



FOR LEASE

# 820 Monroe Avenue NW - Grand Rapids, MI

New restaurant, retail & office suites in the North Monroe District.



Looking to the East at the West elevation.

## MORE THAN AN ADDRESS

### 616 Lofts on Monroe

Located in the city's North Monroe district with views of the Grand River and walking distance to downtown, 616 Lofts on Monroe is an enticing location for restaurants, retailers and office users. Originally built in 1920 the former Sackner Products building will also feature 85 loft style apartments on floors 2, 3 and 4. On street parking and adjacent lot parking for commercial tenants and shoppers as well as parking for residents.

## Property Information

**Demographics for a 5 mile radius:**  
**Median HH Income:** \$33,772  
**Population:** 271,086  
**Median Age:** 33.35

**Rental Rate (PSF):** Modified Gross  
Tenant pays pro-rated suite electric, gas/heat, water, janitorial, phone and IT.

In Line A1:	1,000 SF	- \$23.00
In Line B1:	1,700 SF	- \$23.00
In Line C1:	2,500 SF	- \$22.00
In Line D1:	3,820 SF	- \$21.00
North End Cap 1:	7,200 SF	- \$21.00
Monroe Retail 1:	11,020 SF	- \$21.00
Mason Office:	14,050 SF	- \$21.00

(Some Suites may be demised or combined.)

**Parking:** On-site & street parking.  
**Available:** Spring 2015

*\*Information deemed reliable but not guaranteed.*

**m<sup>®</sup> retail**

[www.mretail.com](http://www.mretail.com)

Chris Muller  
Chad Clemens  
(616) 881-2888



SW elevation.



W elevation.



SE elevation.





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