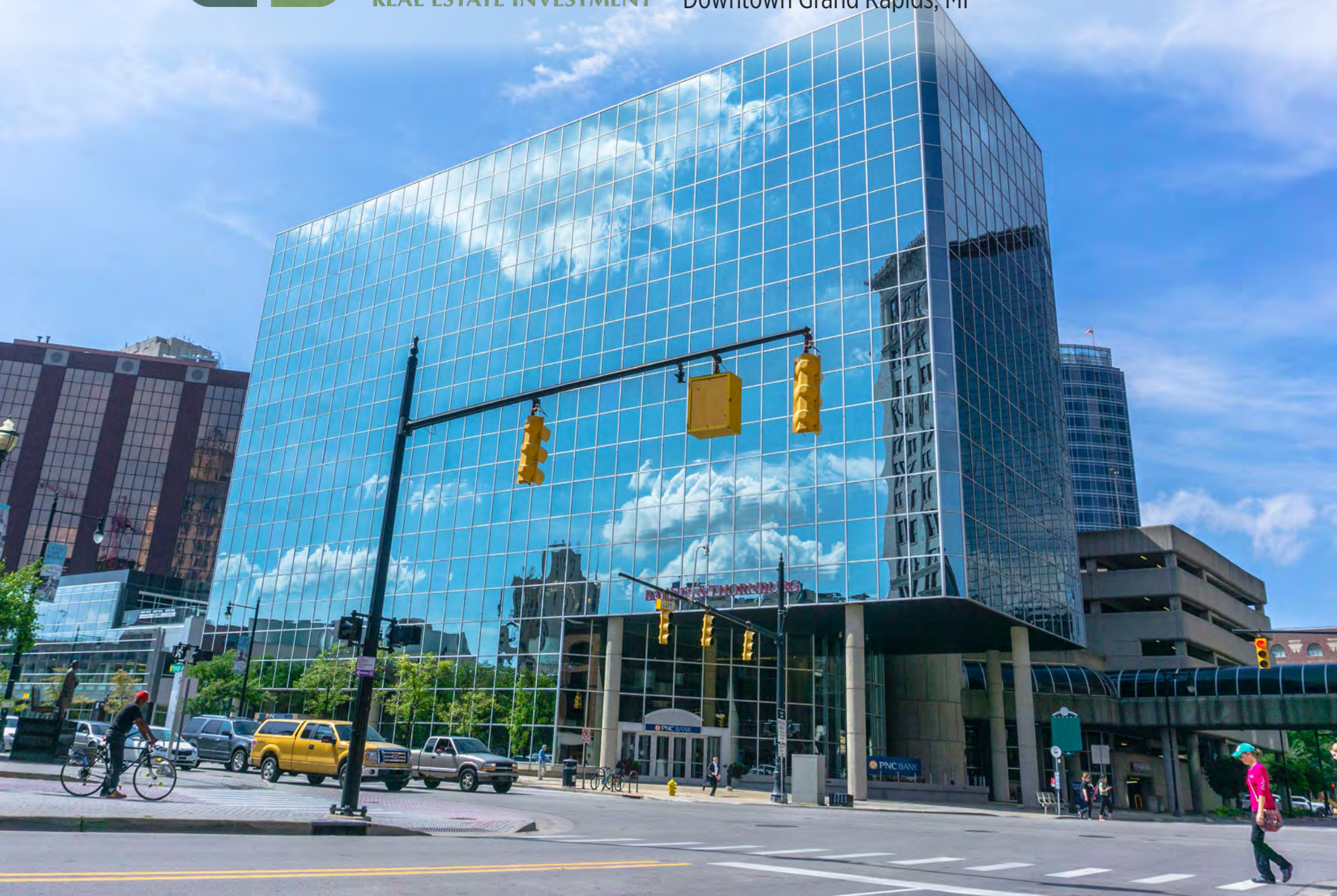




CWD
REAL ESTATE INVESTMENT

PNC BANK BUILDING

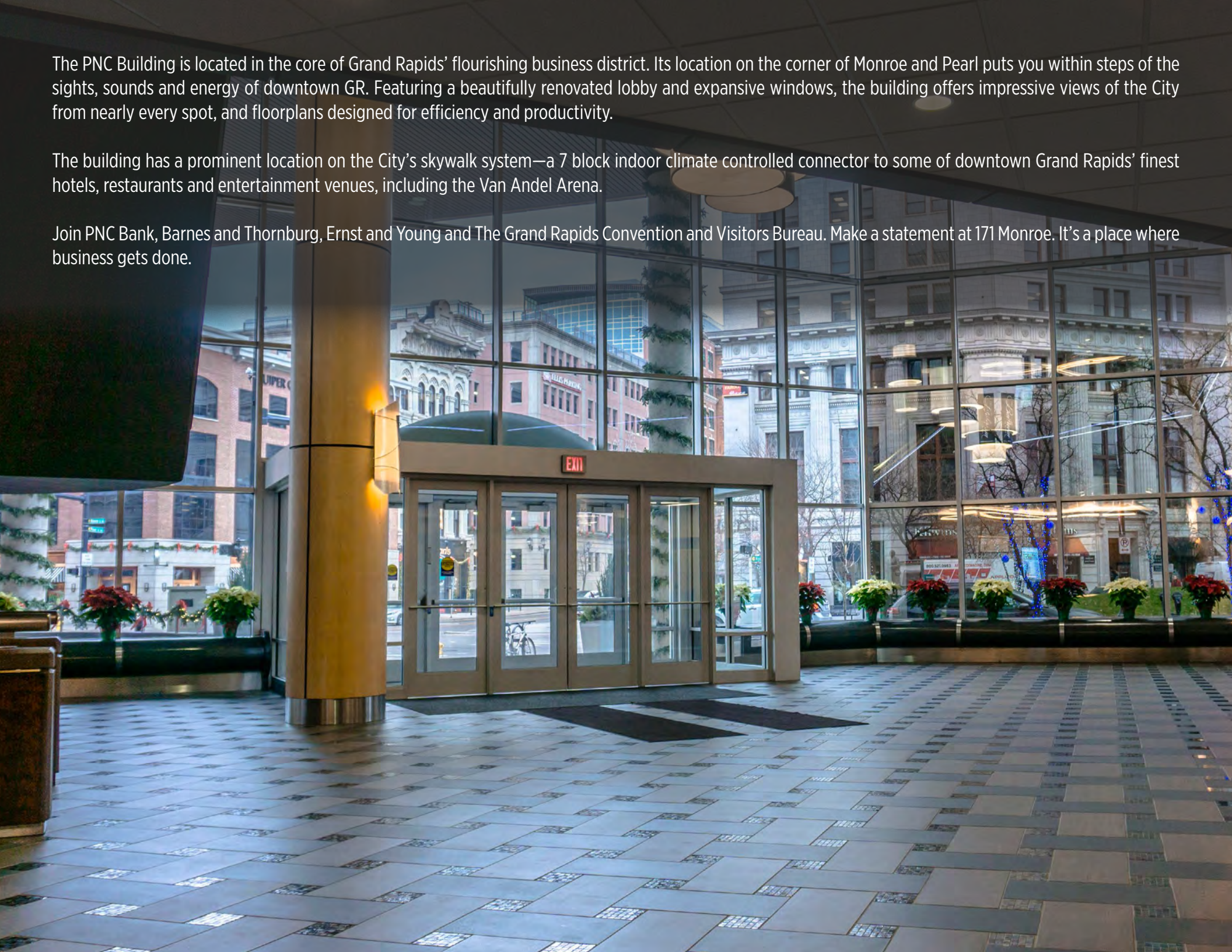
171 Monroe Ave NW
Downtown Grand Rapids, MI



The PNC Building is located in the core of Grand Rapids' flourishing business district. Its location on the corner of Monroe and Pearl puts you within steps of the sights, sounds and energy of downtown GR. Featuring a beautifully renovated lobby and expansive windows, the building offers impressive views of the City from nearly every spot, and floorplans designed for efficiency and productivity.

The building has a prominent location on the City's skywalk system—a 7 block indoor climate controlled connector to some of downtown Grand Rapids' finest hotels, restaurants and entertainment venues, including the Van Andel Arena.

Join PNC Bank, Barnes and Thornburg, Ernst and Young and The Grand Rapids Convention and Visitors Bureau. Make a statement at 171 Monroe. It's a place where business gets done.







660+

INDOOR PARKING SPACES

The PNC Building offers easy access to an indoor parking ramp, providing easy and convenient parking to tenants and their guests. In addition to indoor spaces, there are also parking meters conveniently positioned along Monroe Avenue.

SKYWALK

ACCESS ACROSS 7 BLOCKS

The Grand Rapids Skywalk is a convenient, climate-conditioned passage that connects key locations through Grand Rapids. Spanning over seven blocks and nearly one mile, the Skywalk provides an easy and convenient path for visitors and residents alike.

CLASS A

OFFICE BUILDING

In addition to its location, the PNC Building also comes equipped with a modern fit and finish to provide the perfect atmosphere for success.

DOWNTOWN GRAND RAPIDS



Use your mobile phone camera for directions to any downtown location of CWD Real Estate.



A 50 Louis
B 25 Ionia
C 40 Pearl

D 111 Lyon
E 38 W Fulton
F 37 Ottawa

G 80 Ottawa
H 125 Ottawa
I 200 Ottawa

J 300 Ottawa
K 50 Monroe
L 169 Monroe

M 171 Monroe
N 180 Monroe
O 250 Monroe



Contact CWD for more information:

CWD Real Estate Investment
616.726.1700
info@cwdrealestate.com

www.cwdrealestate.com
f www.facebook.com/cwdrealestate
t @cwdrealestate
i @cwdrealestateinvestment