

2 Fulton — west —

Grand Rapids, MI

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— Property Highlights —



39,418 SF Condo Unit



Built in 2010



Formerly home to Urban
Institute for Contemporary Arts



Centrally located and walkable
to downtown amenities



Unique interior layout



Superior signage opportunities



This one-of-a-kind building is the ideal fit for a modern company focused on attracting and retaining top talent. The four-floor, Class-A building is less than ten years old and boasts a large common space, including a bar area with coolers and kegs, art studio space and movie theater. Its striking design features soaring ceilings and breathtaking views of Grand Rapids, highly visible from its high-traffic location in the city center.



— Property Highlights —



State-of-the-art movie theatre
with 195 seats



1,000 sf studio space



Spacious common area



Bar area with coolers



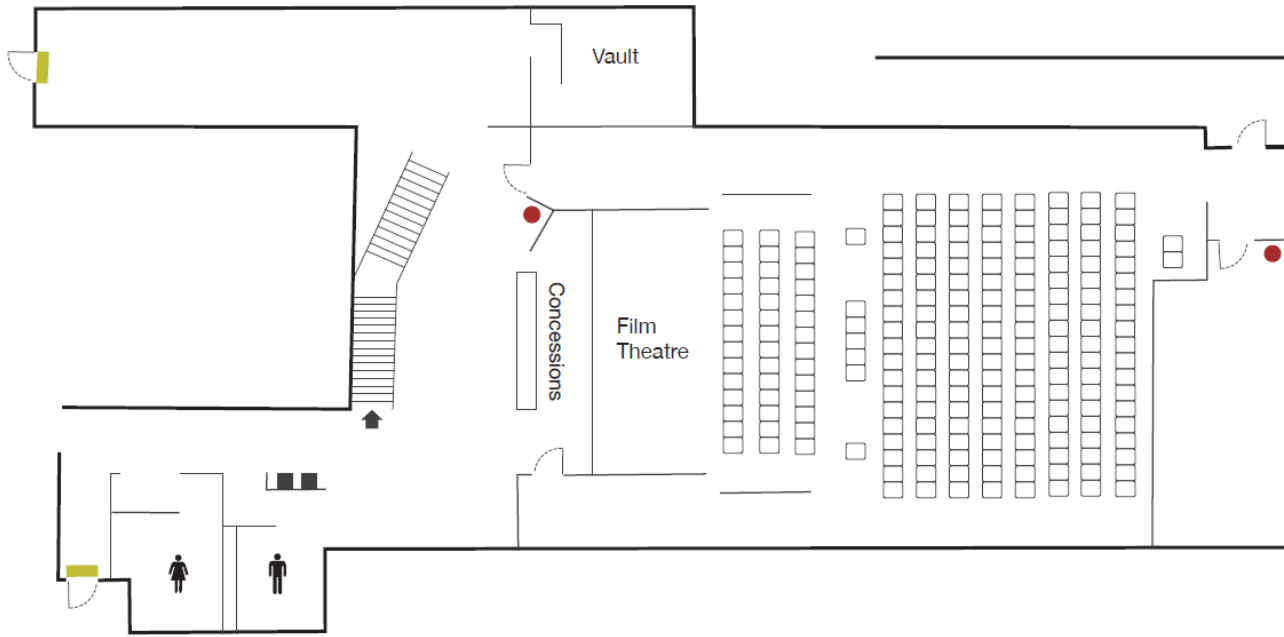
Excellent views



Listing price: \$8.7 million





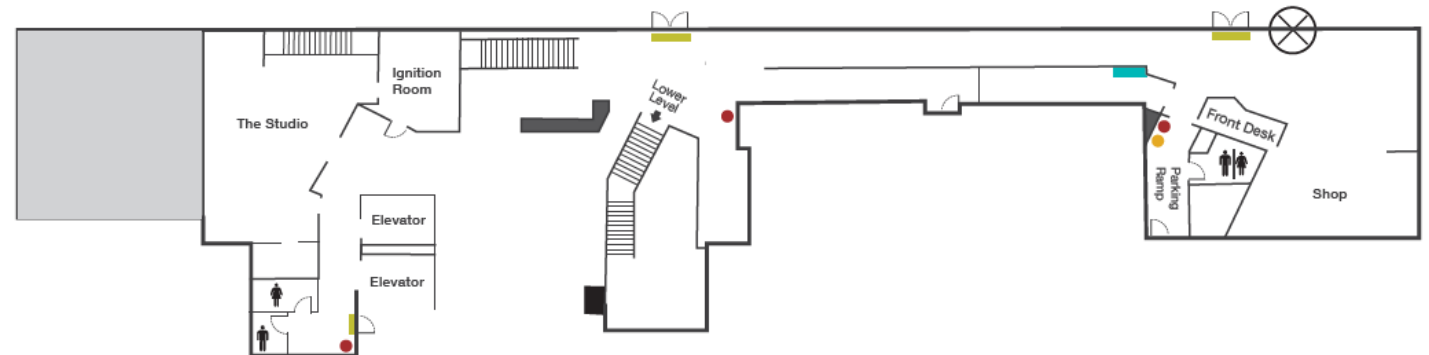


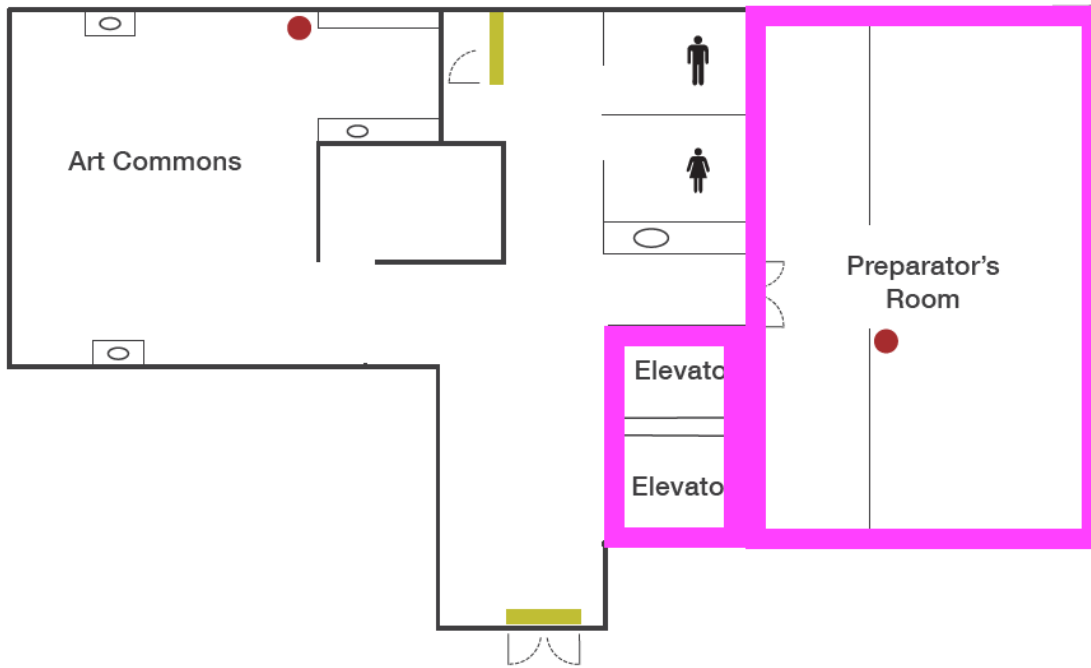
Lower

— Level —

Level

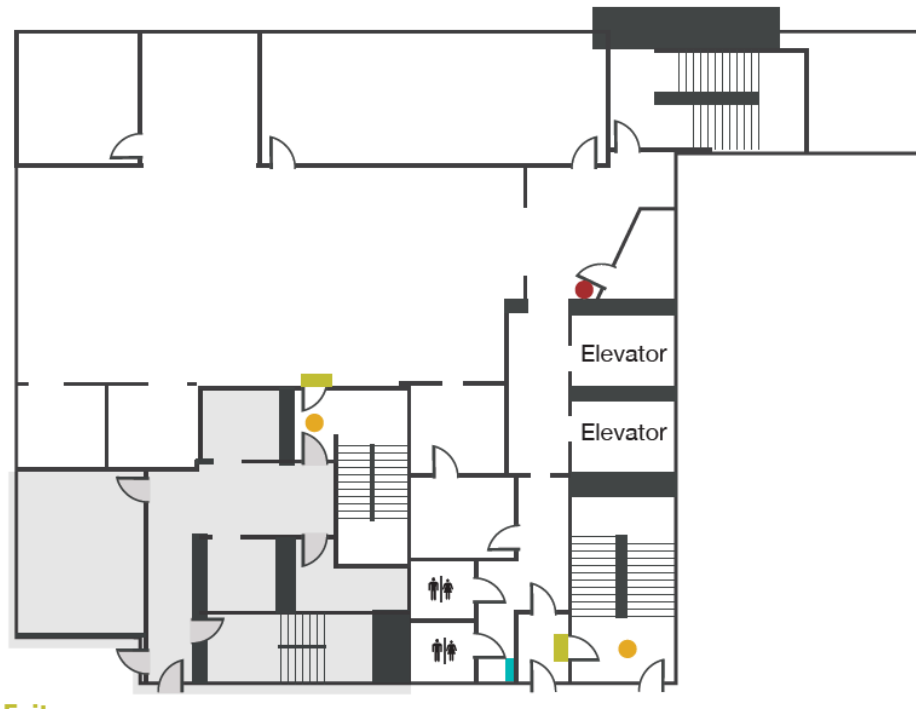
— One —

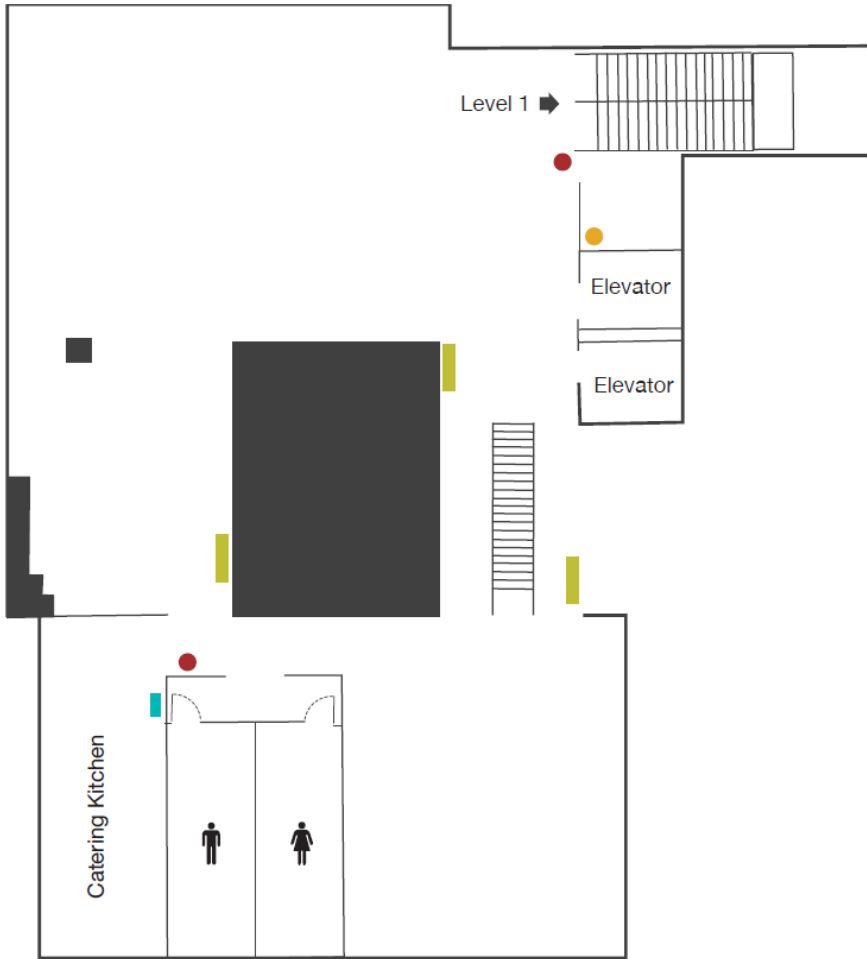




Ground Floor

Level Three



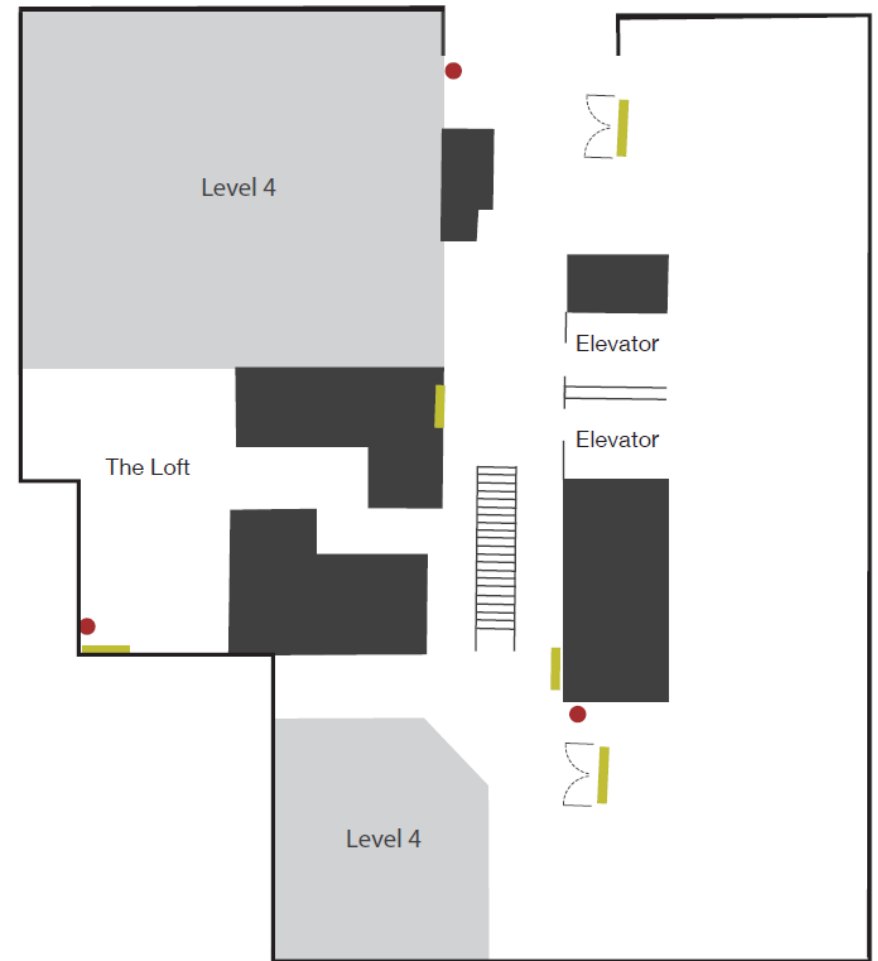


Level

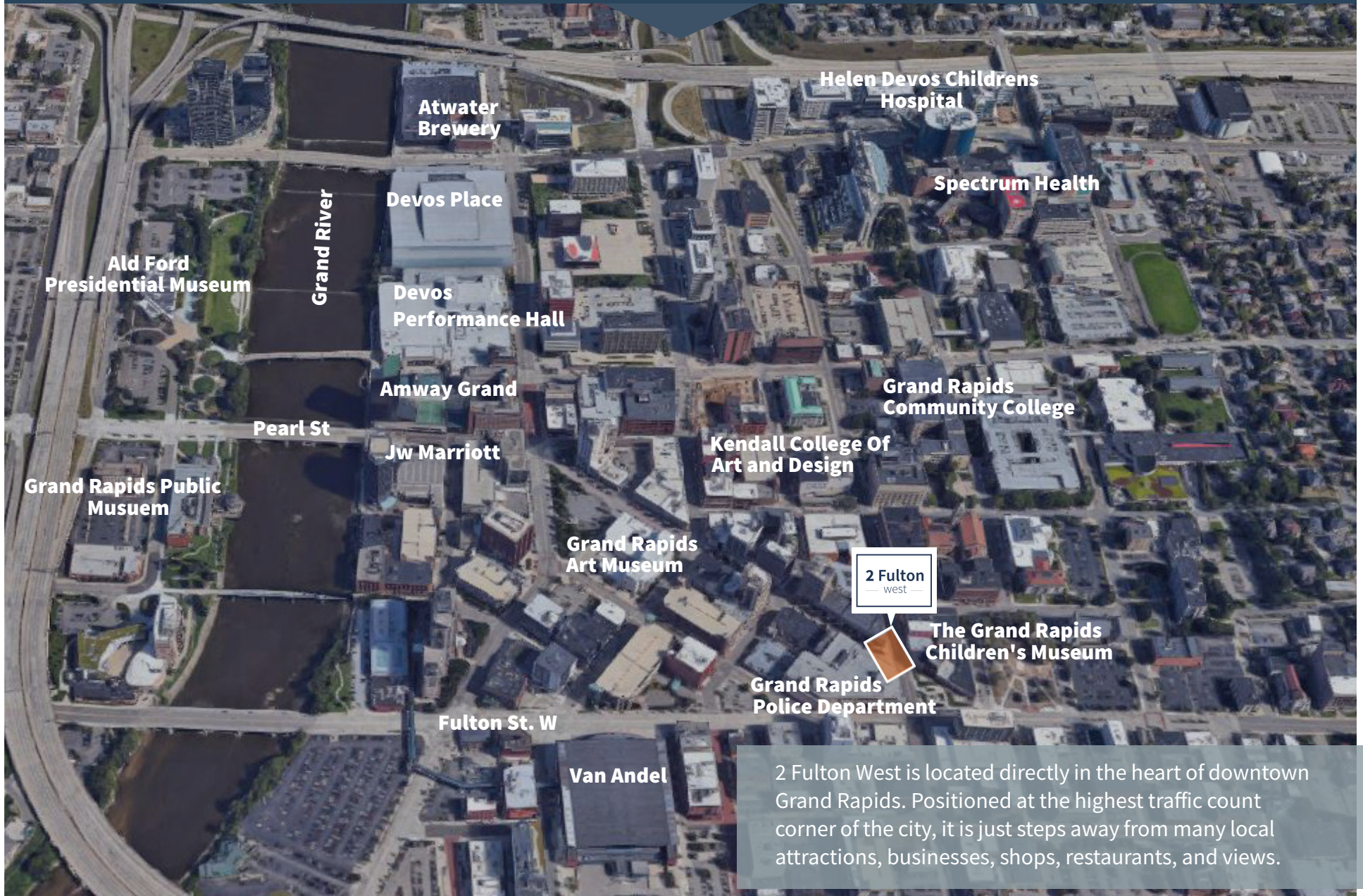
— Five —

Level

— Four —



Prime Grand Rapids Location



Ald Ford
Presidential Museum

Grand River

Atwater
Brewery

Devos Place

Devos
Performance Hall

Amway Grand

Pearl St

Jw Marriott

Grand Rapids Public
Musuem

Grand Rapids
Art Museum

Kendall College Of
Art and Design

Grand Rapids
Community College

Helen Devos Childrens
Hospital

Spectrum Health

2 Fulton
west

The Grand Rapids
Children's Museum

Grand Rapids
Police Department

Fulton St. W

Van Andel

2 Fulton West is located directly in the heart of downtown Grand Rapids. Positioned at the highest traffic count corner of the city, it is just steps away from many local attractions, businesses, shops, restaurants, and views.

Why Grand Rapids?



Grand Rapids is the vibrant epicenter of a growing West Michigan region. Together with its surrounding communities, Grand Rapids is the fastest growing metropolitan center in Michigan. Over the last five years, population growth in the Grand Rapids Metropolitan Area has outpaced both the State of Michigan and the United States as a whole. Forbes named Grand Rapids the “Best City for Raising a Family” due to low cost of living and having a school system that ranks in the top third in the county. The population growth patterns indicate that more people are starting or growing their families in West Michigan and college graduates are choosing to stay in the area after graduation. All of which are attracted to the area’s growing education and employment opportunities. Grand Rapids proudly represents the center of higher education in West Michigan, boasting world class Colleges and Universities. Institutions such as Grand Valley State University, Aquinas College, Ferris State University, Davenport University, Calvin College, Grand Rapids Community College, Kendall College of Art & Design, and the new Michigan State University’s College of Human Medicine, just to name a few.

Kent County Largest Employers — (# of employees in KC) —

Spectrum Health
(25,000)

Meijer
(10,340)

Mercy General Health
(6,200)

Amway Corporation
(4,000)

Gentex Corporation
(3,900)

Perrigo
(3,800)

Herman Miller
(3,621)

Steelcase
(3,500)

Grand Valley State University
(3,306)

Lacks Enterprises, Inc.
(2,800)

Grand Rapids Accolades



More than

130

international companies



The world headquarters for such companies as Amway, BISSELL, Steelcase, Herman Miller, and Wolverine World Wide



8th largest

biopharmaceuticals cluster in the U.S



The food & agriculture industry in Michigan contributes **\$91.4 billion** annually to the state's economy



#13 among states for individuals in science & engineering occupations as a percentage of workforce



West Michigan's economy is the **fastest-growing** economy in the U.S.

GlobalTrade
MAGAZINE

Global Trade Magazine ranked Grand Rapids among the **top 10 “Emerging Cities”** in the US for global trade

WSJ

Forbes named Grand Rapids the **Best City for Raising a Family** due to low cost of living and having a school system that ranks in the top third in the county

Forbes

The Wall Street Journal recognized Grand Rapids as the **2nd best place to live** in the United States

Source: The Right Place

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