



**OFFICE SUITE**  
**1,485 SF**

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LISTING INFORMATION

1,485 SF of main floor, open office/retail space available for lease in Clover Center. This space comes with one private office, common area restrooms, and on-site parking in front of suite. This space has a great centralized location just off of US-31, has high visibility on E 8th Street and is accessible from 8th Street and Chicago Drive.

SALE INFORMATION

Table with 2 columns: Property Detail, Value. Rows include Suite (15), Lease Rate (\$11.00/SF), Available SF (1,485 SF), Monthly Rate (\$1,361/Month), Term (60 Months), County (Ottawa), Taxing Authority (Holland Charter Township), and Zoning (C-2).

HIGHLIGHTS

- Open space
• On-site parking
• High visibility
• One private office
• Easy access to US-31 and Chicago Drive
• 2024 AADT Traffic Count of 7,402 on E 8th Street
• Main floor suite

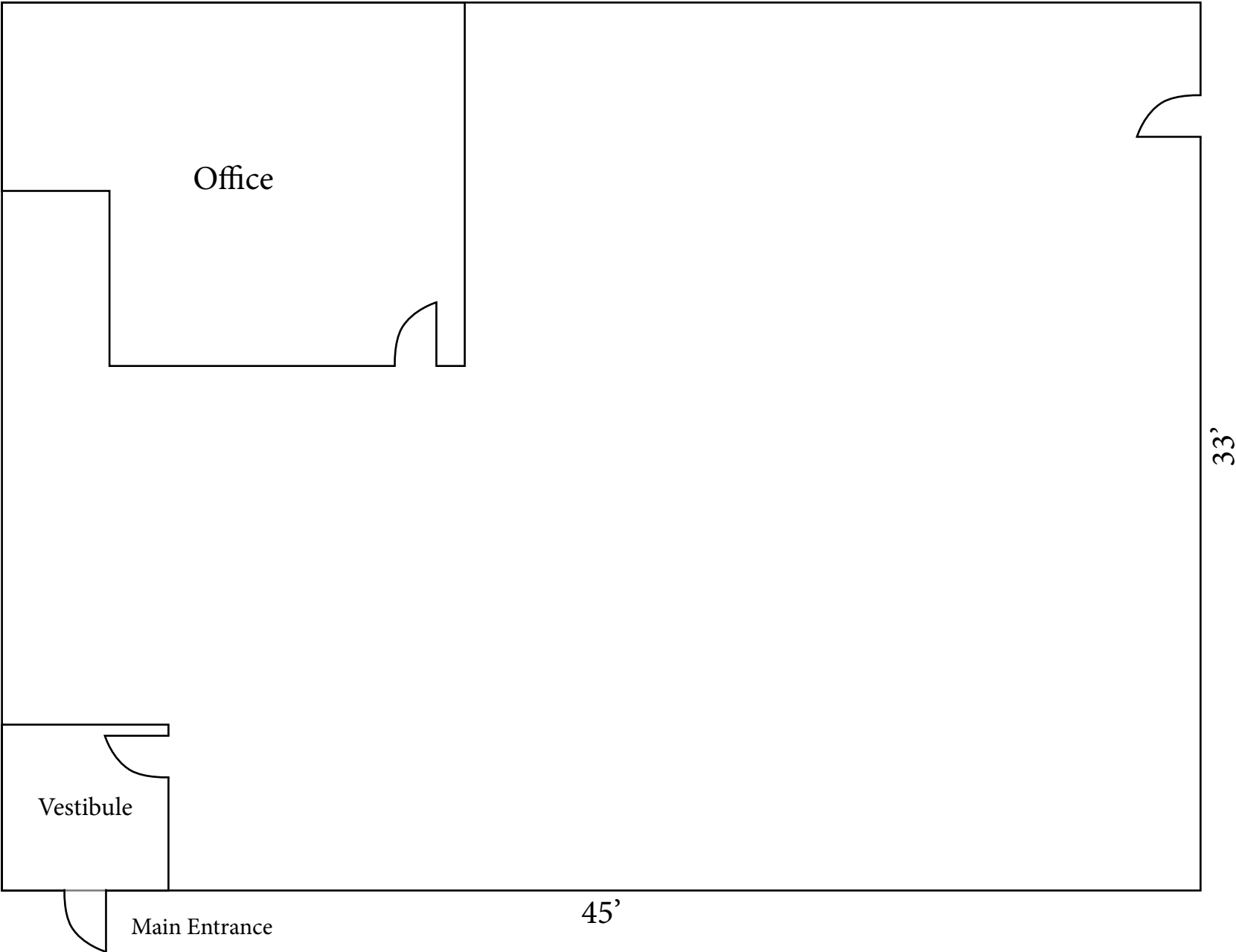
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PHOTOS



OFFICE LAYOUT



**AERIAL MAP**



**YOUR PREMIER BROKER IN WEST MICHIGAN**



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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.