

Now Available for LEASE from



KREIS & ENDERLE OFFICE BUILDING

8225 Moorsbridge Road, Portage, MI 49024

- ◆ Signature Property located at the entrance of Woodbridge Hills, 1/8 mile from US-131.
- ◆ Configured for five (5) offices, conference room and coffee center.
- ◆ Large center bull pen, sized for six (6), landscape cubical desks. (Available for purchase)

ADDITIONAL HIGHLIGHTS

- 1/8 Mile from US-131
- Across from Woodbridge Plaza
- Prominent Sign Location on West Centre Ave
- ADA Accessible
- Former security system in place

\$24.00 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 2-story multi-tenant office building is located at a hard corner of W. Centre Ave. and Moorsbridge Rd., Portage. The upper level has vaulted ceilings. The grounds are professionally landscaped, attractively constructed and has excellent signage.
AREA INFORMATION	This building is at the entry to Woodbridge Hills community. This property is less than 1/8 mile from US-131.
RENTAL RATE	\$24.00 PSF/Gross annually, paid in equal monthly installments.
LEASE TYPE	Gross; landlord pays all operating costs and will prorate utilities and trash removal. Janitorial and data are at the tenant's direct cost.
SIZE	2,500 SF (see attached space plan)
STRUCTURE	Wood frame, brick exterior walls and gable shingle roof.
UTILITIES	Water and sewer via city utilities, with power and gas provided by Consumers Energy. Landlord will prorate utilities and trash removal and charged monthly, budgeted at \$2.50 PSF annually.
ZONING	PD - Planned Development with office and medical permitted uses.
CONDITION	The suite is in a move-in ready condition.
ACCESS	The subject suite has both an internal shared access including an elevator, and a private exterior entrance.
FURNISHINGS	This suite has six (6) larger landscape cubicles (with power and data bus), and a conference room table for sale and erected in the suite. Will sell entire
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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Area Aerial Photograph Portage, MI



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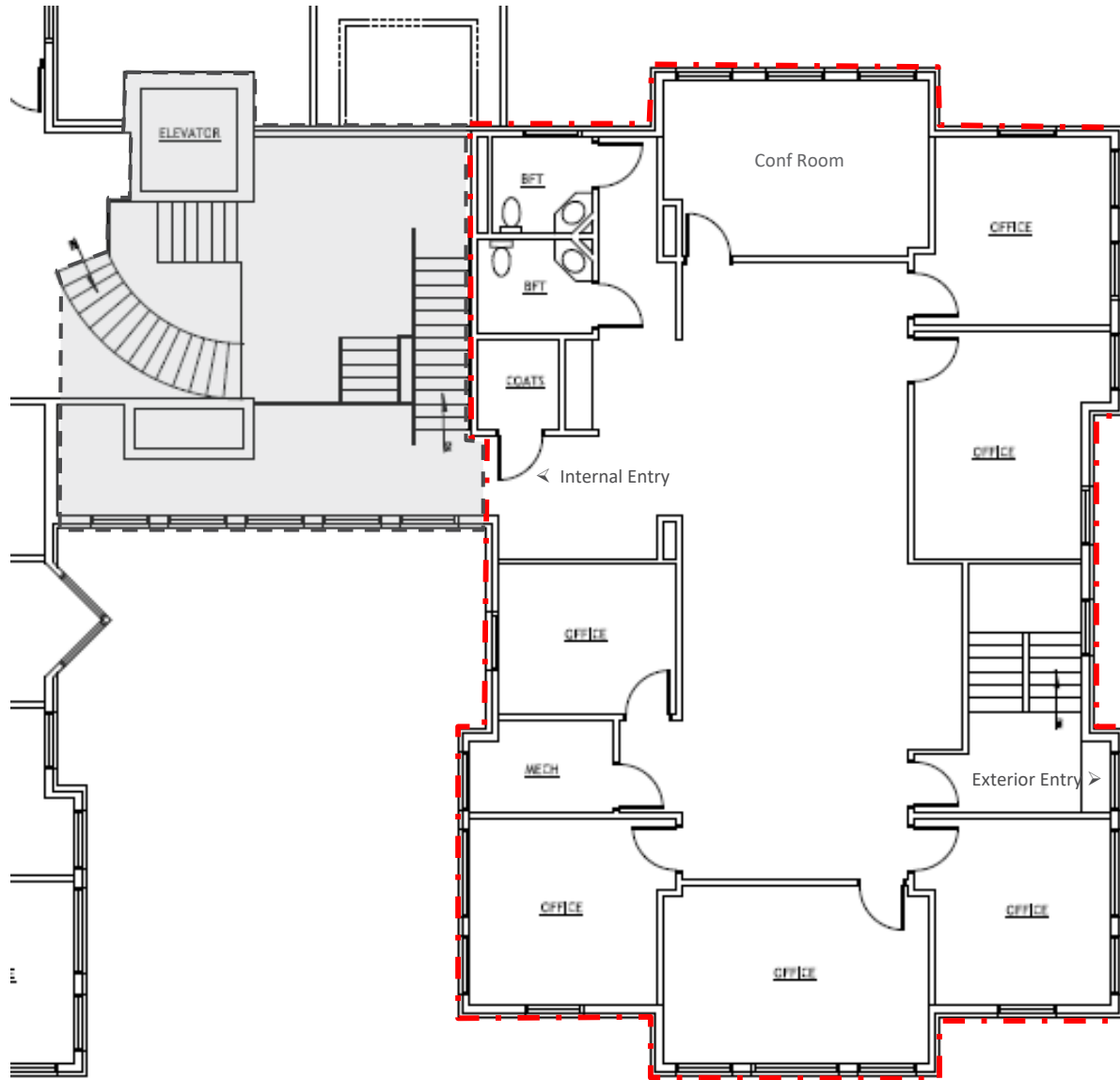
Site Aerial Photograph



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Interior Office Layout



Now Available for **LEASE** from **MIDWEST REALTY GROUP**

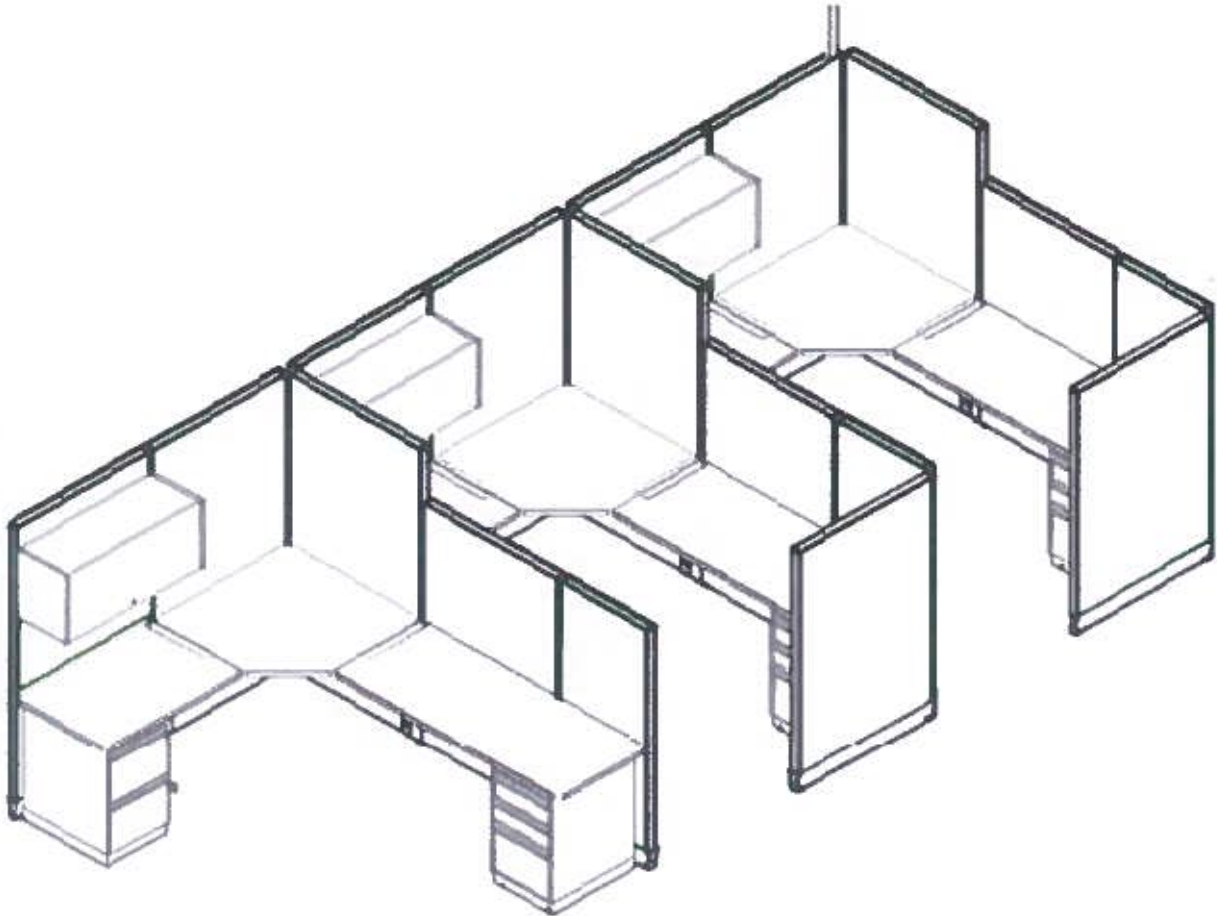
Interior Office Photos



Now Available for **LEASE** from



FOR SALE: Haworth Workstations (cubicles)



FOR SALE

- \$3000 in as is condition
- Good condition
- Inplace and ready to use
- Wired for power and data

Additional Information:

- 6 Haworth Landscape work stations
5ft sides
- 1 Haworth Landscape work stations
(3½' sides)
- Power & Data Bus internal to all
work stations
- Lockable Cabinets
- Good condition
- Cream and light gray color scheme
- Large 8-person conference table