

Now Available for **LEASE** from



# PROFESSIONAL OFFICE SPACE

225 West Walnut, Kalamazoo, Michigan

## T.J. Ward

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2314 Helen Avenue  
Portage, MI 49002

- ◆ Suites Ranging From 142 to 675 SF
- ◆ Rent Includes All Operating Costs and Utilities
- ◆ Walking Distance From Downtown Kalamazoo
- ◆ Free Conference Room and Kitchen

Leases Starting At:

# \$350/Month

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 historical home has been transformed into professional office space with updated amenities and includes an inviting reception area, large conference room, kitchen, and storage space for your use. The property is well located within walking distance to downtown Kalamazoo and features on-site parking.

### AREA INFORMATION

Located in the City of Kalamazoo, the area is home to a variety of business users, including: companies in the pharmaceutical, medical science, retail, restaurant and craft beer industries. Kalamazoo is also home of the Kalamazoo Promise and three higher learning institutions, two nationally recognized healthcare systems, and offers many cultural attractions including music, art, dance, theatre, and more.

### LEASE DETAILS

Suite #103: ~565 SF at \$800/month on a gross basis  
Suite #203: ~142 SF at \$350/month on a gross basis  
Suite #205: ~182 SF at \$350/month on a gross basis  
Suite #209: ~440 SF at \$650/month on a gross basis

### BUILDING SIZE

4,120 SF

### MUNICIPALITY

City of Kalamazoo

### PARKING

10 parking spaces

### UTILITIES

Public sewer and water, electric, gas, phone, cable are attached and included in rent.

### PARCEL NUMBER

06-22-118-036

### ZONING

RM-36; Residential, Multi-Dwelling

### LISTING AGENTS

Contact Midwest Realty Group for more details on this property.

Agent: T.J. Ward  
Phone: (269) 323-0717  
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Email: [tj@midwestrealty.com](mailto:tj@midwestrealty.com)

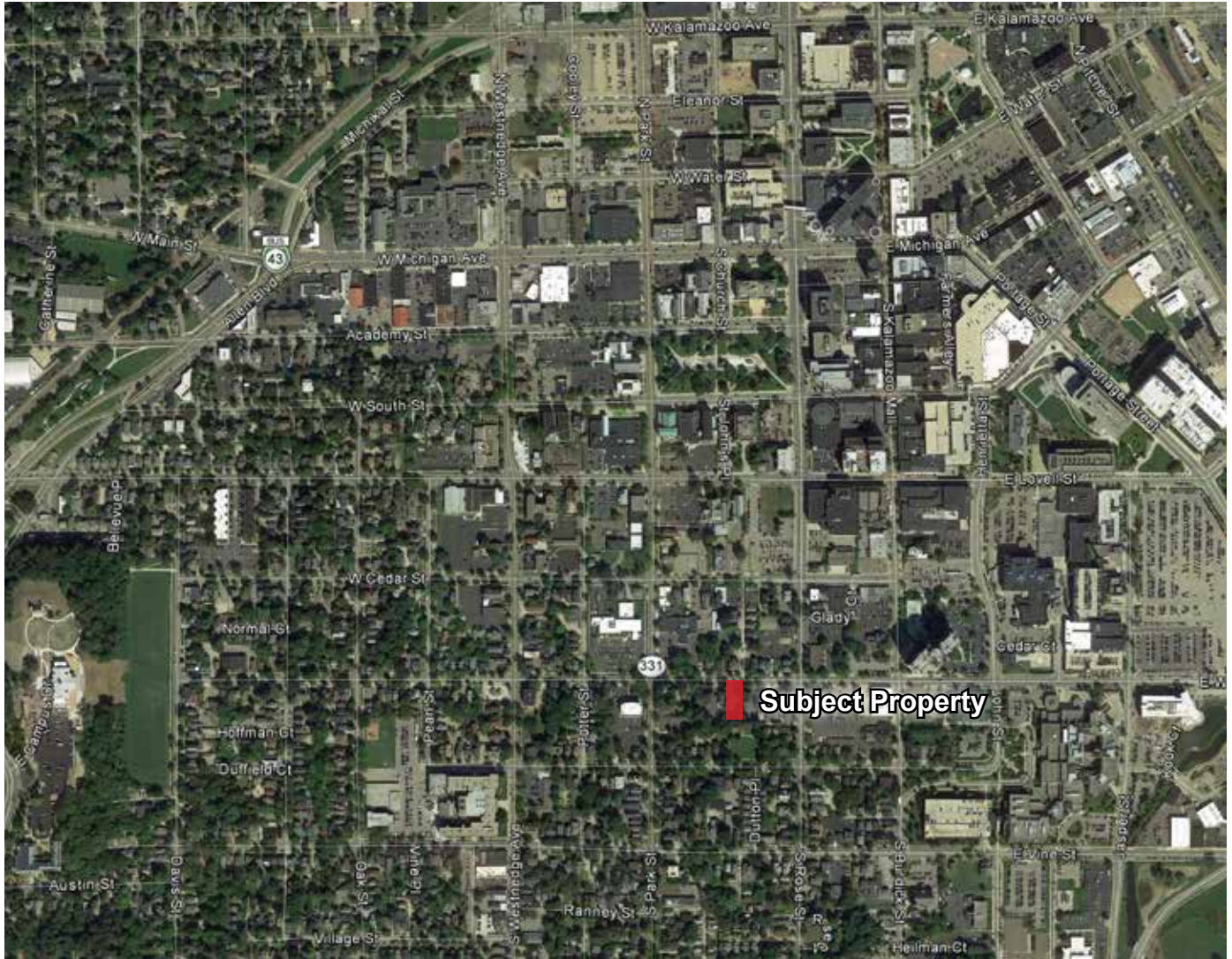
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AREA MAP



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AERIAL PHOTOGRAPH

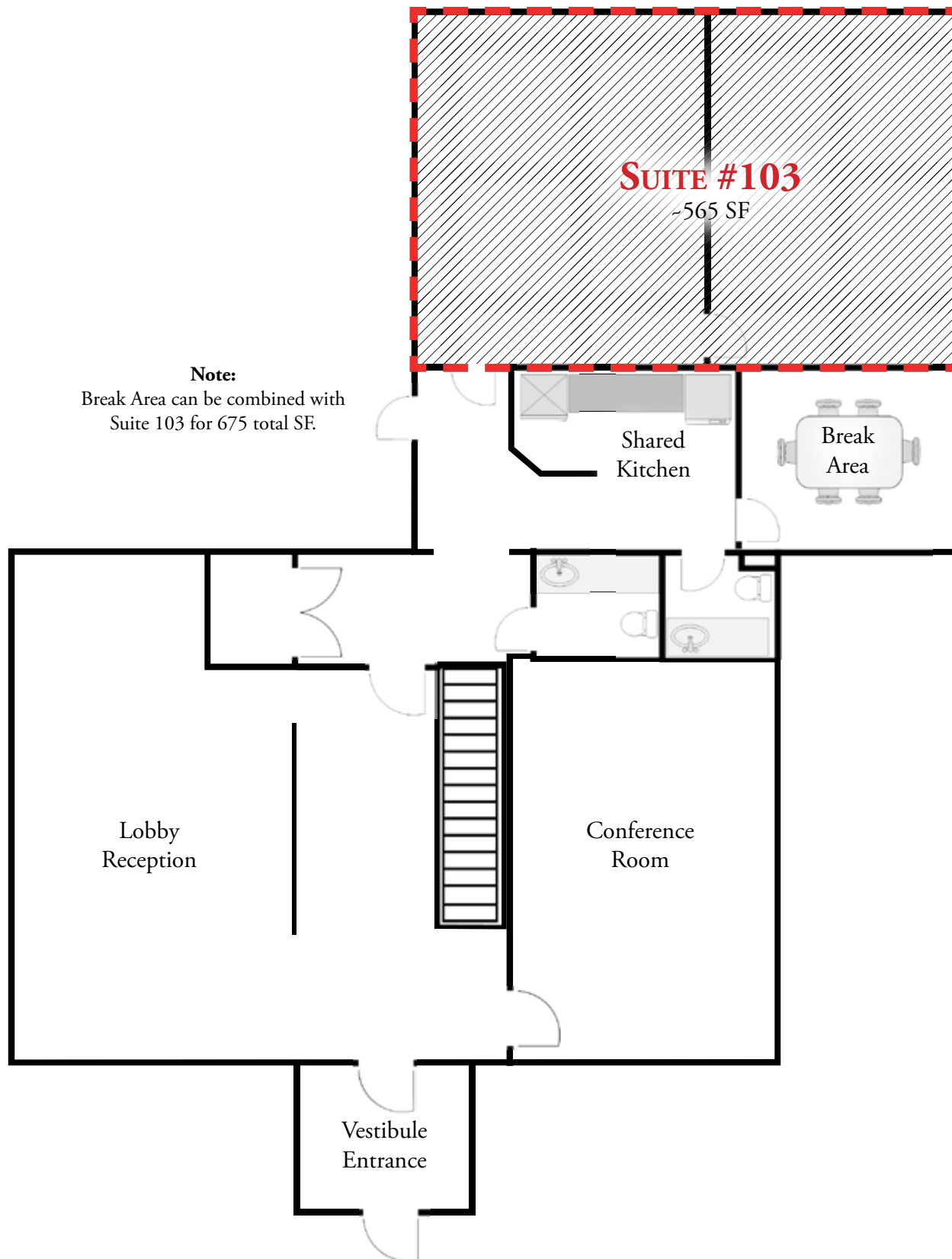




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FLOOR PLAN  
First Floor



**Note:**  
Break Area can be combined with  
Suite 103 for 675 total SF.

**SUITE #103**  
-565 SF

Shared  
Kitchen

Break  
Area

Lobby  
Reception

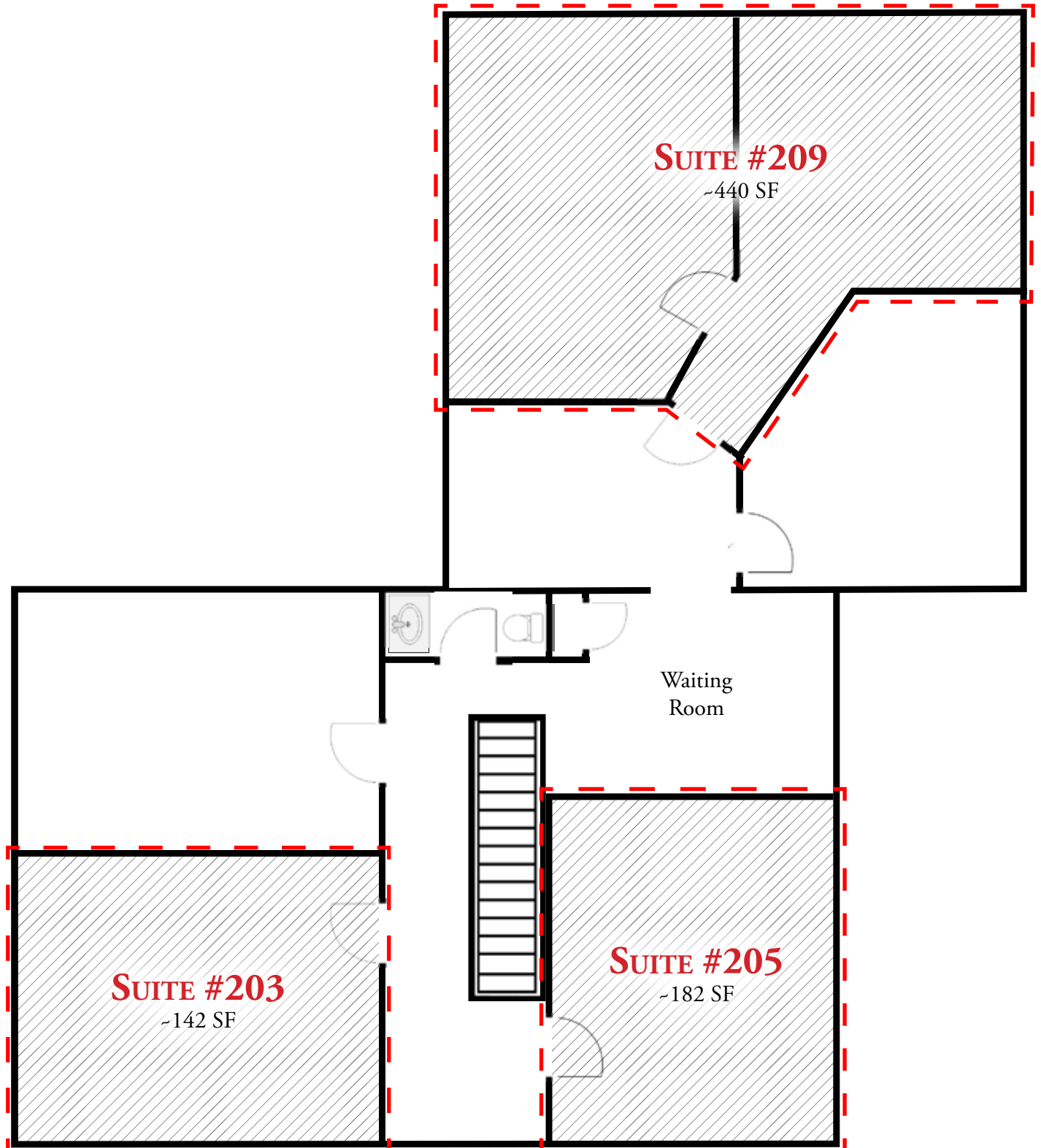
Conference  
Room

Vestibule  
Entrance

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FLOOR PLAN  
Second Floor



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PHOTOS

