Taking advantage of both the federal and state historic preservation tax credits, Pioneer Construction Company rehabilitated the former Berkey and Gay Furniture Factory into downtown market rate apartments targeted at young urban professionals and a growing student population. Pioneer converted the 500,000 square-foot abandoned former factory building on Grand Rapids’s near north side into 373 units.

- Direct Investment: $36,750,000
- Indirect Investment: $41,895,000
- Federal Credit: $5,500,000
- State Credit: $1,375,000
- Economic Impact: $78,645,000
- Jobs Created: 679

Location: 940 Monroe Street SW, Grand Rapids
Project Contact: 940 Monroe, LLC/Thomas Beckering
Completed: 2008

Additional case studies at michigan.gov/shpo • 517.373.1630