

For Lease

Office



614 First St NW

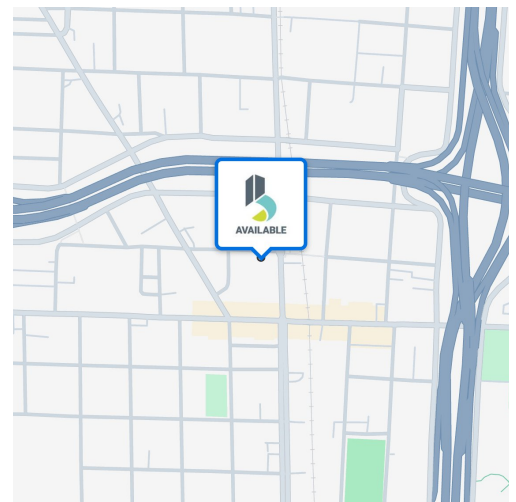
Grand Rapids, MI, 49504

This is the final leasing opportunity at 614 First St NW, a 2,597 square foot suite on the second floor that represents the last remaining space available in this Class A, mixed use building. The suite shares the floor with Wintrust's new flagship office and delivers in white box condition, allowing a tenant to finish the space to their own specifications. Large windows, high ceilings, connected secure garage parking, and a location one block off Bridge Street together create a polished home for a growing business.

Highlights

- Neighbors to Wintrust's new flagship office, with a full service bank branch and Wintrust's commercial lending, treasury, and wealth management teams in the building
- Connected garage parking attached directly to the second floor
- Class A newer construction with large windows and high ceilings throughout, with a view of the downtown Grand Rapids skyline
- At the center of a booming West Side, anchored by the new \$175M, 8,500 seat Amway Stadium (home of AC Grand Rapids, opening spring 2027) and the vibrant Bridge Street corridor

Lease Rate	\$22.00 SF/YR NNN
Estimated NNN	\$9.40/SF
Available Size	2,597 SF
Building Size	20,594 SF



Kevin VanHaitsma

Vice President

kvanhaitsma@bradleyco.com

c 616.308.1727

Chip Bowling

Senior Vice President

cbowling@bradleyco.com

c. 616.915.9080

www.bradleyco.com

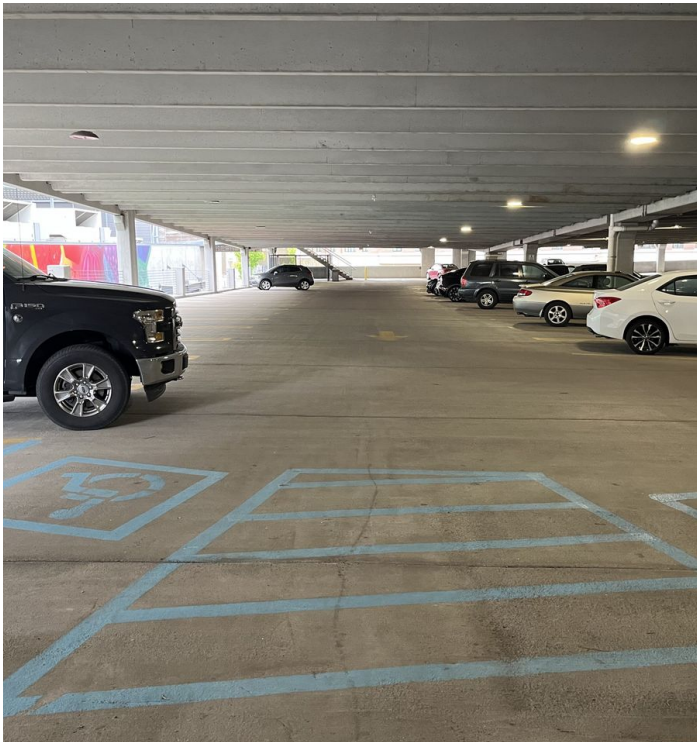
Exterior Photos

614 First St NW, Grand Rapids, MI 49504



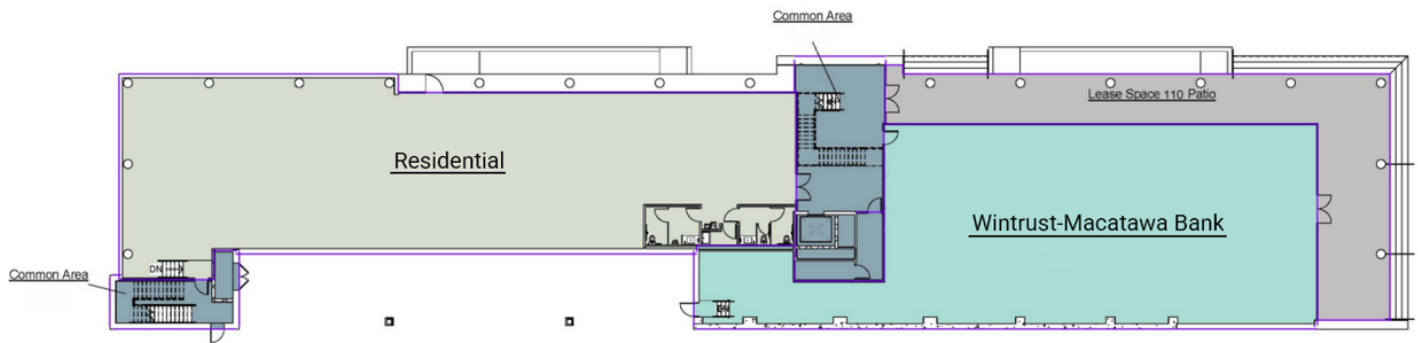
Additional Photos

614 First St NW, Grand Rapids, MI 49504



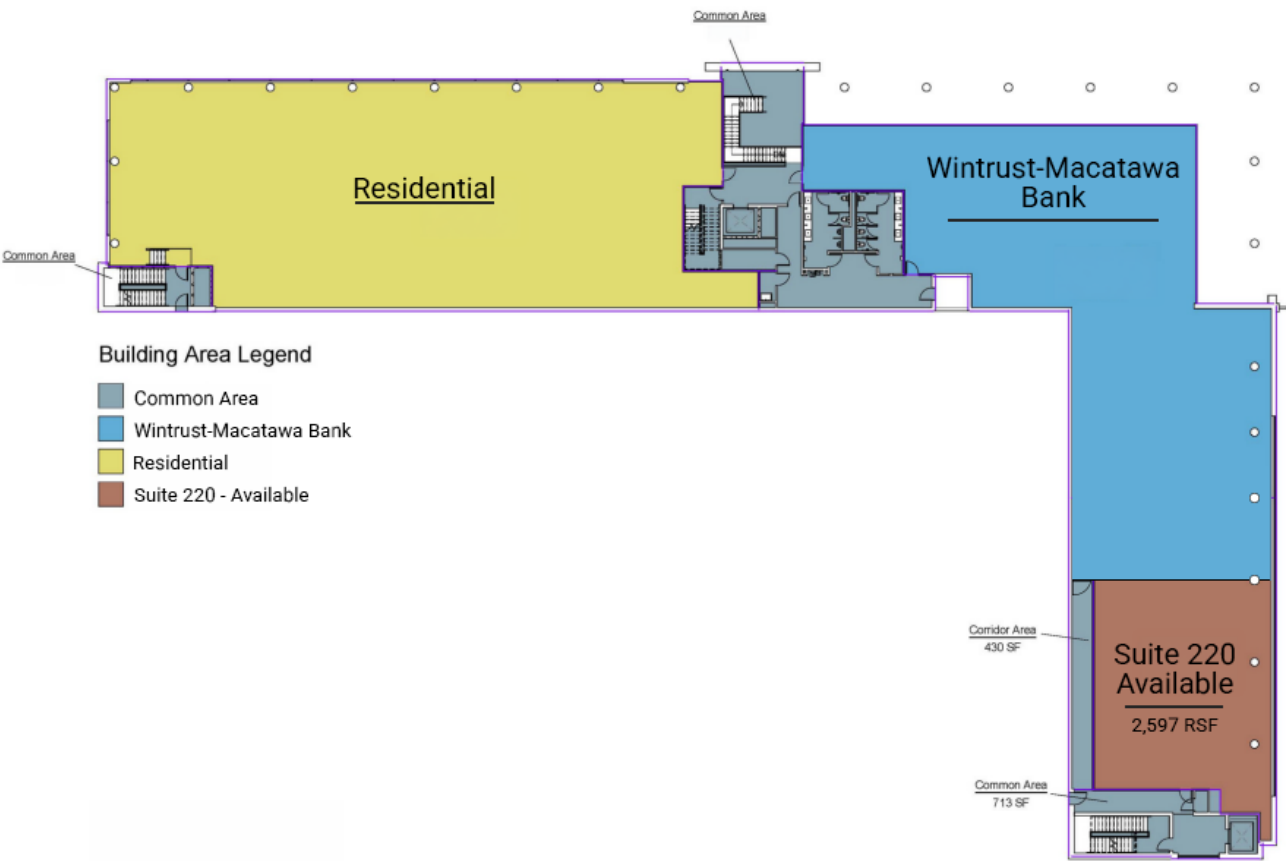
First Floor

614 First St NW, Grand Rapids, MI 49504



Second Floor

614 First St NW, Grand Rapids, MI 49504



Suite	Size	Type	Rate
Suite 220	2,597 SF	NNN	\$22.00 SF/YR

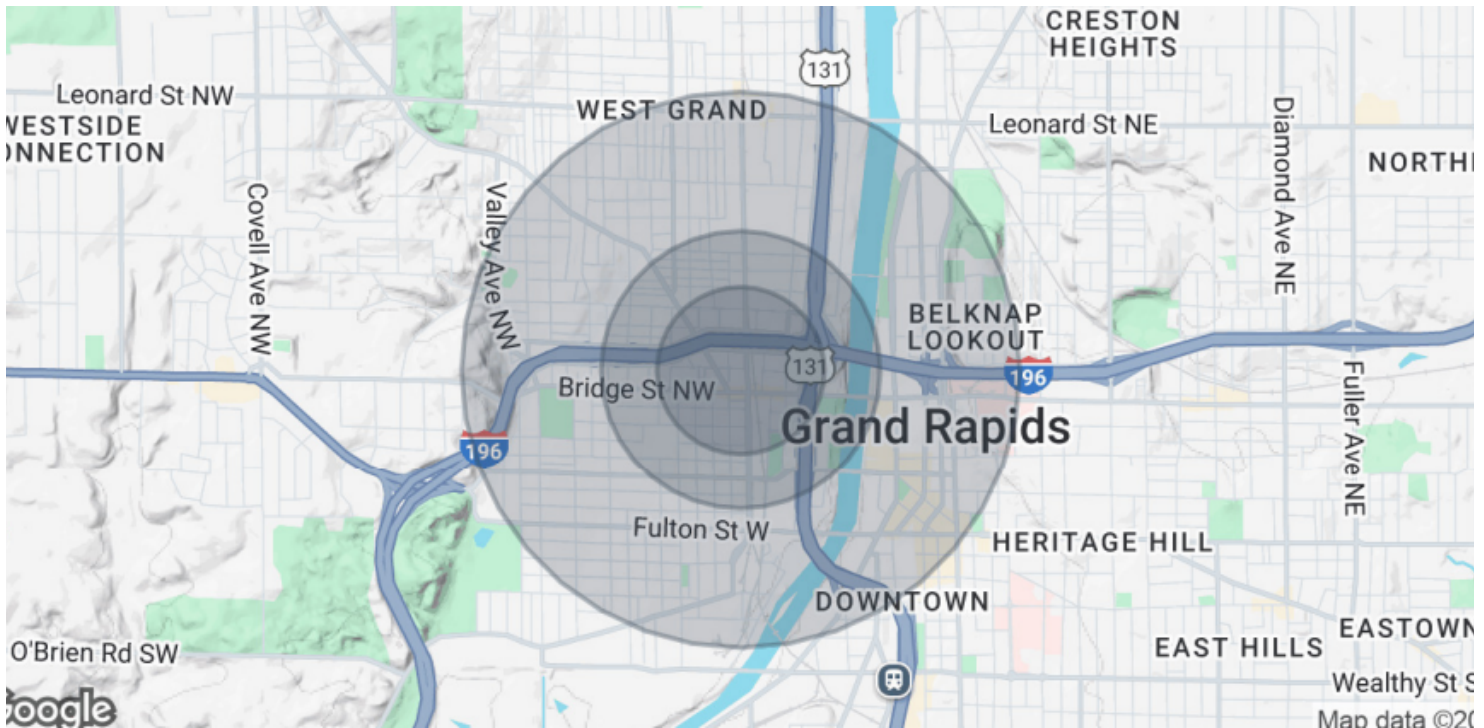
Retailer Map

614 First St NW, Grand Rapids, MI 49504



Demographics

614 First St NW, Grand Rapids, MI 49504



Demographics

	0.3 Miles	0.5 Miles	1 Miles
Total Population	1,231	5,587	21,222
Average Age	34	33	33
Average Age (Male)	34	33	34
Average Age (Female)	33	33	33
Total Households	591	2,463	9,283
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$82,644	\$78,317	\$74,121
Average House Value	\$365,327	\$312,941	\$274,019