



Colliers

Accelerating success.



FOR LEASE

# Premium office spaces for lease

LEASE RATE

\$8.00 -  
\$50.00/SF  
(Modified Gross/Gross)

Modern office suites available in the heart of Greenville's thriving downtown business district. Fully renovated space offering convenience, visibility and flexibility, just moments away from restaurants, shopping, professional services, and local parks.

- Recently renovated
- Variety of office options
- Short-term or long-term leasing
- Shared use amenities
- Furnished options available
- Prime downtown location

**Nicole Wiseman**  
Senior Associate  
517 285 2221  
nicole.wiseman@colliers.com

**Chris VanderBand**  
Senior Associate  
616 242 0586  
chris.vanderband@colliers.com

**Colliers Lansing**  
2501 Coolidge Rd  
Suite 300  
East Lansing, MI 48823



|                 |                                                                                  |
|-----------------|----------------------------------------------------------------------------------|
| Address         | 203 S Lafayette St<br>Greenville, MI                                             |
| Building Size   | 15,320 SF                                                                        |
| Available Space | ±147 to 7,642 SF                                                                 |
| Improvements    | New flooring, upgraded modern lighting, granite countertops, refreshed interiors |
| Parking         | Free parking available in front & behind building                                |
| Zoning          | C-3 / Commercial Business                                                        |

## PROPERTY HIGHLIGHTS

### **Flexible Leasing Options**

Month-to-Month and 5-year lease terms available

### **Private Suites with Shared Amenities**

Individual office suites with access to shared conference room, breakroom, storage and restrooms

### **Move-In Ready**

Furnished options available with brand-new Steelcase desks and seating

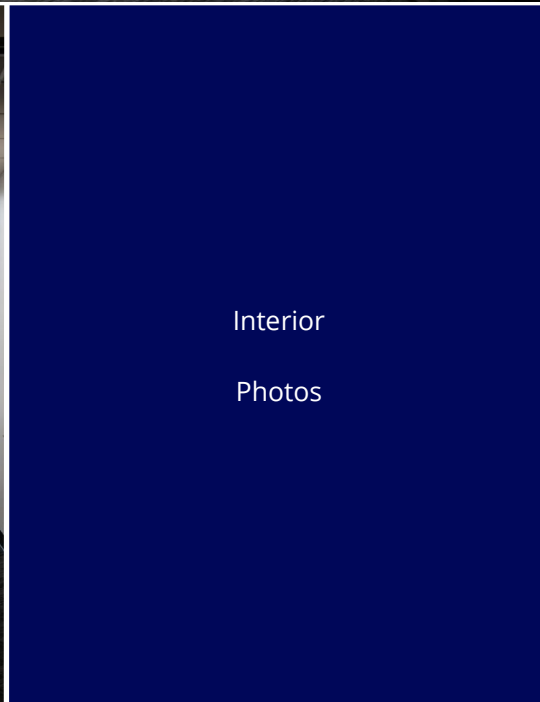
### **Ideal for Professional Services**

Well suited for start-ups, financial and legal firms, counseling practices, creative firms and more

# AVAILABLE SUITES

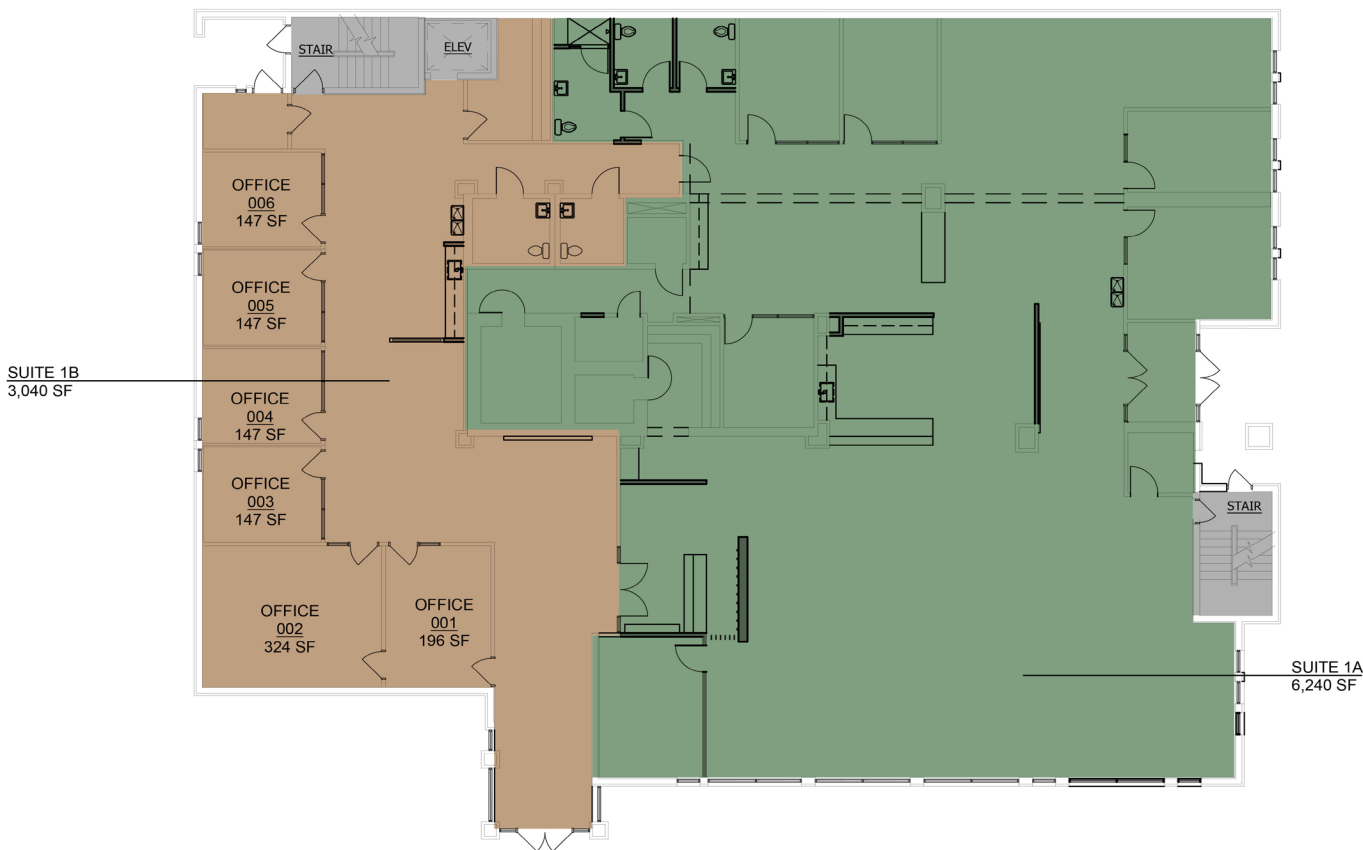
| Suite           | Size     | Rate/SF | Monthly Rate | Lease Term | Services       |
|-----------------|----------|---------|--------------|------------|----------------|
| 101             | 196 SF   | \$50.00 | \$816.67     | MTM        | Gross          |
| 102             | 324 SF   | \$50.00 | \$1,350.00   | MTM        | Gross          |
| 103             | 147 SF   | \$50.00 | \$612.50     | MTM        | Gross          |
| 104             | 147 SF   | \$50.00 | \$612.50     | MTM        | Gross          |
| 105             | 147 SF   | \$50.00 | \$612.50     | MTM        | Gross          |
| 106             | 147 SF   | \$50.00 | \$612.50     | MTM        | Gross          |
| 101 – 106       | 2,800 SF | \$15.00 | \$3,500.00   | 3 Years    | Modified Gross |
| 200             | 4,824 SF | \$8.00  | \$3,216.00   | 3 Years    | Modified Gross |
| 101 – 106 + 200 | 7,624 SF | \$9.75  | \$6,195.00   | 3 Years    | Modified Gross |





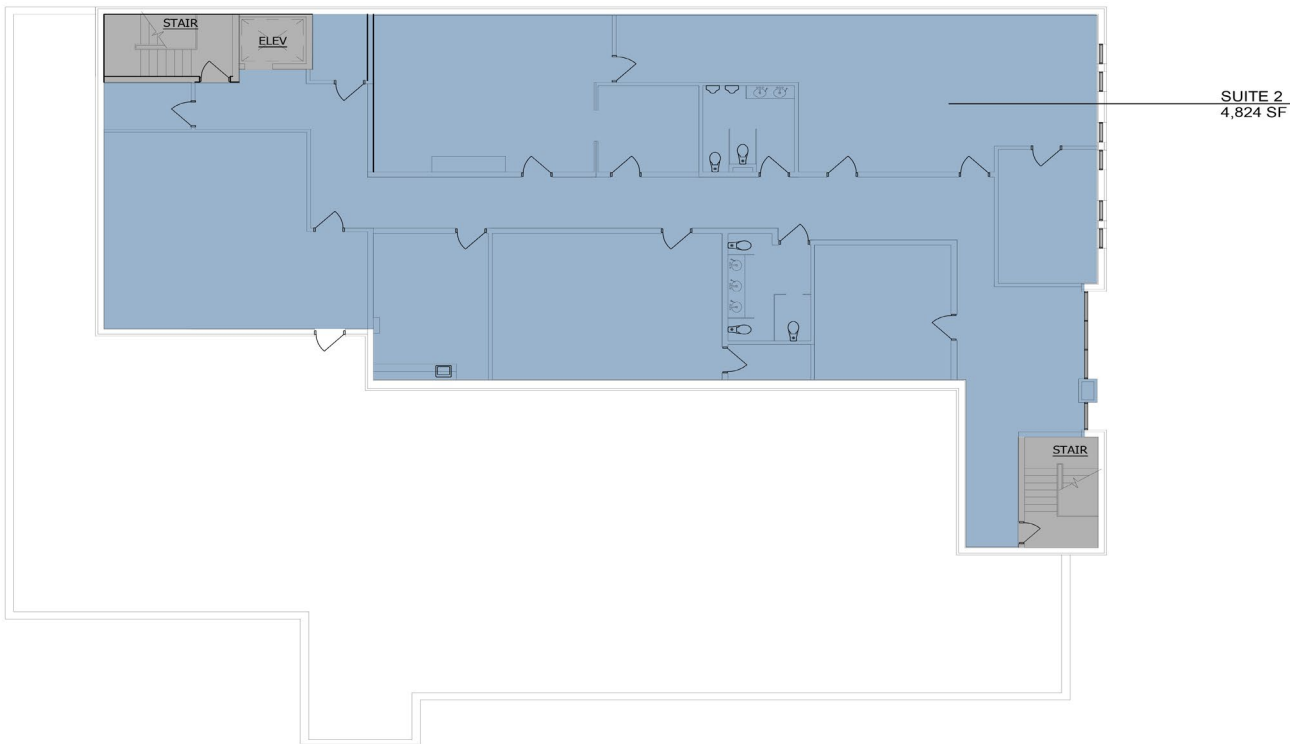
# First Floor

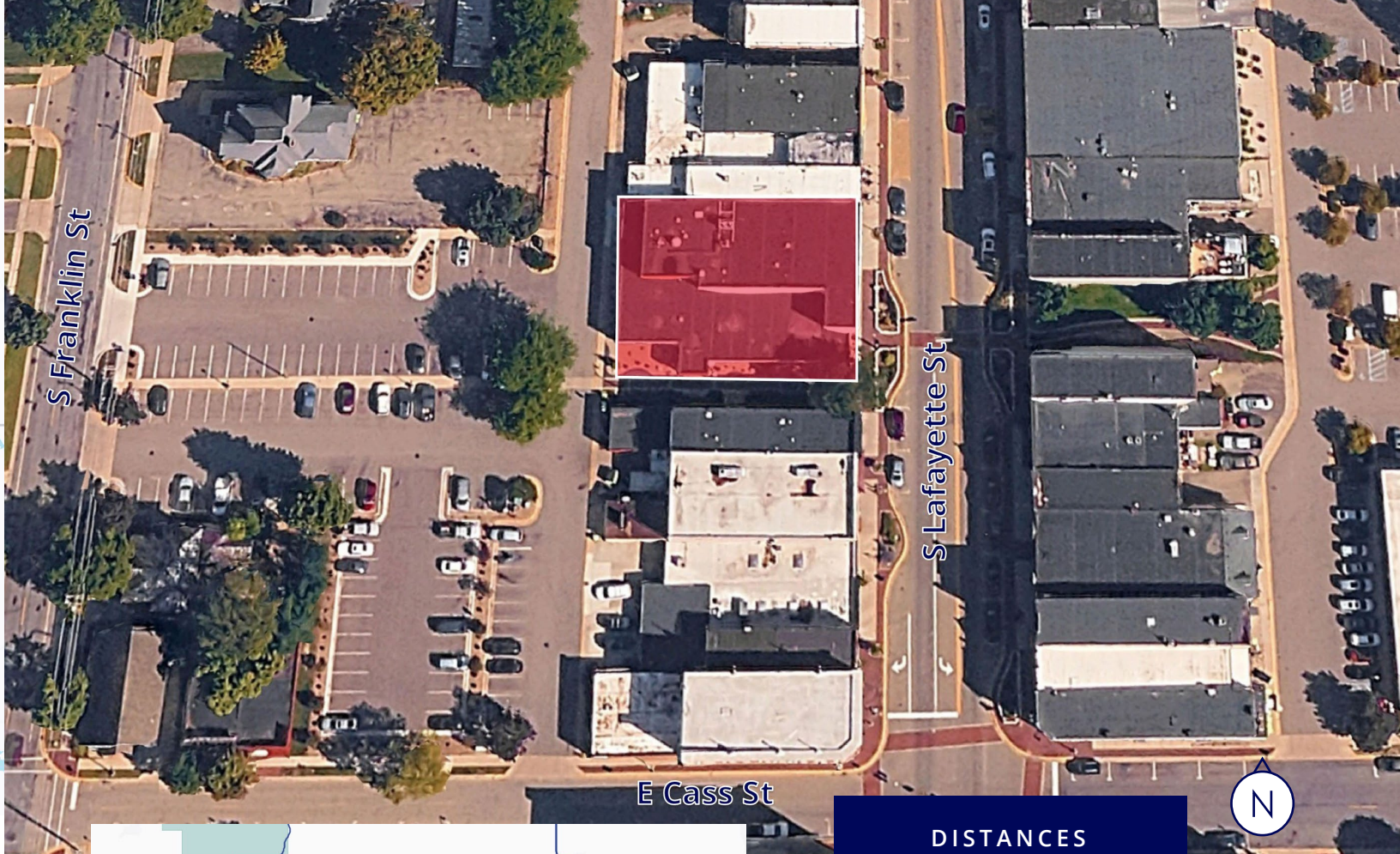
147 – 3,040 SF



# Second Floor

4,824 SF



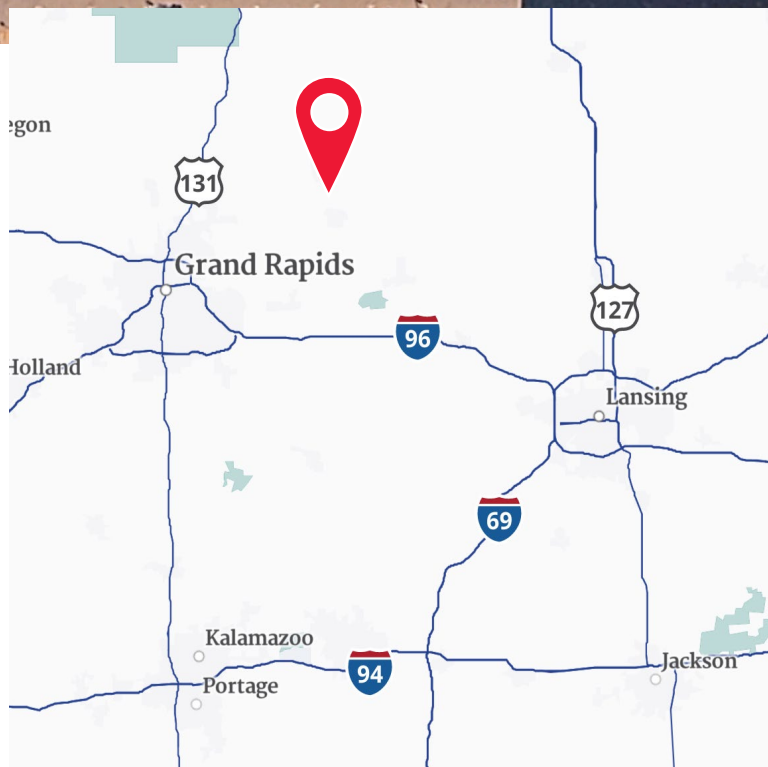


#### DISTANCES

|              |                 |
|--------------|-----------------|
| M-57         | 0.7 Miles South |
| US-131       | 26.1 Miles West |
| US-127       | 35.2 Miles East |
| Grand Rapids | 34.4 Miles SW   |
| Holland      | 61.7 Miles SW   |
| Lansing      | 62.5 Miles SE   |



[View Demographics](#)



**Nicole Wiseman**  
Senior Associate  
517 285 2221  
[nicole.wiseman@colliers.com](mailto:nicole.wiseman@colliers.com)

**Chris VanderBand**  
Senior Associate  
616 242 0586  
[chris.vanderband@colliers.com](mailto:chris.vanderband@colliers.com)

**Colliers Lansing**  
2501 Coolidge Rd  
Suite 300  
East Lansing, MI 48823

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.