

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

Rick DeKam, CCIM

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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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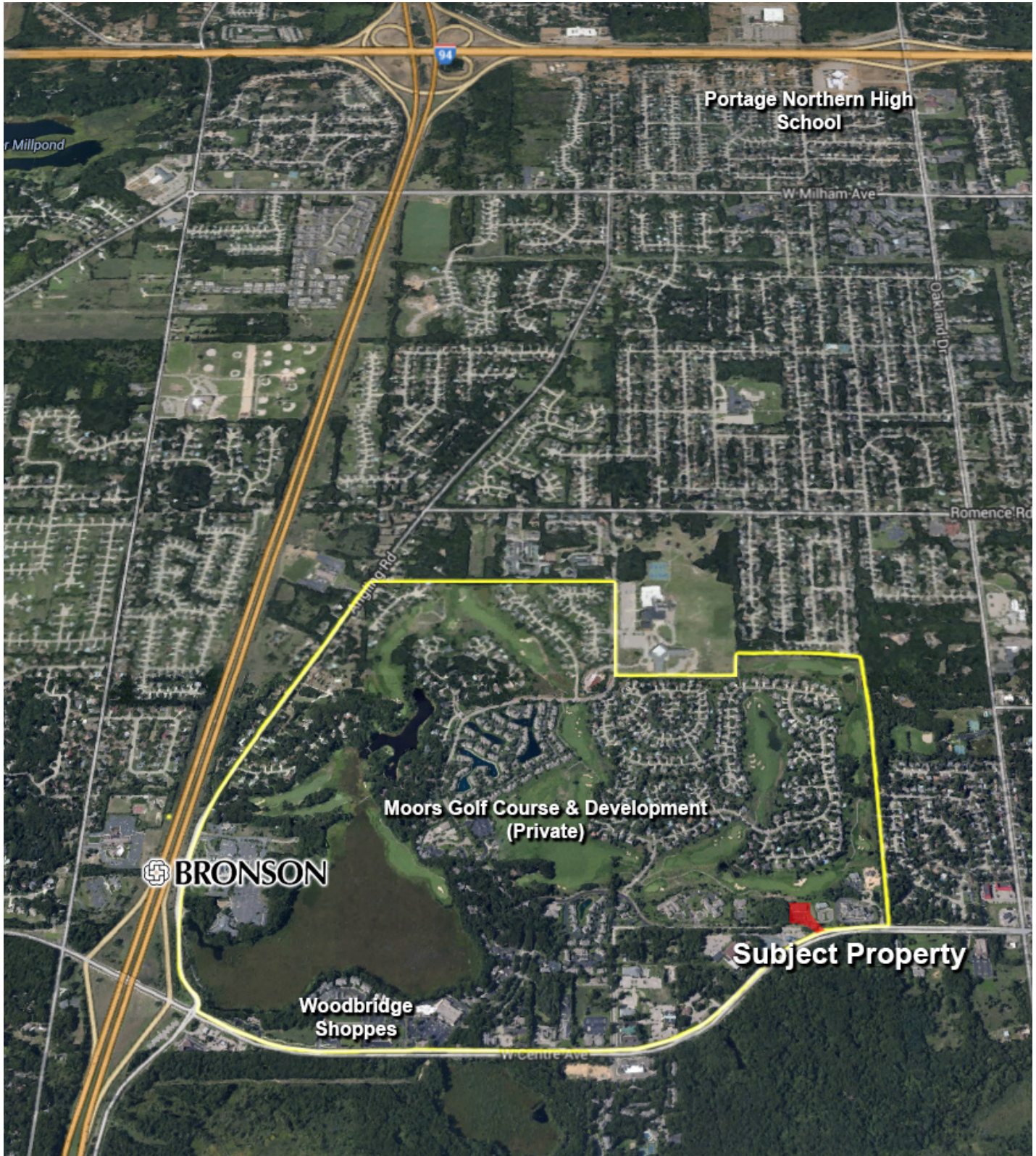


SALIENT FACTS

PROPERTY DESCRIPTION	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.
AREA INFORMATION	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.
AVAILABILITY	Suite 130: 2,366 SF at \$14.50 PSF/NNN
NET CHARGES	Net charges estimated at \$7.58 PSF for 2017. See attached CAM history for details.
SUITE CONDITION	Provided in an "As Is" condition and/or Landlord will customize to suit. See attached floor plan for current layout.
UTILITIES	Electric, gas, municipal water, sewer, phone services and cable are connected.
ZONING	City of Portage OS-1: Office/Service.
LISTING AGENTS	Contact Midwest Realty Group for more details on this property.

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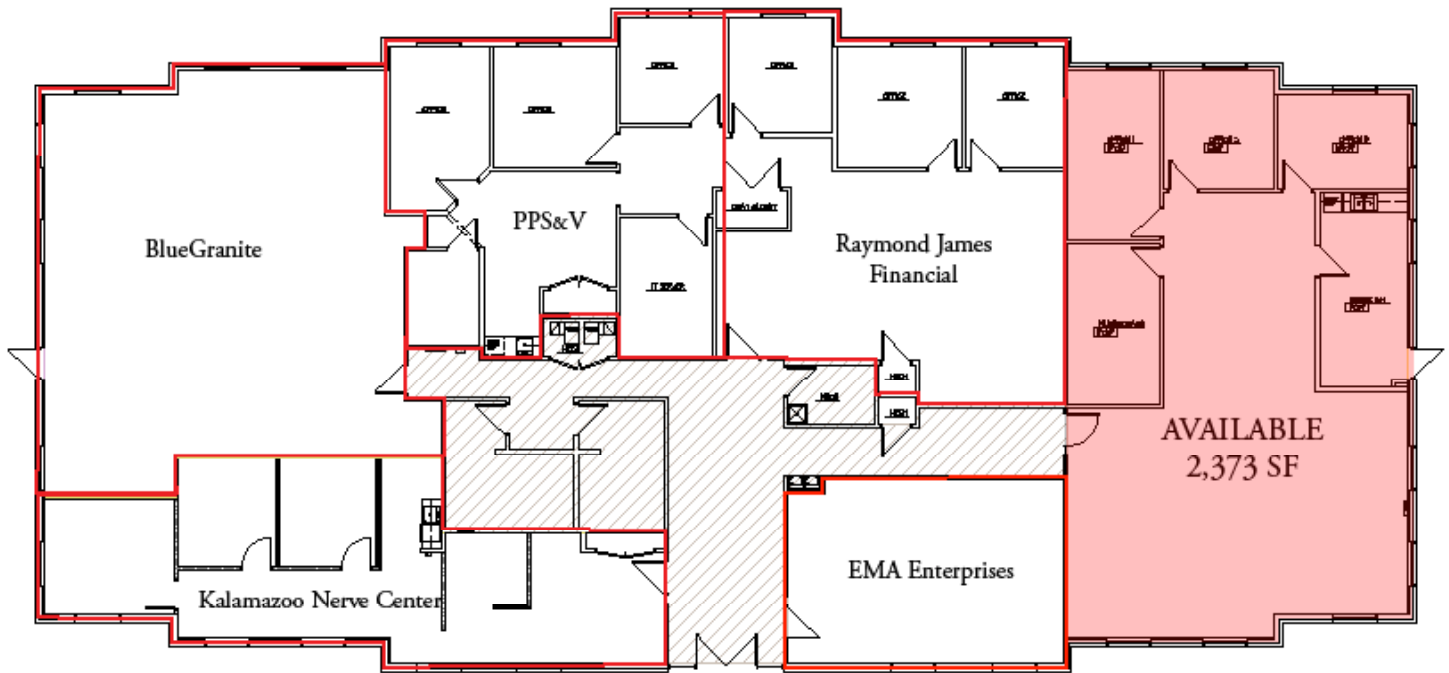
CORRIDOR MAP



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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
Property Operating Expenses								
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
Total Operating Expenses	60,377	6.94	58,821	6.76	60,814	6.99	66,012	7.58

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PHOTOS

