

Now Available for LEASE from



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

- ◆ 2,134 SF Available
- ◆ 9,000 SF Building
- ◆ Newly Remodeled
- ◆ Landlord Will Improve to Suit
- ◆ Immediate Occupancy Available

Andrew Gyorkos

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Email: andrew@midwestrealty.com

T.J. Ward

Phone: 269.323.0717
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Email: tj@midwestrealty.com

2314 Helen Avenue
Portage, Michigan 49002

For Lease At:

\$13.²⁵ 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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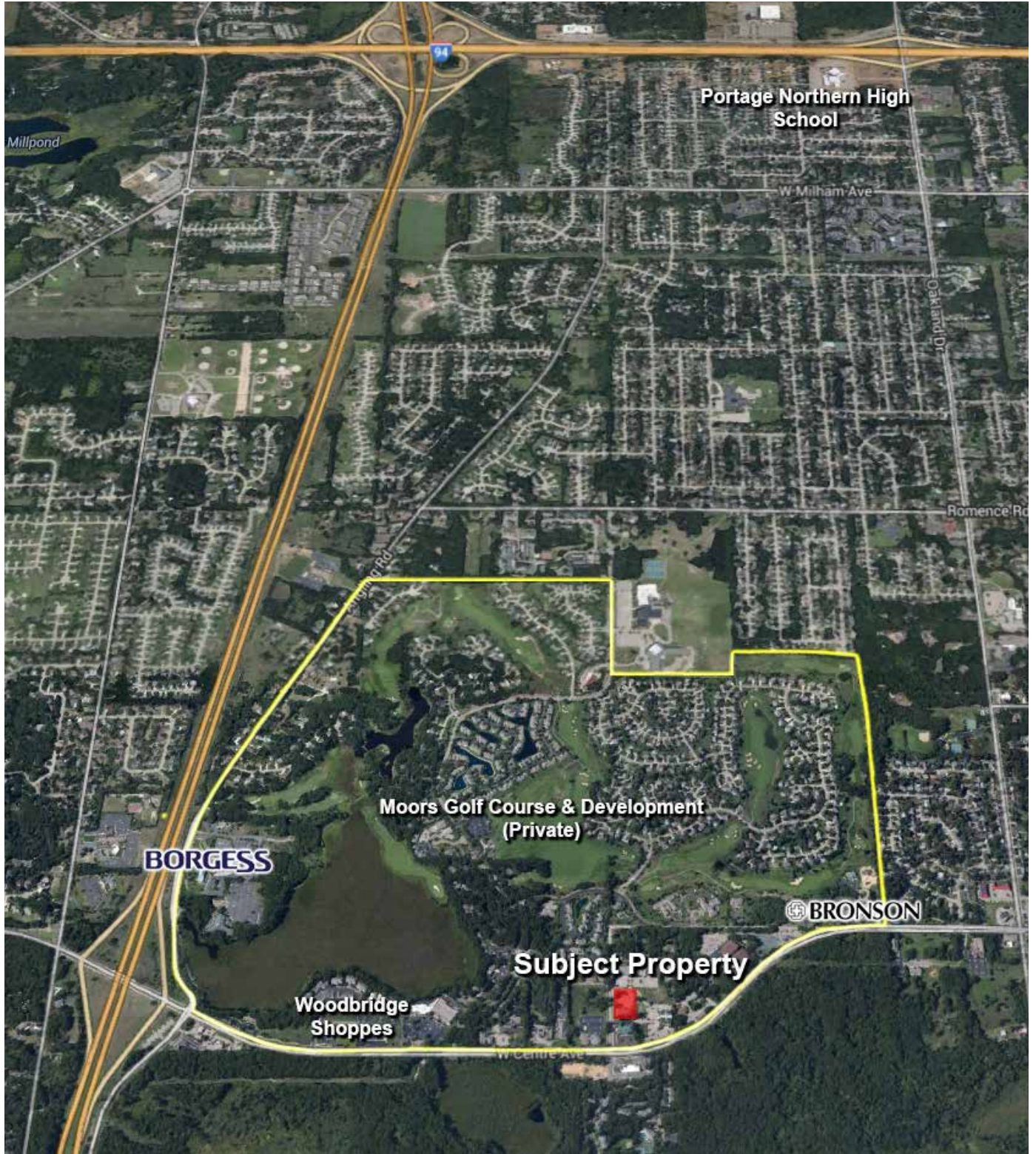


SALIENT FACTS

PROPERTY DESCRIPTION	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.	
AREA DESCRIPTION	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.	
LEASE DETAILS	\$13.25 PSF/NET Net Lease; Tenant is responsible for its prorata share of all operating expenses, including common area maintenance, liability insurance, real estate taxes, trash removal, management fees, in addition to tenant direct (i.e. suite janitorial, metered electric, phone, and data services.	
SIZE	Suite 160: 2,134 square feet	
STRUCTURE	<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>	
UTILITIES	Electric, gas, municipal water and sewer are connected.	
ZONING	City of Portage OS-1: Office/Service.	
SUITE DESCRIPTION	Suites are provided in a "vanilla box" condition, tenant improvement allowance negotiable.	
LISTING AGENT	Contact Midwest Realty Group for more details.	
	Agent: Andrew Gyorkos Phone: (269) 323-0717 Mobile: (269) 760-5201 Email: Andrew@MidwestRealty.com	Agent: T.J. Ward Phone: (269) 323-0717 Mobile: (734) 904-0467 Email: TJ@MidwestRealty.com

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CORRIDOR MAP



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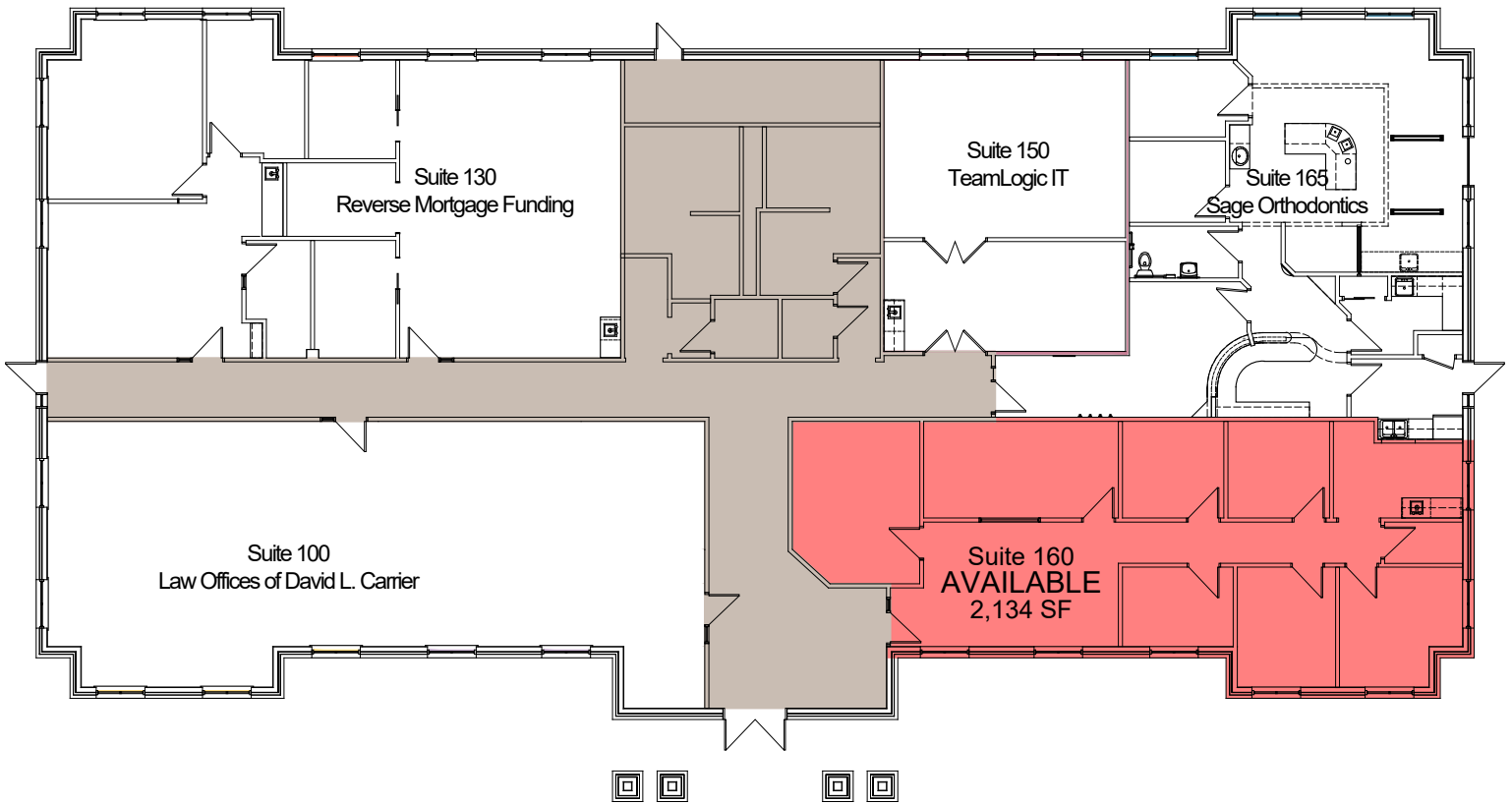
SITE PLAN



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FLOOR PLAN



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PHOTOS



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2017 OPERATING EXPENSES

	2014 Actual		2015 Actual		2016 Actual		2017 Budget	
	\$	PSF	\$	PSF	\$	PSF	\$	PSF
Property Operating Expenses								
Building Maintenance	6,917	0.81	3,437	0.40	9,055	1.06	3,200	0.37
HVAC Maintenance	404	0.05	757	0.09	1,390	0.16	1,000	0.12
Security	2,434	0.28	2,667	0.31	2,562	0.30	2,600	0.30
Janitorial Service	4,095	0.48	4,095	0.48	3,465	0.40	3,500	0.41
Janitorial Supplies	880	0.10	987	0.12	1,441	0.17	1,000	0.12
Trash Collection	999	0.12	-	-	1,387	0.16	1,000	0.12
Utilities - Common Area	4,464	0.52	5,373	0.63	4,192	0.49	4,250	0.50
Water and Sewer	900	0.10	1,942	0.23	1,435	0.17	1,500	0.17
Grounds Maintenance	10,258	1.20	8,147	0.95	7,367	0.86	7,400	0.86
Property Management	7,144	0.83	5,831	0.68	5,400	0.63	8,000	0.93
Snow and Ice Removal	6,902	0.80	4,719	0.55	5,795	0.68	6,000	0.70
Insurance	1,665	0.19	1,279	0.15	1,534	0.18	1,600	0.19
Property Taxes	22,420	2.61	22,677	2.64	23,669	2.76	24,600	2.87
Total Operating Expenses	69,482	8.10	61,911	7.22	68,692	8.01	65,650	7.66