

FOR LEASE

1145 S Washington Ave
Holland, MI 49423



Spaces ranging from 1,410 sf - 8,000 sf available in the thriving Washington retail center. This location is adjacent to Holland's south side Family Fare on US-31 Business Route (S Washington Ave) just north of Exit 47 I-196/US-31. This area is very well established and has a great mix of regional/national tenants as well as locally owned businesses. The heavily traveled S Washington Avenue makes this an ideal location for any business.

OFFICE/WAREHOUSE SPACE
1,410 - 8,000 SF

www.LakeshoreCommercial.com

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LEASE INFORMATION

Suite	(B-20) Office	(B-20) Warehouse
Rentable SF	1,410 SF	8,000 SF
Lease Rate	\$12.50 + NNN	\$6.00
Lease Type	Triple Net	Gross
NNN Rate (Approx)	\$3.13/SF	-
Rate per Month	\$1,468.75 + NNN	\$4,000.00
Term	60 Months	60 Months
Taxing Authority	City of Holland	City of Holland
County	Allegan	Allegan
Zoning	CMU	CMU
Date Available	9/1/2025	9/1/2025

Two new spaces added to South Washington Retail Center. Building B, Suite 20 is currently an office/retail space with 1,410 sf. The 8,000 sf warehouse, accessed via a hallway from the rear of the office, can be leased independently for a variety of uses such as: service-related commercial uses, storage, auto repair, etc. This neighborhood shopping center is in a thriving Washington retail district adjacent to Holland's south side Family Fare on US-31 Business Route (S Washington Ave) just north of Exit 47 I-196/US-31. The area is very well established and has a great mix of regional/ national tenants as well as locally owned businesses. The heavily traveled (S Washington Avenue) makes this an ideal location for any business.

BUILDING INFORMATION

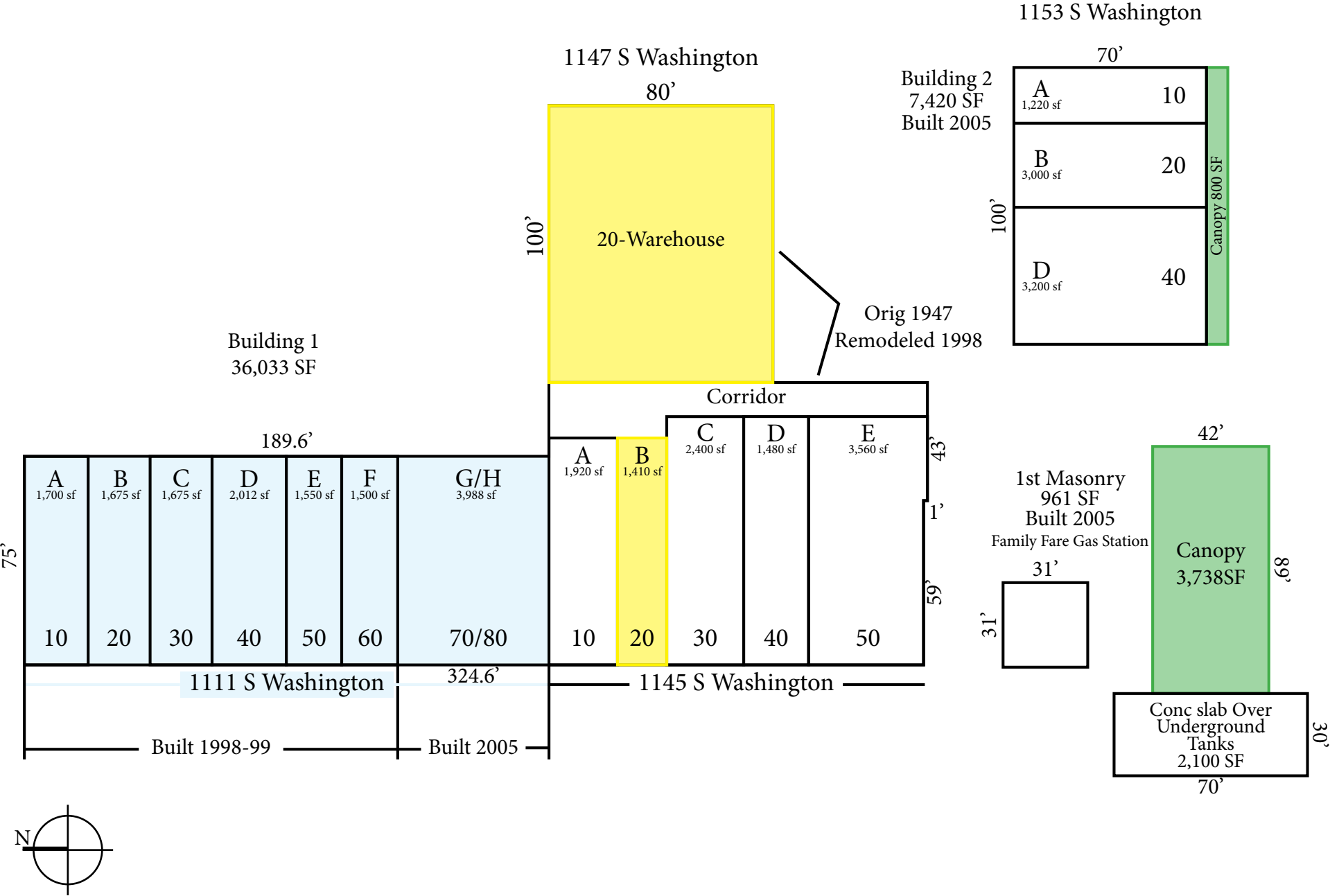
- Close to US-31 and Blue Star Hwy
- Heavy traffic area
- High visibility
- Signage available on street as well as building
- Near many local and national retailers like Family Fare, McDonalds, Wendy's, Dollar Tree, Goodwill, and many more
- Ample barrier free parking
- AADT Traffic Count (2024)
S Washington Ave - 19,364

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PHOTOS

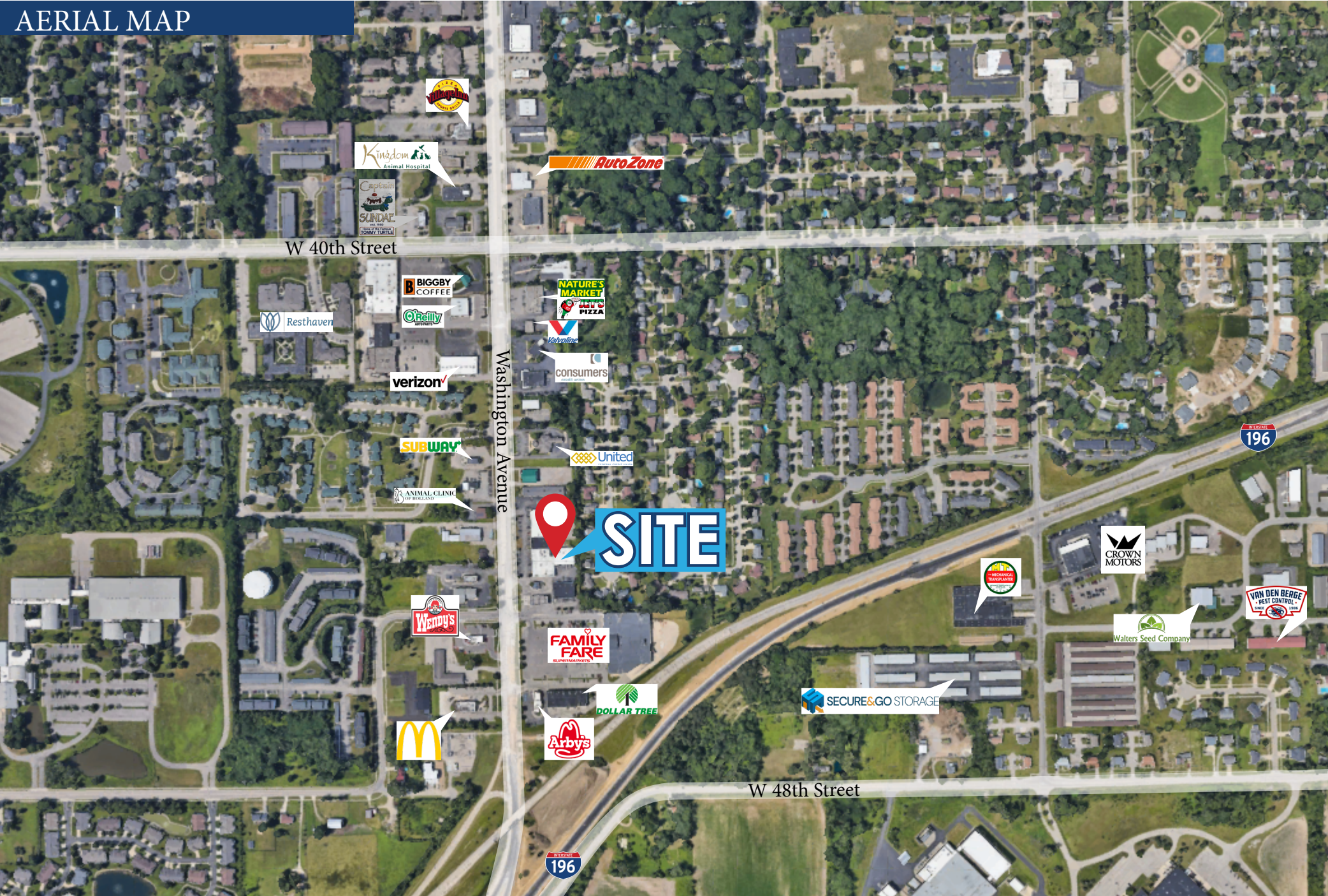


LAYOUT



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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.