

Steelcase Corporate Development Center

4200 60TH STREET SE :: GRAND RAPIDS, MICHIGAN



THE OFFERING :: CB Richard Ellis is pleased to present the opportunity to purchase the iconic **Steelcase Corporate Development Center**—commonly known as “**the Pyramid**”—located in the suburbs of Grand Rapids, Michigan.

The Pyramid was constructed in 1986 and designed to encourage communication and creativity. The **six-story 663,671 SF building** contains 333,000 SF of open and private office space and 242,000 SF of laboratory and support area. The facility incorporates state of the art features that can **easily accommodate expanding corporate and high tech business requirements**, while the in place mechanical and information technology infrastructure allow for **flexible and efficient floor plan design**. In addition, the sound room, photo studio, full service kitchen/cafeteria and enclosed shipping and receiving area make this a one of a kind facility.

The **visual appeal** of the Pyramid’s metal panel and glass exterior is striking and the interior amenities are equally as inspiring. The Pyramid’s four corner entrances converge in a **central atrium featuring a five-story rotating pendulum** suspended over a reflective water pool. The calming effect of the atrium area flows throughout the open center design, creating connectivity between floors. Vaulted ceilings and expansive windows throughout the building combined with exterior balconies provide an **open and spacious work environment** infused with natural light. Efficient transitions throughout the expansive facility are made possible with four passenger elevators and four escalators.



:: **Van W. Martin, CCIM, SIOR, CRE**
Senior Managing Director
517.319.9241
van.martin@cbre.com

:: **Drew Miller**
Managing Director
616.726.5465
drew.miller@cbre.com

:: **Mark Collins**
Senior Vice President
248.351.2021
mark.collins@cbre.com

CBRE
CB RICHARD ELLIS

4200 60TH STREET SE :: GRAND RAPIDS, MICHIGAN



LOCATION ::

Visible from the highway the Pyramid is strategically located on **approximately 125 acres** at the southeast corner of **60th Street SE and East Paris Avenue** in Gaines Township, Kent County, Michigan.

With **immediate access** to M-6, the Pyramid is convenient to the **network of freeways** throughout the Grand Rapids metropolitan area. In addition, proximity to the **Gerald R. Ford International Airport** makes this a **highly accessible** location.

BUILDING AREA

Level	GBA	Use
Basement	47,025	Mechanical
First Floor	202,973	R&D/Garage
Second Floor	182,688	Office/Cafeteria
Third Floor	107,584	Office
Fourth Floor	70,756	Office
Fifth Floor	38,025	Office
Sixth Floor	14,620	Office
Peak	N/A	Mechanical Penthouse
Total (w/Bsmt)	663,671	635,951
Total (w/o Bsmt)	616,646	588,926

GBA = Gross Building Area
The first floor includes a 21,815 SF receiving garage.



For more information on Steelcase Corporate Development Center, please visit our web site at:

www.cbre.com/SteelcasePyramidBldg

©2009 CB Richard Ellis, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

:: Van W. Martin, CCIM, SIOR, CRE
Senior Managing Director
517.319.9241
van.martin@cbre.com

:: Drew Miller
Managing Director
616.726.5465
drew.miller@cbre.com

:: Mark Collins
Senior Vice President
248.351.2021
mark.collins@cbre.com

