

# FLEX/OFFICE SUITE For Lease

12330 James Street  
Holland, MI 49424

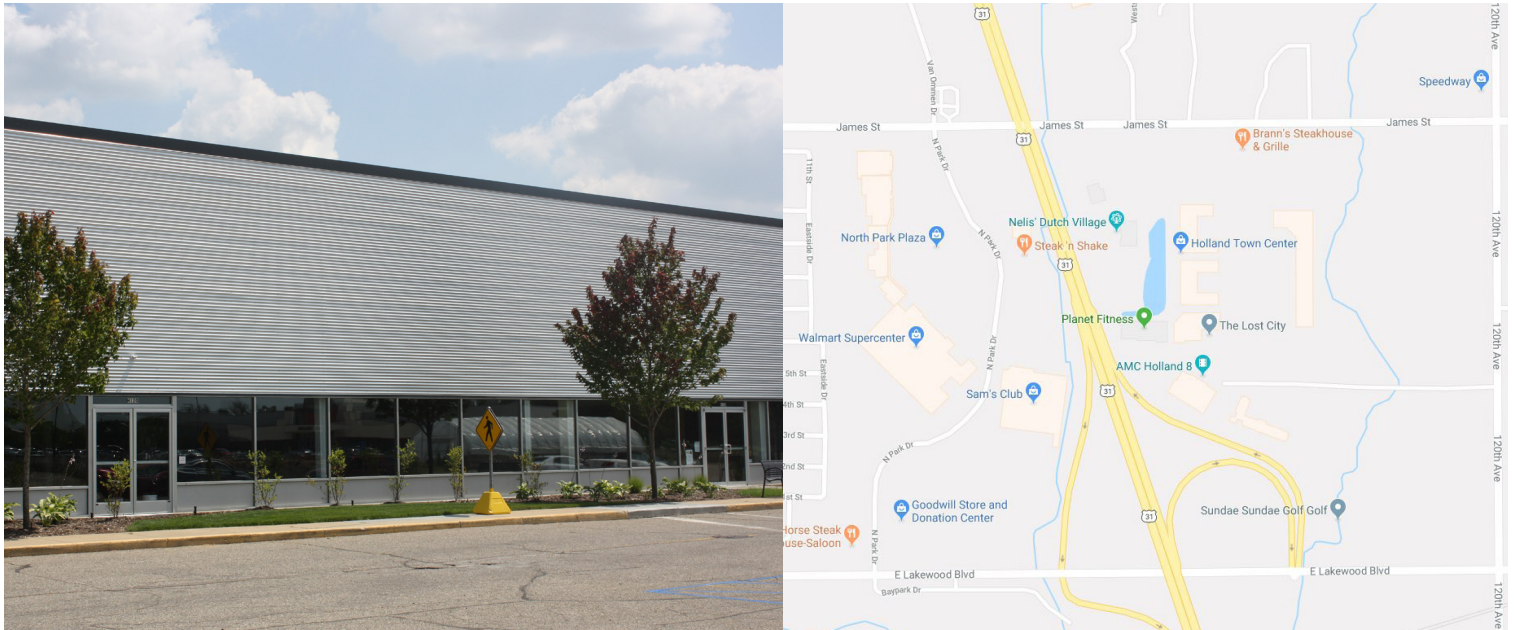


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# 12330 James Street, Holland, MI



Lease option currently available. Building offers a unique and vibrant setting for your business. Recently repurposed, with exterior completely remodeled, this neighborhood setting is home to shops, offices and a community garden. Central location and close to highways.

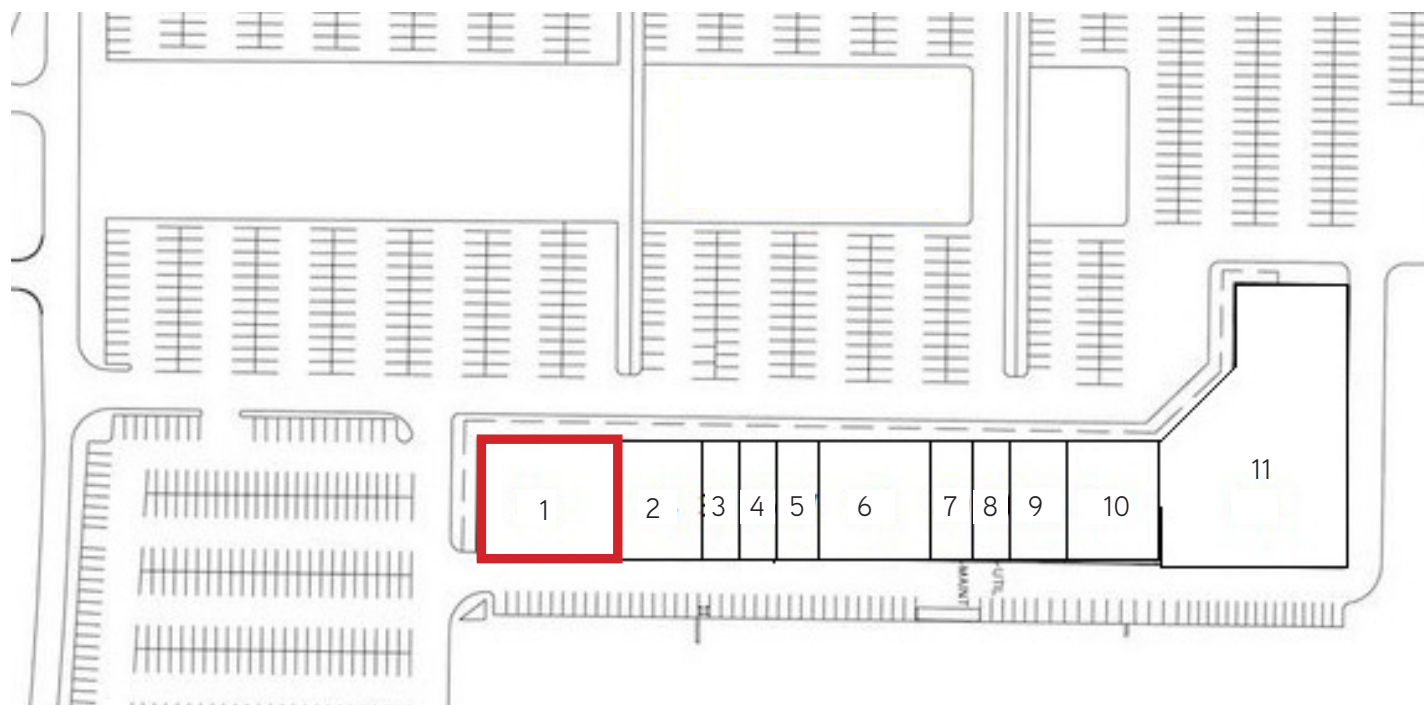
## Lease Information

Suite #	Unit #	RSF	Rate/RSF/Year	Rate/Month
H130	33	9,200	\$7.00	\$5,367

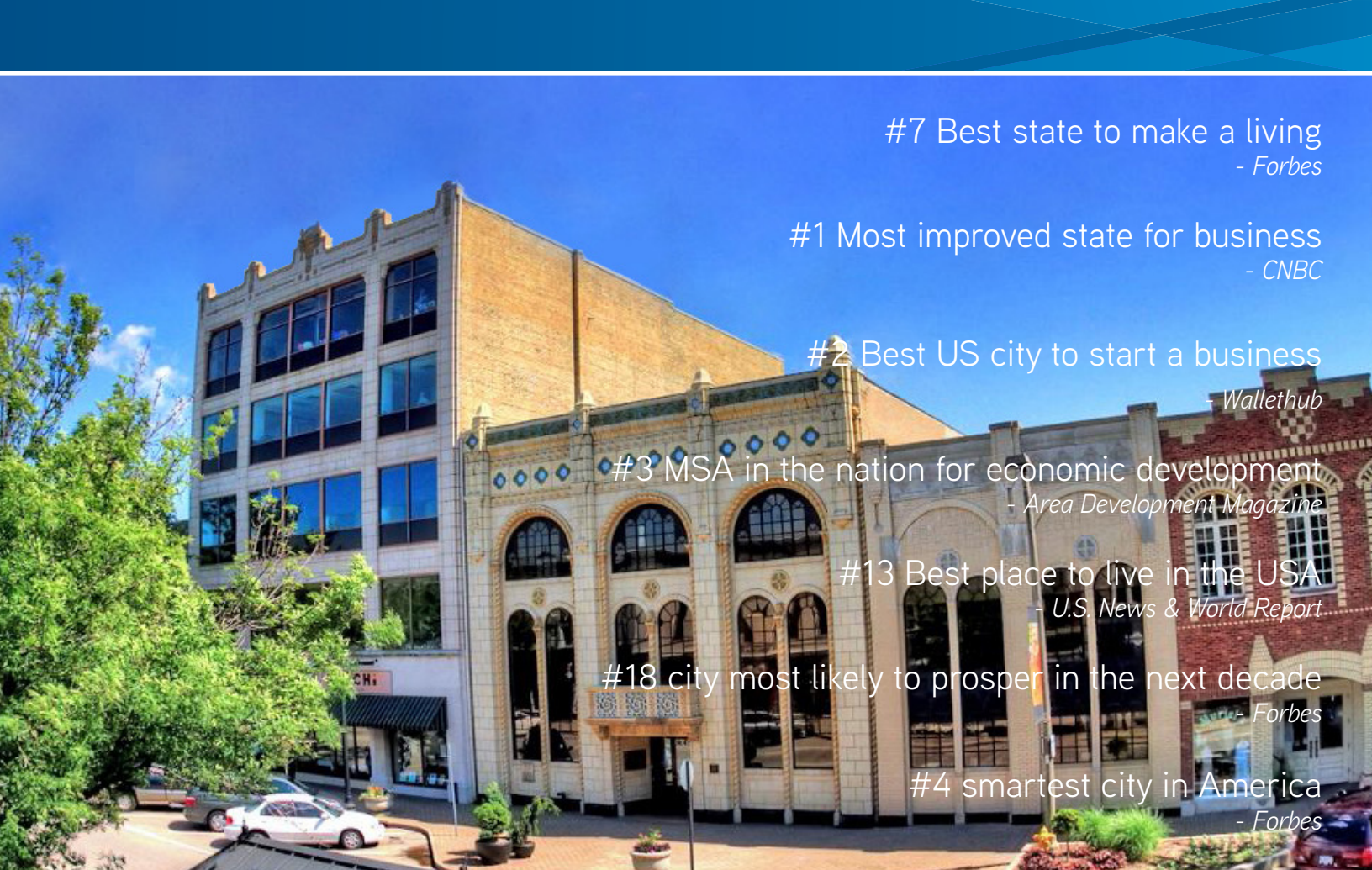
**Lease Terms:** 36 - 60 Months, Triple Net  
**Possession:** At Close  
**Lease Type:** NNN  
**Zoning:** C-2

## Property Information

- > Flex/office suites available for lease
- > Recently repurposed with great curb appeal
- > Nice tenant mix with variety of uses
- > Convenient location just off US-31



<b>1</b>	<b>Available - H130</b>
2	Goodwill
3	Goodwill
4	Goodwill
5	Century 21
6	Driesenga & Associates
7	ETS
8	Great State
9	Great State
10	Great State
11	Life Circles



#7 Best state to make a living  
- Forbes

#1 Most improved state for business  
- CNBC

#2 Best US city to start a business  
- Wallethub

#3 MSA in the nation for economic development  
- Area Development Magazine

#13 Best place to live in the USA  
- U.S. News & World Report

#18 city most likely to prosper in the next decade  
- Forbes

#4 smartest city in America  
- Forbes

## West Michigan Overview

West Michigan is home to over 1.5 million people and encompasses the seven counties of Kent, Ottawa, Muskegon, Allegan, Ionia, Barry, and Newaygo. Throughout history, the area has been known primarily for its diverse manufacturing base and highly skilled labor. As the area progresses into the 21st century, health care has emerged as the major economic driver. The region is also known for a burgeoning food and beverage industry, as well as cultural events such as ArtPrize, which every year attracts artists and art fans from all over the world.

Within the past few years, over \$1.25 billion has been invested in real estate in the downtown Grand Rapids area alone. Some of the major corporations in West Michigan include Spectrum Health, Meijer, Mercy Health, Amway, Gentex, and Perrigo. In fact, more than 130 international companies call West Michigan home. The largest institute of higher learning is Grand Valley State University, with more than 25,000 students and 3,000 employees.

The lower-than-average cost of living, close proximity to the scenic shores of Lake Michigan, and abundance of amenities create a vibrant and productive environment. Building on its strong traditions of entrepreneurship, innovation, community involvement, family orientation and a famous work ethic West Michigan is thriving.

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