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HERE**

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

Rick DeKam, CCIM

2314 Helen Avenue
Portage, MI 49002

Phone: (269) 323-0717
Mobile: (269) 207-5430
Email: rick@midwestrealty.com

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' eave 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 | \$3.05 PSF estimated for 2017 (See attached CAM worksheet for details) |
| 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: Rick DeKam Phone: (269) 323-0717 Mobile: (269) 207-5430 Email: andrew@midwestrealty.com |

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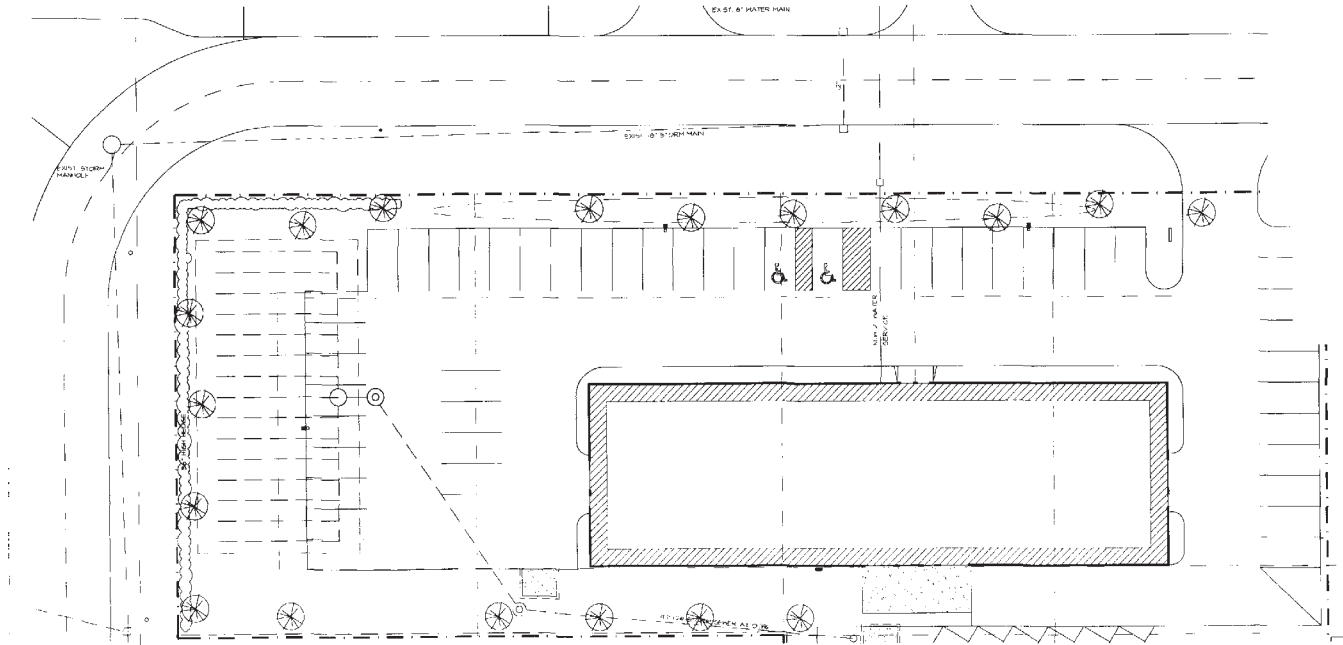
CORRIDOR MAP



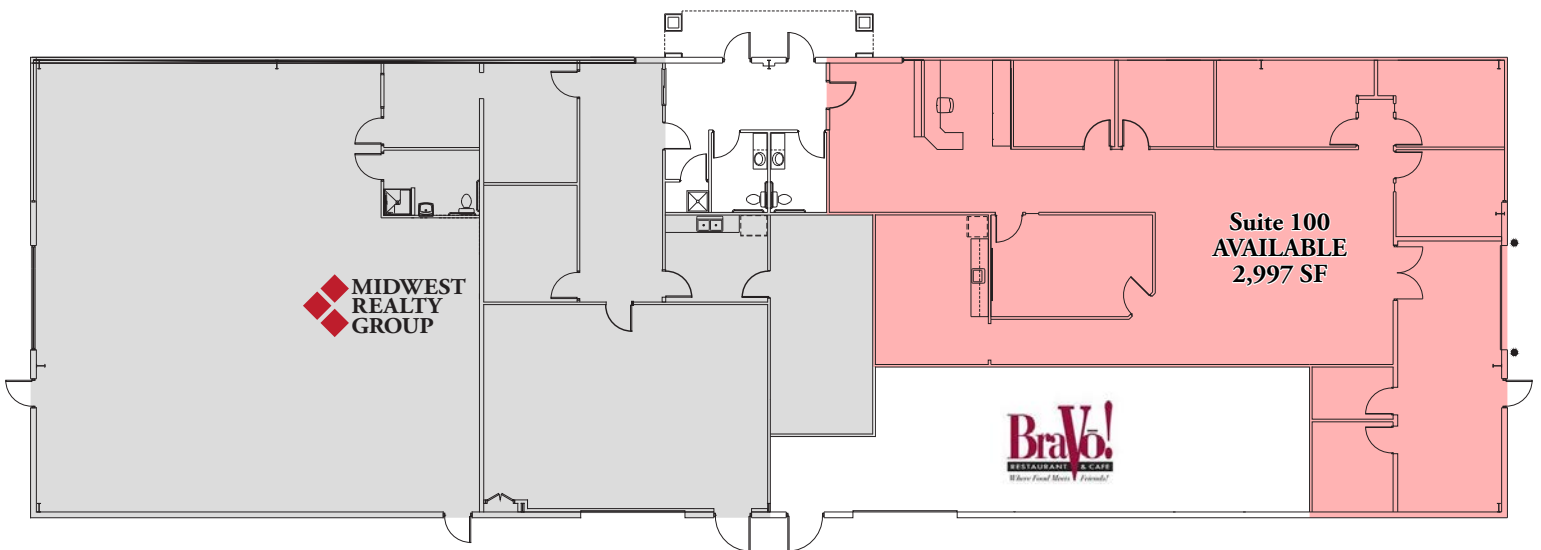
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SITE PLAN



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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