



## COOLEY OFFICE PARK

3100 COOLEY COURT PORTAGE, MICHIGAN



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2314 Helen Avenue  
Portage, MI 49002

- ◆ 2.52 Acre Site Available
- ◆ Conveniently Located Near US-131
- ◆ For Sale or Build-to-Suit Leaseback
- ◆ Beautiful Wooded Site
- ◆ Heavy Medical Corridor

Real Estate For Sale At...

**\$425,000**

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.



SALIENT FACTS

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|-----------------------------|---|---|
| <b>PROPERTY DESCRIPTION</b> | The property consists of a 2.52 acre site located in the Cooley Court Office/Medical Park. This development offers an ideal professional environment for any company seeking a quality office or medical setting that is easily accessible to US-131. Other tenants in the development include Gastroenterology of S.W. Michigan, Kalamazoo Endoscopy Center, Law Offices of David L. Carrier, Reverse Mortgage, Sage Orthodontics, TeamLogic I.T., Prime Lending, and Great Lakes Plastic Surgery. |   |
| <b>AREA INFORMATION</b>     | Cooley Professional Park is located at 3100 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>PRICE</b>                | The property is available for sale at \$425,000 or as a build-to-suit/lease back.   |   |
| <b>SIZE</b>                 | 2.52 acre site available suitable for a 9,000 to 18,000 Sq. Ft. medical or office building.   |   |
| <b>PARCEL ID</b>            | 0020-115-G  |   |
| <b>UTILITIES</b>            | Electric, gas, municipal water and sewer are extended to the site.  |   |
| <b>ZONING</b>               | City of Portage OS-1: Office/Service.   |   |
| <b>OWNERSHIP</b>            | The Cooley Court office park is owned and managed by Midwest Realty Group.  |   |
| <b>LISTING AGENTS</b>       | Contact Midwest Realty Group for more details on this property.   |   |
|                             | Agent: Rick DeKam, CCIM<br>Phone: (269) 323-0717<br>Mobile: (269) 207-5430<br>Email: rick@midwestrealty.com   | Agent: Andrew Gyorkos<br>Phone: (269) 323-0717<br>Mobile: (269) 760-5201<br>Email: andrew@midwestrealty.com |

COOLEY OFFICE PARK  
Property Outline





SITE PLAN

