

FOR LEASE

85 E 8TH Street,
Holland, MI 49423



JASON DEWITT

- DIR +1 616 355 3156
- MOB +1 616 836 2856
- JASON@LAKESHORECOMMERCIAL.COM

TOM POSTMA

- DIR +1 616 355 3145
- MOB +1 616 283 2411
- TOM@LAKESHORECOMMERCIAL.COM

KRIS DEPREE

- DIR +1 616 355 3141
- MOB +1 616 212 5576
- KRIS@LAKESHORECOMMERCIAL.COM

OFFICE CONDOS

3,236 - 11,580 SF

www.LakeshoreCommercial.com
44 East 8th Street, Suite 510 | Holland, MI 49423 | 616.394.4500

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Three newly remodeled office condo suites available in Plaza Center. Individual suites available or options to combine multiple suites. Prime location on E 8th Street Downtown Holland near many restaurants, shops, and other retailers.

Customer and employee parking lot in back of building, as well as public parking on 8th Street. Snow melt system downtown Holland.

LEASE INFORMATION

Unit No. & Direction	Unit 7 (NW)	8 (NE)	10 (SE)	8/10 (NE & SE)	7/8 (NE & NW)	7/8/10 (NE, SE, &NW)
Suites	210/220	230	250	230 & 250	210, 220, & 230	210, 220, 230, & 250
Lease Price/SF	\$15.00 + NNN	\$25.00 +NNN	\$20.00 + NNN	\$23.01 + NNN	\$21.00 + NNN	\$20.72 + NNN
Rentable SF	3,236 SF	5,107 SF	3,237 SF	8,344 SF	8,343 SF	11,580 SF
Monthly Rent	\$4,045 + NNN	\$10,639 + NNN	\$5,395 + NNN	\$16,000 + NNN	\$14,600 + NNN	\$20,000 + NNN
Lease Type	Triple Net	Triple Net	Triple Net	Triple Net	Triple Net	Triple Net
Term	60 Months	60 Months	60 Months	60 Months	60 Months	60 Months
Taxing Authority	City of Holland	City of Holland	City of Holland	City of Holland	City of Holland	City of Holland
Zoning	F - CDT	F - CDT	F - CDT	F - CDT	F - CDT	F - CDT

BUILDING HIGHLIGHTS

- Brand new- remodeled 2nd floor
- Snow melt system downtown Holland
- Near many shops, restaurants, retailers, financial institutions, etc
- Customer parking in front and back of building
- Basement storage
- Building and Suite key card access



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SUITE INFORMATION

Unit 7/ Suite 210/220

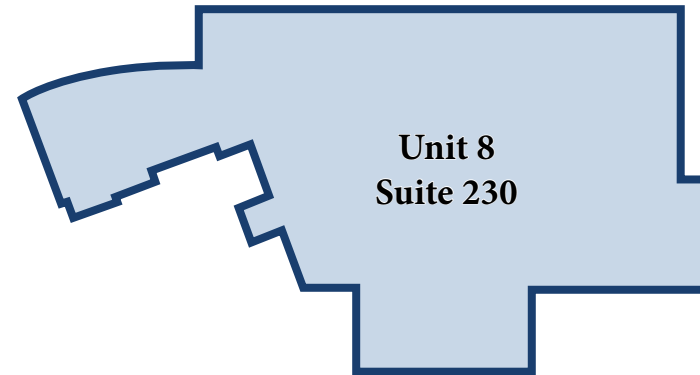
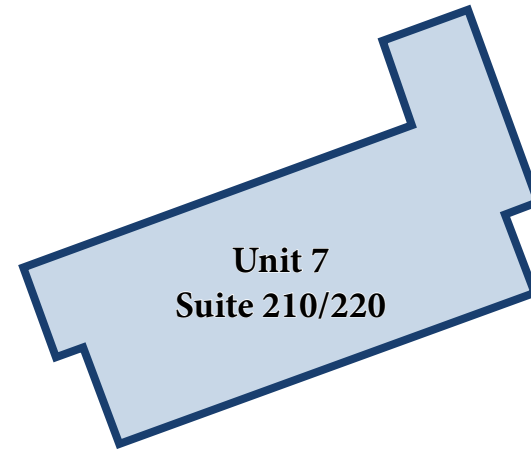
- 3,236 SF
- Currently unfinished
- Buyer can be creative with custom floor plan
- Multiple large north facing windows throughout suite allowing natural light into the space

Unit 8/ Suite 230

- 5,107 SF
- Finished
- Five (5) private offices
- Large break
- Floor to ceiling windows
- Multiple open areas with flexibility for co-working/ collaborative spaces or construction of additional private offices

Unit 10/ Suite 250

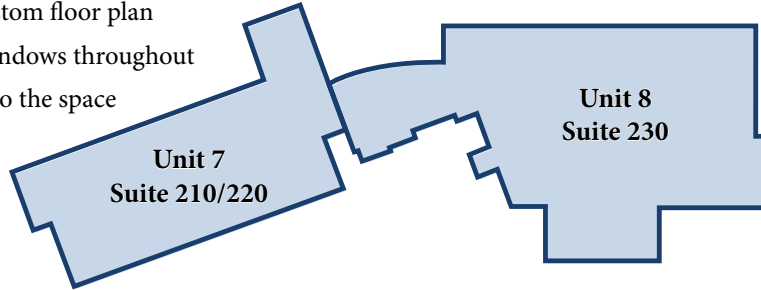
- 3,237 SF
- Finished
- Small kitchenette
- Conference room
- Windows with views of 8th Street
- Large open area (with flexibility for co-working/ collaborative spaces or construction of private offices)



SUITE INFORMATION

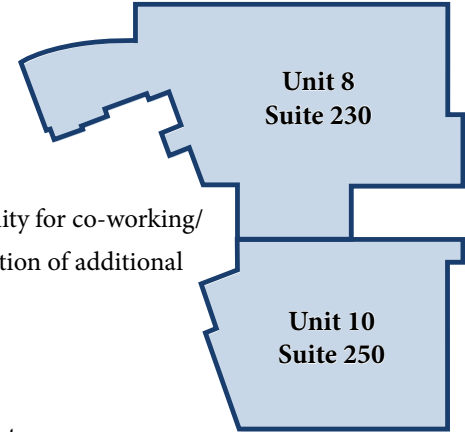
Unit 7 & 8/ Suite 210/220 & 230

- 8,343 SF
- Currently unfinished (Suite 210/220)
- Buyer can be creative with custom floor plan
- Multiple large north facing windows throughout suite allowing natural light into the space
- Finished (Suite 230)
- Five (5) private offices
- Large break
- Floor to ceiling windows
- Multiple open areas with flexibility for co-working/ collaborative spaces or construction of additional private offices



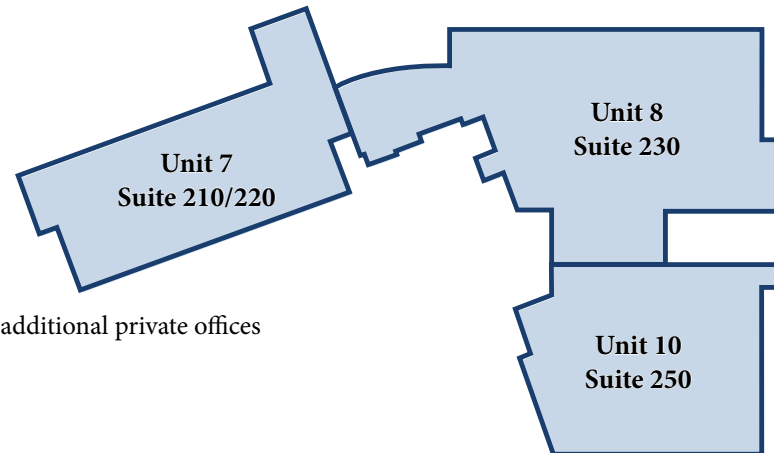
Unit 8 & 10/ Suite 230 & 250

- 8,344 SF
- Finished
- Five (5) private offices
- Large break
- Floor to ceiling windows
- Multiple open areas with flexibility for co-working/ collaborative spaces or construction of additional private offices
- Small kitchenette
- Conference room
- Windows with views of 8th Street
- Large open area (with flexibility for co-working/ collaborative spaces or construction of private offices)

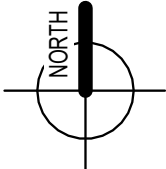
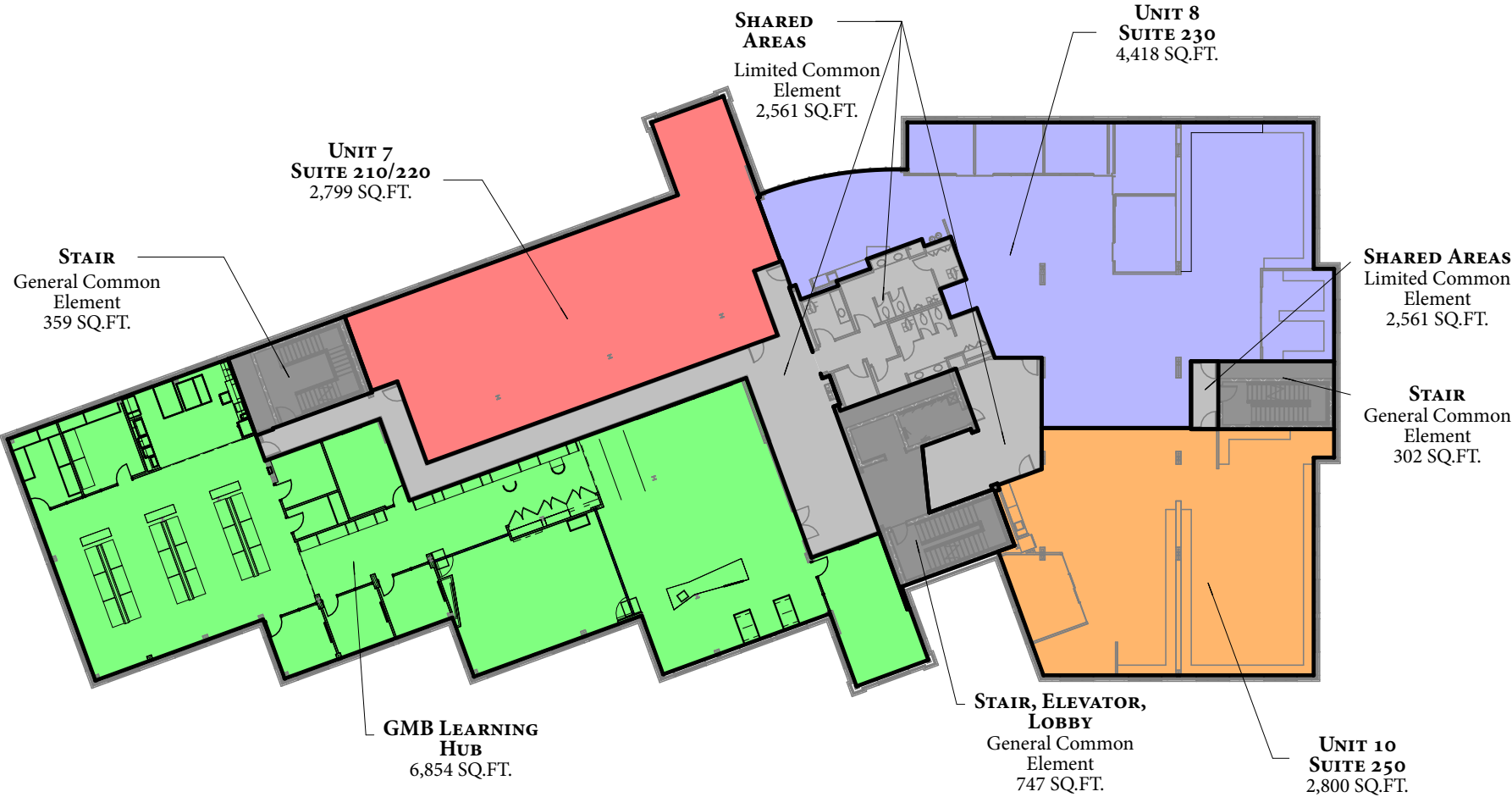


Unit 7, 8, & 10/ Suite 210/220, 230, & 250

- 11, 580 SF
- Currently unfinished (Suite 210/220)
- Buyer can be creative with custom floor plan
- Multiple large north facing windows throughout suite allowing natural light into the space
- Finished (Suite 230 & 250)
- Five (5) private offices
- Large break
- Floor to ceiling windows
- Multiple open areas with flexibility for co-working/ collaborative spaces or construction of additional private offices
- Small kitchenette
- Conference room
- Windows with views of 8th Street
- Large open area (with flexibility for co-working/ collaborative spaces or construction of private offices)



2ND FLOOR LAYOUT



SECOND FLOOR AREA PLAN

1/32" = 1'-0"

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COMMON PHOTOS

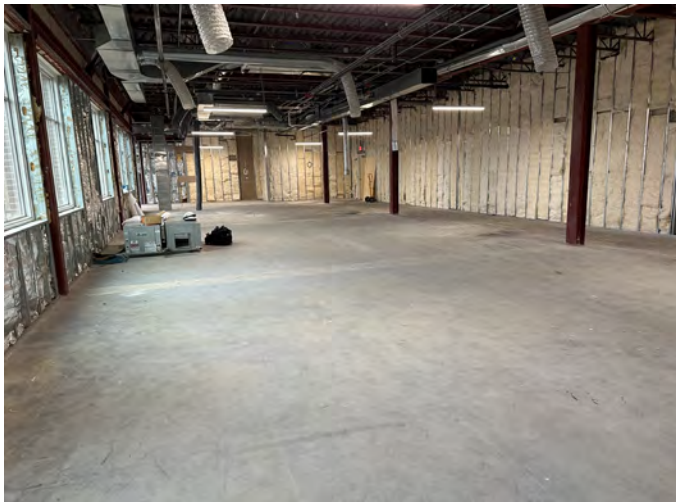


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SUITE 210/220 PHOTOS UNIT 7



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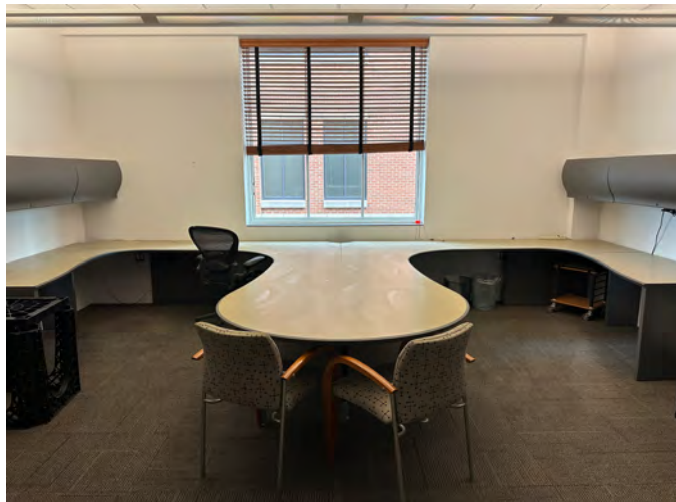
SUITE 230 PHOTOS UNIT 8



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SUITE 230 PHOTOS UNIT 8



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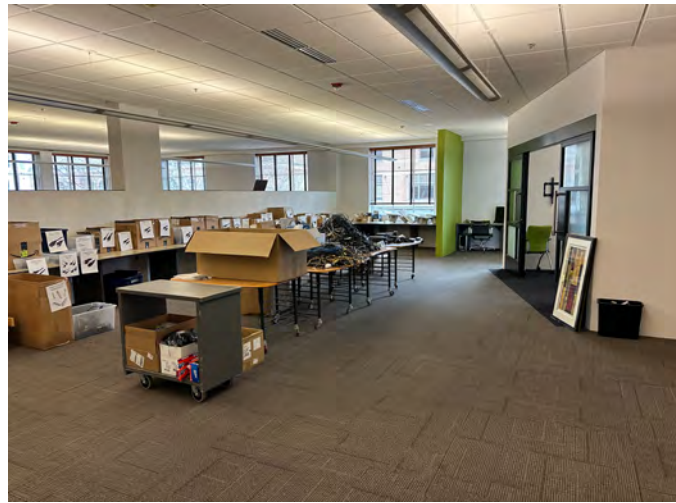
SUITE 250 PHOTOS UNIT 10



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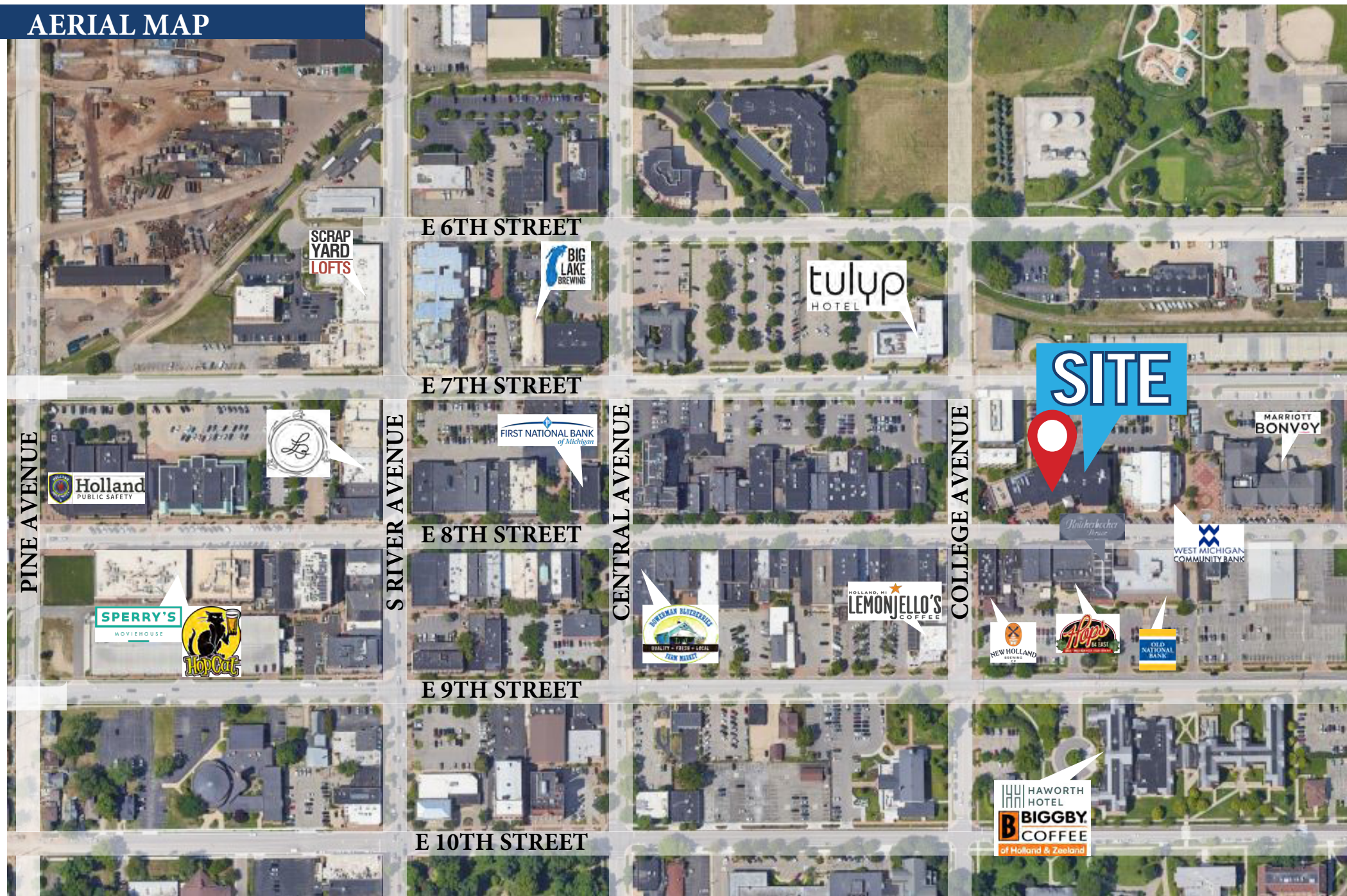
SUITE 250 PHOTOS UNIT 10



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AERIAL MAP



YOUR PREMIER BROKER IN WEST MICHIGAN



JASON DeWITT

PRINCIPAL

DIRECT (+1) 616-355-3156

CELL (+1) 616-836-2856

JASON@LAKESHORECOMMERCIAL.COM



KRIS DePREE

PRINCIPAL

DIRECT (+1) 616-355-3141

CELL (+1) 616-212-5576

KRIS@LAKESHORECOMMERCIAL.COM



TOM POSTMA

PRINCIPAL

DIRECT (+1) 616-355-3145

CELL (+1) 616-283-2411

TOM@LAKESHORECOMMERCIAL.COM



CALEB DRISENGA

ADVISOR

DIRECT (+1) 616-355-3149

CELL (+1) 616-283-8205

CALEB@LAKESHORECOMMERCIAL.COM



DREW DURHAM

PRINCIPAL

DIRECT (+1) 616-355-3148

CELL (+1) 616-566-2039

DREW@LAKESHORECOMMERCIAL.COM



JIM EDEWAARD, CCIM

ADVISOR

DIRECT (+1) 616-355-3144

CELL (+1) 616-403-6131

JIM@LAKESHORECOMMERCIAL.COM



MIKE NAGELKIRK

ADVISOR

DIRECT (+1) 616-355-3151

CELL (+1) 616-836-1122

MIKE@LAKESHORECOMMERCIAL.COM

Lakeshore Commercial Real Estate has over 100 years of experience in the industry. We have seen many changes and evolutions over the years, but our focus has always remained the same: to serve businesses in our community and help them achieve their success. We specialize in all aspects of commercial real estate, including sales, management, and leasing. We have a deep understanding of the local market and the unique needs of different businesses. We use our expertise to help our clients find the right property, negotiate the best deals, and manage their properties efficiently and effectively. We don't just have you covered on the Lakeshore. We have created excellent relationships with brokers outside of the Lakeshore area to ensure we are serving you best. We are committed to our clients and their success. We work closely with each client to understand their needs and goals, and we develop customized solutions to help them achieve those goals.