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# 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

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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

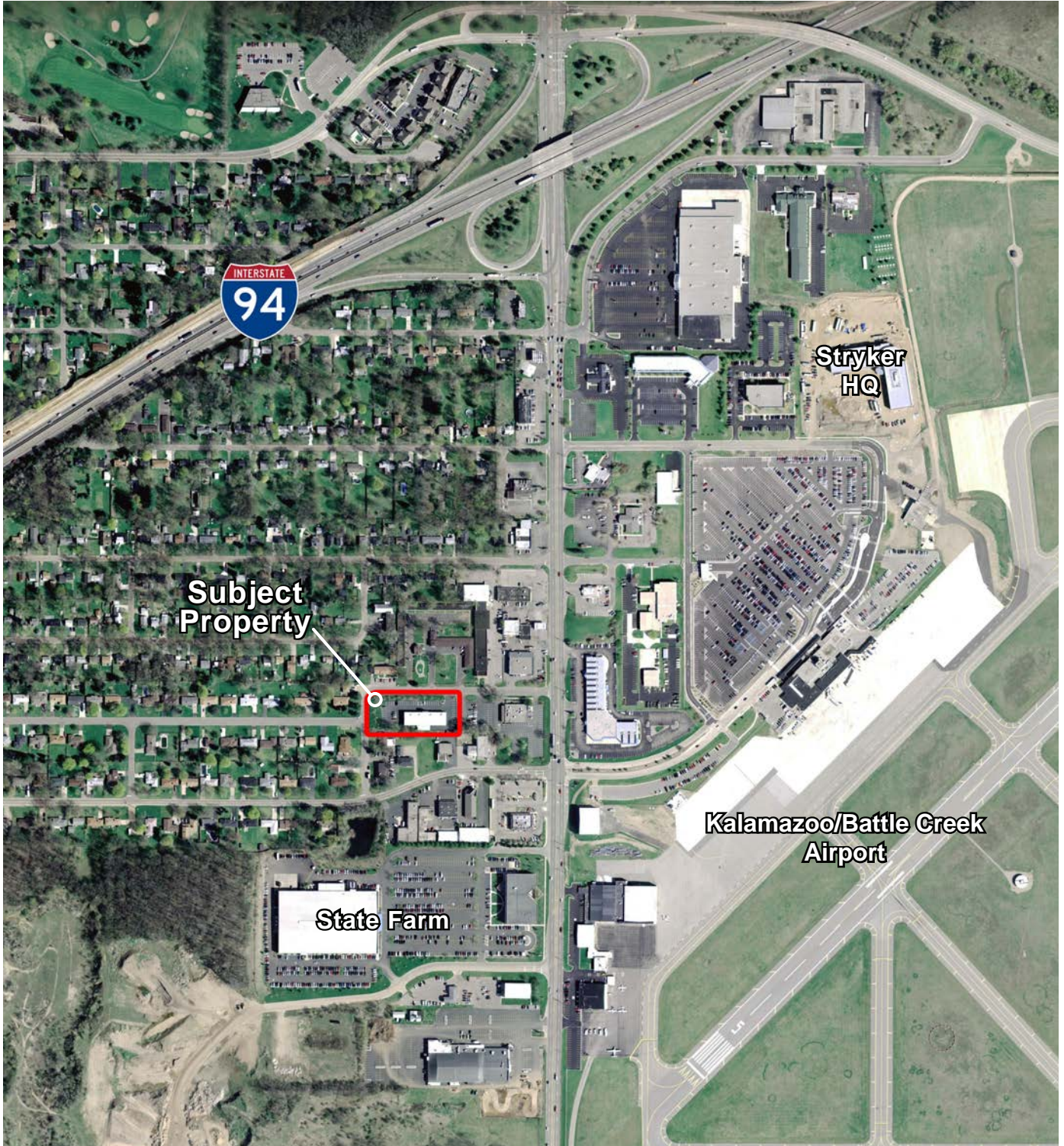
<b>PROPERTY DESCRIPTION</b>	Multi-tenant flexible office/warehouse/retail building with 2,997 sq. ft. available. Easy access to I-94 off Portage Road. Close to Kalamazoo/Battle Creek International Airport. Signage available on Building and Monument Sign. Available suite is currently built out with 5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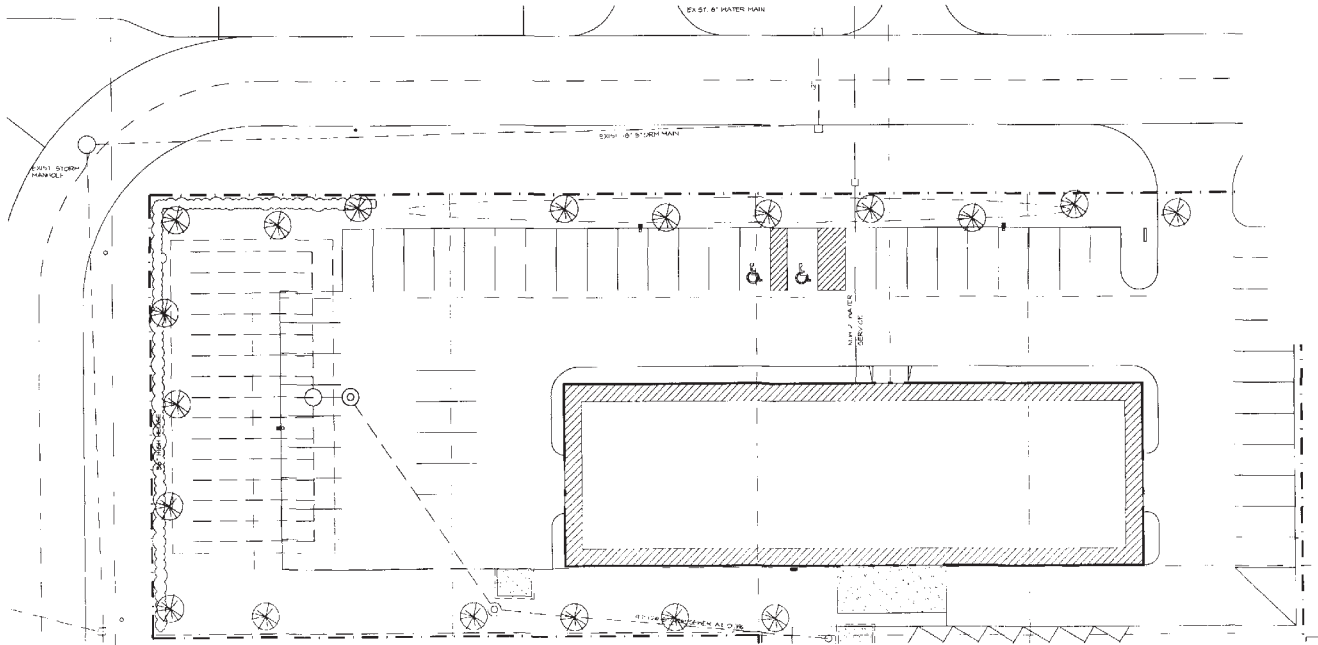
CORRIDOR MAP



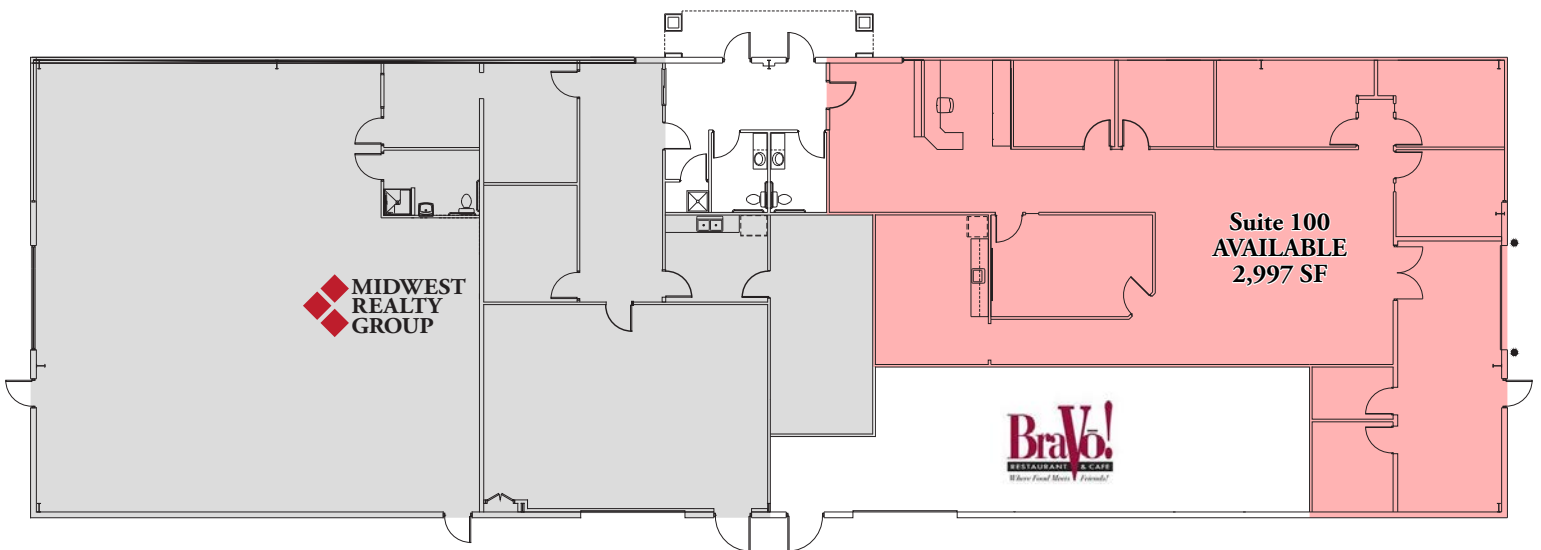
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### SITE PLAN



### 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
<b>Total</b>	<b>26,419</b>	<b>2.93</b>	<b>18,575</b>	<b>2.06</b>	<b>25,103</b>	<b>2.79</b>	<b>27,450</b>	<b>3.05</b>



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