



**OFFICE SUITE**  
**1,015 SF**

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**LISTING INFORMATION**

1,015 SF of Second floor office space in the Clover Center. Located off of US-31, just outside of downtown Holland, this space has easy access to US-31 and Chicago Drive. This office comes with 3 private offices, reception area, parking at the door, and a large open training/conference room with a wet bar. All utilities and operational expenses are included in this super affordable space!

SALE INFORMATION

Suite	22
Lease Rate	\$8.22/SF
Available SF	1,015 SF
Monthly Rate	\$695/Month
Term	60 Months
County	Ottawa
Taxing Authority	Holland Charter Township
Zoning	C-2

HIGHLIGHTS

- (3) Private offices
- On-site parking
- High visibility
- Easy access to US-31 and Chicago Drive
- Reception Area
- Training/Conference room with wet bar
- All utilities and operational expenses included in price
- 2024 AADT Traffic Count of 7,402 on E 8th Street

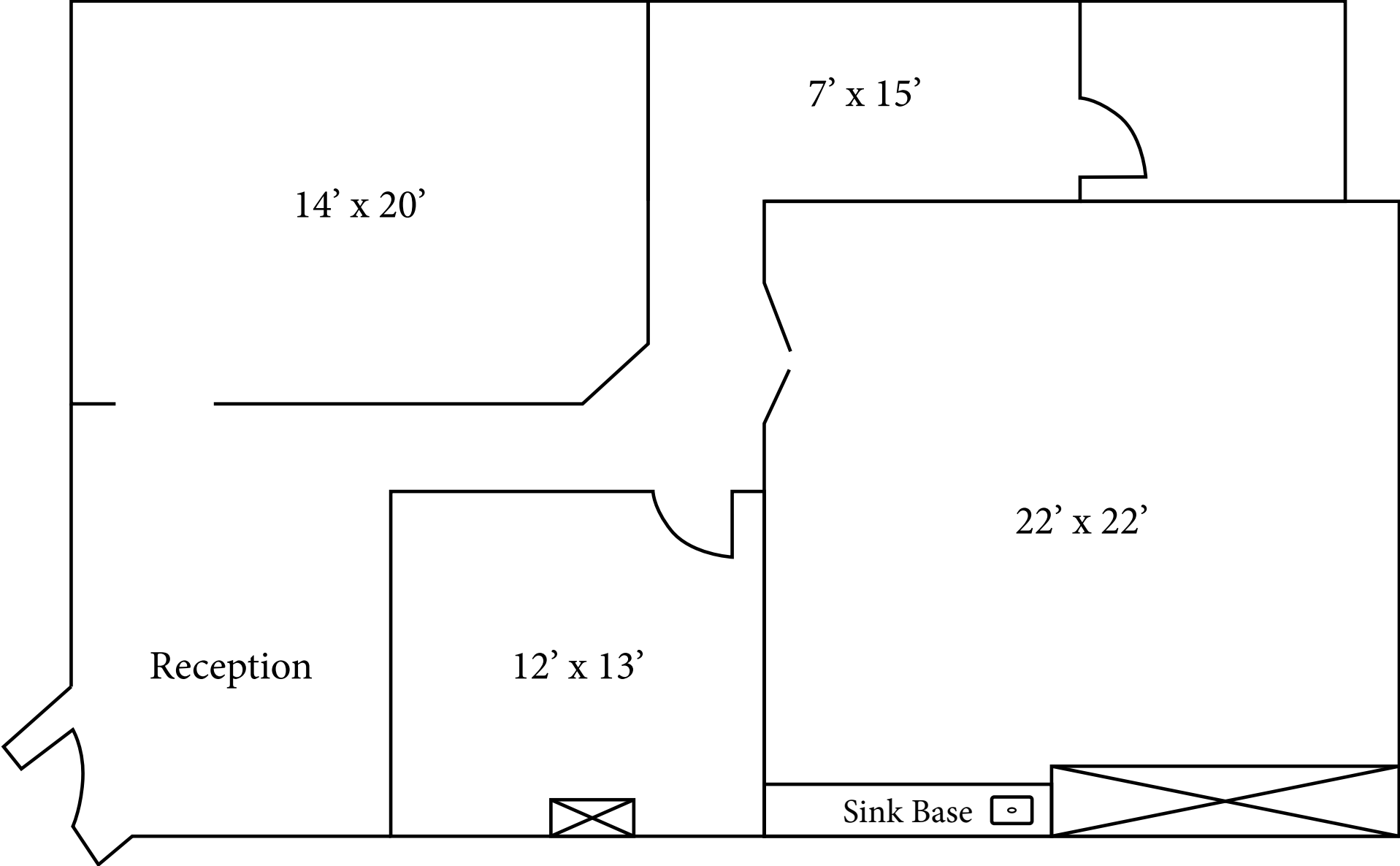
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PHOTOS



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.