

Now Available for **LEASE** from



PROFESSIONAL/MEDICAL

3275 Cooley Court , Portage, Michigan

- ◆ 1,775 SF to 3,909 SF Available
- ◆ 9,000 SF Building with Common Amenities
- ◆ Tenant May Modify Interior As Desired
- ◆ Immediate Occupancy Available
(For Front 2,134 SQ. FT Suite)
- ◆ Surrounded by Numerous Medical Uses

ADDITIONAL HIGHLIGHTS

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

\$18.50 PSF/Gross

Rick DeKam, CCIM

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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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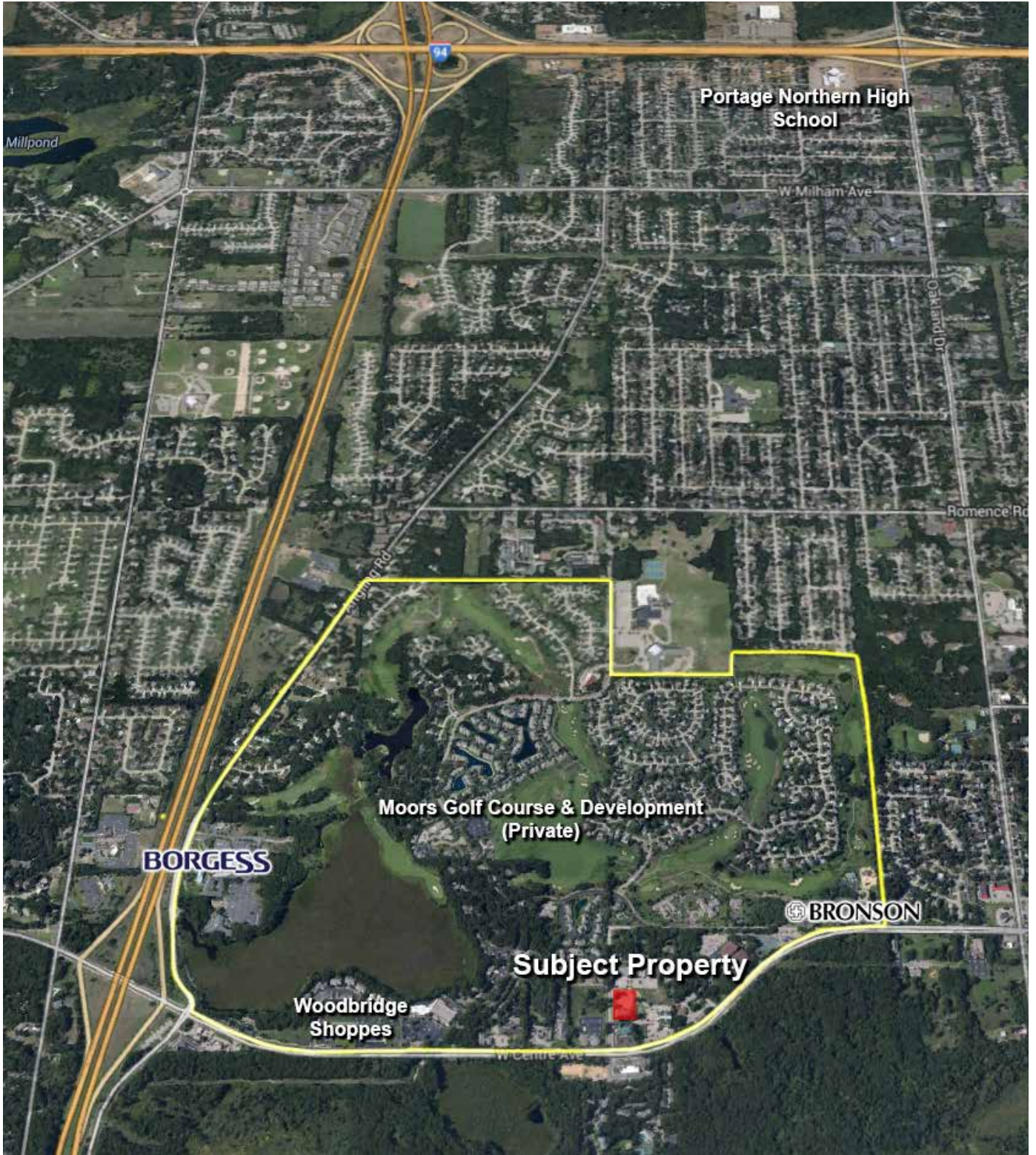
SALIENT FACTS

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	\$18.50 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 Suite 160: 2,134 SF Gross Leaseable Area Suites 155 & 160 Combined: 3,909 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>
GROUNDS	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 Suites are provided in its existing “as is” condition. Suite 160 is improved and ready to occupy, while Suite 155 is in an “open” vanilla box condition.
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



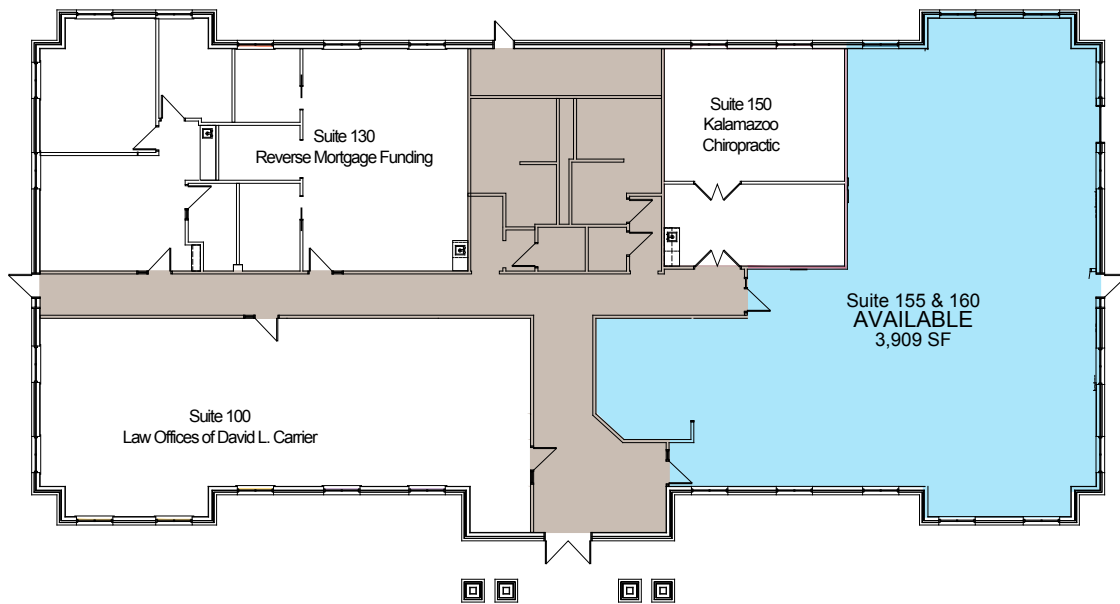
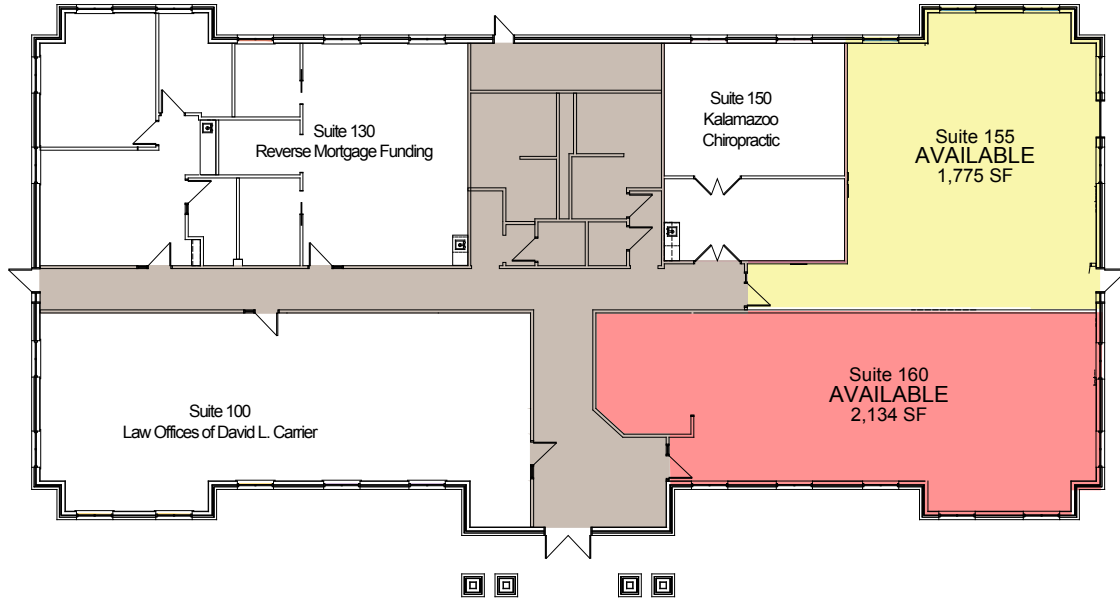
Site Plan



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Suite Options Available



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Suite 160 Existing Floor Plan



Note: Suite 160 has been returned to a vanilla box and includes fresh carpet, and is move in ready.

Suite 155 is fully demoed and ready for tenant improvements.