



ONE NORTH DIVISION GRAND RAPIDS, MI

Customer's Needs:

Renovation of former department store to Class A governmental office space.

Our Solution:

Economics

- Long-term lease negotiated with State of Michigan
- A bond offering for building and renovation cost supported by State lease

Performance

- Central Business District brownstone renovation
- Coordination of multi-tenant uses

Speed

- Collaboration of A/E, contractors and management
- Delivered in 7 months with 100% occupancy



Overview:

This 4-story, 300,000-square-foot former department store, located in downtown Grand Rapids, was renovated by our design/build team into a Class A government office building. Approximately 140,000 square feet of the structure is dedicated to the State office building, while the remaining 160,000 square feet is home to the City of Grand Rapids' Police Department.

The Granger Group recently completed a renovation of 55,000 square feet on the second and third floors of the office building, with a connecting monumental staircase, to accommodate three court rooms and office space for the Federal Bankruptcy Courts. This high-end finish was completed by a great team of architects, contractors and The Granger Group's project management team.

Financial Solution:

The key ingredient in enabling this project to become a reality was The Granger Group's unique financing structure. The Granger Group negotiated a long-term lease with the State of Michigan on the 140,000 square feet of office space. The annual lease payments provided a revenue stream that allowed The Granger Group to sell bonds to cover the cost of building and renovation. The Granger Group then gave the building to the City of Grand Rapids at no cost, while providing a guarantee for the building structure and ongoing maintenance. The City now reaps the benefits of transforming a once vacant department store in the Central Business District into a 100% occupied Class A office building with a long-term, stable tenant.



