

# FOR LEASE

## 171 College Ave

Holland, MI 49423



This 3 story office building is available with multiple lease options! Ranging from 5,250 - 21,750 SF, this Downtown Holland space offers many private offices, conference rooms, and a second and third floor balcony area. Located on the south west corner of E 7th Street and College Ave, the property is perfectly placed next to many shops, restaurants, banks, hotels, and more!



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## OFFICE BUILDING

5,250 - 21,750 SF

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

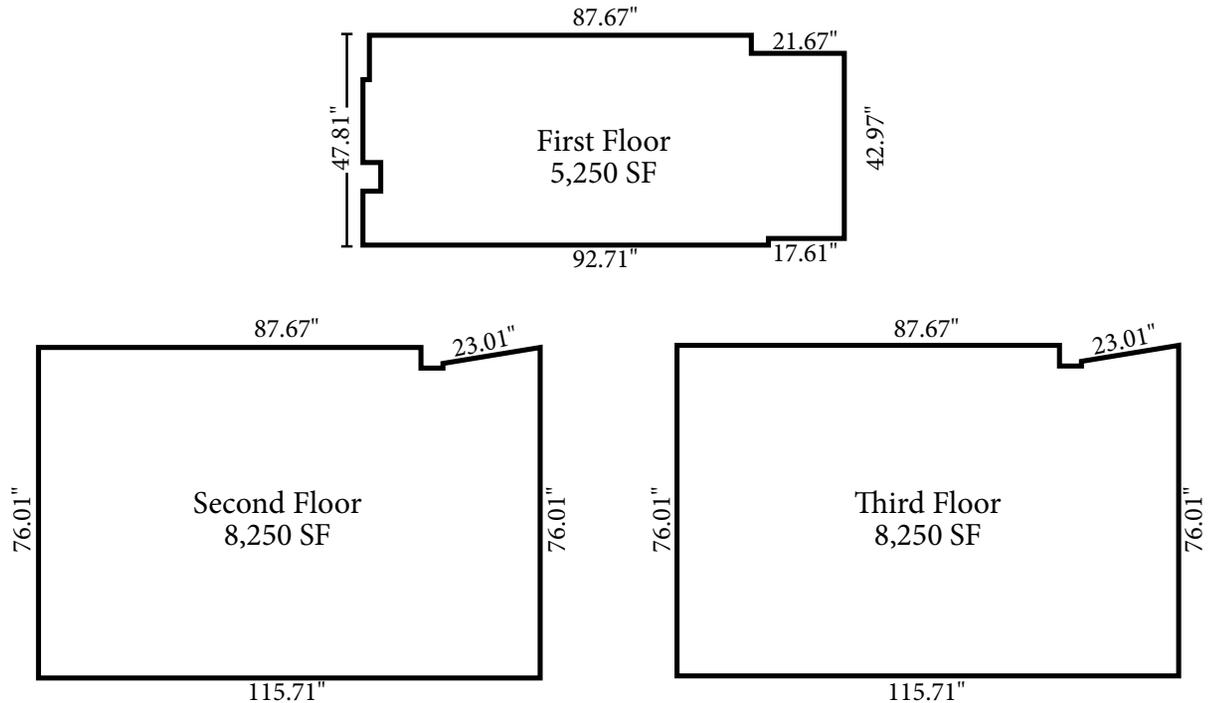
## LEASE INFORMATION

|                | <u>ENTIRE BUILDING</u> | <u>FIRST FLOOR</u> | <u>SECOND FLOOR</u> | <u>SECOND &amp; THIRD FLOOR</u> |
|----------------|------------------------|--------------------|---------------------|---------------------------------|
| Monthly Price  | \$39,875               | \$12,250           | \$17,187.50         | \$34,375                        |
| Price/SF/Year  | \$22.00                | \$28.00            | \$25.00             | \$25.00                         |
| Available SF   | 21,750 SF              | 5,250 SF           | 8,250 SF            | 16,500 SF                       |
| Lease Type     | NNN                    | NNN                | NNN                 | NNN                             |
| Term           | 60 Months              | 60 Months          | 60 Months           | 60 Months                       |
| Available Date | 10/01/2024             | 10/01/2024         | 10/01/2024          | 10/01/2024                      |

## PROPERTY HIGHLIGHTS

- Downtown Holland
- Located near many restaurants, hotels, shops
- Public parking ramp available on 7th Street and College Ave
- Sidewalk Snow melt system
- High Visibility
- Average Story Height of 15 FT
- Close in proximity to US-31 and Chicago Drive
- 3 (three) story office building
- 8 (eight) private parking spots and 1 (one) handicap spot behind building on E 7th Street

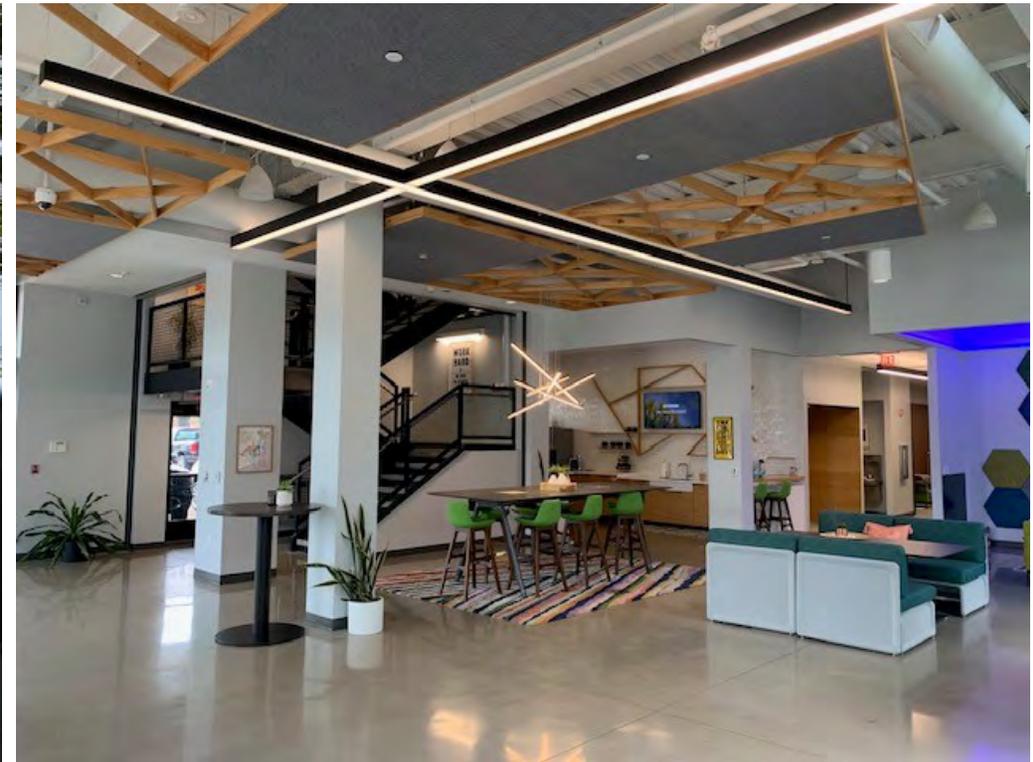
\*Current tenant lease goes through September of 2024



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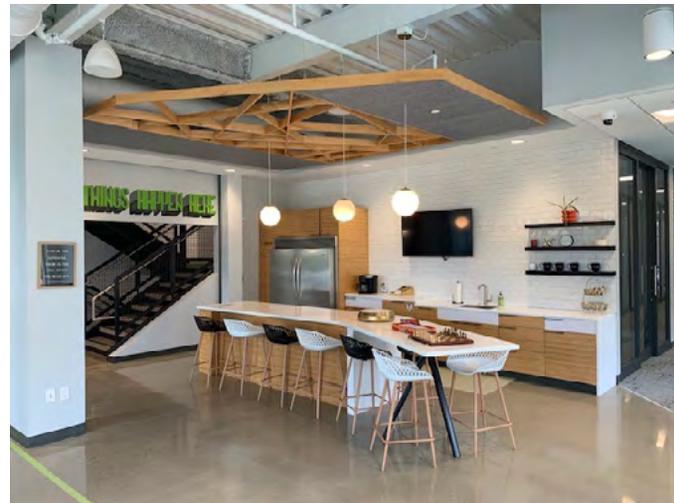
PHOTOS



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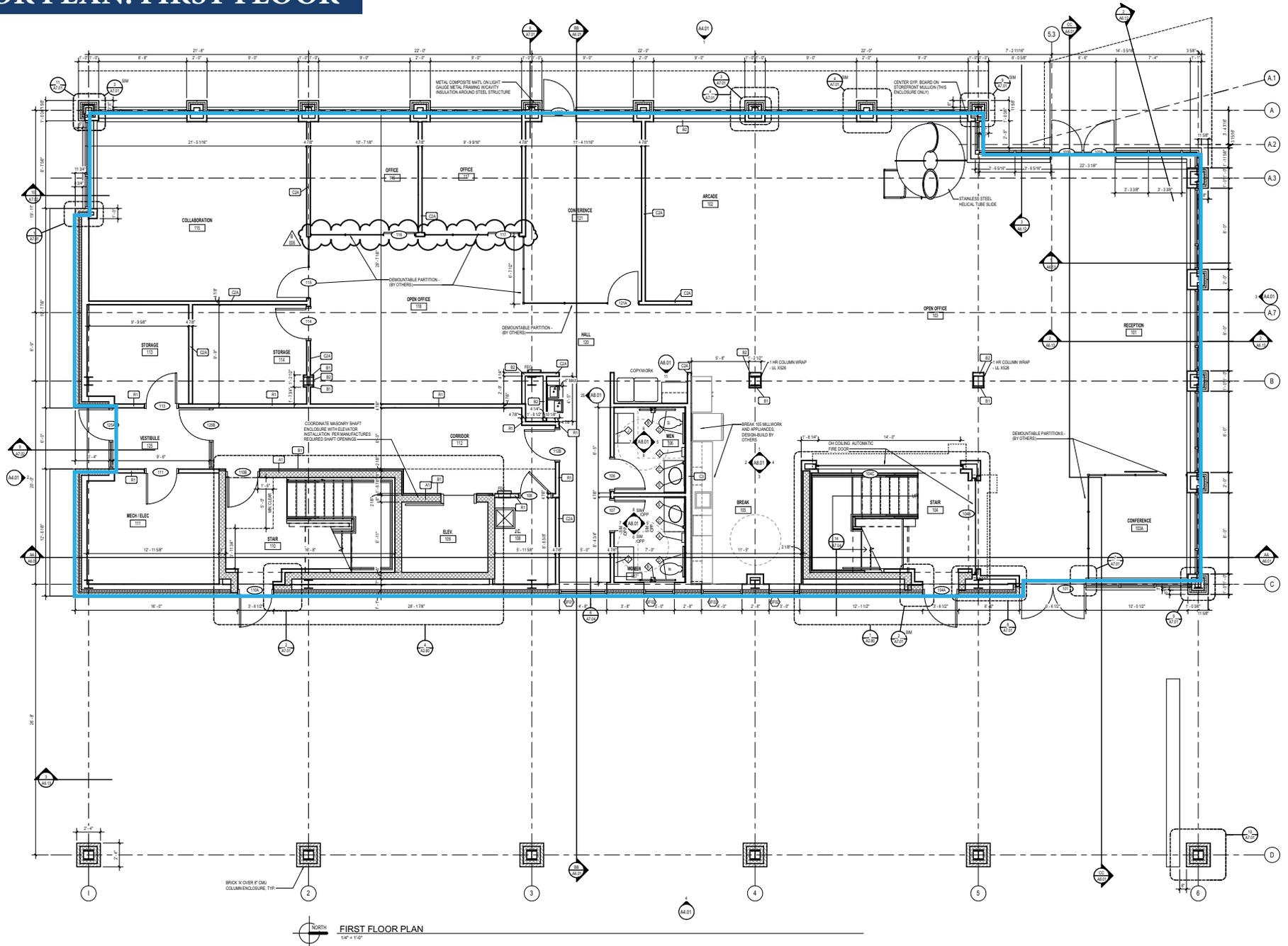
PHOTOS



FLOOR PLAN: FIRST FLOOR

COLLEGE AVE

E 7TH STREET

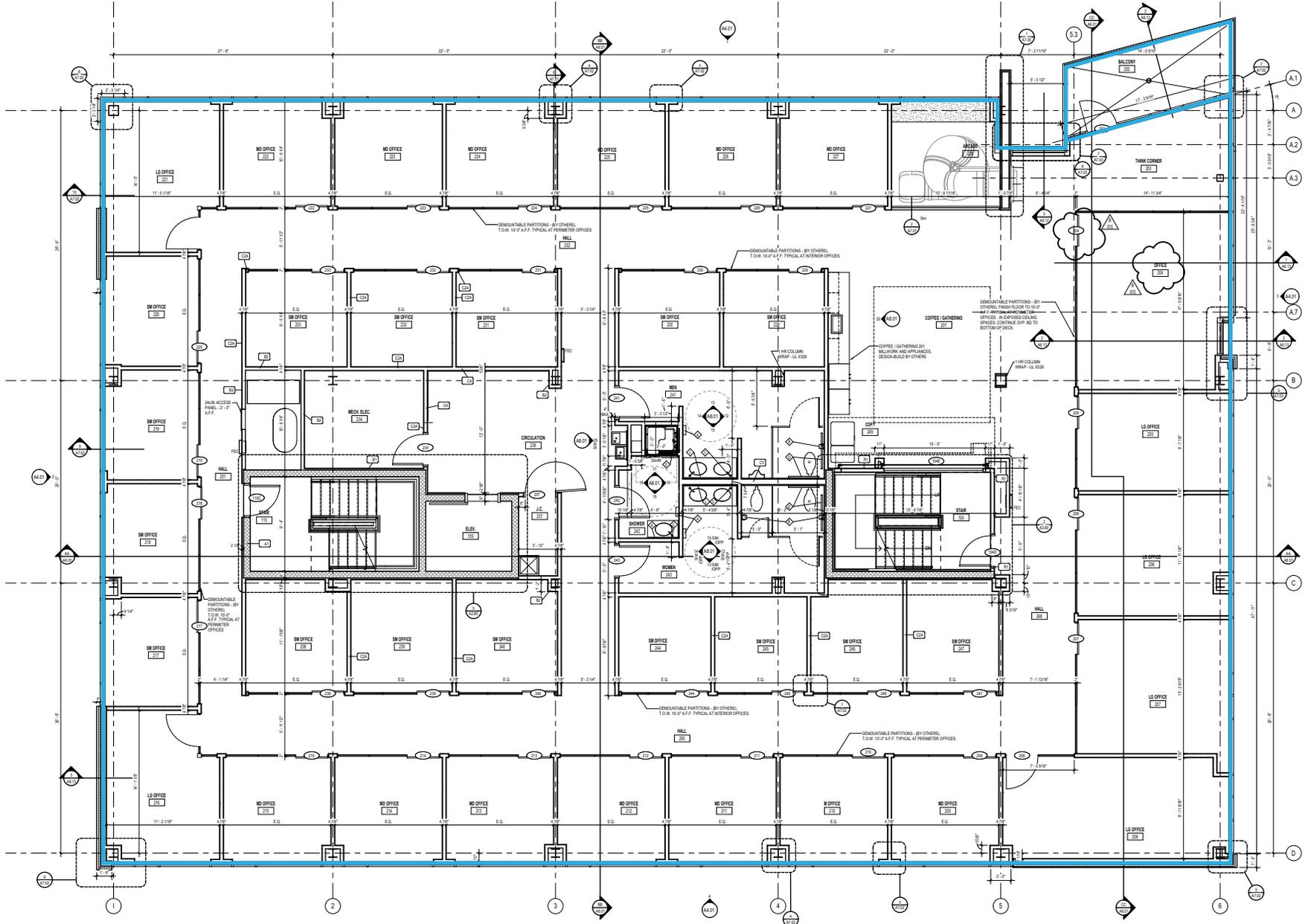


FIRST FLOOR PLAN  
1/8" = 1'-0"

FLOOR PLAN: SECOND FLOOR

COLLEGE AVE

E 7TH STREET

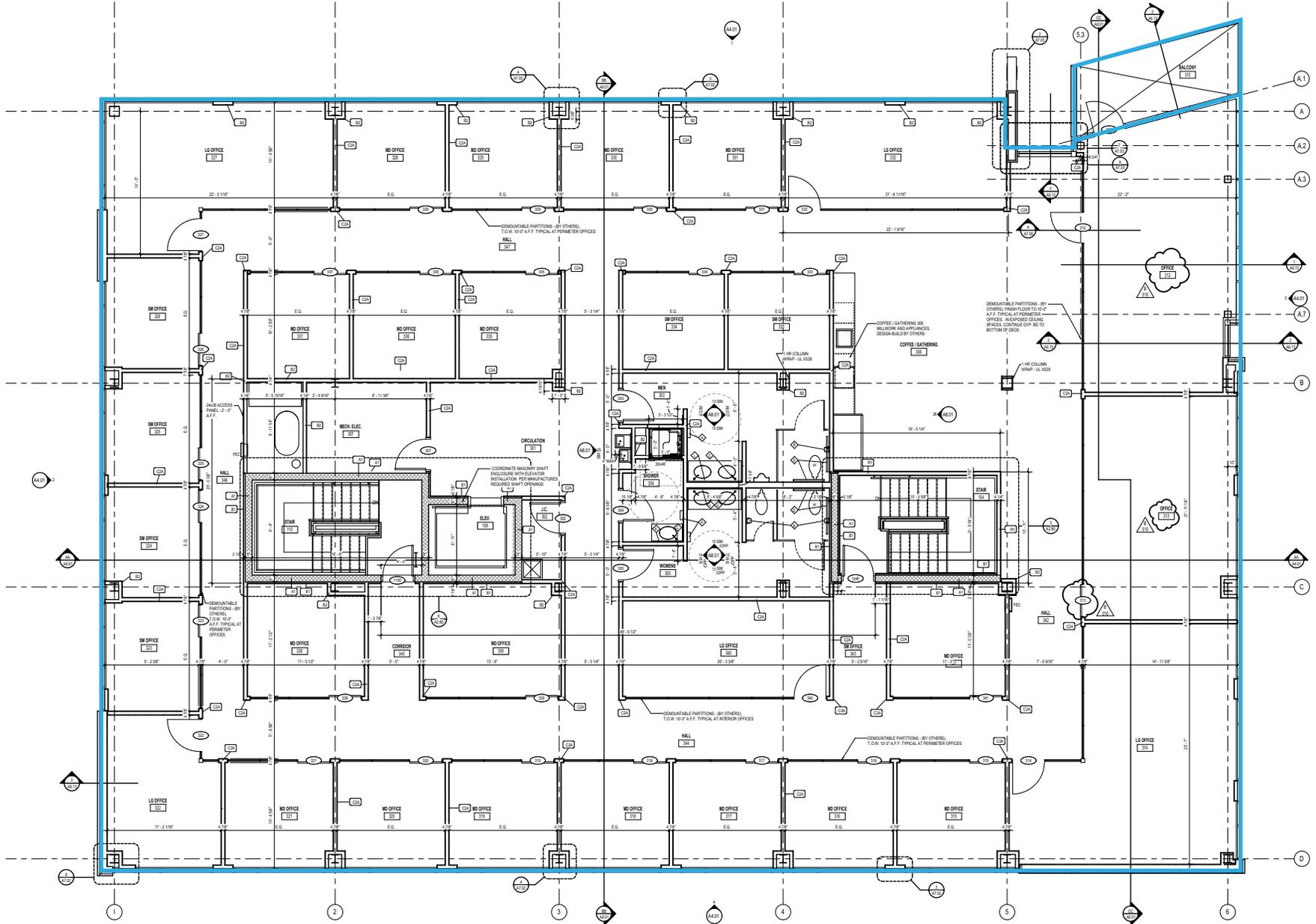


SECOND FLOOR  
1/4" = 1'-0"

FLOOR PLAN: THIRD FLOOR

COLLEGE AVE

E 7TH STREET

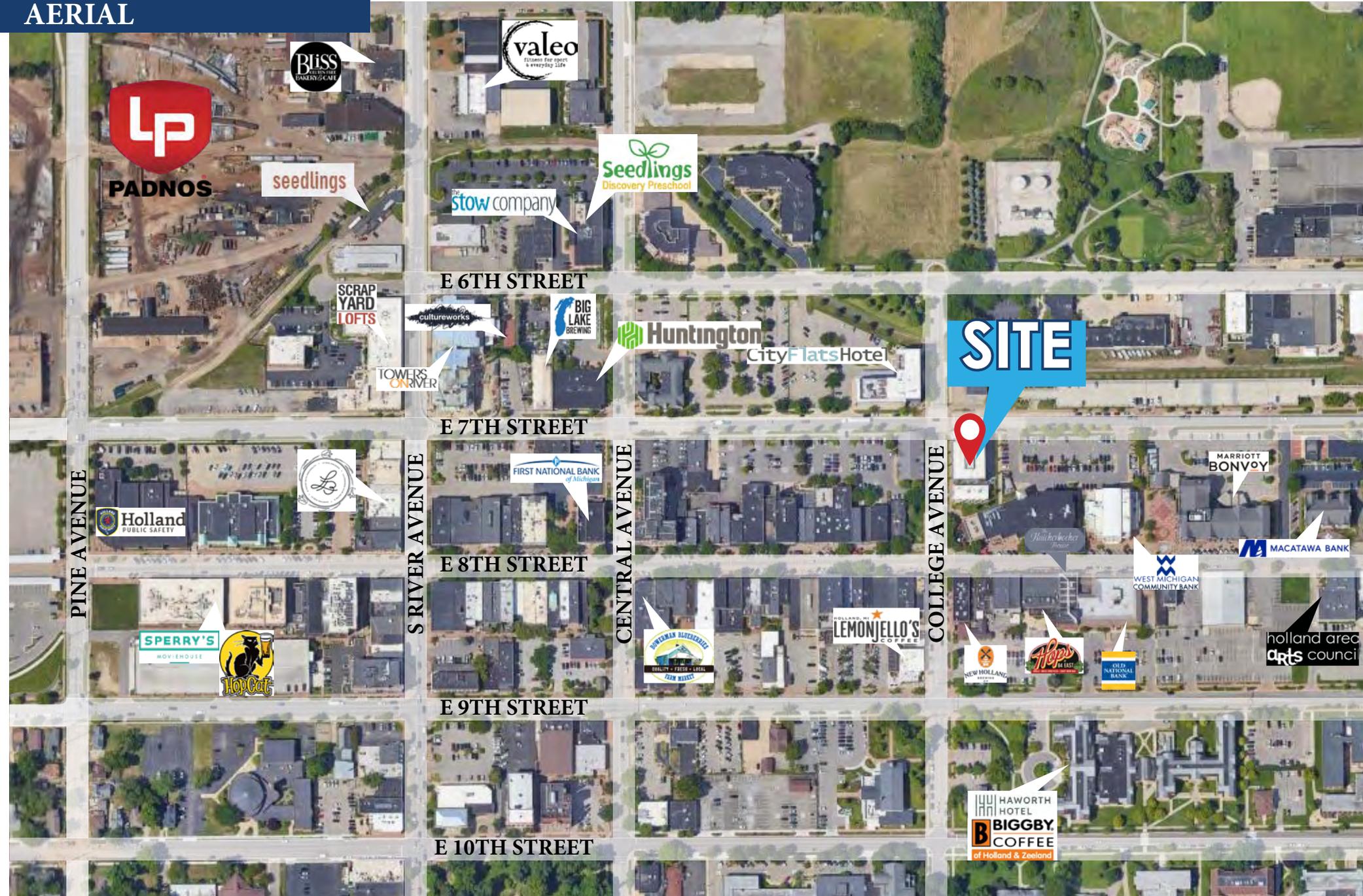


THIRD FLOOR  
1/4" = 1'-0"

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AERIAL



**SITE**

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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.