

Now Available for **LEASE** from



PROFESSIONAL/MEDICAL

3275 Cooley Court , Portage, Michigan

- ◆ 1,775 SF Former Dental Suite
- ◆ 9,000 SF Building with Common Amenities
- ◆ Tenant May Modify Interior As Desired
- ◆ Immediate Occupancy Available

ADDITIONAL HIGHLIGHTS

- Common Bathrooms
- Key Pad Security System
- Timed Door Locks
- Easy US-131 Access
- Ample Parking
- Underground Irrigation
- Beautiful Wooded Site

\$21.00 PSF Gross

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2314 Helen Ave, Portage, MI 49002

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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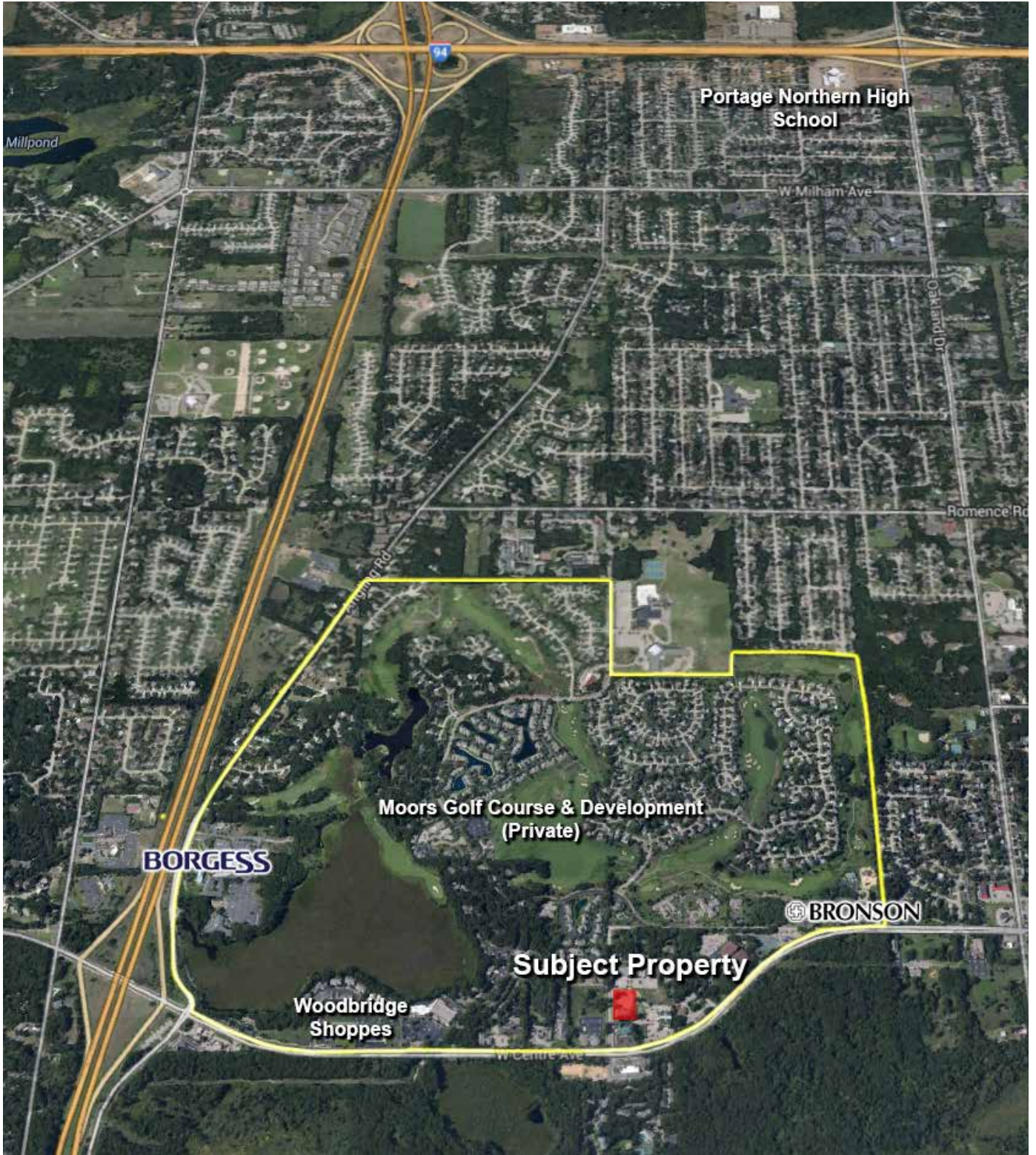
SALIENT FACTS

PROPERTY DESCRIPTION	This property is a professional office building consisting of approximately 9,000 Sq. Ft. of multiple-tenant space. The development offers a ideal professional environment for any company seeking easy accessibility to US-131.
AREA INFORMATION	3275 Cooley Court Portage, Michigan, conveniently located just off of West Centre Avenue, between US-131 and Oakland Drive, near The Moors Golf Course.
LEASE TYPE	\$21.00 PSF Gross. Landlord pays for all operating expenses, including common area maintenance, property insurance, real estate taxes, trash removal, and management fees. Tenant pays for suite janitorial, metered electric, phone, and data services.
SIZE	Suite 155: 1,775 SF Gross Leaseable Area
STRUCTURE	The structure is a single-story wood-frame structure, with a brick and E.I.F.S. exterior. The roof is a wood trussed, gabled design, covered with heavy 30-year asphalt shingles. The windows are a tinted, high-energy thermopane design, and are <u>openable!</u>
GROUND	The grounds are immaculately landscaped with numerous deciduous trees and shrubs, accented with flowering plants and ground cover. Underground irrigation is installed throughout. The building, site signage, parking areas and sidewalks have accent and security lighting.
UTILITIES	Electric, gas, municipal water and sewer are connected. Fiber is available.
ZONING	City of Portage OS-1: Office/Service.
CONDITION	The Suite is provided in its existing "as is" condition, which is designed for dental use, including cabinets, counters, air and gas piping and for x-ray station. Front reception counter also remains.
LISTING AGENT	Contact Midwest Realty Group for more details on this property. Agent: Rick DeKam, CCIM Phone: (269) 323-0717 Mobile: (269) 207-5430 Email: Rick@midwestrealty.com

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Corridor Map



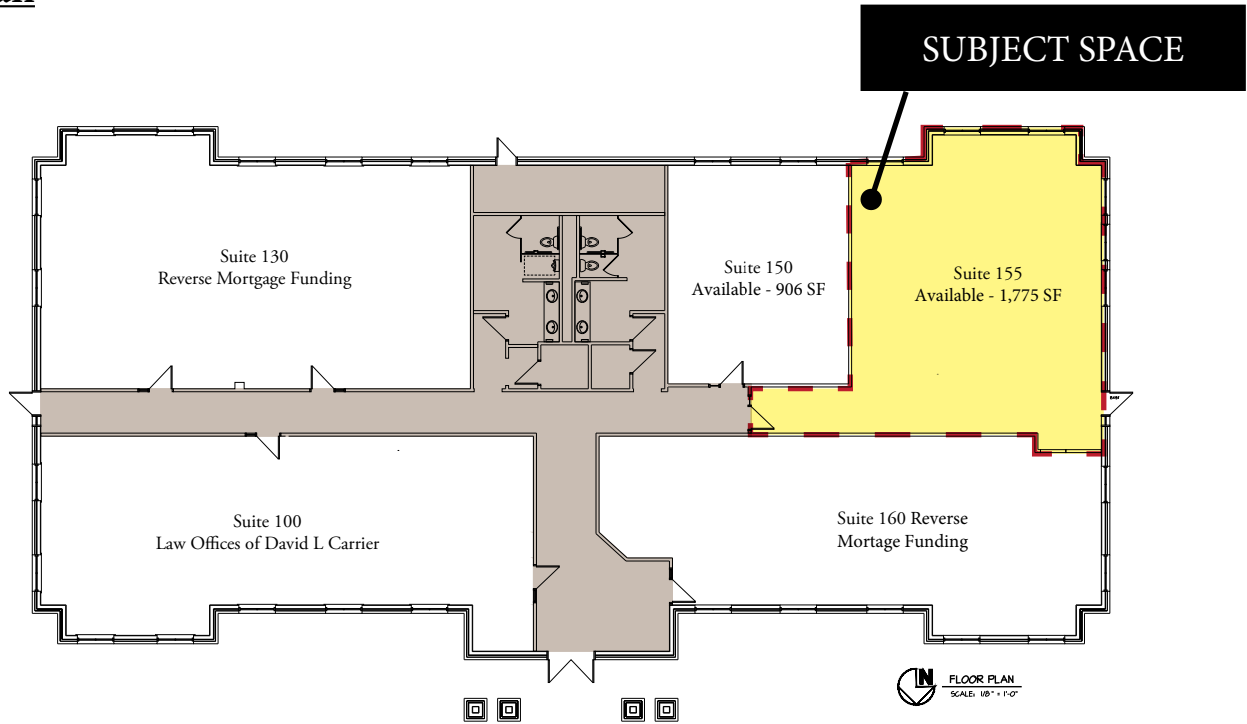
Site Plan



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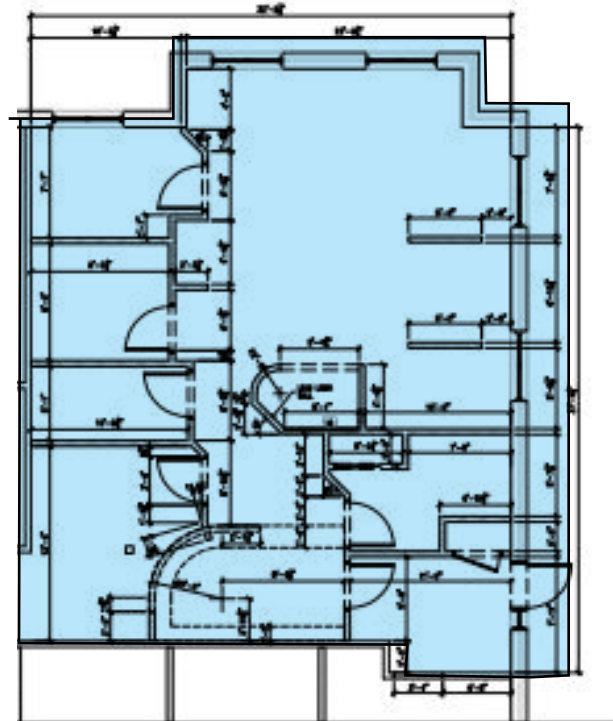


Floor Plan



Existing Layout

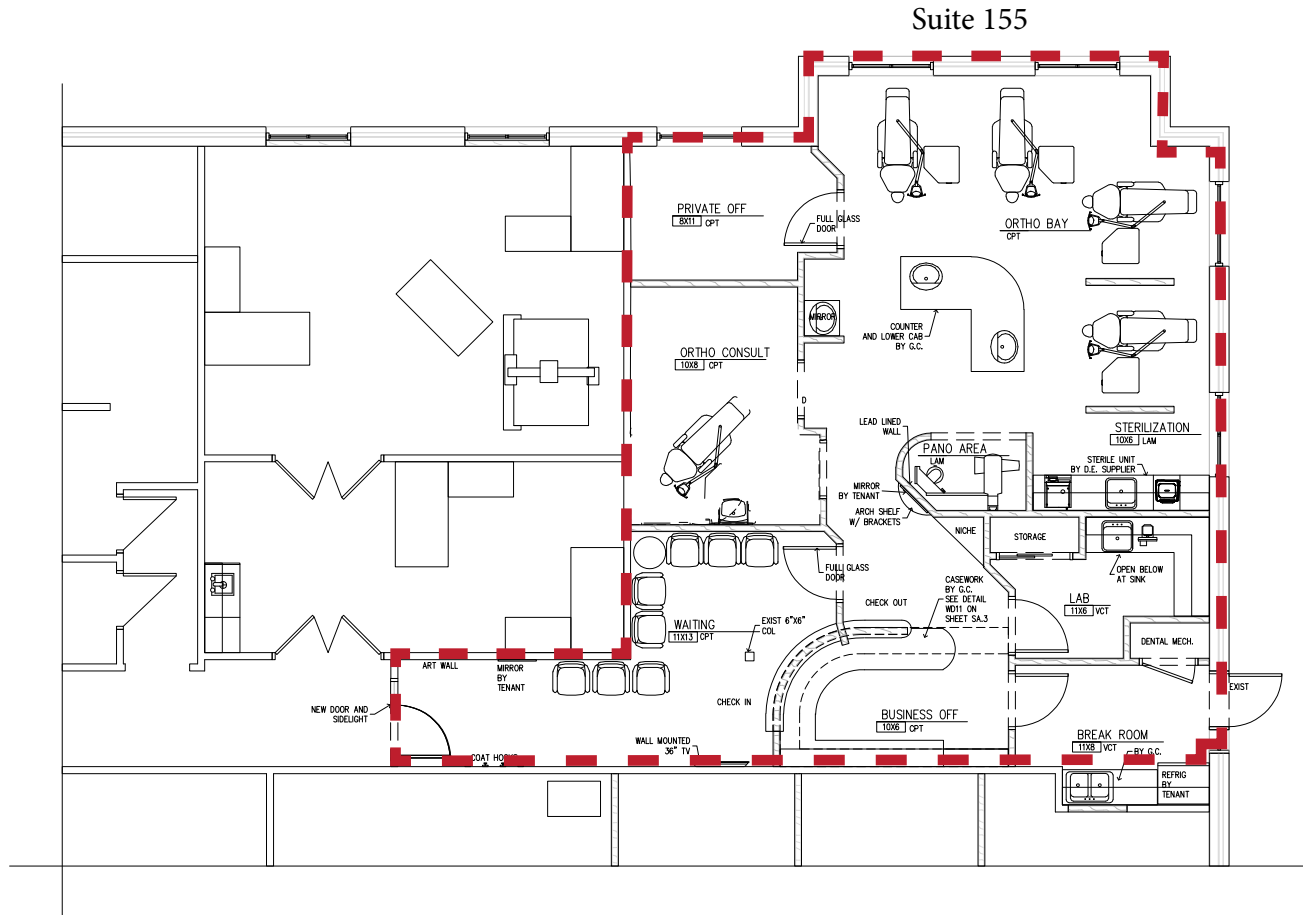
Suite 155



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Dental Office Floor Plan



Note: All built-in cabinetry and fixed component remain as show above, but the dental chairs and lobby chairs have been removed. The bathroom shown was converted to a treatment room.