



Brokerage  
Retail Site Selection  
Investment  
Development  
Project and Construction  
Consulting

Available For Lease/Sale • OFFICE  
**460 Waverly Road**  
Holland, MI 49423

# NEW LEASE ON LIFE



- EXTERIOR RENOVATIONS COMPLETE! •
- DESIGN YOUR NEW INTERIOR SPACE • UP TO 12,922 RSF AVAILABLE •
- \$15.75/SF MOD GROSS • AMPLE ON-SITE PARKING • SALE PRICE: \$1,200,000 •

MAKE THIS YOUR NEW HOME FOR YOUR BUSINESS MORNING, NOON AND NIGHT!

## BEST VALUE IN HOLLAND. PERIOD.

The old Travel Leaders building just received a huge face lift and has two floors of prime office space. This is one of the best deals in Holland. Now that the exterior renovations are complete, your client can take advantage of making interior decisions for their business.

At just under 13,000 RSF, this property includes an elevator and an abundance of parking! Very close proximity to downtown Holland, US-31, and I-196.

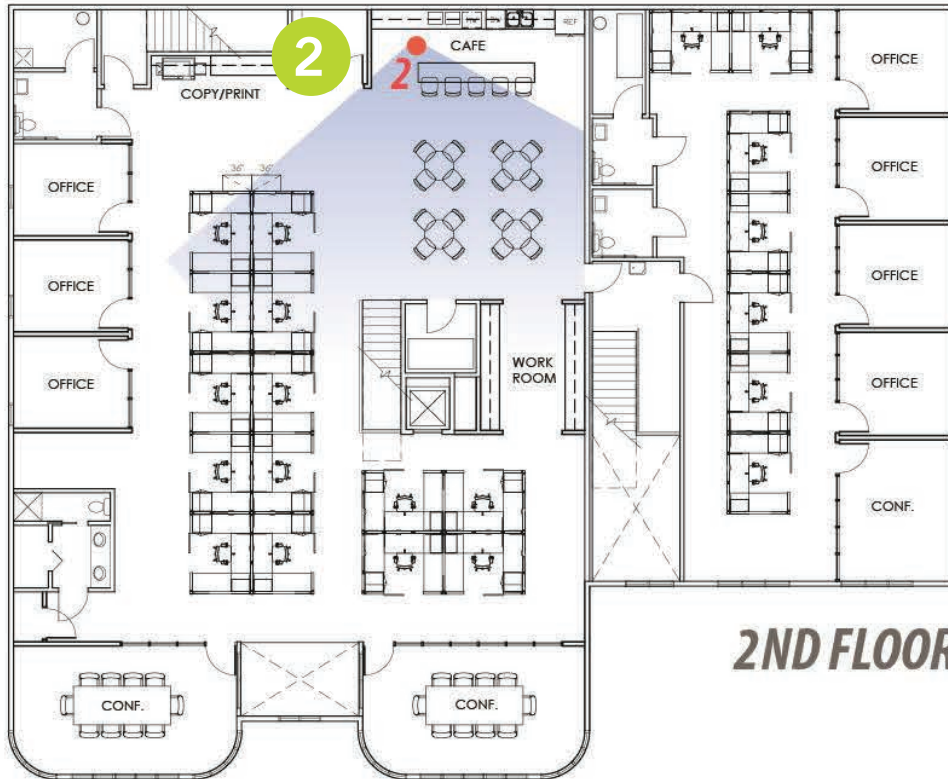




## FLOOR PLAN VIEWS



**1ST FLOOR**



**2ND FLOOR**

## LEASE TERMS

**SF AVAILABLE:** 1,992-12,922

**RATE:** \$15.75/SF

**LEASE TYPE:** Modified Gross

**TERM:** 60-120 Months

**SIGNAGE:** Monument Available

**PARKING:** Abundant Free On-Site Parking

## SALE TERMS

**PRICE:** \$1,200,000

**SIZE:** 13,856 SF

**COST/SF:** \$86.60



AERIAL MAP



MEET YOUR NEIGHBORS:

**HOPE COLLEGE** **MENARDS** **MEIJER** **CHICAGO TITLE** **JOHNSON CONTROLS**  
**WOODEN SHOE MALL** **TRANSNATION TITLE** **GRAND VALLEY STATE UNIVERSITY**  
**WELLS FARGO**  
**ESTATE SALES WAREHOUSE**  
**DOUBLETREE BY HILTON**  
**HOLLAND BUS CO.**  
**HOLLAND TRUCKING**  
**BAYMOUNT HOTEL**  
**MVP ATHLETIC CLUB**  
**GQT HOLLAND 7 THEATER**



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