

540 Oak Street  
Spring Lake, Michigan



## *Office Space – For Lease*

- Building Total: 17,624 Square Feet
  - **2,100 – 4,440 SF Available**
- Service District Zoning
- Year Built: 1960 | Remodeled 2018
- 8' - 9' Ceiling Height

Office lease opportunity located within the City of Ferrysburg with immediate quick access to US 31 via the Ferrysburg interchange. The property is within the Service District zoning. The owner will continue to use the shop area of the building for light manufacturing/assembly operations and is offering the office space for lease. The office area has been renovated with attractive finishes with a combination of private offices and open work areas.

**Lease Price: \$10.00 - \$11.00/SF/Yr NNN**

For more information, please contact:

BRYAN BENCH  
231 578 2508  
bryanbench@corerealty.com

Connect with us:

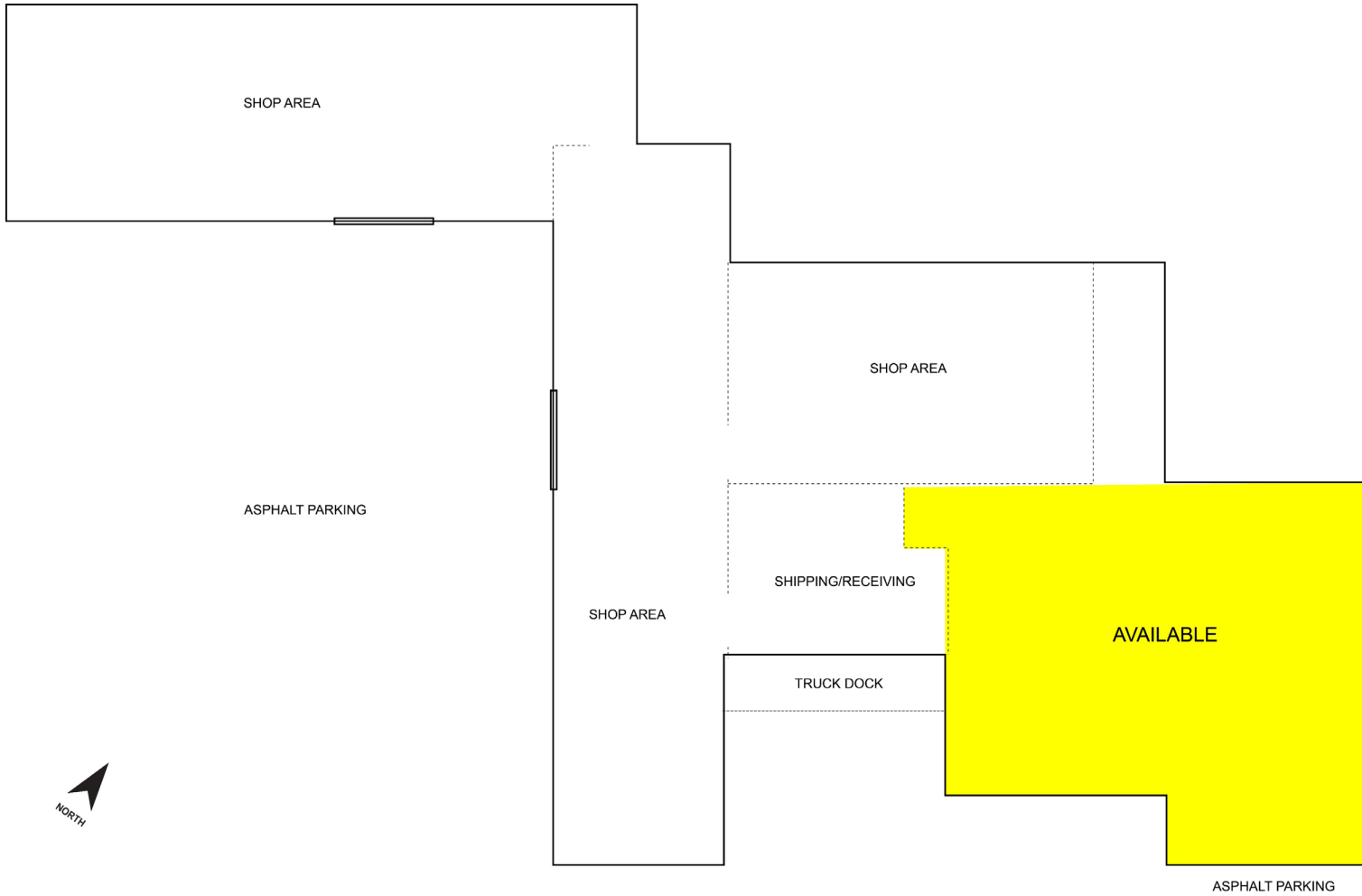


**CORE REALTY PARTNERS**

221 W. Webster Avenue  
Muskegon, MI 49440

[www.corecommercialrealty.com](http://www.corecommercialrealty.com)

Floor Plan – Whole Building



\*Dimensions are approximate and will require field verification.

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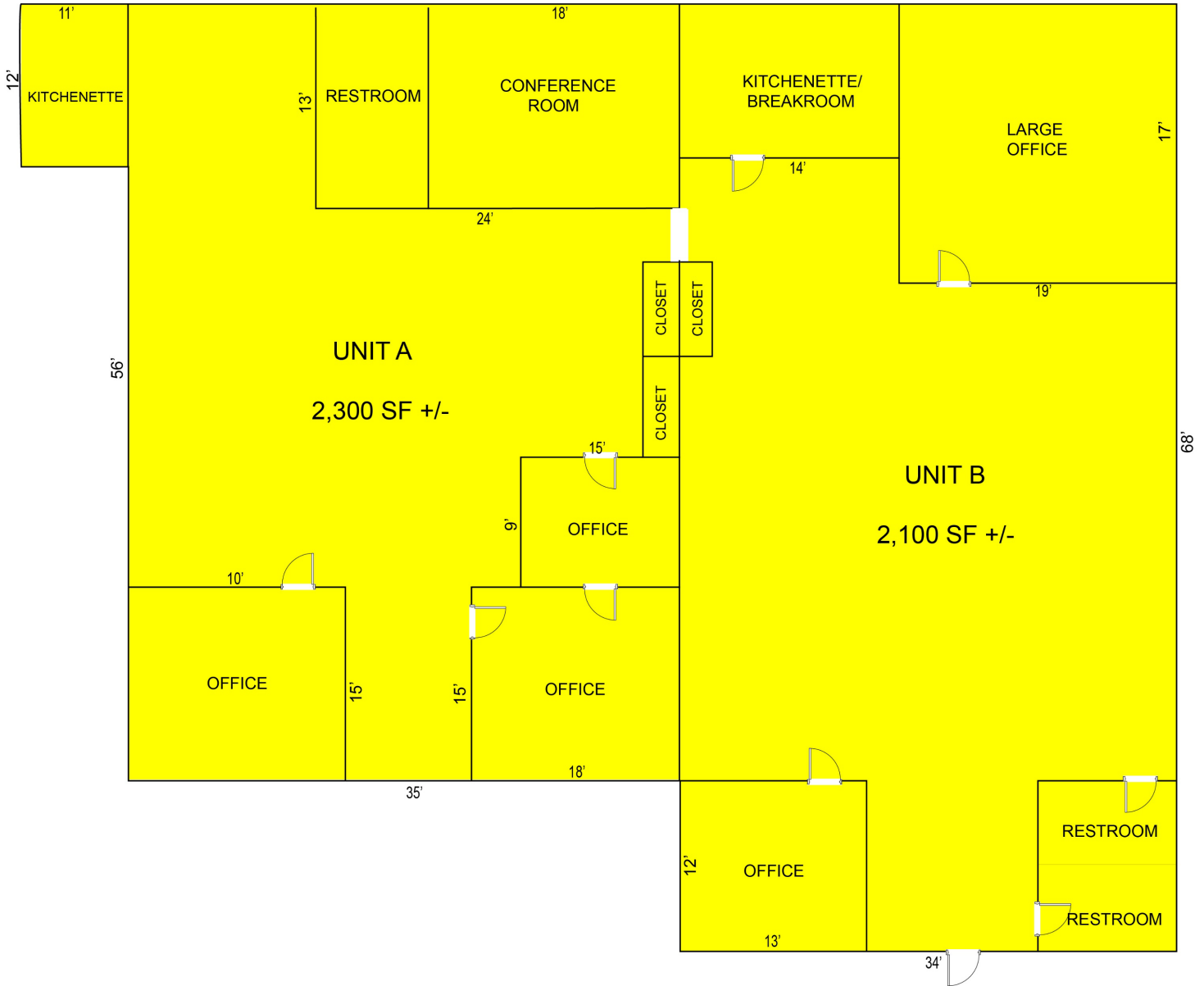


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Floor Plan – Available Space



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Photos



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Aerial



**TRAFFIC COUNTS (TWO-WAY)**

38,884	US-31 btwn Van Wagoner & 3 <sup>rd</sup> St
59,134	US-31 S of M-104
8,859	M-104 Conn (3 <sup>rd</sup> St) W of Oak
5,942	US-31 off ramp btwn N US-31 & 3 <sup>rd</sup> St

**DEMOGRAPHICS**

	POPULATION	AVG. HH INCOME
1 MILE	2,584	\$65,239.14
3 MILE	17,411	\$66,059.91
5 MILE	34,900	\$66,785.74

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