

Office Snapshot

West Michigan | Q3 2017

Market Activity

Population



923,115

Total Businesses



32,327

Unemployment Rate



3.8%
compared to 4.3%
for the United States

Existing Inventory



0.1%
decrease from last
quarter

Source: U.S. Census Bureau, Costar

- › A Detroit-based law firm, Lusk Albertson, has opened an office downtown Grand Rapids located at 124 Fulton St. E. Lusk Albertson represents school districts and other educational entities throughout Michigan. In addition to the Grand Rapids office, Lusk Albertson will retain its current location at 409 E. Jefferson Ave. in Detroit.
- › Grand Valley Medical Specialists has moved into a 14,180-square-foot space at 1000 E. Paris Ave. SE., from its East Grand Rapids space at 1900 Wealthy St. SE. Grand Valley Medical Specialists is one of the oldest and largest independent medical practices in the region, employing 15 doctors and 5 advanced practice providers.
- › A 105,000-square-foot medical office building, fully occupied by Metro Health-University of Michigan Health, was acquired by new owners as part of a multi-state, 25-building property deal. The Metro Health Park East building located near the Cascade Rd and I-96 interchange sold to an out-of-state investment group for \$35.3 million, according to Grand Rapids Charter Township property records.
- › Inner City Christian Freedom, a local nonprofit, plans to redevelop the building at 415 Franklin St. SE, the former Grand Rapids Christian High School, for mixed-use purposes. Plans for the 72,000-square-foot site include community and office space for nonprofit social services on the ground floor, plus 40 units of affordable housing on the second and third floors.

Office Sales & Leases

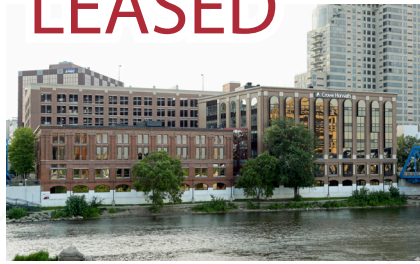
Q3 2017

LEASED



8300 Logistic Dr.
Tenant: West Michigan
Surgical
12,855 SF

LEASED



85 Campau Ave. NW
Tenant: Oxford Financial
Group
6,882 SF



LEASED



3855 Sparks Dr. SE
Tenant: Service Express Inc.
39,617 SF



West Michigan

Office Submarket Statistics

Methodology: The office market report includes office buildings within each of the defined submarkets. Excluded are government buildings and institutional properties.

2017 Q3 Office Snapshot

Submarket	Total RBA	Vacant Available SF	Vacancy Rate	Total Average Rate (\$/SF/Yr)	Total Net Absorption (SF)	Total Under Construction SF
Downtown						
Class A	1,590,140	121,638	7.6%	\$22.05	0	0
Class B & C	7,109,478	306,454	4.3%	\$17.03	15,798	162,800
Total	8,699,618	428,092	4.9%	\$17.95	15,798	162,800
Northeast						
Class A	361,467	7,309	2.0%	\$19.33	-2,080	0
Class B & C	3,203,606	126,840	4.0%	\$13.88	-587	0
Total	3,565,073	134,149	3.8%	\$14.43	-2,667	0
Northwest						
Class B & C	2,448,635	71,210	2.9%	\$12.22	8,573	0
Southeast						
Class A	927,141	61,210	6.6%	\$15.63	-5,341	0
Class B & C	9,814,017	695,553	7.1%	\$12.55	38,345	0
Total	10,741,158	756,763	7.0%	\$12.82	33,004	0
Southwest						
Class B & C	2,953,170	159,644	5.4%	\$9.96	21,093	-
Overall Total	28,407,654	1,549,858	5.4%	\$14.24	75,801	162,800

Office Space Statistical Changes: Year-over-Year and Quarter-over-Quarter

3Q16 vs. 3Q17



2Q17 vs. 3Q17



*Disclaimer: Historical data figures are subject to change based upon the timing of when CoStar receives market information. NAIWWM uses the numbers available at the time each quarterly report is published.