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# OFFICE SPACE

3275 COOLEY COURT, PORTAGE, MICHIGAN

#### ADDITIONAL HIGHLIGHTS

- Negotiable Build-Out Allowances
- Underground Irrigation
- Forced Air HVAC
- Common Bathrooms
- Key Pad Security System
- Time Door Locks
- Easy US-131 Access
- Ample Parking
- Beautiful Wooded Site

- ◆ 906 SF Available (configured w/2 rooms)
- ◆ 9,000 SF Building
- ◆ Newly Remodeled
- ◆ Landlord Will Improve to Suit
- ◆ Immediate Occupancy Available

**Rick DeKam, CCIM**

Phone: (269) 323-0717  
Mobile: (269) 207-5430  
Email: rick@midwestrealty.com

2314 Helen Avenue  
Portage, Michigan 49002

For Lease At:

## \$1,600/Month Gross

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

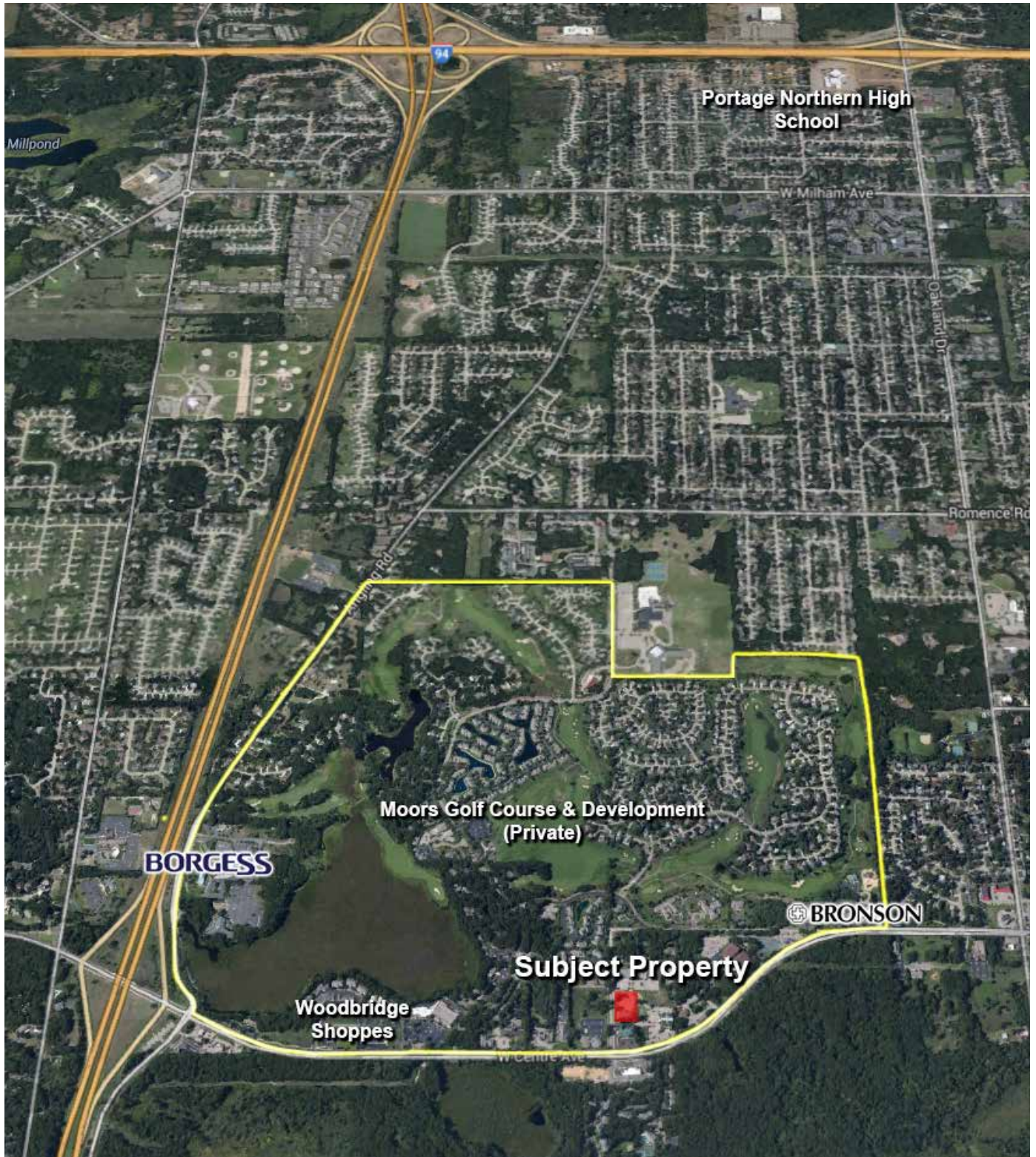
<b>PROPERTY DESCRIPTION</b>	This property is a professional office building consisting of approximately 9,000 Sq. Ft. of multiple-tenant space. The development offers an ideal professional environment for any company seeking a quality office setting that is easily accessible to US-131.
<b>AREA DESCRIPTION</b>	Cooley Professional Park is located at 3275 Cooley Drive in Portage, Michigan. This property is conveniently located just off of Centre Avenue between US-131 and Oakland Drive, near The Moors Golf Course.
<b>LEASE DETAILS</b>	\$1,600 / month Gross Landlord pays for all operating expenses, including common area maintenance, property insurance, real estate taxes, trash removal, and management fees. Tenant pays for suite janitorial, metered electric, phone, and data services.
<b>SIZE</b>	Suite 150: 906 square feet
<b>STRUCTURE</b>	<p>The structure is a fully exposed one-story wood-frame and masonry structure, with a brick and E.I.F.S. exterior. The roof is a wood trussed, gabled design covered with heavy asphalt shingles (30-year guarantee). The windows are a tinted, high-energy thermopane design.</p> <p>The grounds are immaculately landscaped with numerous deciduous trees and shrubs, accented with flowering plants and ground cover. Underground irrigation is installed throughout the grounds, while the building, site signage, parking areas and sidewalks have accent and security lighting.</p>
<b>UTILITIES</b>	Electric, gas, municipal water and sewer are connected.
<b>ZONING</b>	City of Portage OS-1: Office/Service.
<b>SUITE DESCRIPTION</b>	Suites are provided in a “vanilla box” condition, tenant improvement allowance negotiable.
<b>LISTING AGENT</b>	Contact Midwest Realty Group for more details.  Agent: Rick DeKam, CCIM Phone: (269) 323-0717 Mobile: (269) 207-5430 Email: Rick@MidwestRealty.com



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**CORRIDOR MAP**





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SITE PLAN



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### FLOOR PLAN

