

Now Available for LEASE from



## CLASS A OFFICE SPACE

2750 OLD CENTRE AVENUE

### Space Features

- Wood Trim
- Suite Signage
- Ample Windows
- Tile Entrance
- Tenant Directory
- Break Room

- ◆ 2,366 SF of Available Space
- ◆ Located on The Moors Golf Course
- ◆ Professionally Managed
- ◆ Easy Access to US-131
- ◆ Class A Space ~ Move-In Condition

### Andrew Gyorkos

Phone: 269.323.0717  
Mobile: 269.760.5201  
Email: andrew@midwestrealty.com

### Rick DeKam, CCIM

Phone: 269.323.0717  
Mobile: 269.207.5430  
Email: rick@midwestrealty.com

2314 Helen Avenue  
Portage, Michigan 49002

Available At:

# \$14.50 PSF/NNN

The information contained in this offering is believed to be accurate, but remains subject to errors, omissions, and/or withdrawal without prior notice. Prospective buyers should complete their own due diligence and should not rely on seller-provided materials or representations.



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### SALIENT FACTS

<b>PROPERTY DESCRIPTION</b>	A professional office building consisting of 9,100 SF of Class "A" multiple tenant space. The building's interior finishes are modern, with a very attractive all brick and limestone exterior. Signage opportunities include a monument sign at the road, tenant directory on the entrance security panel, and a plaque at the suite entrances.
<b>AREA INFORMATION</b>	Located in the City of Portage, Kalamazoo County, Michigan. This property is well located on Old Centre Avenue just 1.2 miles East of US-131. This highly visible office building is situated overlooking the fairway of the 7th hole of The Moors Golf Course.
<b>AVAILABILITY</b>	Suite 130: 2,366 SF at \$14.50 PSF/NNN
<b>NET CHARGES</b>	Net charges estimated at \$7.58 PSF for 2017. See attached CAM history for details.
<b>SUITE CONDITION</b>	Provided in an "As Is" condition and/or Landlord will customize to suit. See attached floor plan for current layout.
<b>UTILITIES</b>	Electric, gas, municipal water, sewer, phone services and cable are connected.
<b>ZONING</b>	City of Portage OS-1: Office/Service.
<b>LISTING AGENTS</b>	Contact Midwest Realty Group for more details on this property.

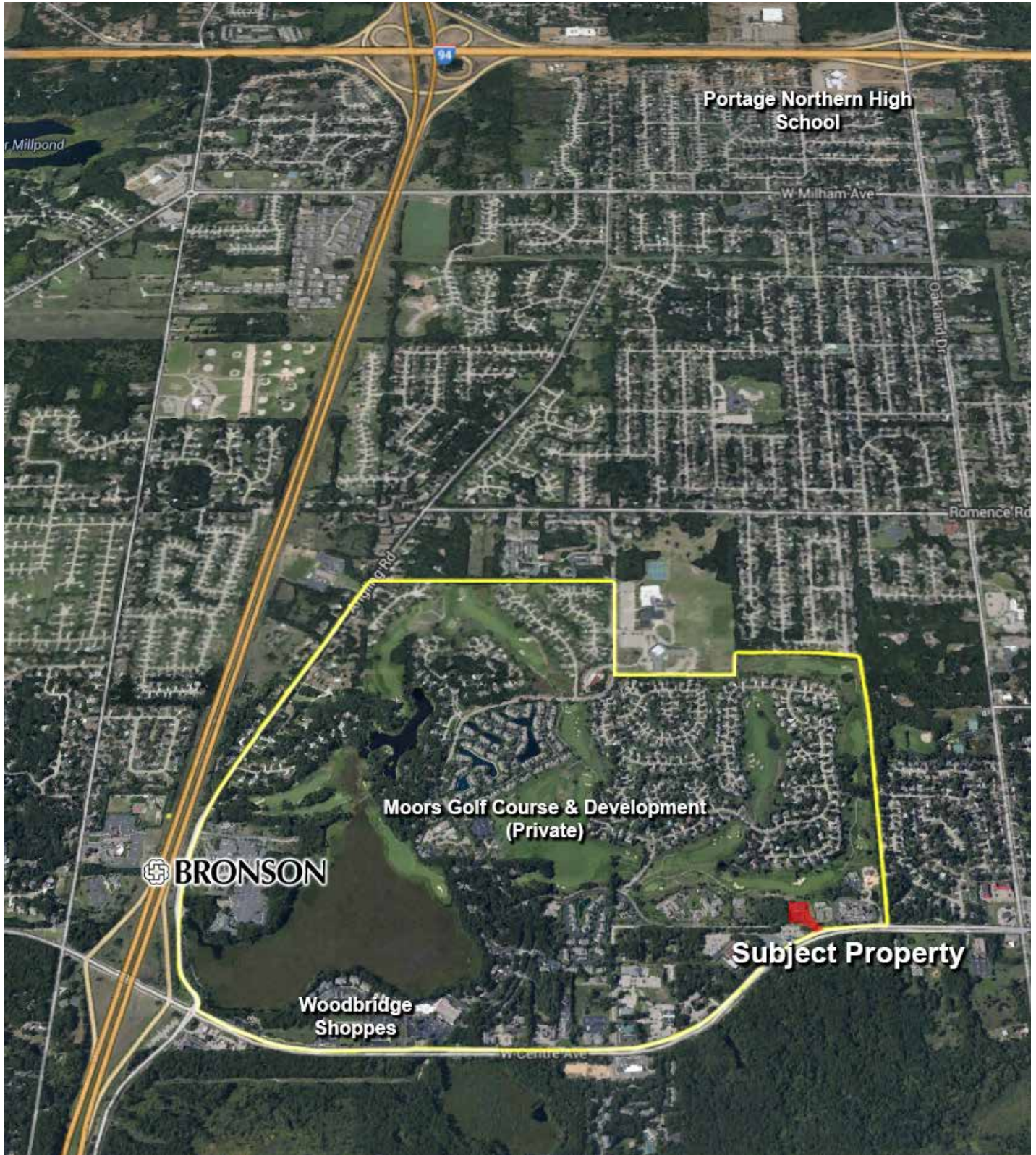
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Mobile: (269) 760-5201  
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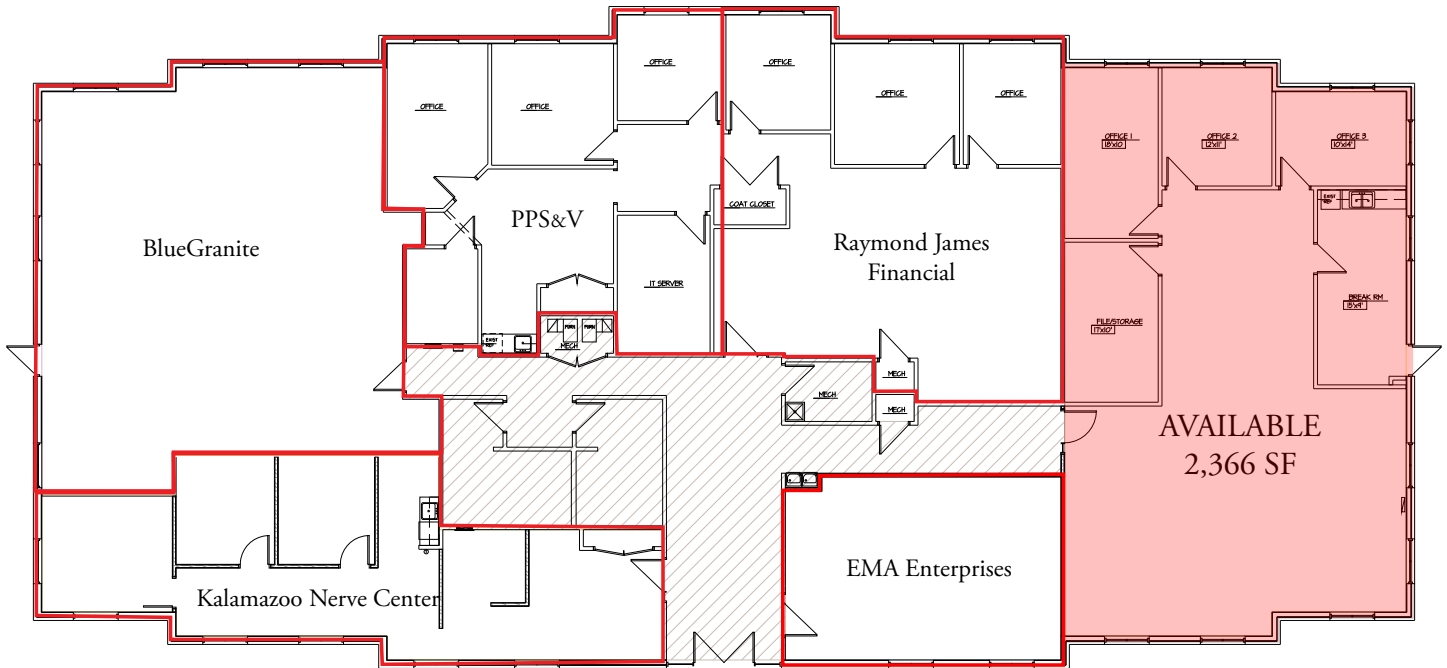
**CORRIDOR MAP**



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### FLOOR PLAN



#### NOTE:

Sizes are stated in "Gross Leaseable" sizes based upon architect's measurements using 1996 BOMA standard.

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**2017 OPERATING EXPENSES**

	2014 Actual		2015 Actual		2016 Actual		2017 Budget	
	\$	PSF	\$	PSF	\$	PSF	\$	PSF
<b>Property Operating Expenses</b>								
Building Maintenance	7,939	0.91	3,075	0.35	4,731	0.54	8,000	0.92
HVAC Maintenance	1,311	0.15	1,830	0.21	1,449	0.17	1,500	0.17
Security	1,462	0.17	1,758	0.20	2,982	0.34	1,500	0.17
Janitorial Service	3,780	0.43	4,095	0.47	3,465	0.40	4,000	0.46
Janitorial Supplies	818	0.09	594	0.07	971	0.11	700	0.08
Trash Collection	1,515	0.17	1,081	0.12	1,164	0.13	1,200	0.14
Utilities - Common Area	1,585	0.18	2,075	0.24	2,177	0.25	2,220	0.26
Water and Sewer	1,341	0.15	3,516	0.40	2,287	0.26	2,300	0.26
Grounds Maintenance	6,688	0.77	8,673	1.00	8,135	0.93	10,000	1.15
Property Management	3,408	0.39	2,330	0.27	2,382	0.27	2,800	0.32
Snow and Ice Removal	5,885	0.68	5,317	0.61	4,278	0.49	4,500	0.52
Condo Dues	1,428	0.16	1,428	0.16	1,428	0.16	1,428	0.16
Insurance	1,477	0.17	1,607	0.18	1,675	0.19	1,700	0.20
Property Taxes	21,739	2.50	21,441	2.46	23,690	2.72	24,164	2.78
<b>Total Operating Expenses</b>	<b>60,377</b>	<b>6.94</b>	<b>58,821</b>	<b>6.76</b>	<b>60,814</b>	<b>6.99</b>	<b>66,012</b>	<b>7.58</b>

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REALTY  
GROUP**

PHOTOS

