

FOR SALE

85 E 8TH Street,
Suites:
210/220, 230, & 250
Holland, MI 49423

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.

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OFFICE CONDOS
3,236 - 11,580 SF

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



SALE 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
Sale Price	\$825,705	\$1,745,110	\$910,000	\$2,706,750	\$2,525,950	\$3,255,525
Rentable SF	3,236	5,107	3,237	8,344	8,343	11,580
Usable SF	2,799	4,418 SF	2,800 SF	7,218 SF	7,217 SF	10,017
Rentable Price per SF	\$255.16	\$341.71	\$281.12	\$324.39	\$302.76	\$381.13
Parking Spaces	3 spaces	4 spaces	3 spaces	7 spaces	7 spaces	10 spaces
Condo Fees	\$5.47/sf					
Term	Cash/Conventional					
Taxing Authority	City of Holland					
Zoning	F - CDT					

SUITE INFORMATION

Unit 7/ Suite 210

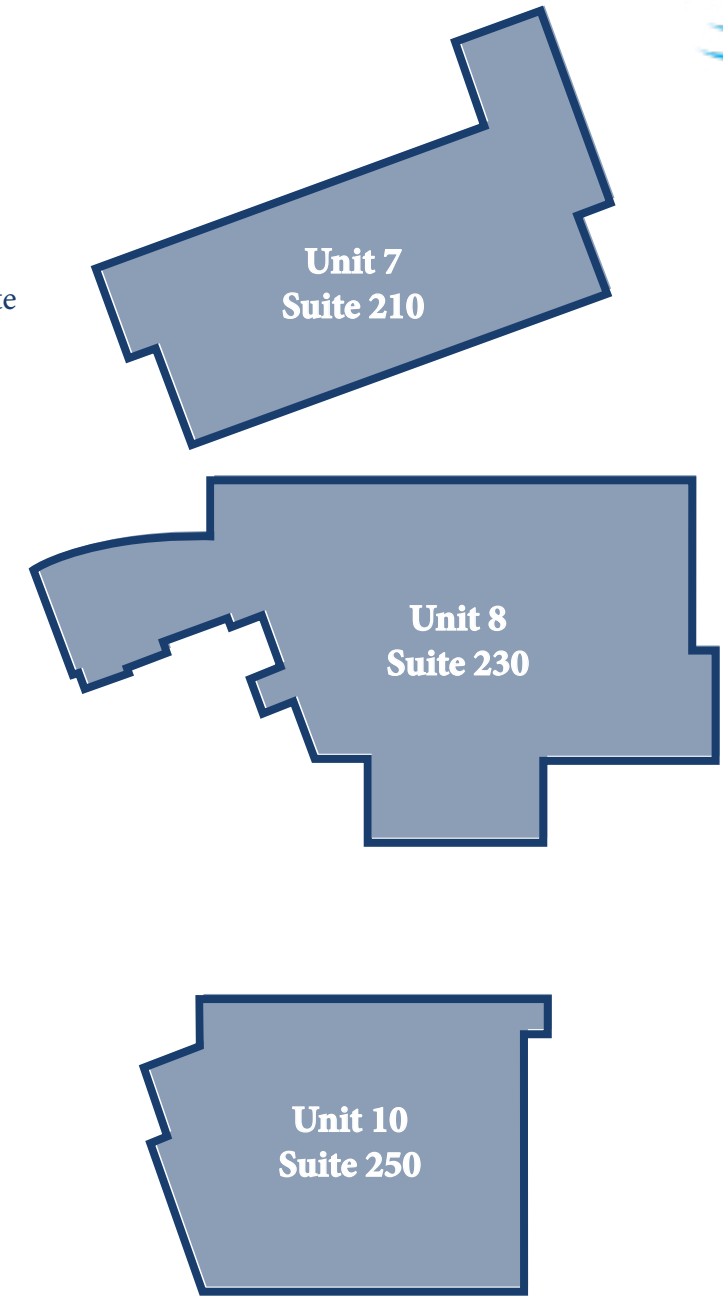
- 3,236 SF
- Currently unfinished
- Buyer can be creative with custom floor plan
- Multiple large north facing windows throughout suite allowing natural light into the space

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)



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

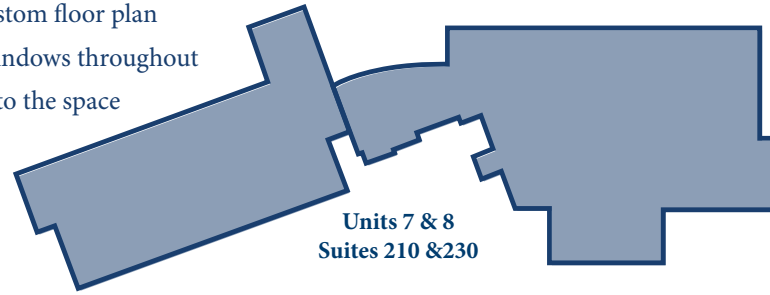




SUITE INFORMATION

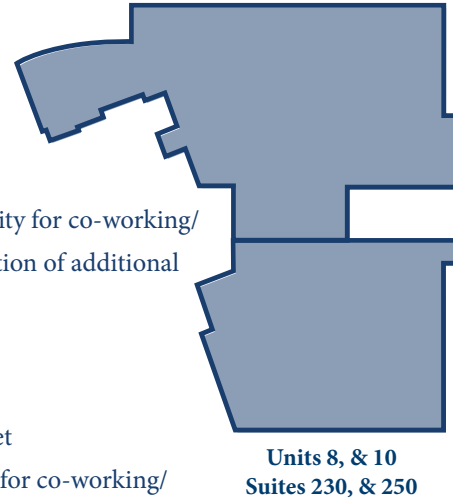
Unit 7 & 8/ Suite 210 & 230

- 8,343 SF
- Currently unfinished (Suite 210)
- 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



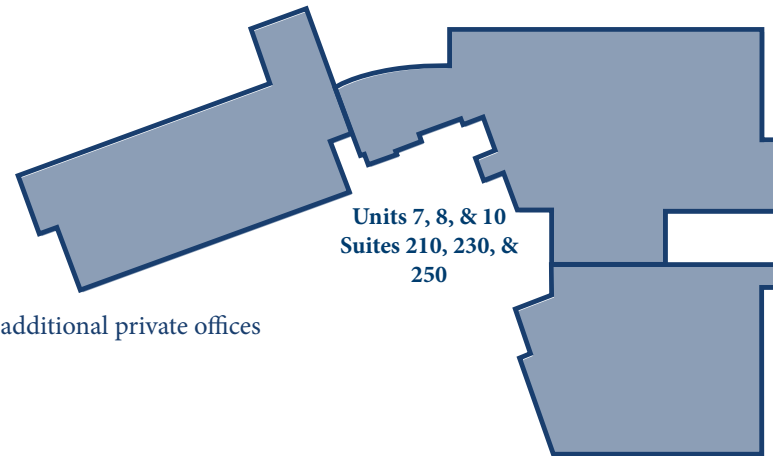
Unit 8 & 10/ Suite 230 & 250

- 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)

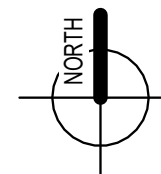
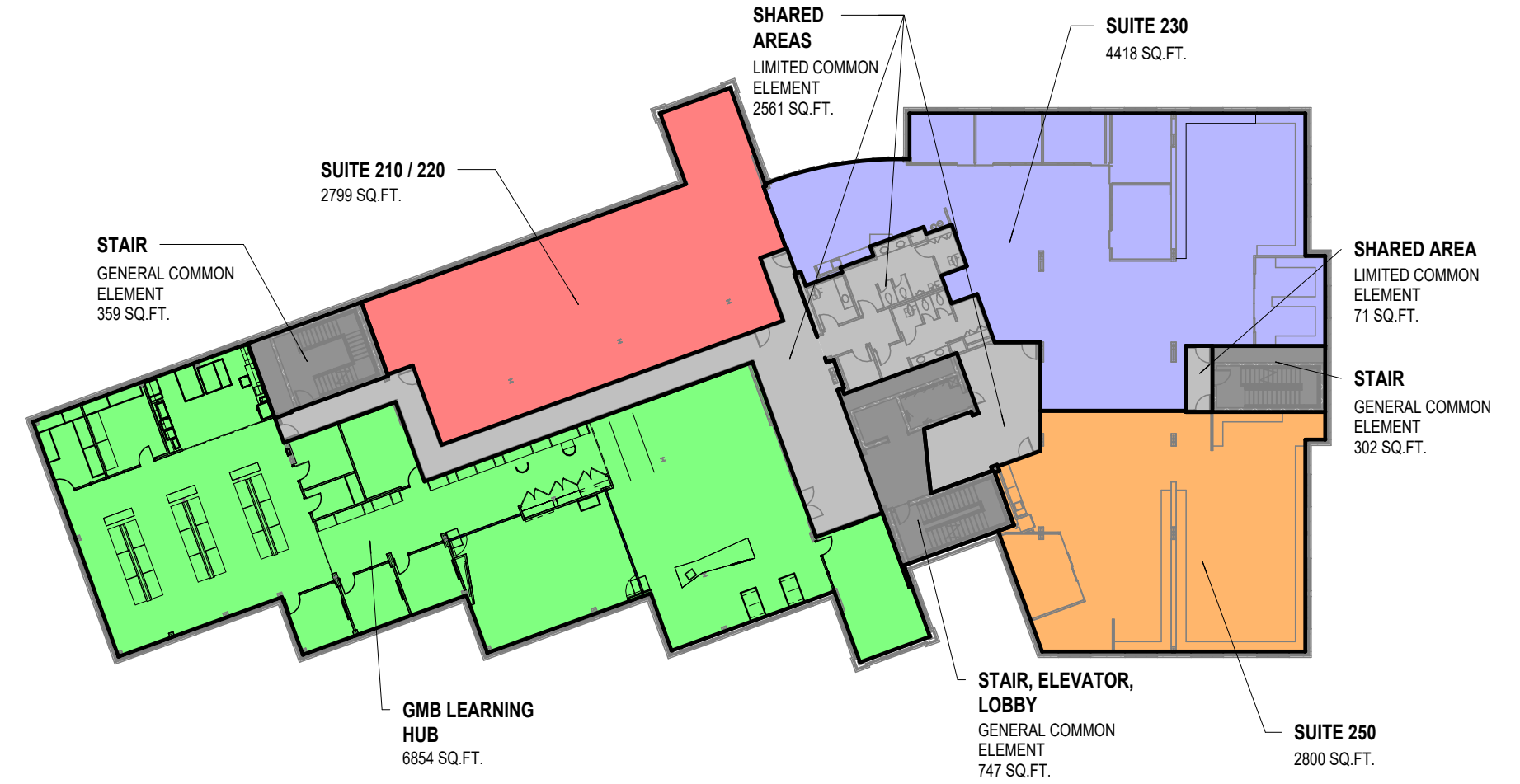


Unit 7, 8, & 10/ Suite 210, 230, & 250

- 11, 580 SF
- Currently unfinished (Suite 210)
- 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"



COMMON PHOTOS

SUITE 210/220 PHOTOS
UNIT 7

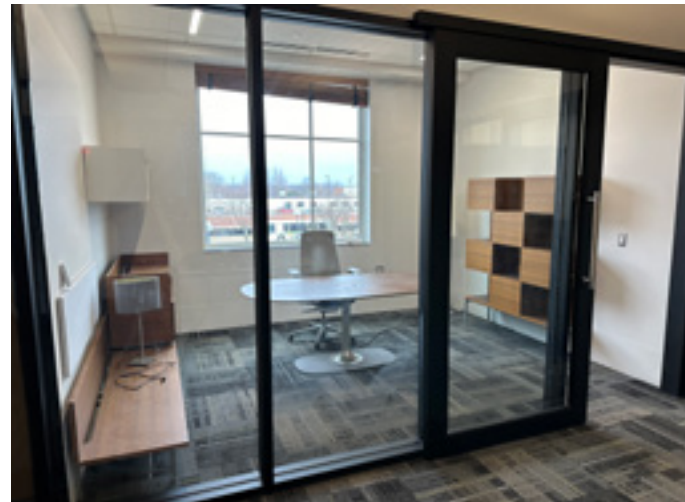




SUITE 230 PHOTOS
UNIT 8



SUITE 230 PHOTOS
UNIT 8

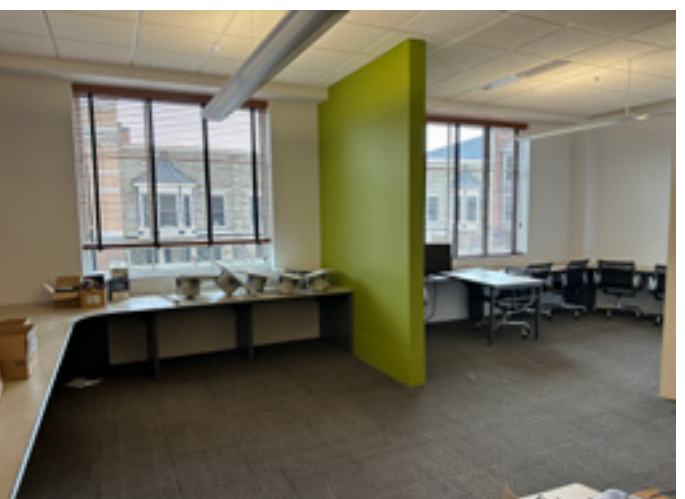
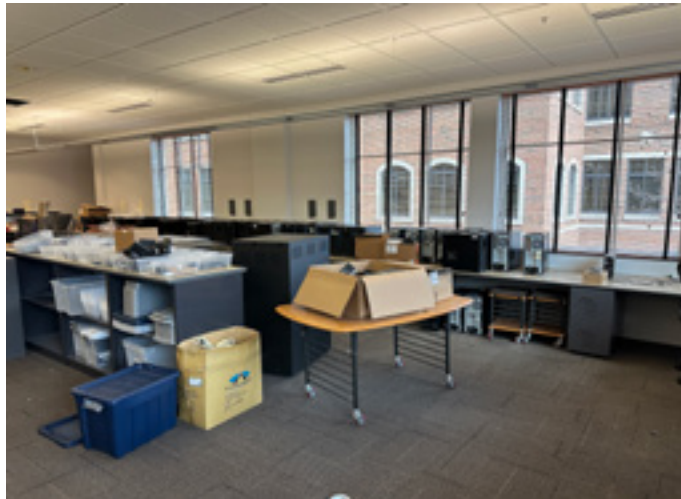
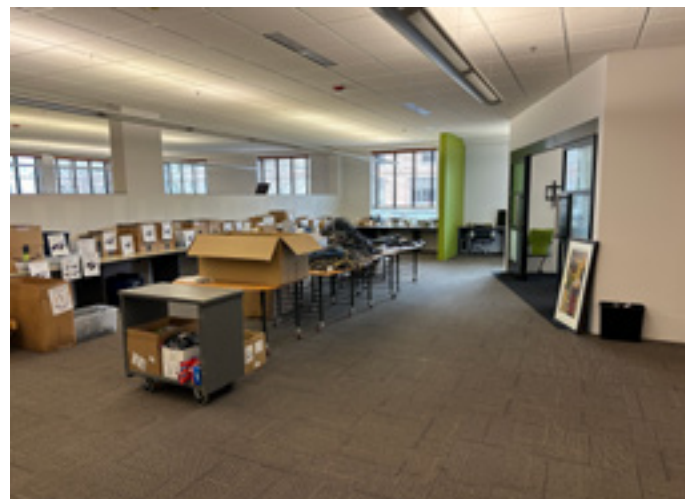
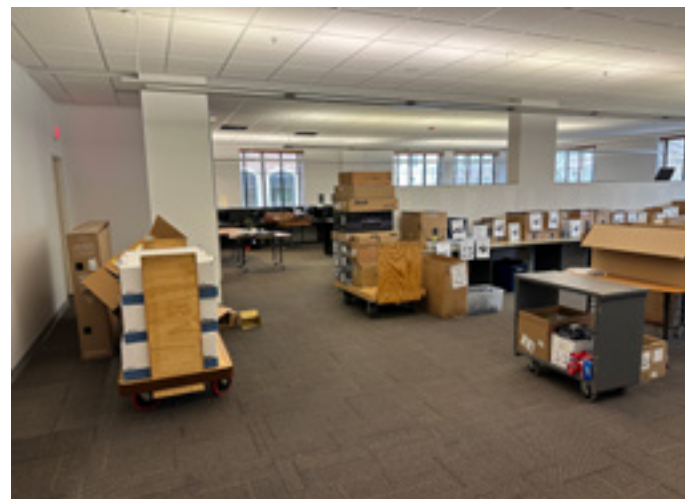




SUITE 250 PHOTOS
UNIT 10



SUITE 250 PHOTOS
UNIT 10



AERIAL

