



## 1623 W. Centre Avenue

Portage, Michigan 49024

### Property Features

- Main floor executive office available for lease; +/- 300 SF offered at \$350 per month, gross
- Office/Storage space available; +/- 576 SF offered at \$750 per month
- Convenient on-site parking
- Common-area restrooms, kitchenette, lobby
- Property is located minutes from US-131 and the Westnedge corridor amenities



For more information, contact:

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# Asset Overview

1623 W. Centre Avenue  
Portage, Michigan

## More Than An Address

Now available for lease is main level executive offices located in a free-standing, 2-story professional office building in the Brookwood Office Park in the City of Portage. Amenities include on-site parking, a welcoming lobby, windowed offices offering abundant sunlight and a kitchenette. All utilities & wifi included for the executive suites. Also available is a +/- 576 SF office/storage space located in a free standing building located directly behind the main office building. Property is minutes from US-131 and the Westnedge corridor amenities.

## The Offering

Availability +/- 300 SF—\$350/mo  
+/- 576 SF—\$750/mo



# Lease Overview

1623 W. Centre Avenue  
Portage, Michigan

## The Building

|                     |                  |
|---------------------|------------------|
| Total Building Size | +/- 1,772 SF     |
| # of Buildings      | 2                |
| Year Built          | 1960             |
| Parking             | On-site, surface |
| Zoning              | OS-1             |
| Parcel Number       | 00021-170-O      |
| HVAC                | Gas / Forced Air |
| Air Conditioning    | 100%             |
| Signage             | Suite Signage    |

## Executive Office Lease Information

|                   |   |
|-------------------|---|
| Lease Type        | Modified Gross  |
| Term              | Up to 5 years   |
| Tenant Provides   | In-suite Janitorial, Liability Insurance  |
| Landlord Provides | Phone & Internet, Gas / Heat, Electric, Air Conditioning, Taxes, Insurance, Roof & Structural, Common Area Maintenance, Refuse Removal, Water & Sewer, Lawncare, Snow Removal |
| Possession        | Immediately Available   |

## Availability

| Suite  | Rentable SF | Base Monthly Rent  | Lease Type      | Availability Date |
|--------|-------------|--------------------|-----------------|-------------------|
| 1623—A | +/- 300 SF  | \$350.00 per month | Gross           | Immediately       |
| 1625—B | +/- 576 SF  | \$750.00 per month | Modified Gross* | 30-Days           |

\*Storage building tenant pays internet & phone



On-site,  
Private  
Parking

# Property Photography

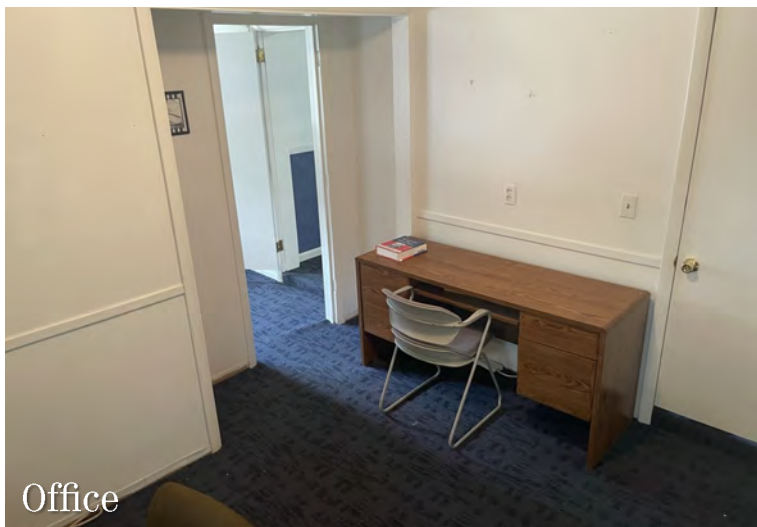
1623 W. Centre Avenue  
Portage, Michigan



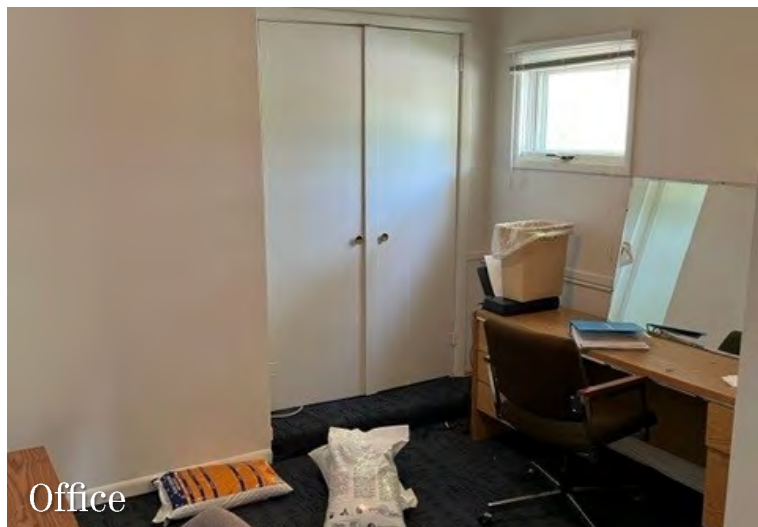
Lobby



Office



Office



Office



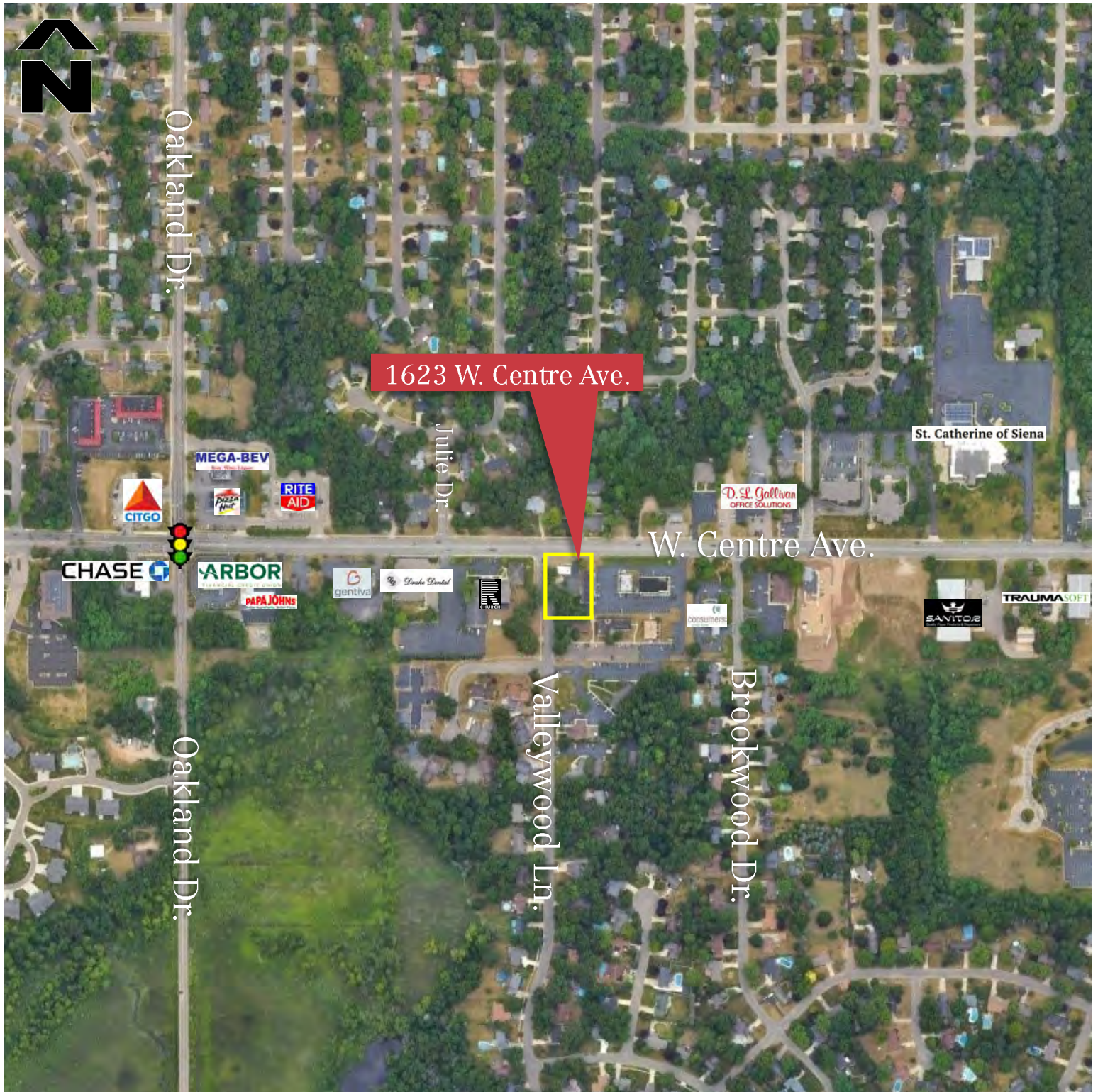
Storage Bldg



Storage Bldg

# Aerial Overview

1623 W. Centre Avenue  
Portage, Michigan



\*Parcel lines are approximate

# Location Map

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Portage, Michigan

