



OFFICE SPACE FOR LEASE

41 WASHINGTON AVE, GRAND HAVEN, MI 49417



Harbourfront Place in Downtown Grand Haven offers flexible retail and office suites for lease. Located within the heart of the Central Business District, tenants enjoy terrific business exposure as well as a convenient location. Renovated offices of various sizes include views of the waterfront.

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PROPERTY INFORMATION

BUILDING INFORMATION

BUILDING SIZE	APPROX. 56,540 SF
ACRES:	0.90 ACRES
ZONING:	COMMERCIAL
TAXING AUTHORITY:	CITY OF GRAND HAVEN
PP#:	70-03-20-404-007

LEASE INFORMATION

UNIT #	250	277	280 A	280 C&D	280 F
APPROX. SIZE	1,000 SF	1,000 SF	200 SF	1,150 SF	100 SF
MONTHLY RENT	\$1,400 + ELECTRIC	\$1,400 + ELECTRIC	\$550	\$1,300	\$350

UNIT #	310	335	384
APPROX. SIZE	420 SF	650 SF	500 SF
MONTHLY RENT	\$1,175	\$1,200	\$1,000





PHOTOS





FLOOR PLANS

SECOND FLOOR

Suite	Approx. SF	Price Per Month	Date Available
250	1,000 SF	\$1,400 + ELECTRIC	9/1/2024
277	1,000 SF	\$1,400 + ELECTRIC	8/1/2024
280-A	200 SF	\$550	IMMEDIATELY
280-F	100 SF	\$300	IMMEDIATELY
280 C & D (COMBINED)	1,150 SF	\$1,300 GROSS	IMMEDIATELY

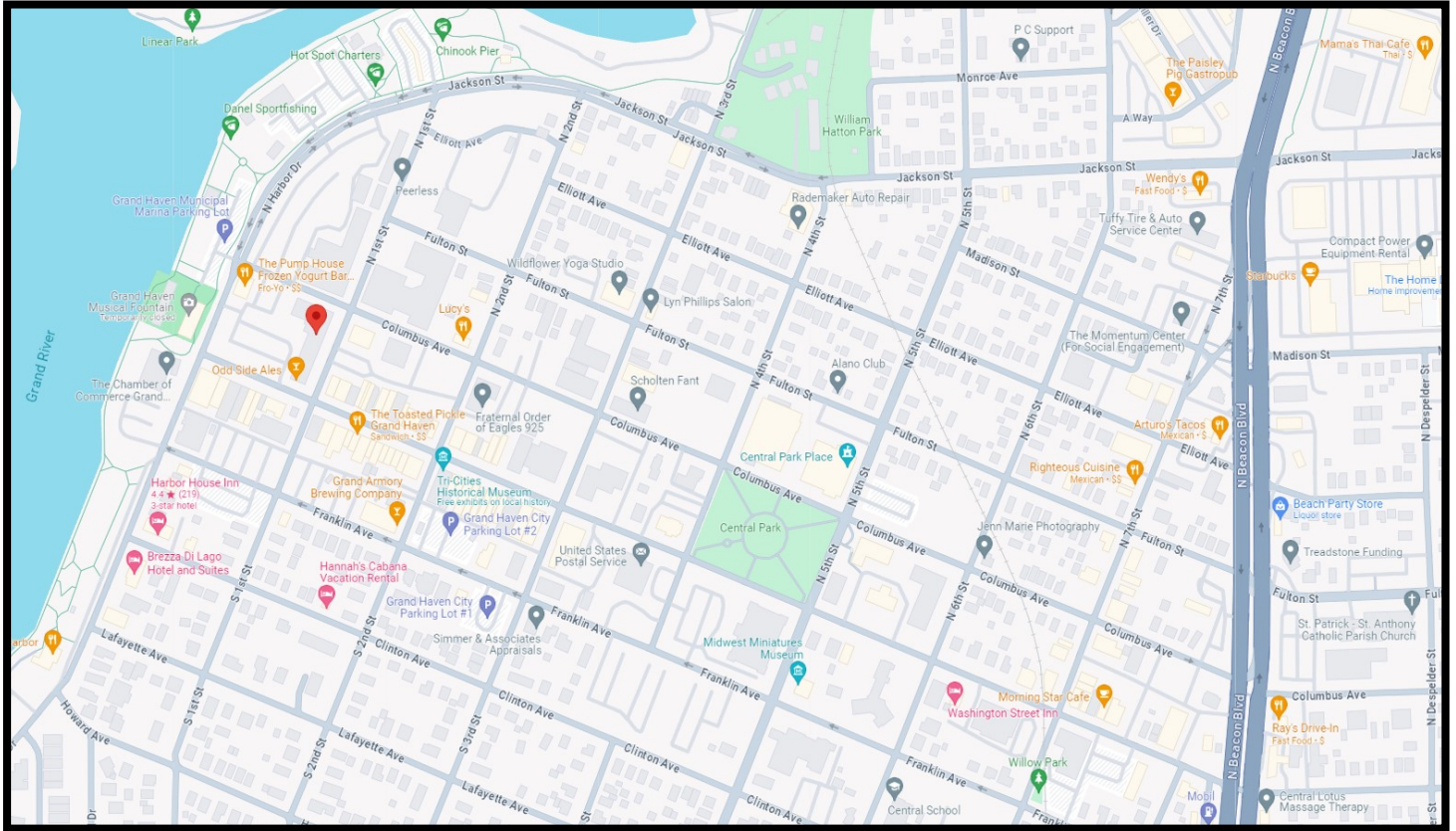
THIRD FLOOR

Suite	Approx. SF	Price Per Month	Date Available
310	420 SF	\$1,175 GROSS	IMMEDIATELY
335	650 SF	\$1,200 GROSS	8/1/2024
384	500 SF	\$1,000 GROSS	IMMEDIATELY



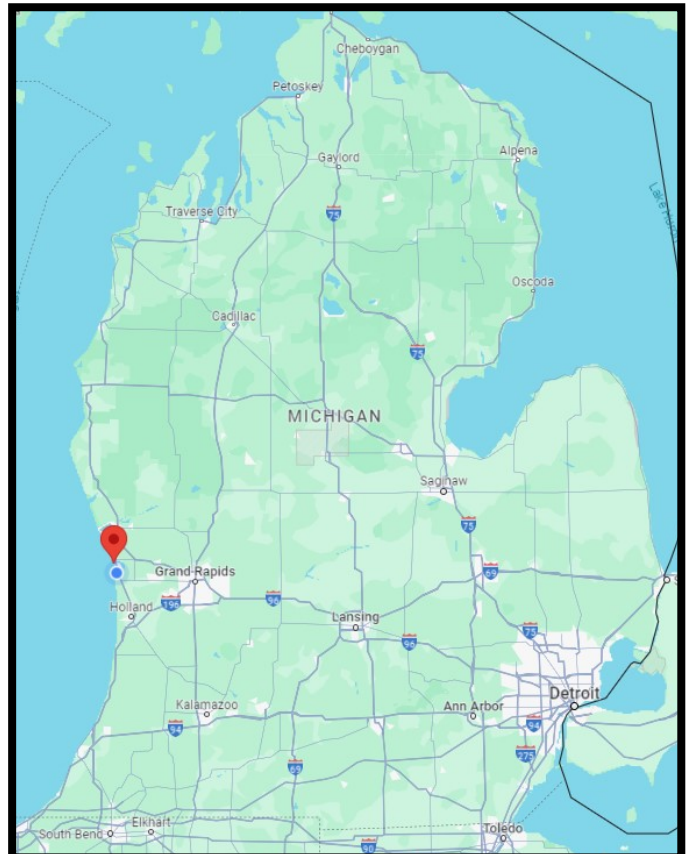
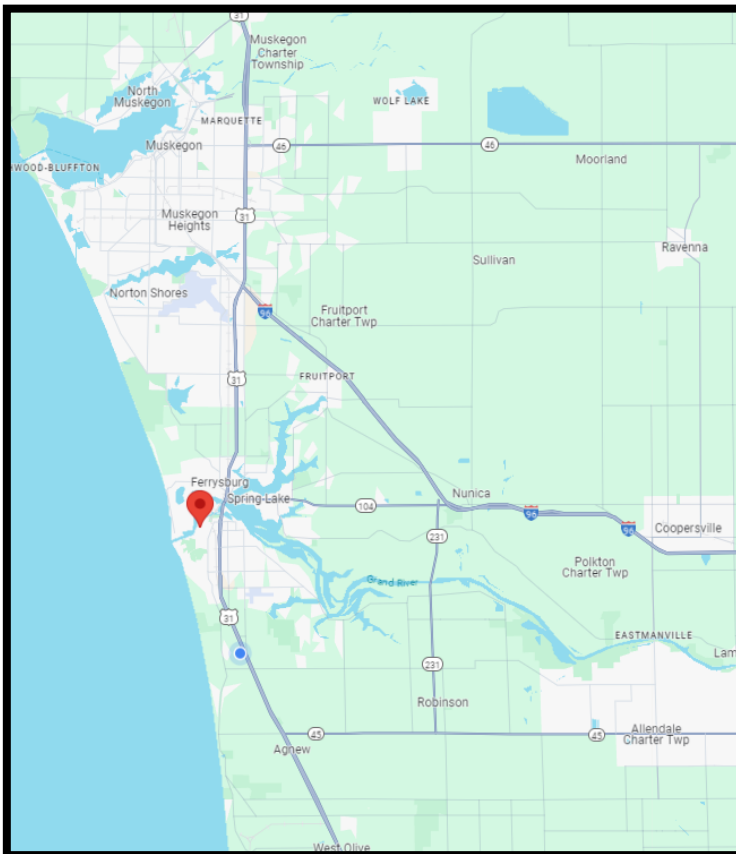
MAPS

LOCAL



REGIONAL

STATE



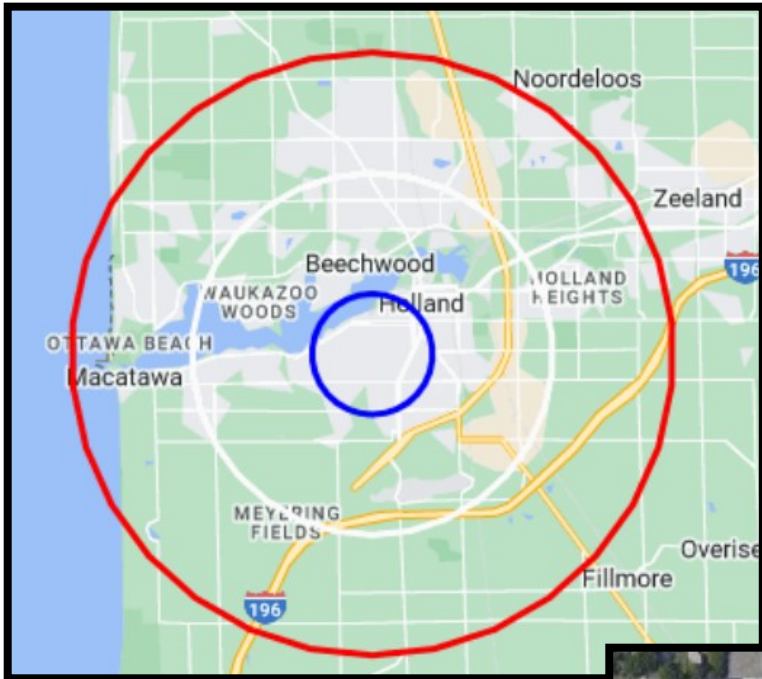


AERIAL





DEMOGRAPHICS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2022 POPULATION	7,642	37,173	68,042
HOUSEHOLDS	6,149	18,864	34,192
AVERAGE HOUSEHOLD SIZE	2.55	2.55	2.55
AVG. HOUSEHOLD INCOME	\$54,160.40	\$60,485.33	\$63,077.02
MEDIAN HOUSEHOLD INCOME	\$43,506.00	\$52,043.30	\$55,453.13