

Now Available for **LEASE** from



OFFICE/INDUSTRIAL SPACE

2314 HELEN AVENUE, PORTAGE, MICHIGAN

- ◆ 2,997 SF Available
- ◆ 9,010 SF Building
- ◆ Building & Monument Signage Available
- ◆ Across from the Kalamazoo County Airport
- ◆ Located ½ Mile from I-94

Andrew Gyorkos

Phone: 269.323.0717
Mobile: 269.760-5201
Email: andrew@midwestrealty.com

T.J. Ward

Phone: 269.323.0717
Mobile: 734.904.0467
Email: tj@midwestrealty.com

2314 Helen Avenue
Portage, Michigan 49002

For Lease At:

\$9.75 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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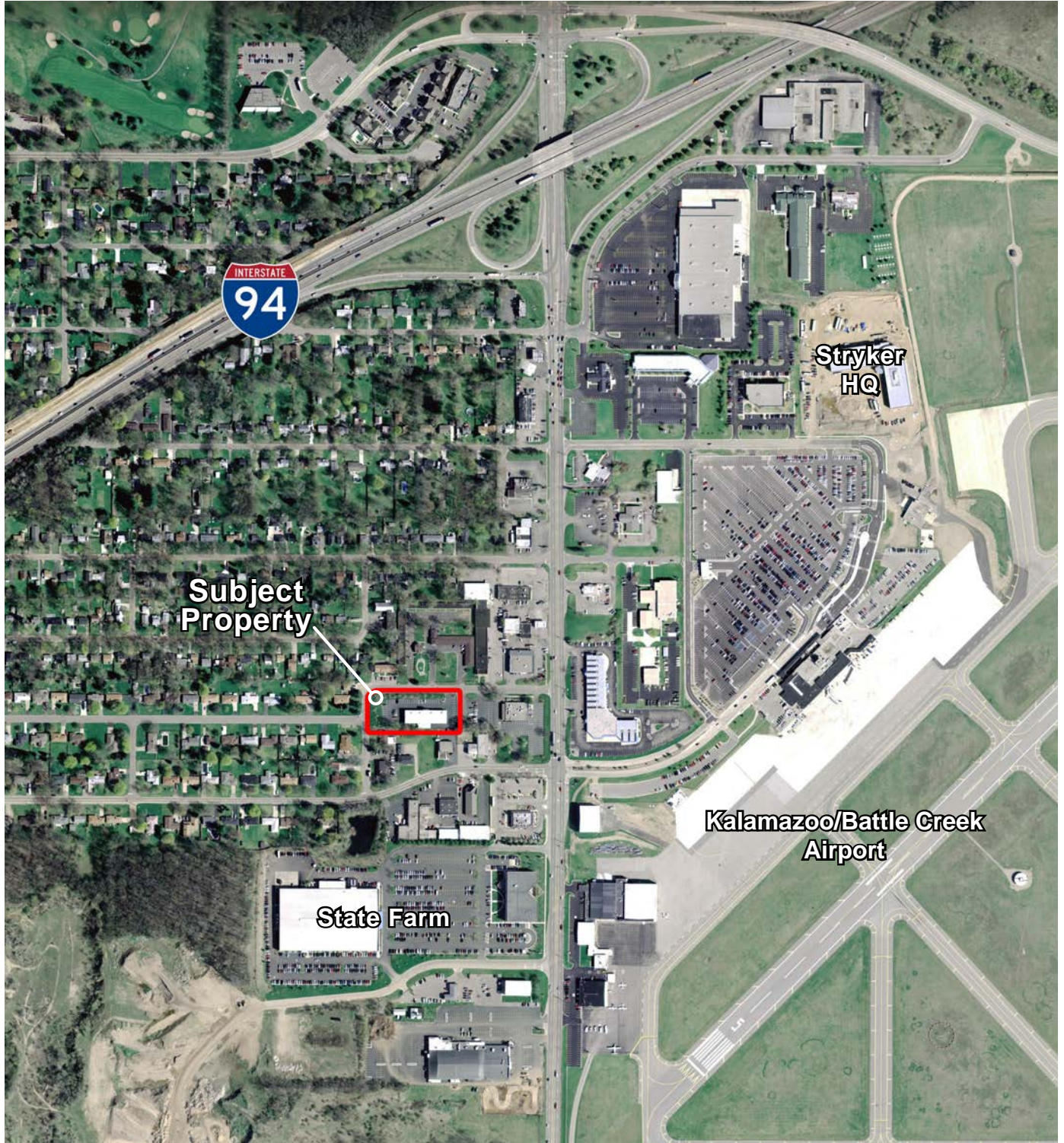
SALIENT FACTS

PROPERTY DESCRIPTION	Multi-tenant flexible office/warehouse/retail building with 2,997 sq. ft. available. Easy access to I-94 off Portage Road. Close to Kalamazoo/Battle Creek International Airport. Signage available on Building and Monument Sign. Available suite is currently built out with 5 private offices, large conference room, lobby with reception, kitchen/break room, and separate shipping and receiving area with 12' x 10' overhead door and storage.	
SUITE & SIZE	Suite 100	2,997 SF
BUILDING SIZE	9,010 SF divided for multiple tenant occupancy	
CONDITION	Fully renovated in 2016	
CEILING HEIGHT	17' eve heights at the front elevation and 16' at the rear. Clear height inside of 14'	
FLOORING	5" reinforced concrete.	
GLOH	1 - 12' x 10' overhead door.	
ELECTRIC SERVICE	200-Amp electrical service for each suite. Three phase 480 VAC service also available to the property.	
AREA INFORMATION	The property is located at 2314 Helen Avenue, in Portage, Michigan, conveniently across from the Kalamazoo/Battle Creek Airport.	
LEASE DETAILS	\$9.75 PSF/NNN for five (5) year lease terms.	
CAM	\$4.10 PSF (Including garbage removal, HVAC, & window cleaning)	
UTILITIES	Municipal water and sewer connected; electric and gas services are connected and provided by Consumers Energy.	
ZONING	City of Portage: B-3, general business district.	
OTHER	<ul style="list-style-type: none">• Data rack with new phone & data wiring in place• New front reception counter built-in-place to remain• Common vestibule & bathrooms	
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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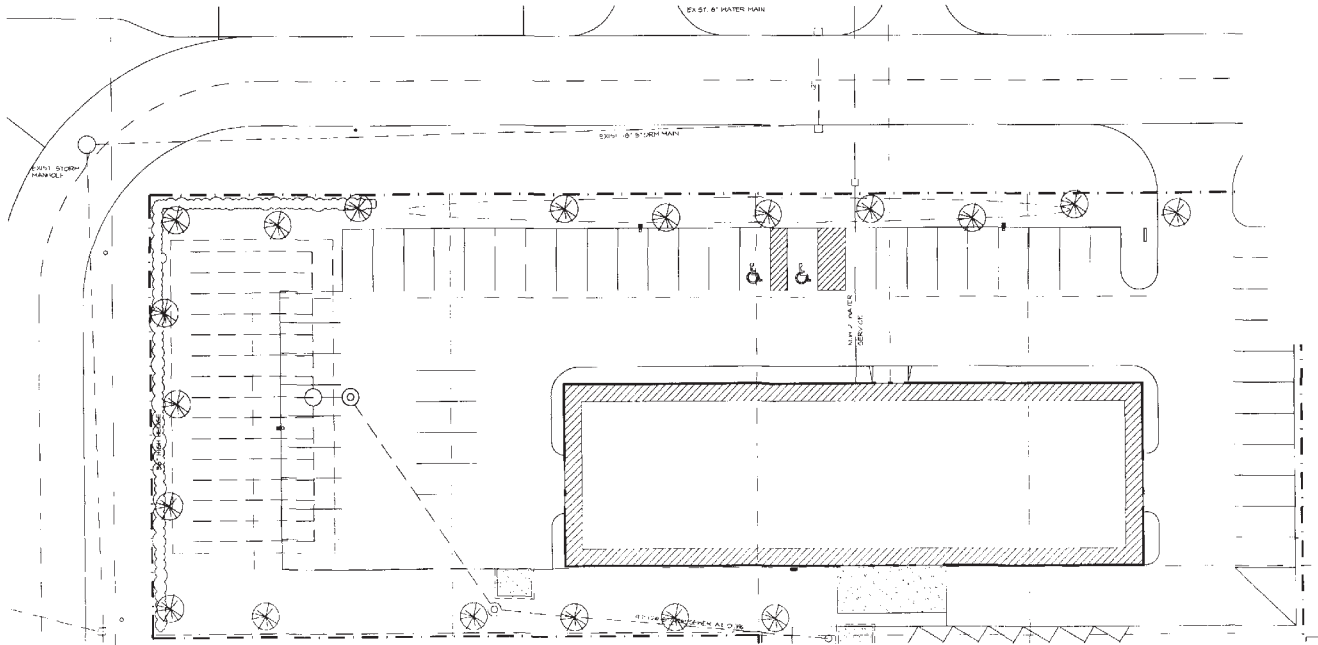
CORRIDOR MAP



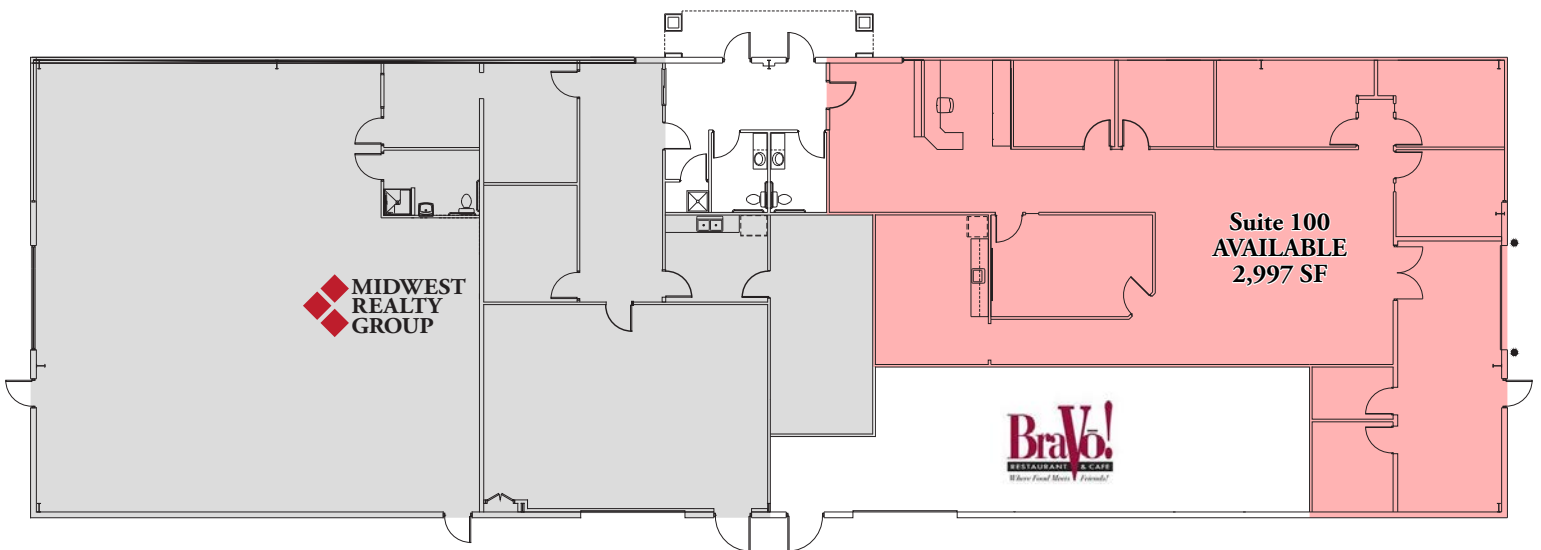
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SITE PLAN



FLOOR PLAN



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2017 OPERATING EXPENSES

Account Description	2014 Actual		2015 Actual		2016 Projected		2017 Budget	
	\$	PSF	\$	PSF	\$	PSF	\$	PSF
Building Maintenance	1,724	0.19	150	0.02	5,488	0.61	2,500	0.28
HVAC Maintenance	1,472	0.16	279	0.03	141	0.02	1,250	0.14
Security	55	0.01	87	0.01	-	-	-	-
Janitorial Service	-	-	-	-	389	-	-	-
Janitorial Supplies	-	-	-	-	-	-	750	0.08
Trash Collection	-	-	-	-	-	-	-	-
Utilities - Parking Lot	-	-	309	-	-	-	2,750	0.31
Utilities - House Gas	-	-	214	-	3,266	-	-	-
Water and Sewer	653	0.07	-	-	319	0.04	700	0.08
Grounds Maintenance	1,016	0.11	-	-	3,360	0.37	4,000	0.44
Property Management	5,400	0.60	5,438	0.60	55	0.01	2,000	0.22
Snow and Ice Removal	4,436	0.49	158	0.02	69	0.01	3,000	0.33
Condo Reserve								-
Insurance	1,482	0.16	887	0.10	966	0.11	1,000	0.11
Property Taxes	10,182	1.13	11,053	1.23	11,050	1.23	9,500	1.05
Total	26,419	2.93	18,575	2.06	25,103	2.79	27,450	3.05

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