

For Lease

Stand Alone Office Building

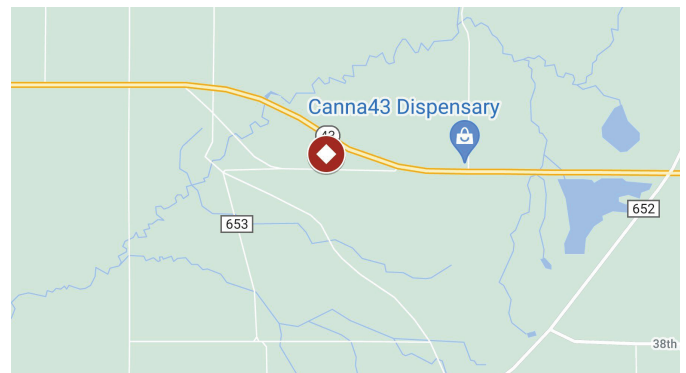


## 27581 M-43

Paw Paw, Michigan 49079

### Property Features

- Single-story move in ready office space
- Individual offices also available for \$500 per office per month
- Efficient floor plan
- Outdoor patio area



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# Asset Overview

27581 M-43  
Paw Paw, Michigan

## More Than An Address

Standalone office building available for lease along the heavily traveled M-43 Highway in Almena Township.

This building offers an office occupier an efficient floor plan with a welcoming entrance, kitchen/break room area, bull pen area and three private offices. Also, there is a patio off the sliding doors at the back where a picnic table could be placed for outdoor lunches this Spring. Ample on-site parking and easy access to surrounding areas and amenities. Rate is quoted as modified gross rate with tenant responsible for utilities and janitorial services.

## The Offering

Lease Type	Modified Gross / Gross
Availability	90 SF up to 1,726 SF



# Lease Overview

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## The Building

Total Building Size	1,726 SF
Acreage	14.3 Acres (Not available for tenant use)
Dimensions	794 x 816 x 155 x 311 x 810 x 679
Parcel #	80-01-015-021-20
HVAC	Gas/Forced Air
Air Conditioning	100%
Signage	Monument signage on M-43
Parking	Surface, on-site
Zoning	C-1 Commercial District

## Lease Information

Lease Type	Modified Gross
Terms	Up to 60 months
Tenant Provides	Phone, Internet, Janitorial, Water, Sewer, Air Conditioning, Electric, Gas/Heat
Landlord Provides	Roof & Structural, Taxes, Insurance, Snow Removal, Refuse Removal, Landscaping
Possession	Immediately

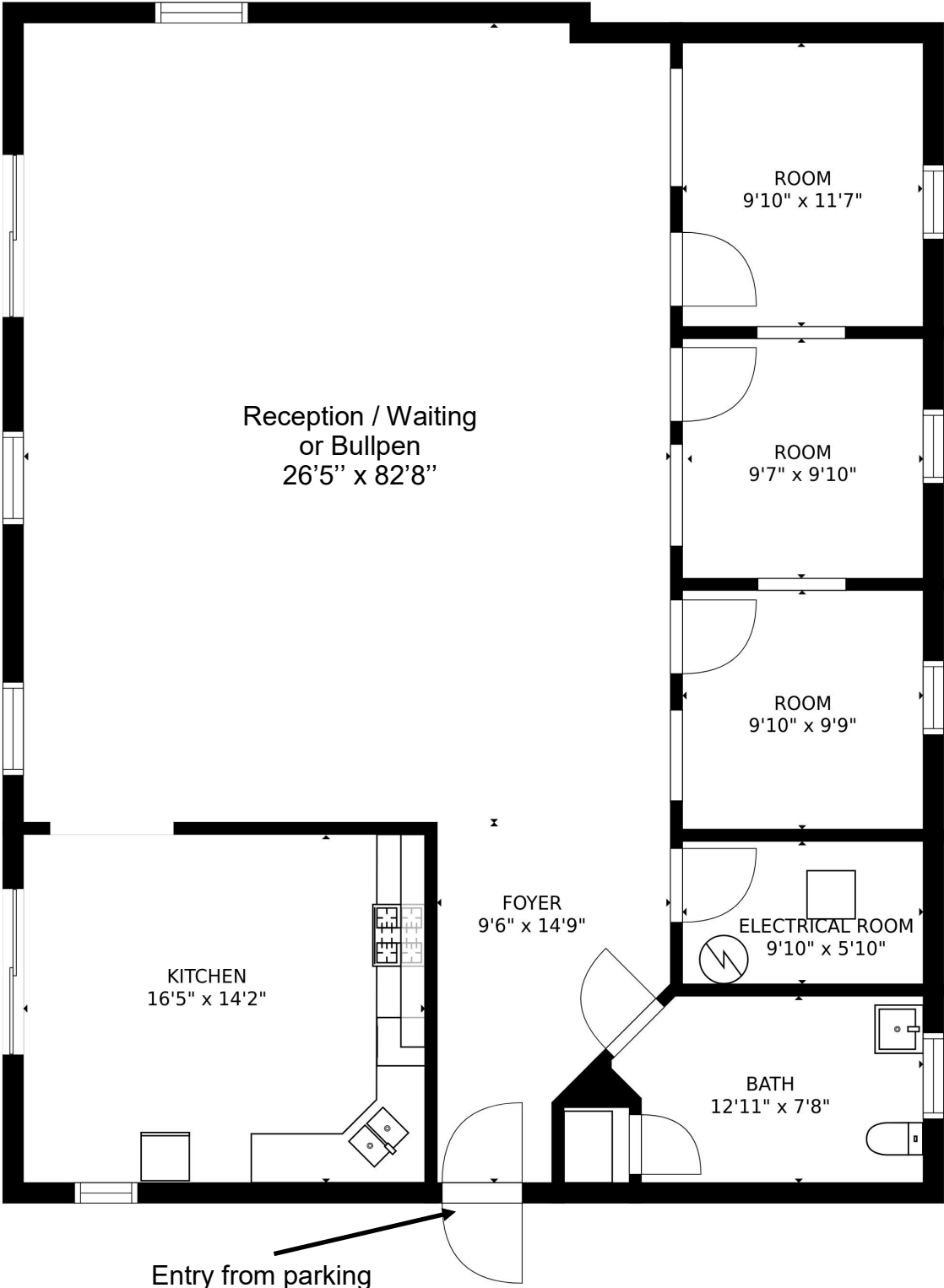
## Availability

Suite	Rentable SF	Modified Gross Rate/SF/Yr	Monthly Rent	Date Available
Entire Building	1,726 SF	\$12.00/SF	\$1,726.00/Month	Immediately
A-1	115 SF	\$52.17/SF	\$500.00/Month *	Immediately
A-2	90 SF	\$66.66/SF	\$500.00/Month *	Immediately
A-3	90 SF	\$66.66/SF	\$500.00/Month *	Immediately

**\*Includes utilities**

# Floor Plan

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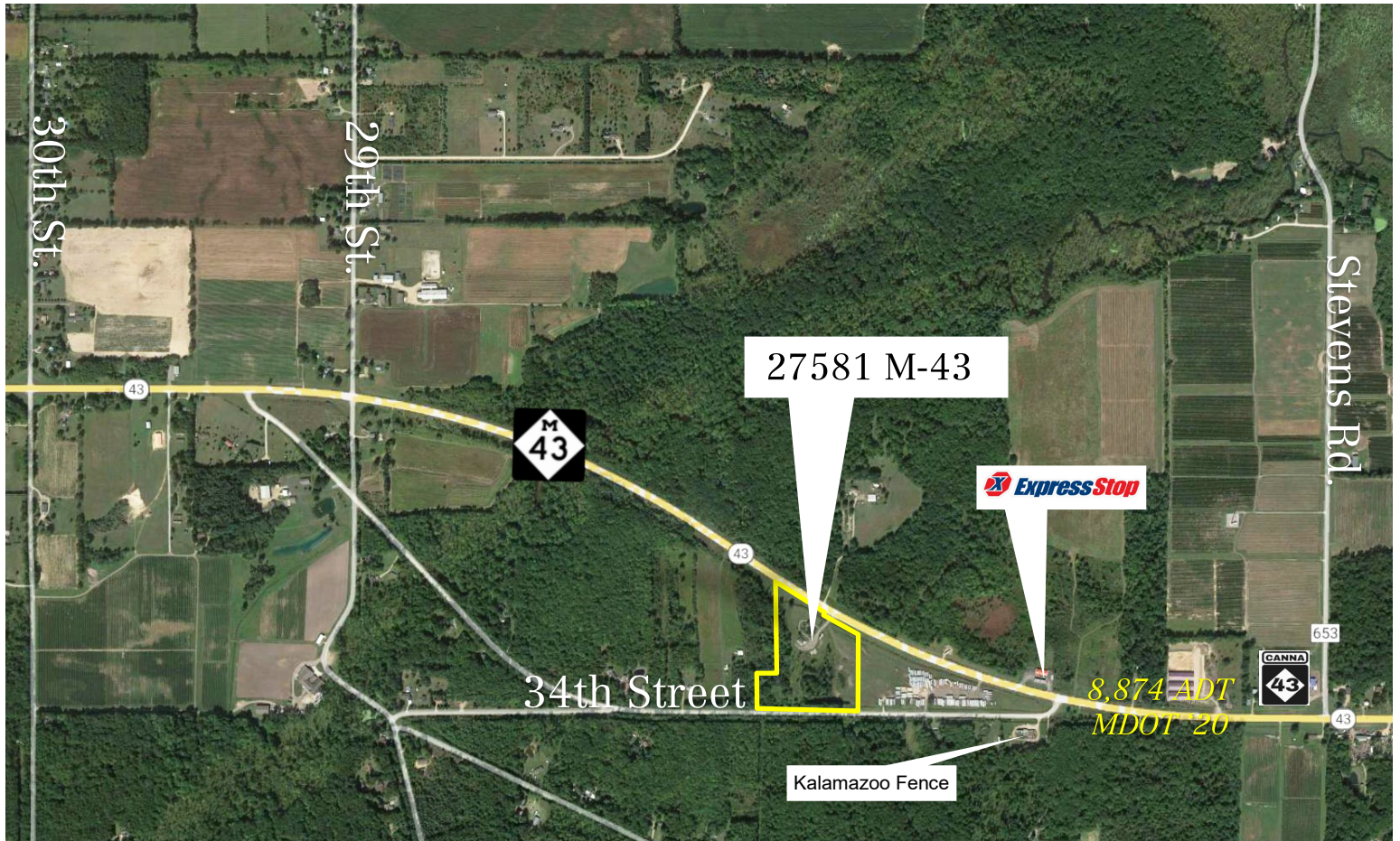
# Property Photography

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# Aerial Photography

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# Location Map

27581 M-43  
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