

6101 LAKE MICHIGAN DRIVE, STE B300, ALLENDALE, MI

FOR
LEASE
—
2,009 SF



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FOR LEASE

6101 LAKE MICHIGAN DRIVE STE B300

PROPERTY DETAILS

Address: 6101 Lake Michigan Drive, Suite B300, Allendale, MI

Lease Rate: \$/SF, NNN

Building SF: 2,009

- Information:
- Located 1.5 miles from Grand Valley State University (22,269 students).
 - Surrounded by an abundance of student housing and below Square 45 Lofts (45 apartments).
 - Excellent street exposure off Lake Michigan Dr with a 25,434 ADT.
 - Conveniently located 600 ft from M45.
 - Ample amount of shared on-site paved parking (395 spaces).
 - Interior layout offers flexibility for commercial, retail, office, or service-based business uses.

AREA DESCRIPTION

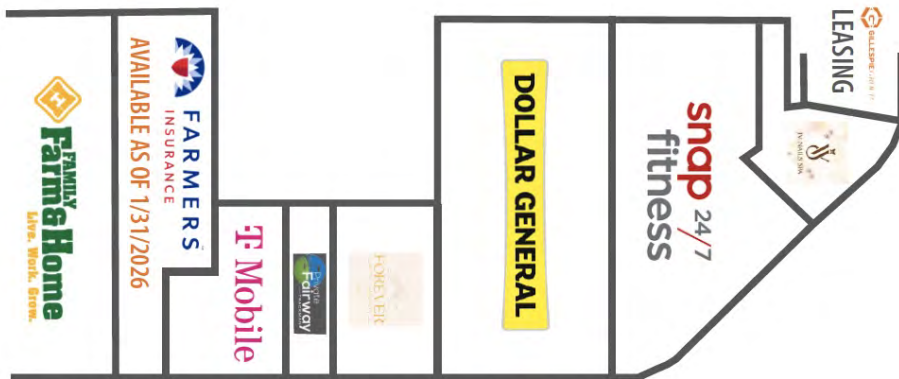
In the heart of a rapidly developing area, this space offers exceptional signage opportunity for a business looking to establish a presence in a thriving, growing community. The site is positioned near top national retailers, Grand Vallery State University, and public transportation, ensuring consistent foot traffic and visibility.

The property benefits from its close proximity to key community landmarks, including Allendale Community Park (1.2 miles), downtown Allendale (1 mile), and downtown Grand Rapids (13 miles). Additionally, it is surrounded by multiple local parks and recreational facilities, making it an attractive destination for both locals and visitors.

Positioned within Square 45, a mixed-use retail center, join a diverse tenant mix that includes popular establishments such as Snap Fitness, Family Farm and Home, Dollar General, Nest Egg Cafe, and residential housing above.

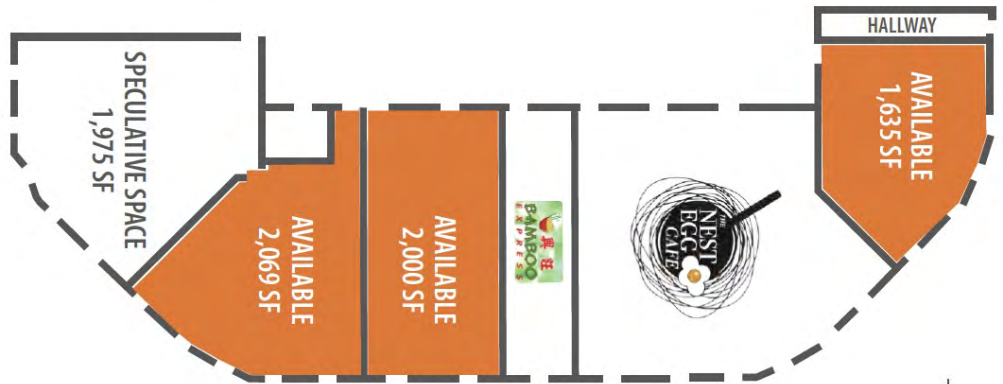
LOFT 45 - ALLENDALE

BUILDING A



Available Space (as of 1/31/26):	3,652 SF
T-Mobile:	2,254 SF
Private Fairway Allendale:	1,100 SF
Forever Sun:	2,600 SF
Dollar General:	8,677 SF
Snap Fitness:	6,488 SF
JV Nails Spa:	1,625 SF
Gillespie Group Leasing:	810 SF

BUILDING B



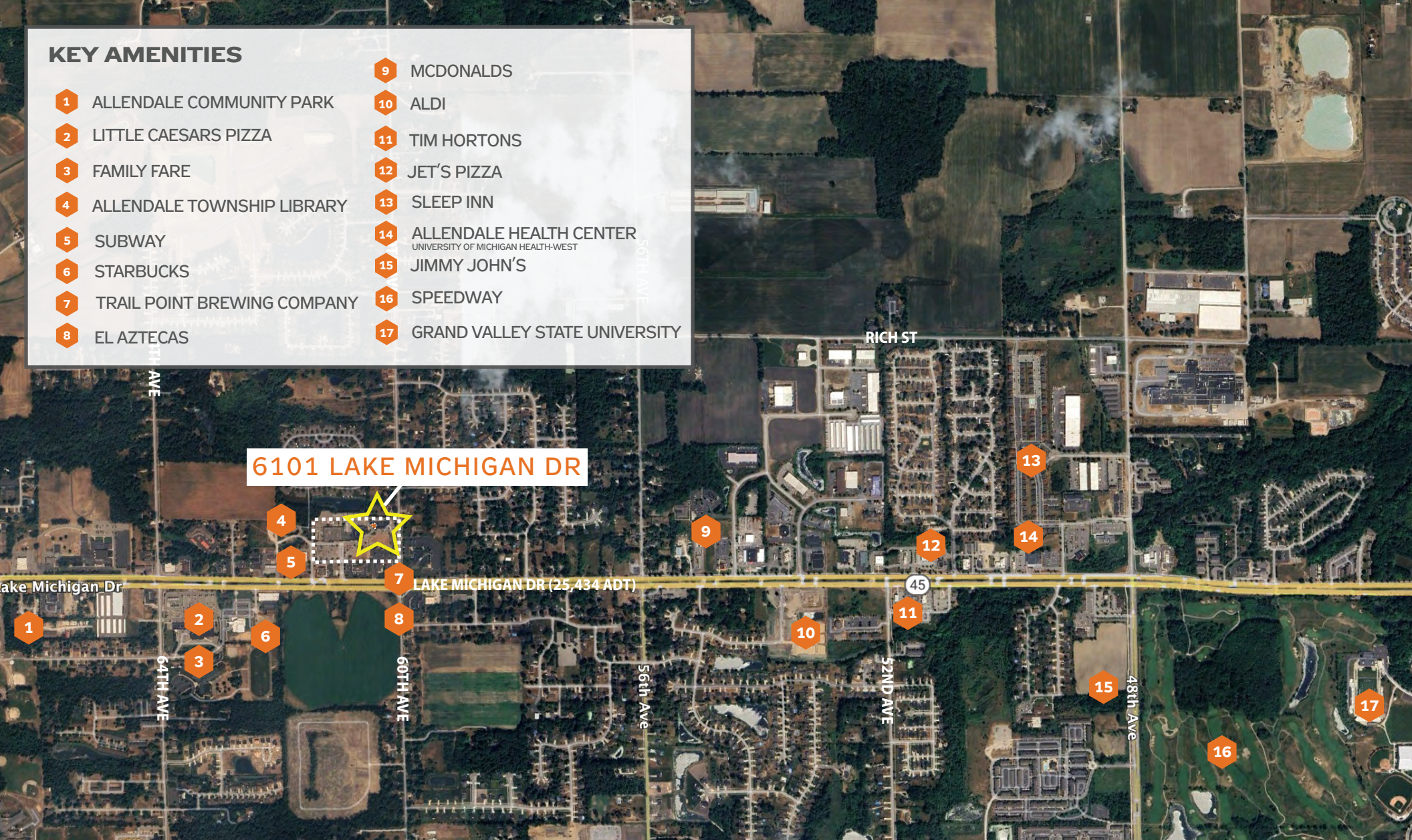
Speculative Space:	1,975 SF
Available Space:	2,069 SF
Available Space:	2,000 SF
Bamboo Express:	987 SF
The Nest Egg Cafe:	3,661 SF
Available Space:	1,635 SF

LAKE MICHIGAN DRIVE

60th AVENUE

KEY AMENITIES

- | | |
|-------------------------------|--|
| 1 ALLENDALE COMMUNITY PARK | 9 MCDONALDS |
| 2 LITTLE CAESARS PIZZA | 10 ALDI |
| 3 FAMILY FARE | 11 TIM HORTONS |
| 4 ALLENDALE TOWNSHIP LIBRARY | 12 JET'S PIZZA |
| 5 SUBWAY | 13 SLEEP INN |
| 6 STARBUCKS | 14 ALLENDALE HEALTH CENTER
UNIVERSITY OF MICHIGAN HEALTH-WEST |
| 7 TRAIL POINT BREWING COMPANY | 15 JIMMY JOHN'S |
| 8 EL AZTECAS | 16 SPEEDWAY |
| | 17 GRAND VALLEY STATE UNIVERSITY |



CONTEXT MAP