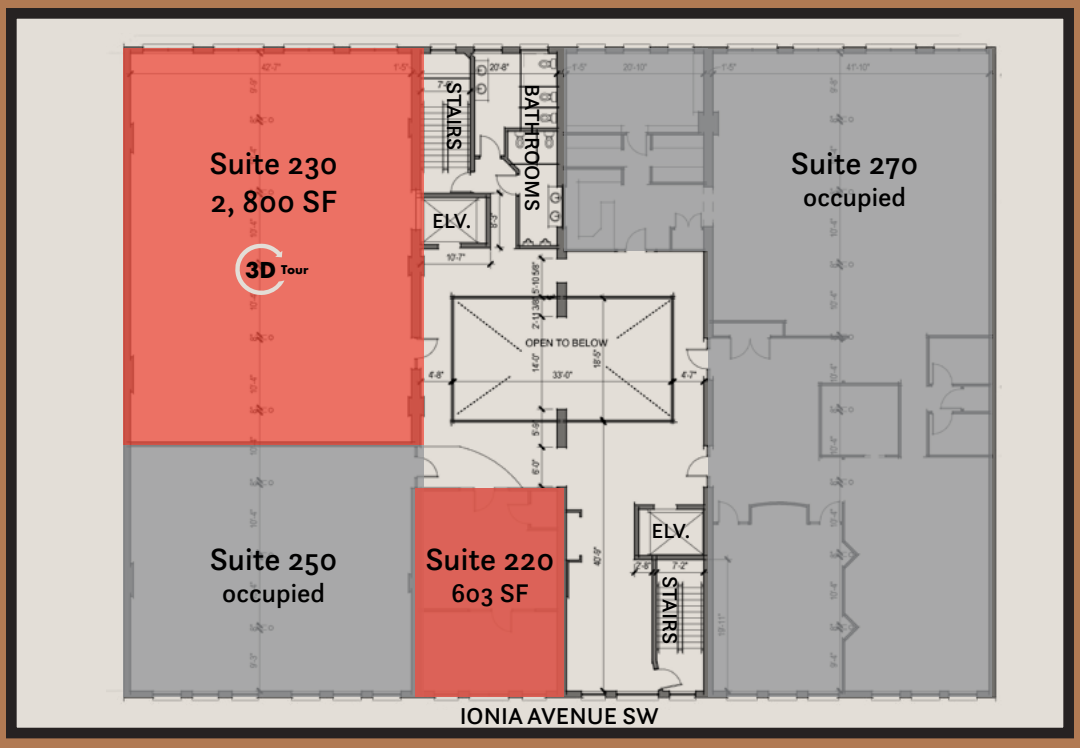
SUITE 405	101-250 SF
SUITE 505	2,369 SF
SUITE 540	1,441 SF
SUITE 630	2,269 SF
SUITE 635	2,399 SF
SUITE 640	2,647 SF
SUITE 635 - 640	5,046 SF

FLOOR PLANS

FIRST FLOOR

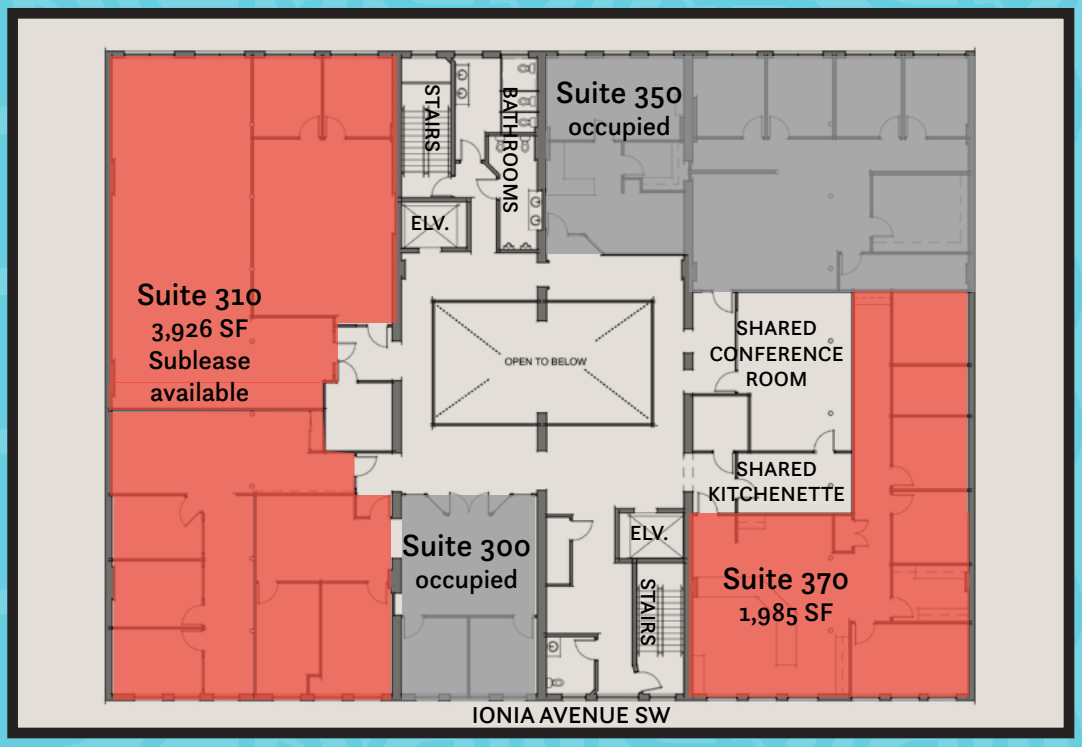


SECOND FLOOR

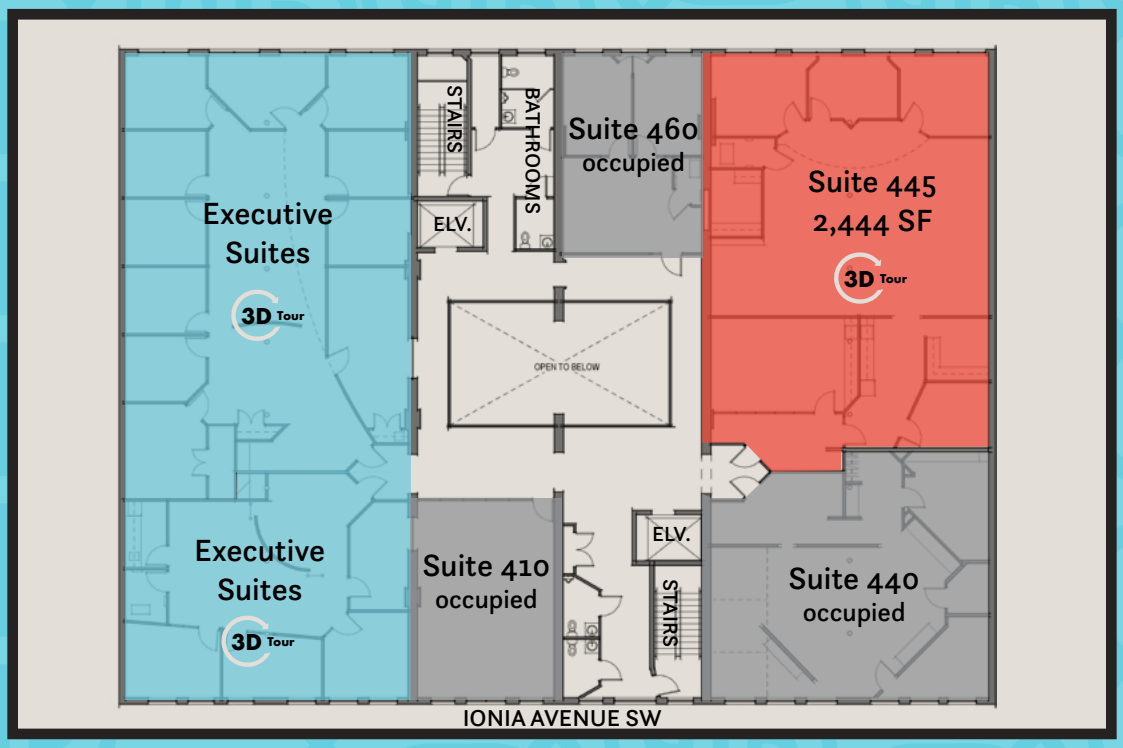


FLOOR PLANS

THIRD FLOOR

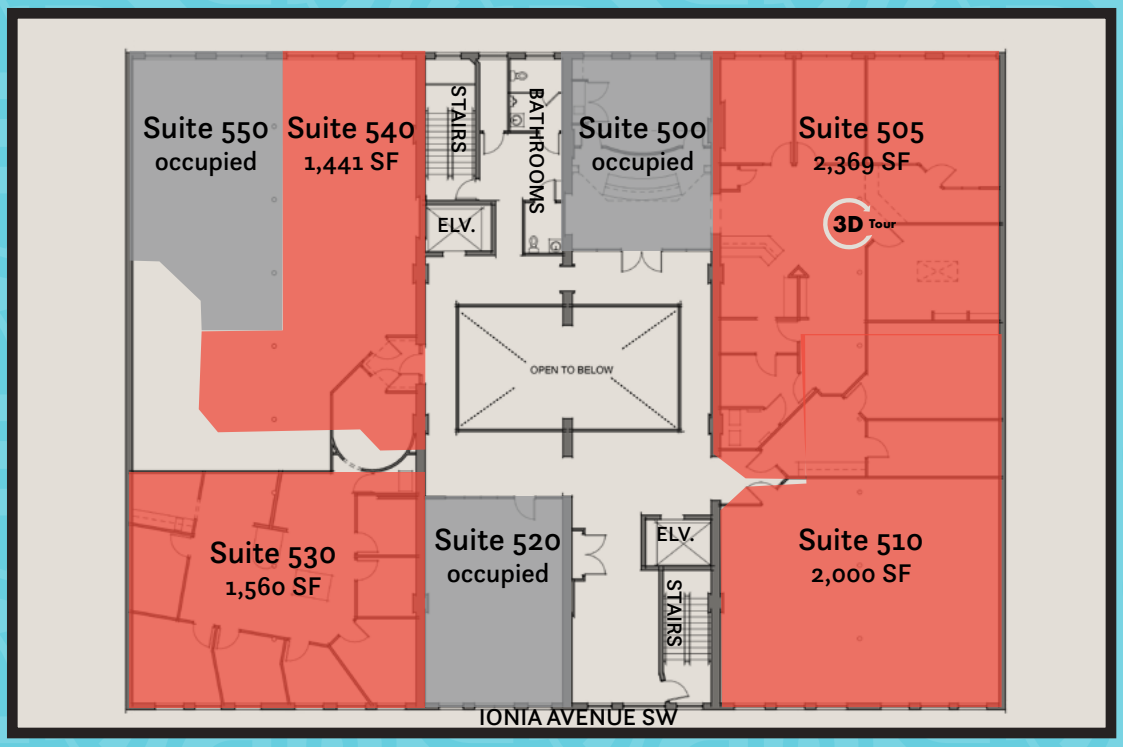


FOURTH FLOOR

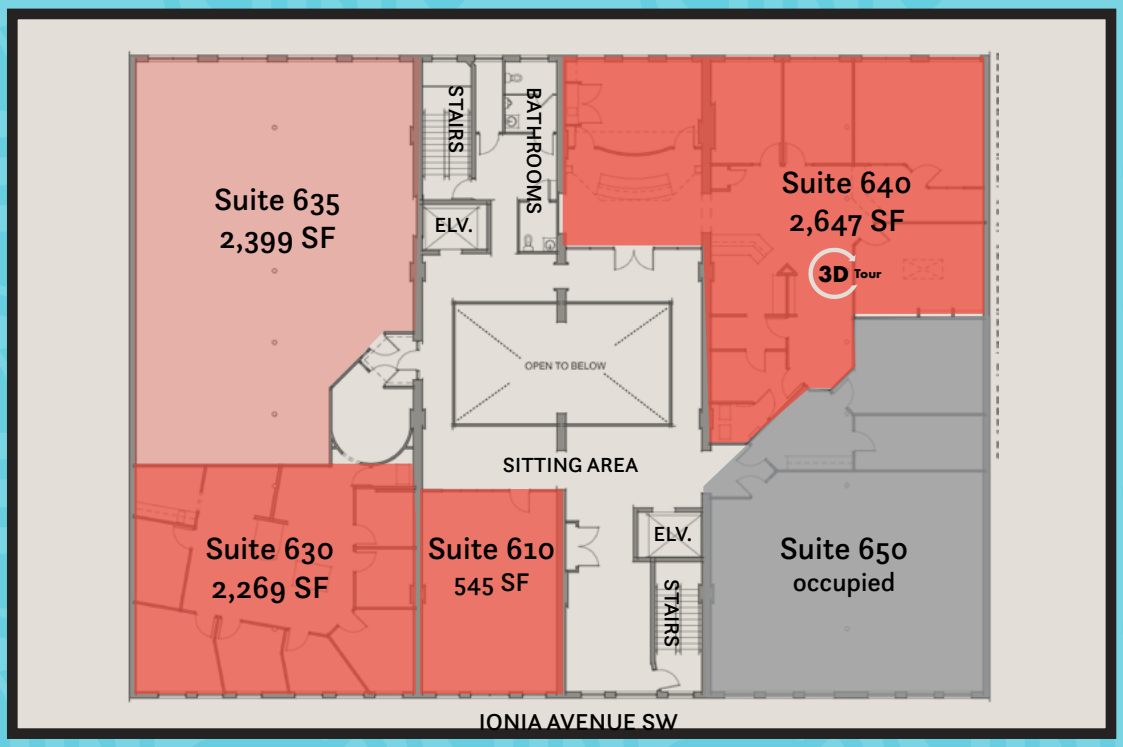


FLOOR PLANS

FIFTH FLOOR



SIXTH FLOOR



BLODGETT BUILDING

GRAND RAPIDS

1886



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