

Now Available for **LEASE** from



# 325 E. CENTRE AVE.

City of Portage, Kalamazoo County, Michigan

- ◆ 800 to 3,441 SF available (*can be divided*).
- ◆ Conveniently located at hard corner.
- ◆ Newly renovated.
- ◆ Will finish to an open “vanilla box” condition.
- ◆ Great signage opportunity (*with LED reader board*).

*Priced Starting At:*

***\$11.25 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.

Now Available for **LEASE** from



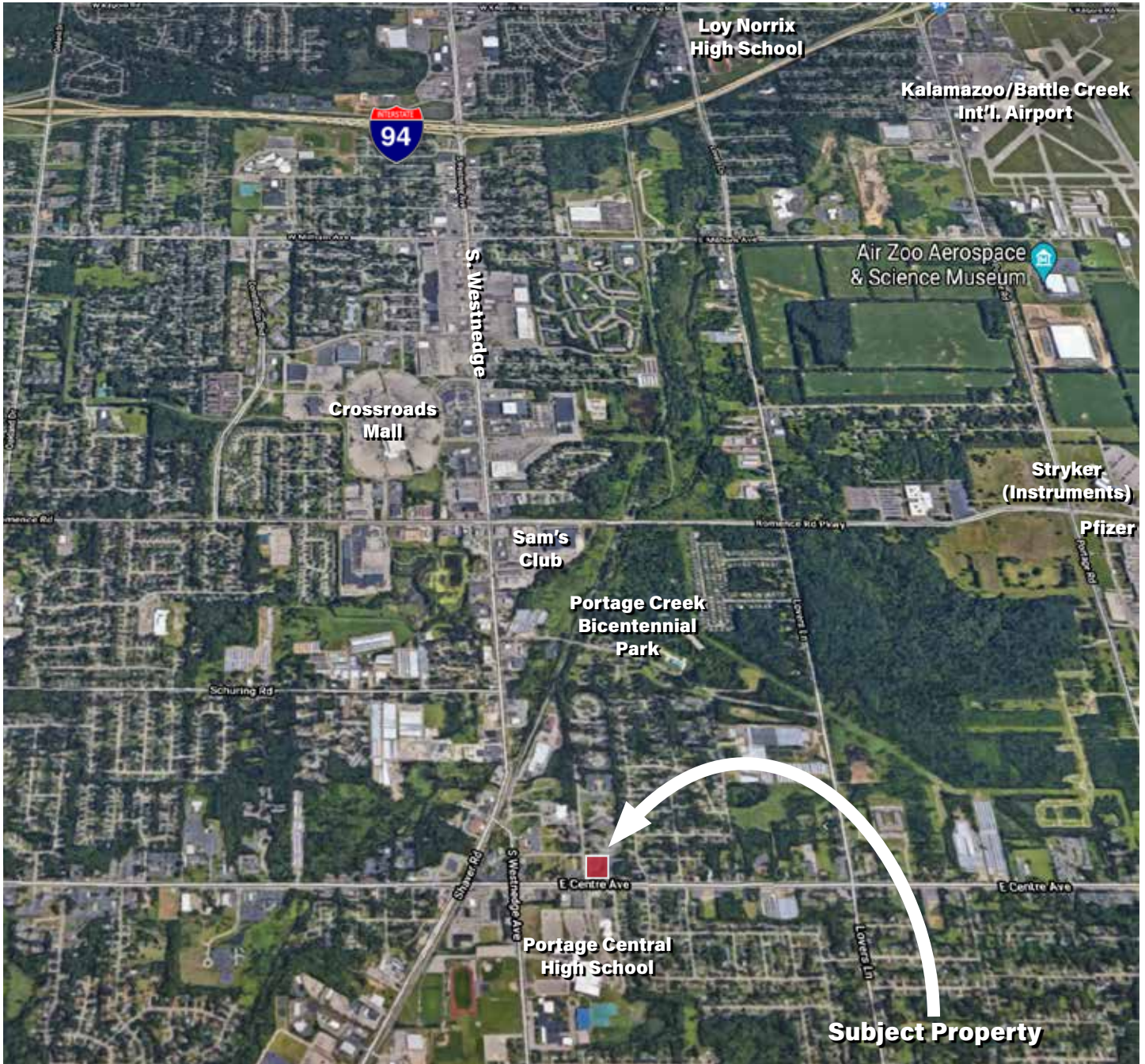
### SALIENT FACTS

- OVERVIEW** The building has been recently renovated. These renovations include new exterior, new landscaping, new parking lot, updated lobby, new full-service elevator, new fire protection, updated main bathrooms, and lower-level suite. The Portage Community Center occupies the upper-level and KRESA is currently one of the tenants in the lower-level.
- LOCATION** This property is located 325 E. Centre Ave., City of Portage, Kalamazoo County, Michigan. Conveniently located near Portage Middle and High Schools, restaurants, and many local businesses and is 3 miles East of US-131.
- RENTAL RATE** \$11.25 PSF for entire suite or landlord will price based upon size.
- LEASE TYPE** Gross (Landlord pays all operating expenses), excluding utilities, trash removal, and suite janitorial.
- SUITE SIZES** 800 sq.ft. to 3,441 sq.ft. available. This space is currently wide-open and can be divided as desired.
- TERM** Seeking 5-year lease term.
- SUITE CONDITION** The subject space is currently in a “dark box” condition. Landlord will finish to a “vanilla box” condition at its cost.
- SECURITY DEPOSIT** Equivalent to one month’s rent.
- UTILITIES** Gas and electric to be pro-rated by landlord and paid monthly based upon suite size. Budget \$2.50 PSF annually.
- ZONING** City of Portage: OS-1; Office Service
- SIGNAGE** Space on the property’s road sign is available. Landlord is willing to provide tenant time on the LED reader board. Lobby directory and entry door signage is also provided.
- 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

Now Available for **LEASE** from



## Corridor Map



Now Available for **LEASE** from



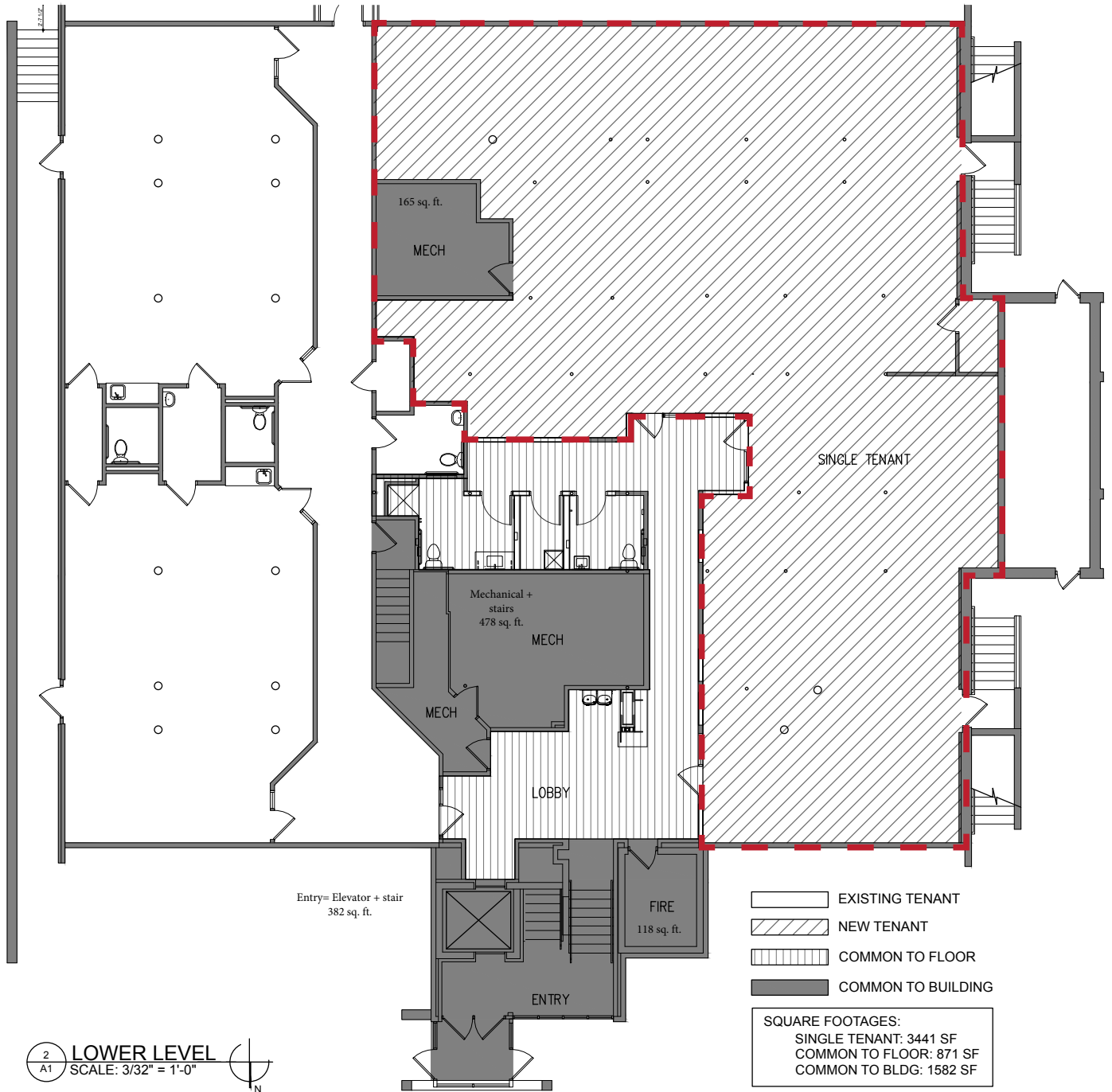
## Site Aerial Photograph



Now Available for LEASE from



# Floor Plan



Now Available for **LEASE** from



**SUBJECT SUITE**



**VESTIBULE**



**LOWER LOBBY**



**LOBBY**



**SIDE VIEW**