

17011 HICKORY ST

Spring Lake, MI 49456

OFFICE BUILDING FOR LEASE



Property Description

Welcome to this stunning flex/office space located in Spring Lake, boasting exceptional visibility along US-31. Impeccably maintained and continuously upgraded, this facility is in excellent condition. With ample parking, an auditorium, and expansive office space, it caters to various needs and accommodates a myriad of purposes. Experience the convenience of 24-hour secure access and lit parking.

Offering Summary

Lease Rate:	\$9.00 SF/yr (NNN)
Available SF:	38,887 SF
Building Size:	141,596 SF
Ceiling Height:	20 ft

Hannah Greening

Founder, Managing Broker

616.516.5561 hannah@fancyrealestate.org

Ksenia Derouin

Director of Operations, Commercial Realtor

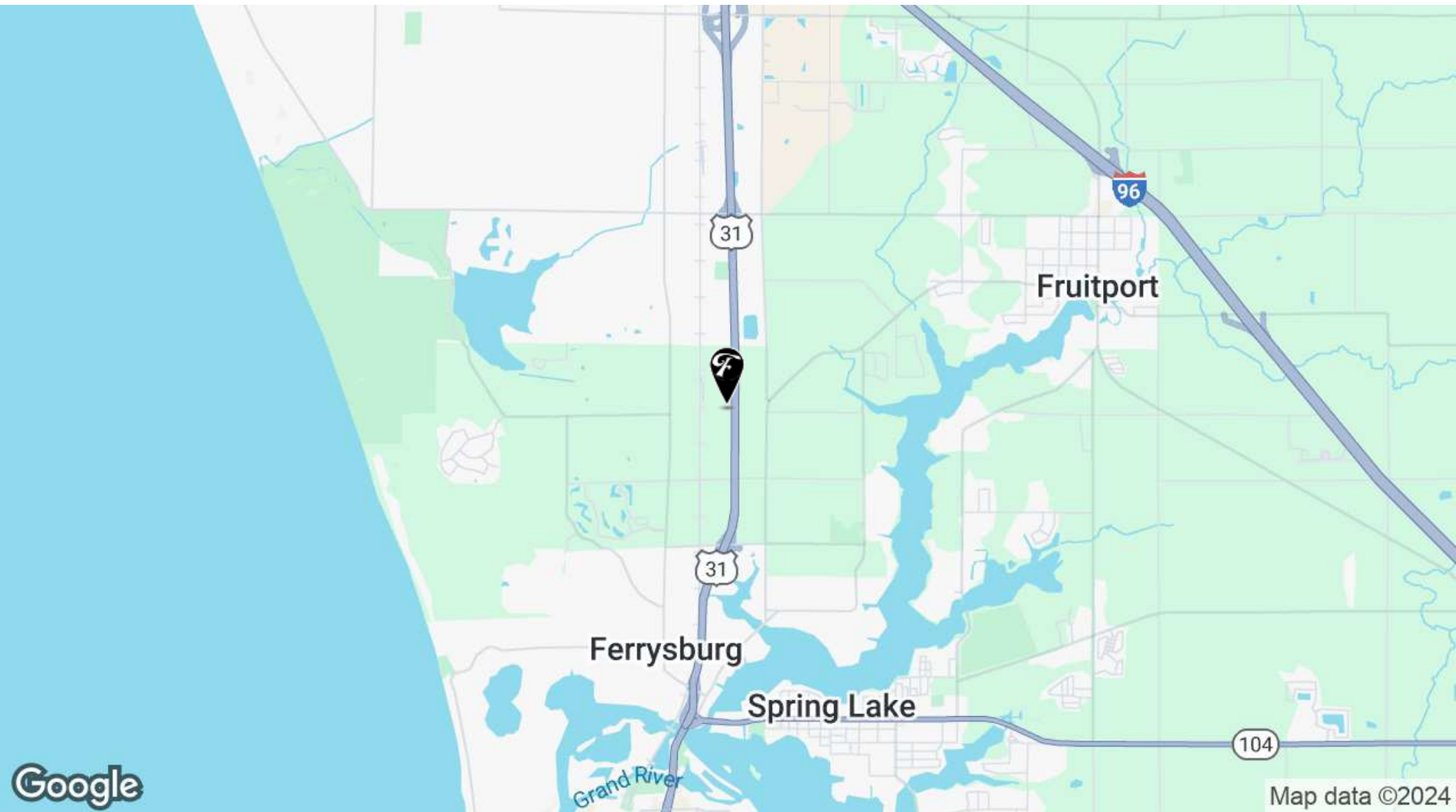
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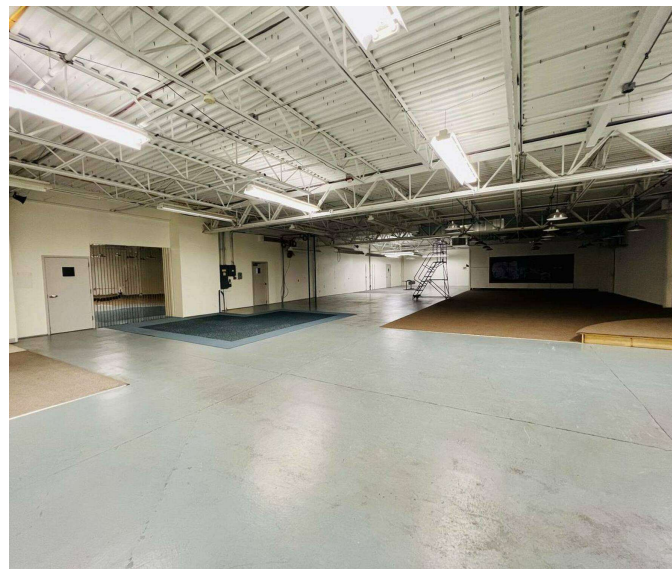
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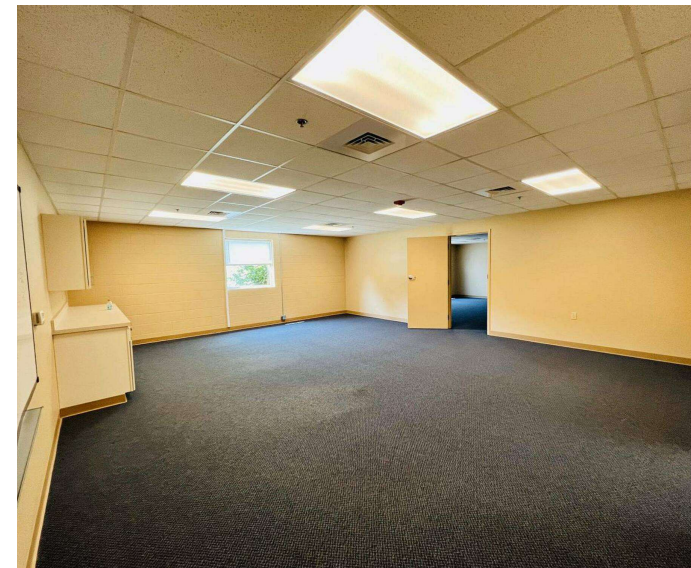
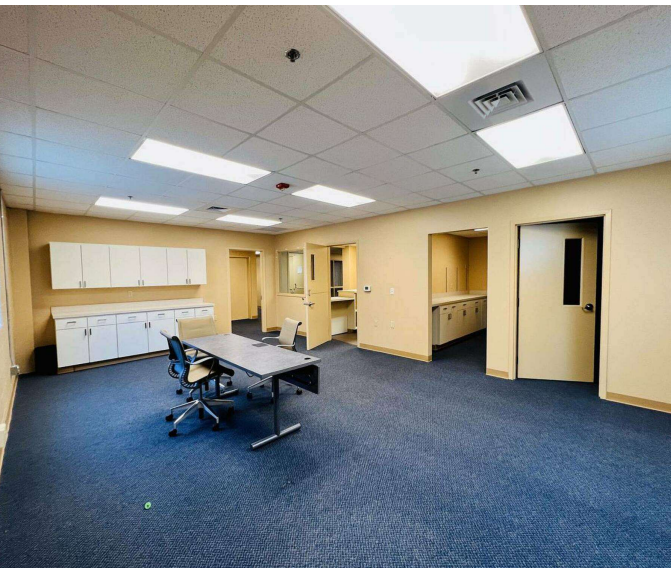
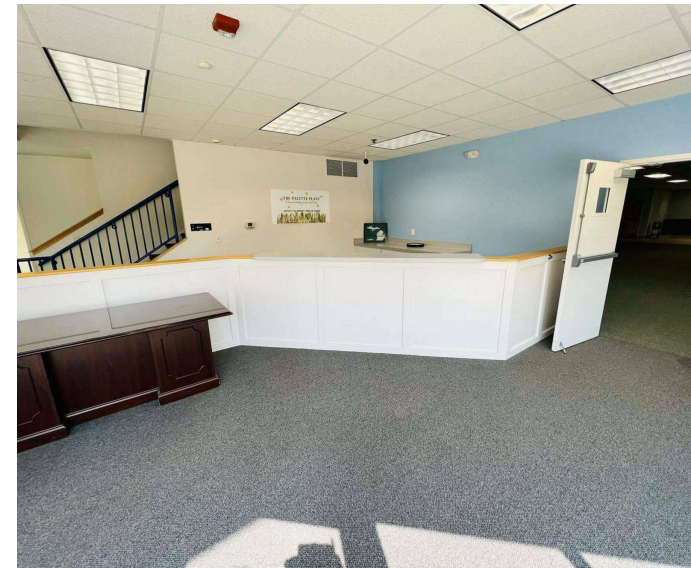
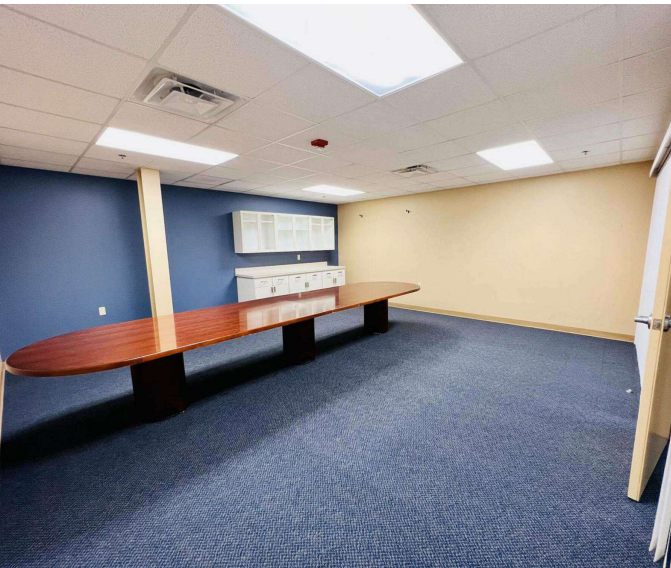
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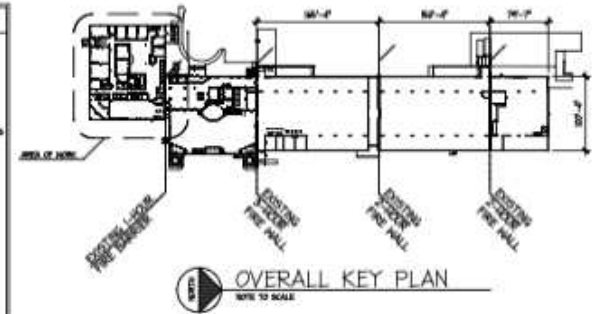
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CODE DATA - FIRE AREA #5	
CODE 2015 PROGRAM REHABILITATION CODE FOR EXISTING BUILDINGS, ALTERATION LEVEL: R2.	
USE GROUP:	H & B
CONSTRUCTION TYPE:	II-B
FIRE PROTECTION:	BUILDING IS FULLY SPRINKLED PER NFPA 13
ALLOWABLE AREA:	40,200 SQ. FT. STORES (NOT)
ACTUAL AREA:	15,450 SQ. FT. / F.L. - 30,900 SQ. FT. STORES
VERTICAL OPENING:	NOT REQUIRED TO BE RATED WALLS
OCUPANT LOAD:	20 PER SQ. FT. / 100 PER TOTAL, 200 OCCUPANTS
REMARKS - NO RATING REQUIRED (TABLE 608.1)	
NUMBER OF EXITS - REQUIRED:	3
PROVIDED EXITS:	3
TRAVEL DISTANCE - ALLOWED:	100 FT.
ACTUAL DISTANCE:	100 FT.
STRUCTURAL - NO CHANGE	
ELECTRICAL - SEE NEW WALL CONFORM TO CURRENT NEC.	
MECHANICAL - SEE NEW WALL CONFORM TO 2015 IMC.	
PLUMBING - SEE NEW WALL CONFORM TO 2015 IPC.	
ENERGY CONSERVATION - NOT REQUIRED TO BE UPDATED (SECTION 607)	

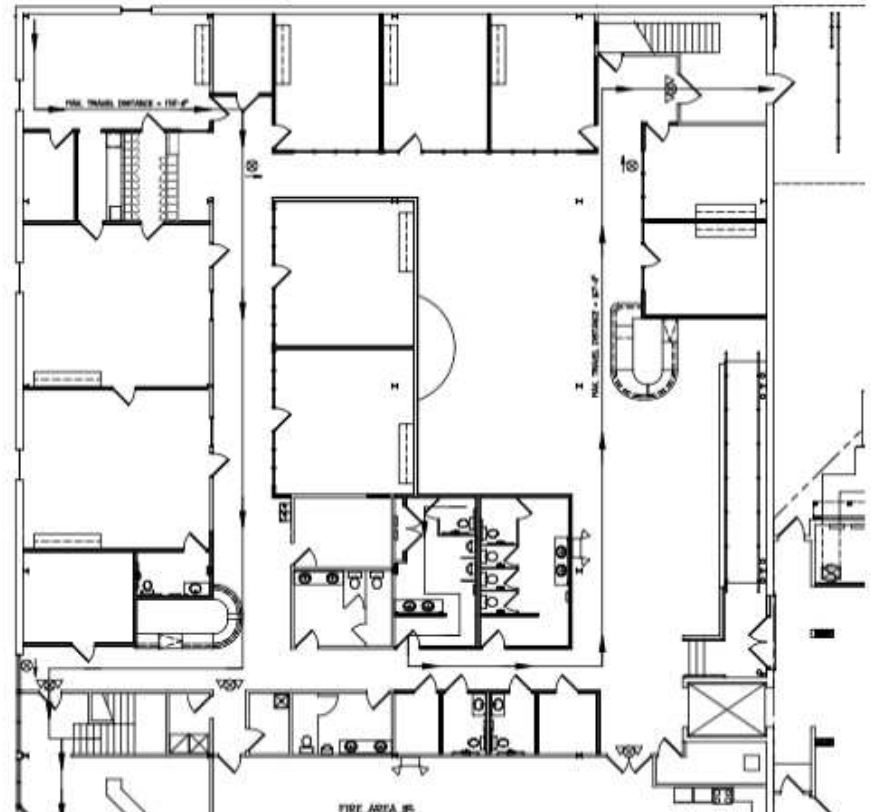
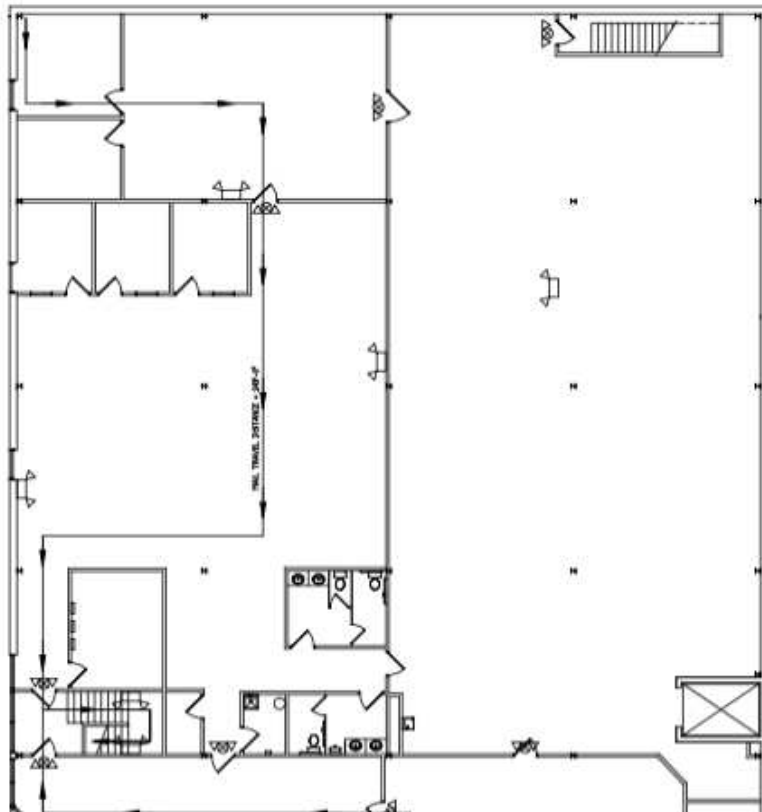


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PROJ. RENOVATION FOR:
GONZALEZ UNIVERSAL PROPERTIES, LLC.

FOR 17 HICKORY ST, SPRING LAKE, MI 49456
ISSUED FOR:
24-2-20 REVISED FOR SPRING LAKE FIRE DEPT.

DRAWN BY: EJB
ENLARGED FLOOR PLAN



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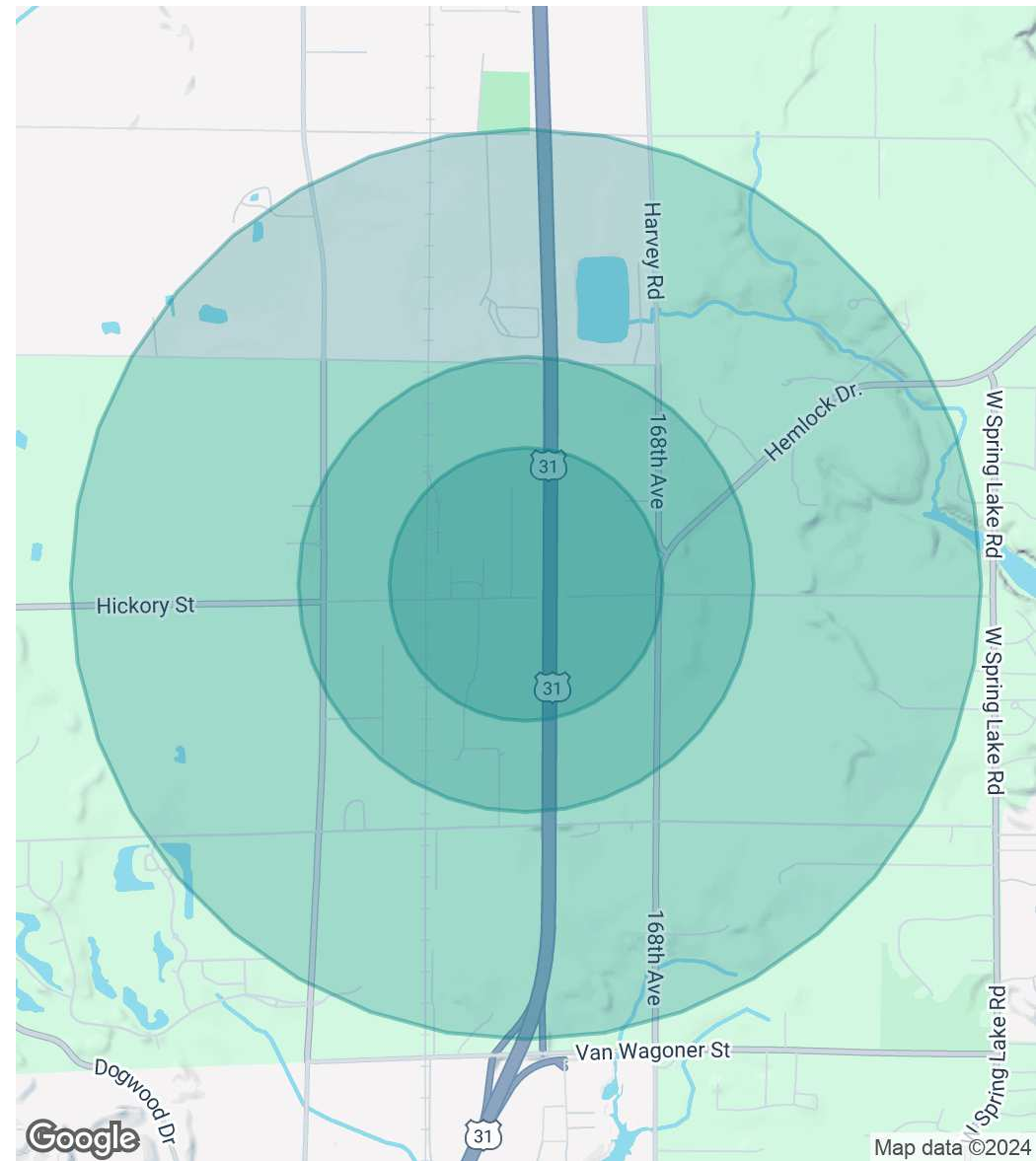
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	27	171	1,040
Average Age	45	45	46
Average Age (Male)	45	45	45
Average Age (Female)	45	45	46

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	10	64	395
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$118,113	\$118,153	\$113,020
Average House Value	\$507,757	\$508,084	\$477,655

Demographics data derived from AlphaMap



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