

Offering Memorandum

— Investment



The Peck Building - 2nd Floor

40 Monroe Center St NW, Grand Rapids, MI 49503

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40 Monroe Center St. NW, Grand Rapids, MI 49503



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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Bradley Company, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Bradley Company, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Bradley Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Property Overview

40 Monroe Center St. NW, Grand Rapids, MI 49503



Offering Summary

Sale Price	\$950,000
2nd Floor SF	12,998 SF
# of Office Suites	3
Price/SF	\$73.09/SF
NOI	\$17,507.94

Property Overview

Located at one of downtown Grand Rapids' most prominent corners, the historic Peck Building, located on Monroe Center, sits at the center of the city's thriving Central Business District and is surrounded by top-tier dining, breweries, entertainment, and retail.

The second floor is home to two well-established tenants, SeyferthPR and Kolab LLC, providing a reliable & stabilized income foundation and is perfect for any owner/user buyer. A third suite occupied by Bravo LT on a month-to-month arrangement at below-market rents creates an immediate opportunity – whether for an investor repositioning the asset or an owner-user looking to plant roots in the heart of downtown Grand Rapids.

Highlights

- Second Floor office condos investment sale
- Lots of historic windows offering beautiful view over looking Monroe Center
- Highly visible building
- Already established and in place income Stream
- Rare investment opportunity for someone looking to buy 4,000 + SF in Downtown Grand Rapids
- Building is walking distance to Van Andel Arena, amphitheater, downtown convention center and multiple hotels, restaurants and retail shopping

Property Details

40 Monroe Center St. NW, Grand Rapids, MI 49503

Property Information

Sale Price	\$1,090,000
Property Info	Monroe Center St NW GR MI 49503
County	Kent
Property Type	Office
Zoning	CBD-4
Lot Size	0.32 Acres
Available SF	12,998 RSF
Parcel #s	14-13-25-287-046;14-13-25-287-047;14-13-25-287-048
Exterior Type	Brick
Number of Buildings	1
Stories	3
Physical Condition	Great
Taxable Value	\$619,139
Assessed Value	\$967,700
Real Estate Taxes (2025)	\$31,969.74

40 Monroe Center St. NW, Grand Rapids, MI 49503



Lease Expiration:
12/31/2030

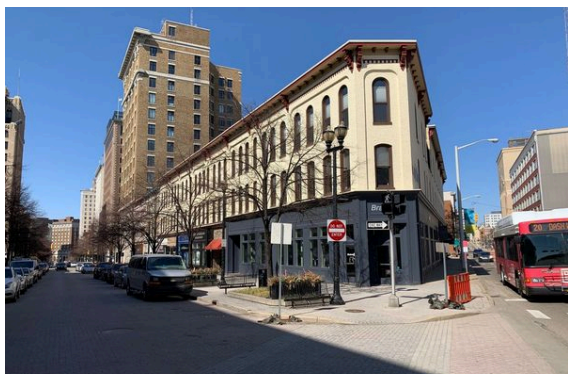


Lease Expiration:
1/26/2027

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Offering Memorandum

40 Monroe Center St. NW, Grand Rapids, MI 49503



Tenant Profile

40 Monroe Center St. NW, Grand Rapids, MI 49503



Tenant Overview

Company	Seyferth and Associates, Inc
Founded	1984
Annual Increases	1.5%
Option for Renewal	2, 5-Year Renewals
Lease Expiration	12/31/2030

About

SeyferthPR began as a vision of Chairman Ginny Seyferth in 1984. Driven by a diverse team of talented professionals – from former corporate communications executives and seasoned journalists to legislative staffers and market researchers – SeyferthPR has become a leader in delivering award-winning communications and media relations, digital and social engagement, and event planning and consumer activation strategies to dynamic brands and organizations across the Midwest and beyond.

Tenant Profile

40 Monroe Center St. NW, Grand Rapids, MI 49503



Tenant Overview

Company	Kolab LLC
Founded	2023
Annual Increases	3.5%
Option for Renewal	No
Lease Expiration	1/26/2027

About

We're a Midwest-friendly, fast-moving team of 3D artists and animators who love what we do—and it shows. With over 25 years of experience in photorealistic rendering, modeling, and animation, we create stunning visuals that help brands shine across industries.

Tenant Profile

40 Monroe Center St. NW, Grand Rapids, MI 49503

Tenant Overview

Company	Bravo LT, LLC
Founded	2005
Annual Increases	No
Option for Renewal	No
Lease Expiration	Month to Month

About

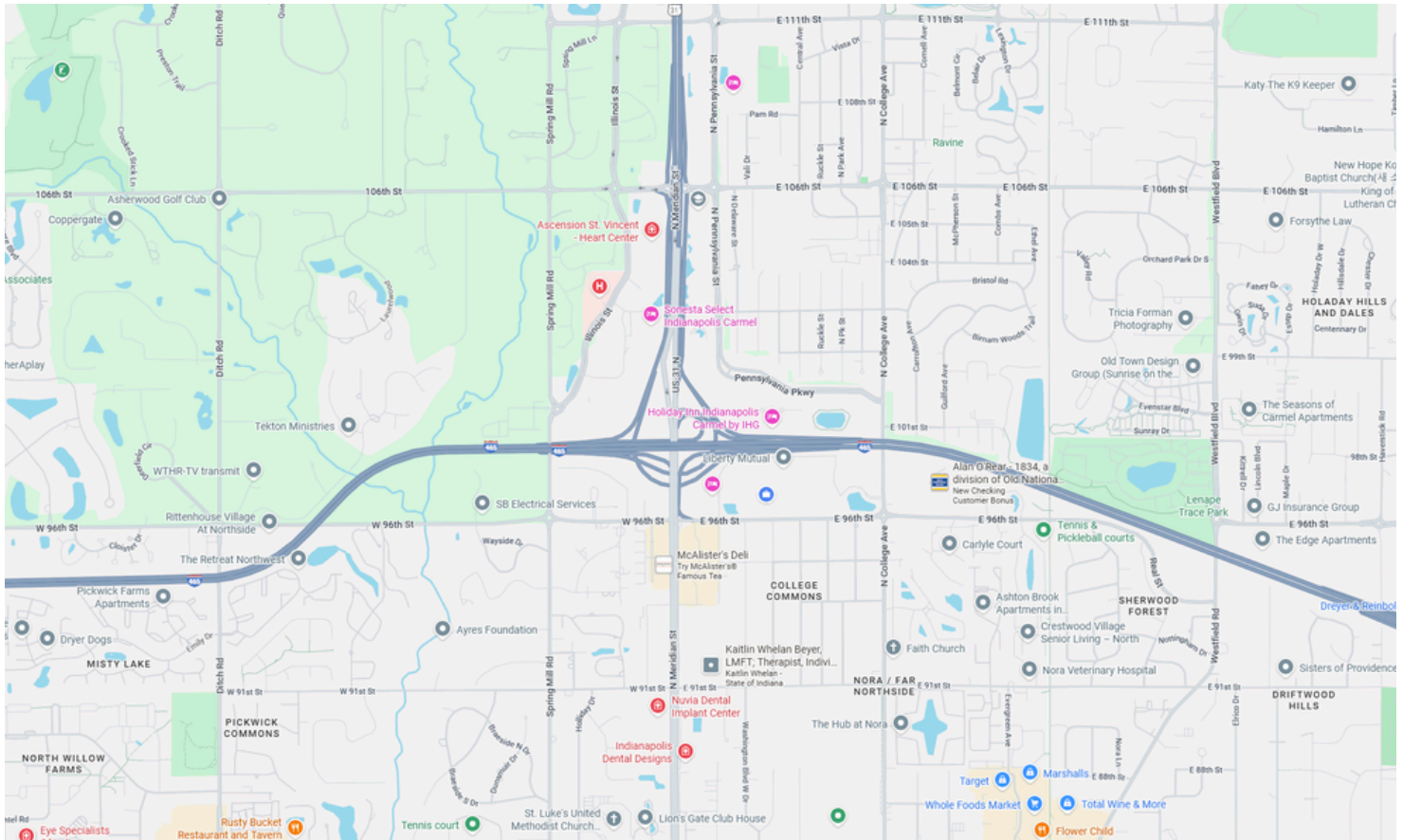
We provide the best available talent, based on your needs. Bravo LT has a fully equipped team to choose from based on the additional support you might need. Our talented Software Developers, PMs, BAs, QAs, Scrum Masters, UX/UI Designers, and Technical Writers use their passion and expertise to deliver value every time.





Demographics

40 Monroe Center St. NW, Grand Rapids, MI 49503



Demographics	1 Mile	2 Mile	3 Mile
Population	22,956	85,197	154,878
Average Age	29.2	29.1	31.1
Average Age (Male)	11,882	43,398	78,426
Average Age (Female)	11,074	41,799	76,452
Total Households	12,171	36,182	62,251
Persons Per HH	1.8	2.3	2.4
Average HH Income	\$114,642	\$92,600	\$103,634
Average House Value	\$324,609	\$249,638	\$261,894
Per Capita Income	\$45,627	\$35,500	\$36,361

About Bradley

Your trusted, full-service commercial real estate advisors.

At Bradley Company, we help clients make confident commercial real estate decisions through personalized service, deep local expertise, and strategic insight. Whether you're buying, selling, leasing, or managing a property, we act with your best interests in mind to deliver results that align with your goals and move your vision forward.



Our Numbers

270+

Professionals on staff
ready to help you

3,700+

Multi-Family
Units Managed

\$415 Million

in Brokerage
Transactions in 2024

200+

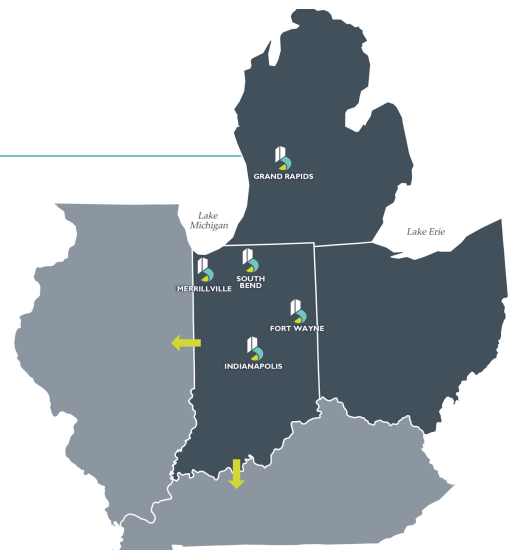
Commercial Properties &
Facilities Managed

Our Reach

Our experienced professionals across the Midwest are notably recognized with designations including SIOR, CCIM, MCR, CPM, and RPA. Our local expertise in all sectors of the market coupled with renowned industry-wide networking partnerships allows us to provide world-class service with tailored, personalized solutions.

Locations

- Indianapolis
- Fort Wayne
- Grand Rapids
- South Bend
- Merrillville





Advisor Biography

Contact

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Office

220 Lyon St. NW, Suite 400
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616.254.0005

Education

Bachelor of Arts,
Aquinas College
Communications Studies,
Michigan State University

Specialties & Services

Office
Investment
Development

Affiliations & Memberships

CARWM
MAR
NAR

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Chip Bowling

Senior Vice President

Chip brings over 28 years of experience in commercial real estate to Bradley Company, which has earned him a level of unmatched expertise in the sale, lease, and development of commercial office properties. The deals in which he's been integral throughout his career translate to over \$1 billion in volume. Chip's aggressive standard of performance has earned him respect within the industry and with his clients who range from large real estate portfolio owners, building owners, entrepreneurs, developers, and many of the top business leaders in the West Michigan region.

Chip is most passionate about identifying a piece of real estate which others have overlooked, envisioning its possibilities, then collaboratively finding creative ways to give it viability – a second life. Chip calls this process "giving it a heartbeat." Over time, these unique opportunities have reminded Chip to take the time and energy to certify each deal is well thought-out, has purpose, and which makes financial sense. His experiences have taught him teamwork, the importance of maintaining an open mind, and how best to look through someone else's lens to appreciate the scope of possibilities. The reward has been to work with clients again and again on subsequent projects which continue to help shape key areas of the city.

Previously, Chip spent 15 years at Colliers International sharpening his skills and competencies by focusing on downtown Grand Rapids and southeast suburban office brokerage and development. Chip later founded XVentures, a commercial real estate firm, in 2013 that specialized in downtown real estate and brokerage development. In 2018 Chip sold the firm to Bradley Company, where he became a partner and later a Senior Vice President the West Michigan office.

Chip's busy life outside of deal-making and development includes raising his son, spending quality time with family and friends, playing golf, boating, traveling, and working out.



Advisor Biography

Contact

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Office

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Education

Bachelor of Science,
Business; Physical Education
Calvin College

Specialties & Services

Industrial
Land
Investments

Affiliations & Memberships

CARWM
MAR
NAR



Kevin VanHaitsma

Vice President

Kevin VanHaitsma joined Bradley Company as a brokerage advisor in October 2015. In this role, Kevin advises clients in strategic planning, transaction execution for acquisitions and disposition, leasing, and portfolio management throughout the Michigan region. While primarily focused on industrial property, vacant land, and multifamily development, Kevin also helps clients with office, retail, and investment opportunities.

Prior to Bradley Company, Kevin worked in the tennis and health club industry for 10 years as operations manager and tennis manager of the Michigan Athletic Club in Grand Rapids, MI. In 2014, Kevin was awarded "State Member of the Year" for Michigan through the Professional Tennis Registry, and in 2015 the athletic clubs were awarded "Private Tennis Facility of the Year" through the Professional Tennis Registry. He held the highest teaching certifications as PTR Professional in Adult Development, High Performance Juniors, and 10 and under juniors. Kevin has been married to his wife Rachel since 2011 and has three sons, Caleb, Bruce, and August.

In his free time, Kevin enjoys spending time with family, playing golf, tennis, traveling, and fishing with his boys. One of the highlights of his traveling including watching Federer play on Center Court at both the US Open and Wimbledon.

Professional Distinctions

- *Commercial Alliance of REALTORS® of West Michigan (CARWM) Honors*
 - Land Project of the Year (2025) – 120th & Quincy, Holland, MI
 - Regional Industrial Project of the Year (2025) – 1692 12th St., Martin, MI
 - Industrial Project of the Year (2024) – Grand River Construction, Jenison, MI
 - 30-acre site featuring two 20,000 SF buildings
 - Land Project of the Year (2022) – English Hills, Walker, MI
 - 550-unit new ground-up construction project on 142 acres
 - Special-Purpose Project/Transaction of the Year (2021) – Timberlake RV Resort
 - 280-acre RV park with 100 existing sites
 - Largest Office Sale of the Year (2018) – 3001 Orchard Vista
 - Multi-tenant office investment building
- *Bradley Company Internal Honors*
 - Largest Land Transaction of the Year (2021)
 - Integrity Award (2022)



Advisor Biography

Contact

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Office

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Education

Bachelor of Science,
Finance & Business
Grand Valley State University

Affiliations & Memberships

Licensed Real Estate Advisor in the
State of Michigan
Member, Commercial Alliance of
Realtors (CARWM)
Member, Commercial Real Estate
Women (CREW) Network

Community Involvement

C-SNIP - Board Member



Teresa Datema

Office & Healthcare Advisor

Teresa Datema joined Bradley Company in 2023 as an Advisor working in the Grand Rapids office and market, specializing in Healthcare Facilities.

Teresa has worked in financial services, human resources, and business development over the last 16 years. In the Healthcare space, she was able to assist Lake Michigan Dermatology with the purchase of their building in Holland, Clear Sky Eyecare and West Michigan Contact Lens Specialists with the lease negotiations for their start-up practices, and she assisted with multiple practice relocations and lease renewals.

Specialties & Services

- Tenant / Buyer Representation
- Landlord / Seller Representation
- Occupier Services
- Corporate Solutions
- Workplace Strategies
- CRE Consulting

