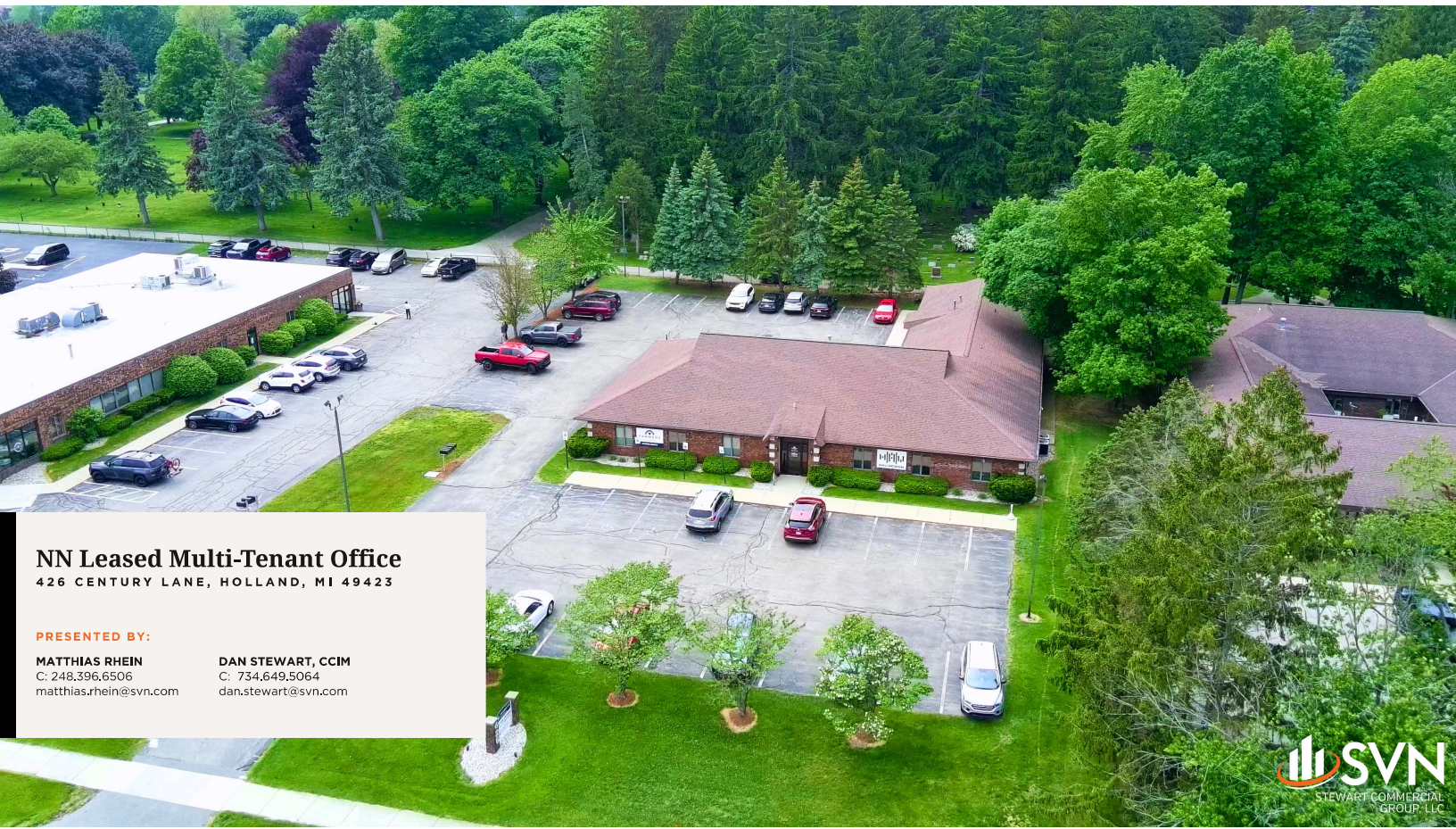




NN Leased Multi-Tenant Office

426 CENTURY LANE, HOLLAND, MI 49423

PRESENTED BY:

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Introduction

426 Century Lane is a 7,301 SF single-story office building in Holland, Michigan, 100% occupied by three primary tenants on NN leases generating \$84,500 in NOI. Tenants reimburse for property taxes and CAM). Landlord responsibilities include maintenance of the structure and property insurance.

The property may be sold as a portfolio with the neighboring office, 442 Century Lane.

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Address

**426 Century Lane
Holland, MI 49423**

Square Footage

7,301 SF ±

Current Use

Multi-Tenant Office

Years Built / Renovated

1988 / 2025

Parking Spaces

56

Asking Price

\$1,050,000

Cap Rate

8.04%

Net Operating Income

\$84,467

Lease Type

NN

Weighted Average Lease Term

3.3 Years

Total Lot Size

0.96 AC ±

Parcel Number

70-16-33-205-002

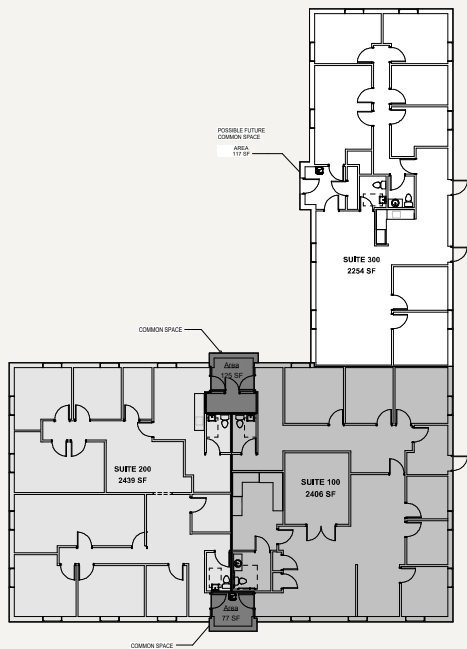
Location

Located in the rapidly growing east side of Holland at the intersection of Century Lane and East 16th St, 0.3 Miles to US-31.

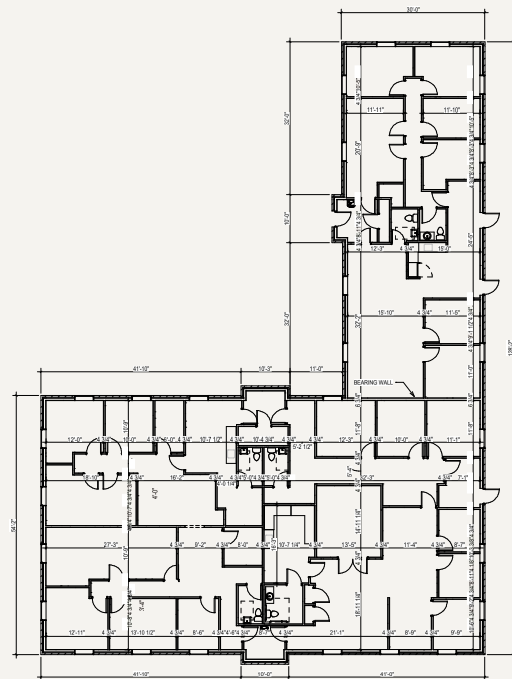
In a suburban office park oriented towards healthcare and consulting services - benefitting from on-site parking, greenspace, and easy access compared to the dense downtown area to the West.

Surrounded by new and established retail including Starbucks, 7 Brew Coffee, Culvers, Mister, Menards, Aldi, Meijer, etc.

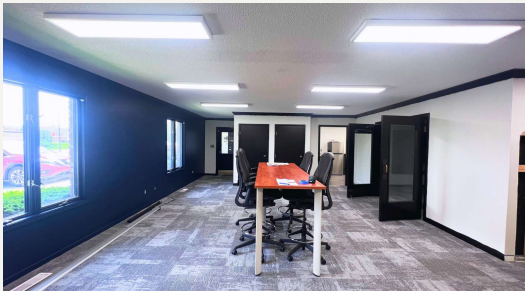
Strategic proximity to Downtown Holland (5 Minutes) and Grand Rapids (30 minutes).



AREA PLAN
1/8" = 1'-0"



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



Holland, Michigan

OTTAWA COUNTY, WEST MICHIGAN LAKESHORE.

Holland, Michigan sits on Lake Michigan's eastern shore, 30 miles southwest of Grand Rapids — close enough to tap a major metro, distinct enough to have its own identity. The city's Dutch heritage runs deep, anchored by the annual Tulip Time Festival, which draws 500,000+ visitors each spring and signals something real about civic pride and community cohesion that shows up in local investment and low turnover.

The demographics are a genuine asset. With a median age of 31.7 and a workforce that's young, trade-skilled, and growing, Holland has the labor profile that manufacturing and service businesses actively compete for. Unemployment holds at 2.5%, household incomes average nearly \$95,000, and the population has grown steadily since 2020 — trends that reflect a market people are choosing, not leaving.

On the employer side, Holland is home to Haworth's global headquarters and anchors a West Michigan manufacturing corridor that includes Gentex and MillerKnoll. That corporate density creates a stable economic floor and a supply chain ecosystem that attracts smaller operators and suppliers in turn.

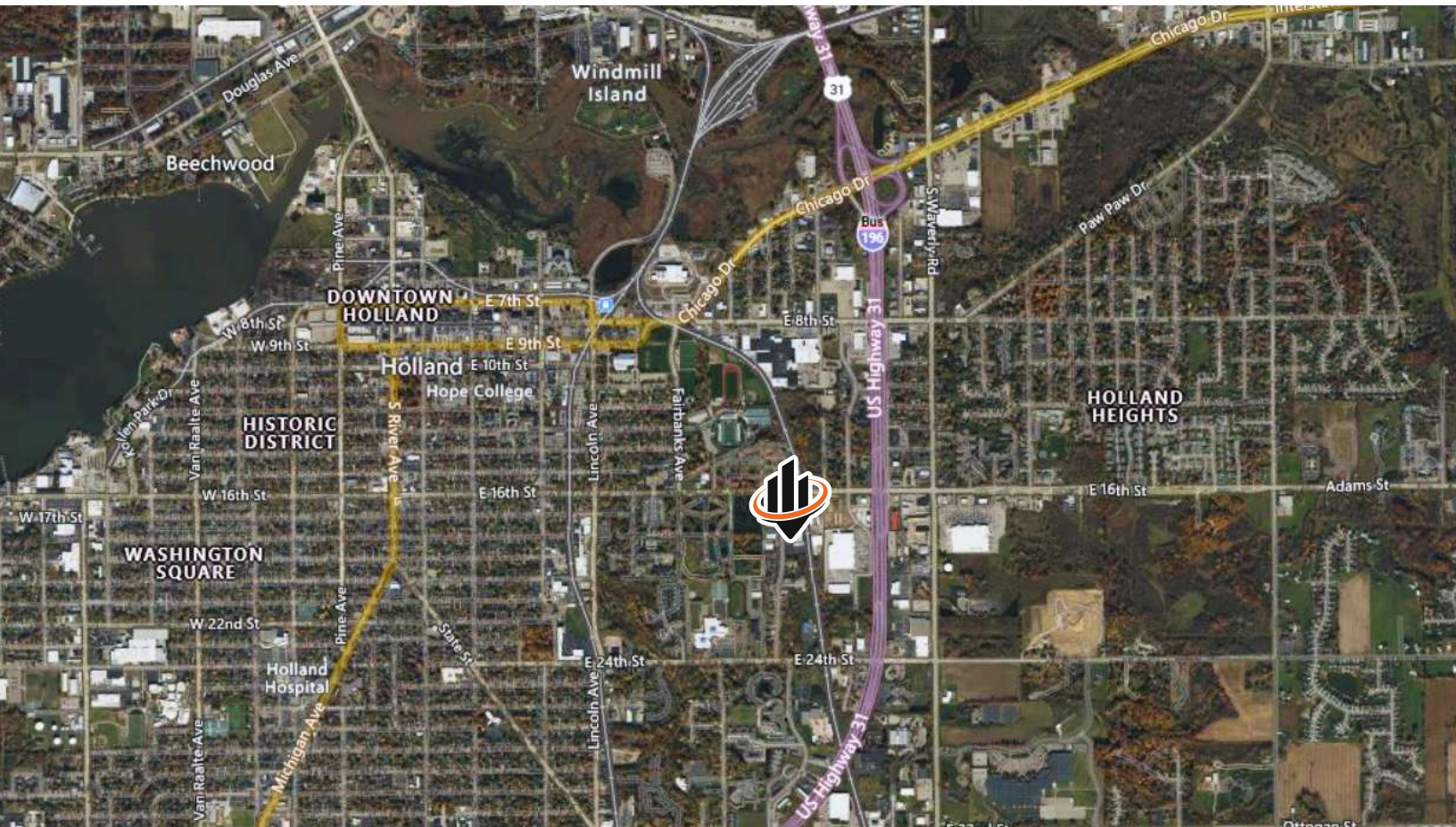
The incentive environment adds to the case — businesses here can access the Michigan Business Development Program, Good Jobs for Michigan credits, and Community Revitalization funding, making the cost-of-entry more attractive than the fundamentals alone might suggest.





Downtown Holland





Beechwood

Windmill
Island

DOWNTOWN
HOLLAND

Holland
Hope College

HISTORIC
DISTRICT

WASHINGTON
SQUARE

Holland
Hospital

HOLLAND
HEIGHTS



Comparable Sales	Property Address	Property City	Property State	Building SF	Sale Price	Price Per SF	Sale Date	Actual Cap Rate	Year Built
	198 James St	Holland	MI	9,945	\$1,100,000	\$110	Pending	8.73%	1999
	10500 Chicago Dr	Zeeland	MI	16,082	\$1,450,000	\$90	On Market	8.27%	1997
	3050 Ivanrest Ave SW	Grandville	MI	12,250	\$1,378,125	\$112	On Market	7.12%	1988
	392 136th Ave	Holland	MI	4,441	\$695,000	\$156	On Market	NA	1974
	4211 Division Ave N	Comstock Park	MI	9,884	\$1,250,000	\$126	On Market	NA	1995
	324 N 120th Ave	Holland	MI	4,307	\$307,800	\$71	4/1/2026	NA	2006
	388 Garden Ave	Holland	MI	8,965	\$1,250,000	\$139	11/24/2025	NA	1997
	Averages			9,410		\$115		8.04%	

Advisor Bios



DAN STEWART, CCIM

Managing Director

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MI #6502361450

PROFESSIONAL BACKGROUND

Dan Stewart, CCIM serves as Managing Director for SVN | Stewart Commercial Group, LLC in Ann Arbor, Michigan. Stewart has more than 25 years of commercial real estate brokerage experience and specializes in representing both owners and buyers in the sale and acquisition of single tenant net leased retail, multifamily, multi-tenant retail, industrial and office property throughout Michigan and the United States.

Stewart previously was an owner and President of Michigan Commercial Realty, a full-service commercial brokerage based in Ann Arbor, MI. He has an extensive network of owners, investors, brokers, and lenders which he relies upon in each transaction. Stewart has successful sale and leasing experience in all commercial property types and has represented public and private entities, international corporations, and high net worth individuals.

Stewart earned his Certified Commercial Investment Member (CCIM) designation in 2006. He is a licensed real estate broker in the state of Michigan and is a member of the National Association of Realtors (NAR), Michigan Association of Realtors (MAR), Michigan Commercial Board of Realtors (CBOR), and the Michigan CCIM Chapter. He is also a member of the International Council of Shopping Centers (ICSC) and serves on the SVN National Apartment and Single Tenant Investment Team.

Prior to entering the commercial real estate field, Stewart enjoyed a long and successful career in the energy industry. He was one of the founding partners of NESI Energy Marketing, a non-regulated natural gas marketing and trading subsidiary of NiSource, Inc., a fortune 500 company. Stewart's firm grew to \$1 billion in revenue and he and his partners sold their interest in the company to a large utility holding company in 1999.

Stewart is a graduate of Michigan State University's Broad College of Business with a BA in Marketing. He is married with two children and resides in Ann Arbor, MI.

EDUCATION

Bachelor of Arts degree in Marketing from Michigan State University's Broad College of Business.



MATTHIAS RHEIN

Associate Advisor

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PROFESSIONAL BACKGROUND

Matthias Rhein is an associate advisor at SVN | Stewart Commercial Group in Ann Arbor. Prior to joining the team, Rhein was an associate at a vertically-integrated \$2B AUM real estate investment and management firm in Austin, Texas, where he was involved in the acquisition of over \$75M of real estate. He was eventually promoted to a director level, spearheading business development, marketing, and capital raising for the company. He also served in a fractional capacity for a blockchain-powered real estate investment platform and a cybersecurity compliance company. At SVN, he specializes in industrial outdoor storage (IOS) properties in the greater Southeast Michigan area.

Rhein graduated from Hillsdale College in 2023 with a Bachelor of Arts degree in English. He currently resides in Whitmore Lake, MI.

EDUCATION

B.A. English, Magna Cum Laude | Hillsdale College

Contact



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