

# Office Snapshot

West Michigan | Q1 2018

## Market Activity

### Population



1,058,079

### Total Businesses



36,247

### WSJ Prime Rate



4.75%

### Unemployment Rate



3.7%

compared to 4.1%  
for the United States

Grand Rapids-Wyoming, MI Metropolitan Statistical Data  
Source: U.S. Census Bureau, Costar, bankrate.com

› Consumers Energy, a Jackson-based utility company, is planning to build a \$20 million West Michigan headquarters in Grand Rapids. The facility will be 40,000 SF, and will be located at 501 Alabama St. NW, in the Circuit West area. The building will house up to 275 employees who will help deliver energy service to the Grand Rapids area. Rockford Construction is serving as construction manager for the project. The project is planning to achieve a Leadership in Energy and Environmental Design certification by the U.S. Green Building Council.

› Spectrum Health and Holland Hospital have teamed up to open a new integrated care campus in the region. Health Pointe offers primary and specialty physician care, urgent care, laboratory and radiology, outpatient procedures and surgery all under the same roof. The 100,000 SF complex is located at 15100 Whittaker Way in Grand Haven, and will have more than 250 employees. It was designed by AECOM and constructed by Granger Construction.

› Grand Rapids-based Adventure Credit Union has opened a new \$1.2 million branch at 5165 Wilson Ave. SW in Wyoming, MI. The new building is 2,953 SF, and was built so the company could consolidate two outdated locations into one standalone building. The new location was built with several features in mind, It includes a drive-thru, on-site parking, and better road visibility.

## Office Sales & Leases

Q1 2018

**LEASED**



**6307 84th St. SE**  
Tenant: Acrisure LLC  
12,871 SF



**LEASED**



**7100 Kalamazoo Ave. SE**  
Tenant: MI Kids Pediatrics PC  
8,103 SF



**LEASED**



**4085 Burton St. SE,  
Suite 101**  
Tenant: CVR Management  
LLC  
4,715 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.

### 2018 Q1 Office Snapshot

Submarket	Total RBA	Vacant Available SF	Vacancy Rate	Total Average Rate (\$/SF/Yr)	Total Net Absorption (SF)	Total Under Construction SF
<b>Downtown</b>						
Class A	1,497,034	135,978	9.1%	\$22.18	4,860	120,000
Class B & C	7,581,121	351,801	4.6%	\$17.37	-16,722	0
<b>Total</b>	<b>9,078,155</b>	<b>487,779</b>	<b>5.4%</b>	<b>\$18.16</b>	<b>-11,862</b>	<b>120,000</b>
<b>Northeast</b>						
Class A	331,467	12,309	3.7%	\$20.33	3,200	0
Class B & C	3,193,199	97,532	3.1%	\$14.06	23,002	33,593
<b>Total</b>	<b>3,524,666</b>	<b>109,841</b>	<b>3.2%</b>	<b>\$14.65</b>	<b>26,202</b>	<b>33,593</b>
<b>Northwest</b>						
Class B & C	2,620,354	101,402	3.9%	\$15.47	-4,297	60,000
<b>Southeast</b>						
Class A	927,141	47,641	5.1%	\$15.90	7,359	41,000
Class B & C	10,027,094	775,924	7.7%	\$13.93	47,378	0
<b>Total</b>	<b>10,954,235</b>	<b>823,565</b>	<b>7.5%</b>	<b>\$14.10</b>	<b>54,737</b>	<b>41,000</b>
<b>Southwest</b>						
Class B & C	2,983,151	108,773	3.6%	\$15.30	35,904	100,000
<b>Overall Total</b>	<b>29,160,561</b>	<b>1,631,360</b>	<b>5.6%</b>	<b>\$15.68</b>	<b>100,684</b>	<b>354,593</b>

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

#### 1Q17 vs. 1Q18



NET ABSORPTION



VACANCY RATE



CONSTRUCTION



ASKING RATES

#### 4Q17 vs. 1Q18



NET ABSORPTION



VACANCY RATE



CONSTRUCTION



ASKING RATES

\*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.