

Now Available for **LEASE** from



CLASS A OFFICE SPACE

2750 OLD CENTRE RD, PORTAGE, MICHIGAN

- ◆ 616 SF to 2,941 SF of Available Space
- ◆ Located on The Moors Golf Course
- ◆ Professionally Managed
- ◆ Easy Access to US-131

SPACE FEATURES

- Wood Trim
- Suite Signage
- Ample Windows
- Tile Entrance
- Tenant Directory

Leases Starting At:

\$21.50 PSF/Gross

Rick DeKam, CCIM

P 269.323.0717

M 269.207.5430

rick@midwestrealty.com

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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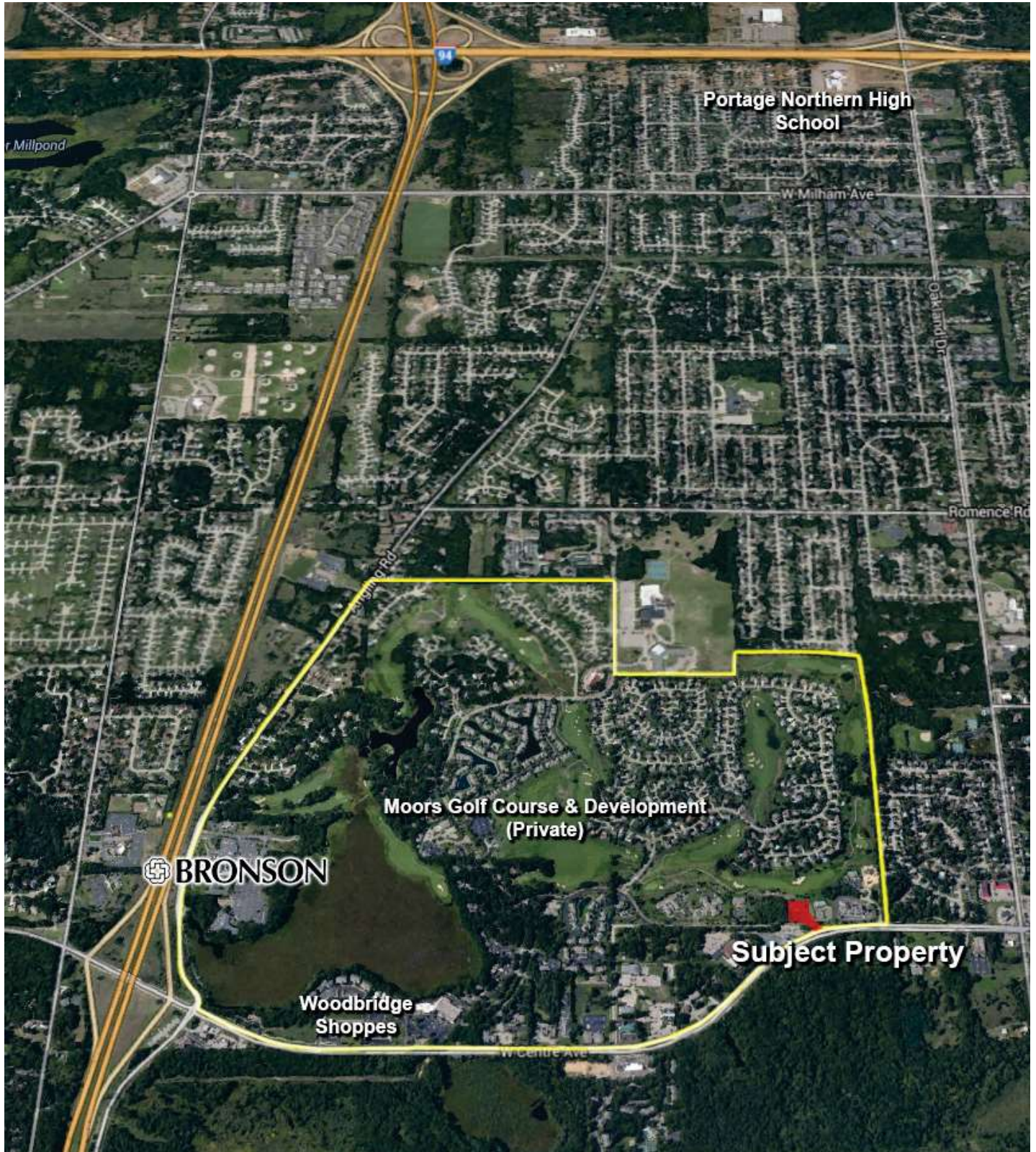
SALIENT FACTS

- PROPERTY DESCRIPTION** A professional office building consisting of 9,100 SF of Class “A” multiple tenant space. The building’s interior finishes are modern, with a very attractive all brick and limestone exterior. Signage opportunities include a monument sign at the road, tenant directory on the entrance security panel, and a plaque at the suite entrances.
- AREA INFORMATION** Located in the City of Portage, Kalamazoo County, Michigan. This property is well located on Old Centre Road just 1.2 miles East of US-131. This highly visible office building is situated overlooking the fairway of the 7th hole of The Moors Golf Course.
- AVAILABILITY** Suite 130: 616 SF at \$22.00 PSF/GROSS
Suite 150: 1,791 SF at \$21.50 PSF/GROSS
Suite 160: 1,150 SF at \$21.50 PSF/GROSS
Combine Suite 150 & 160: 2,941 SF at \$21.50 PSF/GROSS
- SUITE CONDITION** Provided in an “As Is” condition and/ or Landlord will customize to suit. See attached floor plan for current layout.
- UTILITIES** Electric, gas, municipal water, sewer, phone services and cable are connected.
- ZONING** City of Portage OS-1: Office/Service
- 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



Now Available for LEASE from



FLOOR PLAN: SUITE 130



NOTE:

Sizes are stated in "Gross Leaseable" sizes based upon architect's measurements using 1996 BOMA standard.

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FLOOR PLAN: SUITE 150



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FLOOR PLAN: SUITE 160



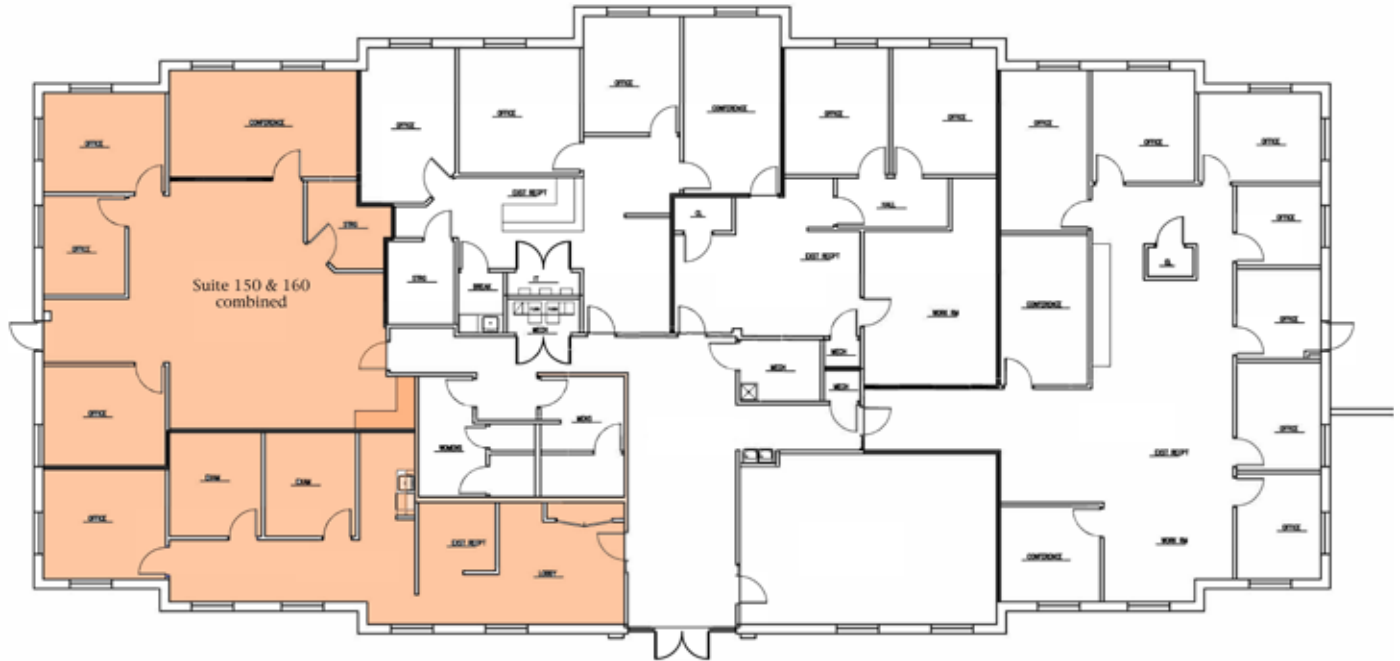
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FLOOR PLAN: COMBINED SUITE 150 &160



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