

FOR SALE & LEASE

159 S River Ave
HOLLAND, MI 49423

The Towers on River is the newest development in downtown Holland. 2,637 SF- 4,547 SF Class A office spaces for lease. Be the first to lease or purchase in the only building downtown Holland with an attached parking deck! The ground level commercial space will be home to United Bank Lakeshore Regional Headquarters and levels 3-5 occupy 27 high end residential condos.



LAKESHORE
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OFFICE SUITE
2,637 - 4,547 SF

44 East 8th Street, Suite 510 | Holland, MI 49423 | 616.394.4500

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SALE INFORMATION

	<u>SPACE 1</u>	<u>SPACE 2</u>
Sale Price	\$922,950	\$1,750,000
Available SF	2,637 SF	5,000 SF
Price PSF	\$350	\$350
Taxing Authority	City of Holland	
County	Ottawa	
Taxing ID	70-16-29-179-017	
Zoning	C-3	

LEASE INFORMATION

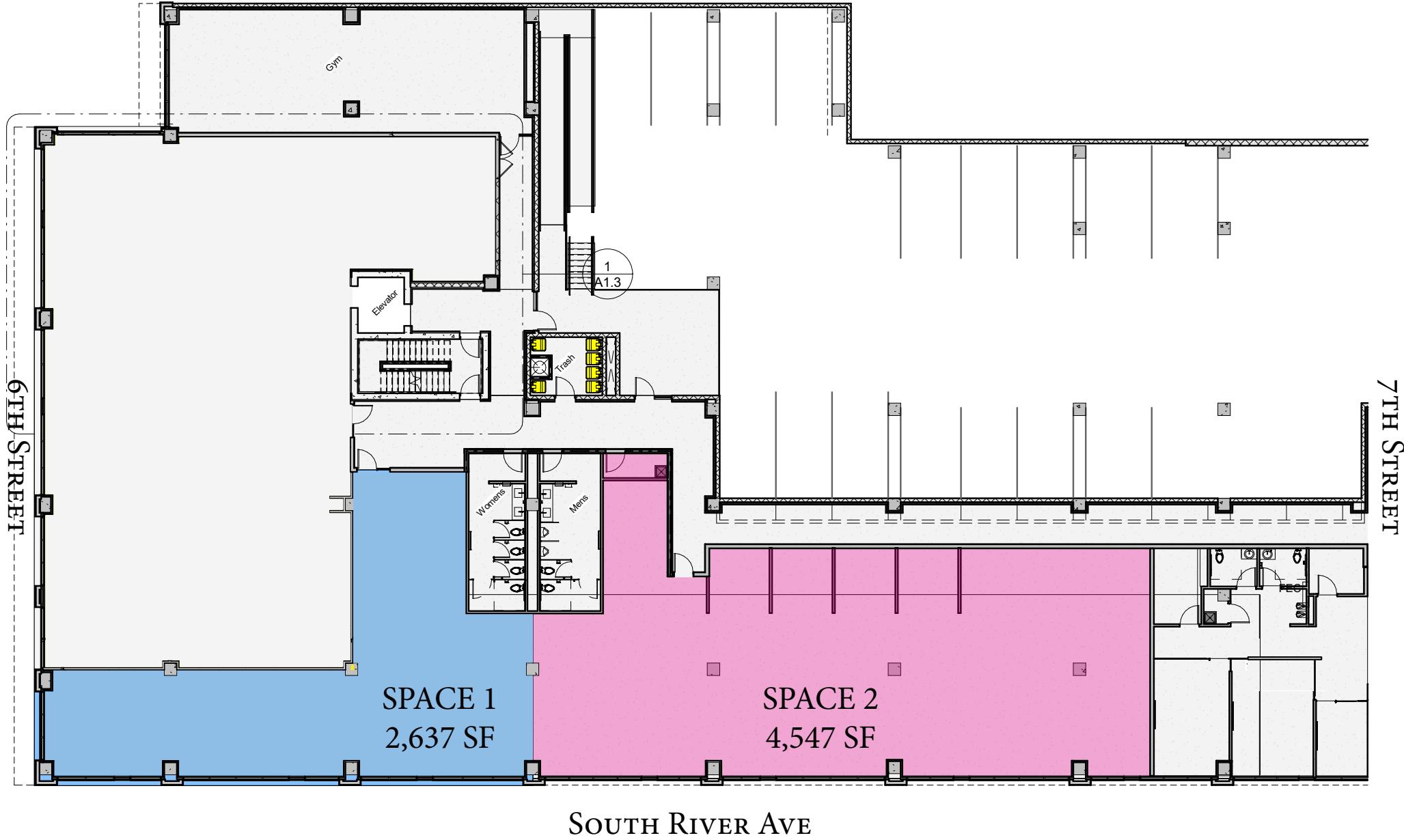
	<u>SPACE 1</u>	<u>SPACE 2</u>
Available SF	2,637 SF	4,547 SF
Lease Price/ SF	\$29.50 + NNN	\$29.50 + NNN
Monthly Rent	\$6,482.63 + NNN	\$11,178.00
Lease Term	36-60 Months	60 Months
Lease Type	Tripe Net	Triple Net

BUILDING HIGHLIGHTS

- Brand new 2nd floor office space
- Downtown Holland
- Snow Melt
- Covered On-Site parking
- Near many restaurants, shops, hotels, and more



LAYOUT



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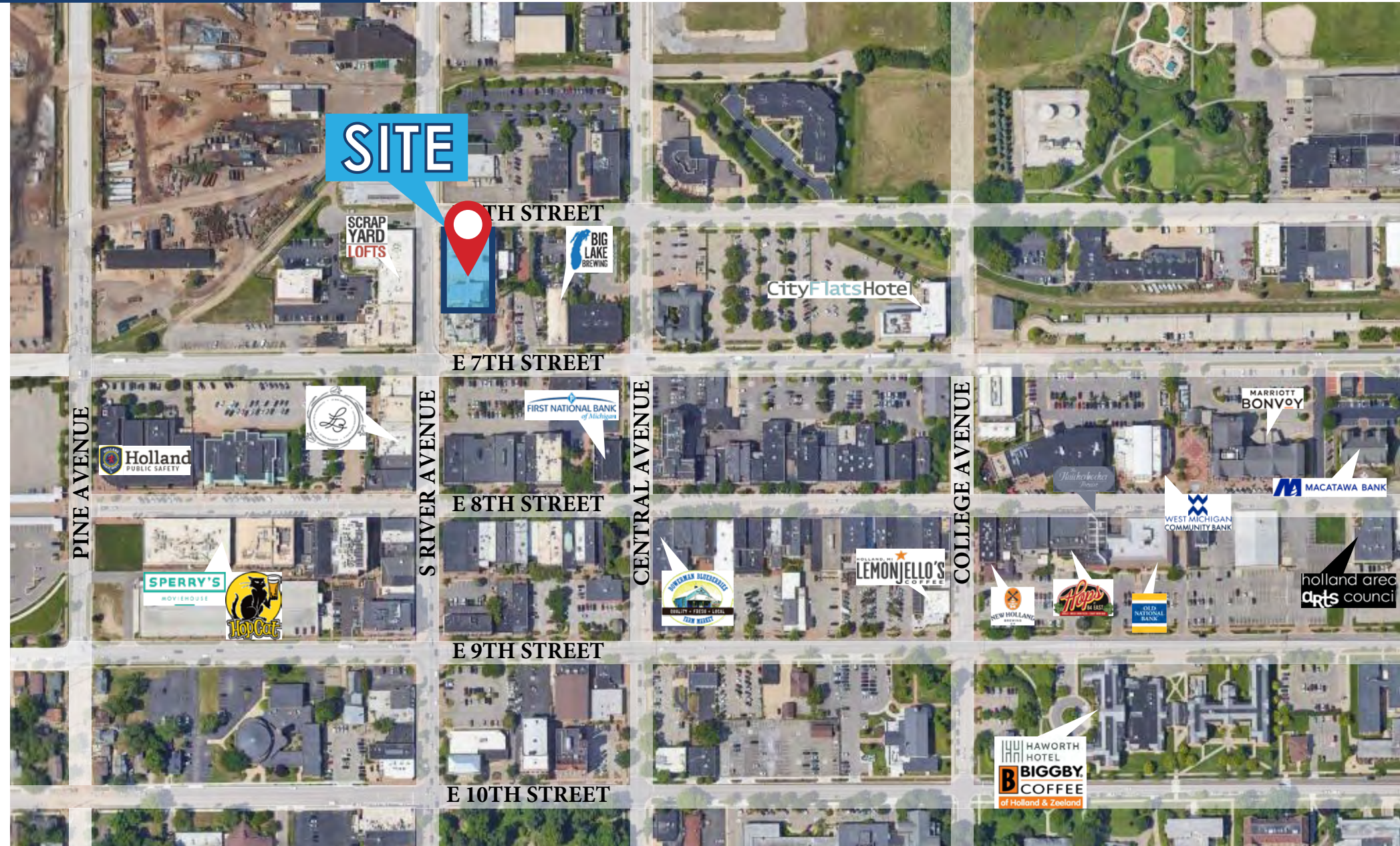


PHOTOS



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AERIAL



YOUR PREMIER BROKER IN WEST MICHIGAN



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.



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