

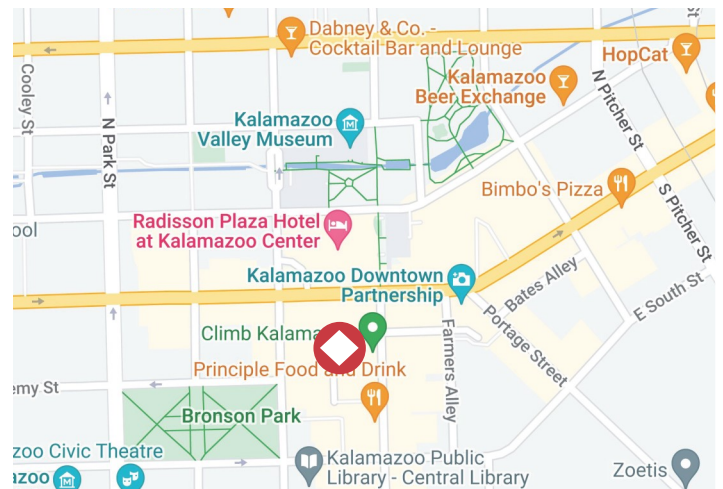


154 S. Kalamazoo Mall

Kalamazoo, Michigan 49007

Property Features

- Attractive, move-in ready office space
- Kalamazoo Mall location in Downtown Kalamazoo
- Furniture could be available for tenant's use during the lease term
- Competitive Modified Gross Rent Rate
- 5,789 SF Available—\$8.00/SF Modified Gross (\$3,859.33/month)



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Asset Overview

154 S. Kalamazoo Mall
Kalamazoo, Michigan

More Than An Address

Move-in ready office space with an attractive design available for lease in the lower level of 154 S. Kalamazoo Mall in Downtown Kalamazoo. This 5,789 SF space offers a mostly open floor plan with three private offices, five built-in cubicle stations, meeting & collaboration spaces and a fully equipped break room. The space has newer finishes, is competitively priced, and would be the perfect option for overflow work space for a non-profit organization, technology/data services company, engineering company, or other professional office user. Furniture could be available for tenant's use. Walk to downtown dining and retail amenities within minutes. Available for immediate occupancy!

The Offering

Availability 5,789 SF

Rate \$8.00/SF Modified Gross



Lease Overview

154 S. Kalamazoo Mall
Kalamazoo, Michigan

The Building

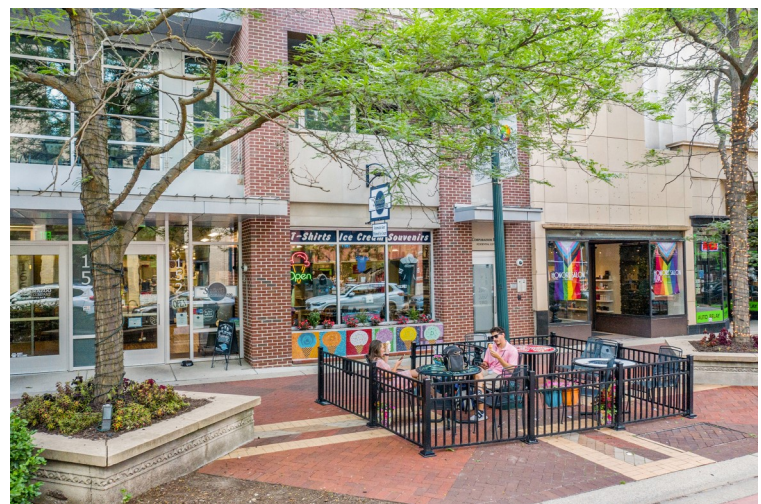
Total Building Size	21,884 SF
# of Buildings	One (1)
# of Floors	Three (3)
Year Built	2011
Construction	Wood Frame
HVAC	Gas/Forced Air
Signage	No
Parking	Nearby options at an additional cost
Zoning	CCBD
Acreage	0.238 Acres
Parcel Number	06-15-386-223

Lease Information

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

Availability

Suite	Rentable SF	Rate/SF/Year	Monthly Modified Gross Rent
Lower level	5,789 SF	\$8.00/SF Modified Gross	\$3,859.33



Property Photography

154 S. Kalamazoo Mall
Kalamazoo, Michigan



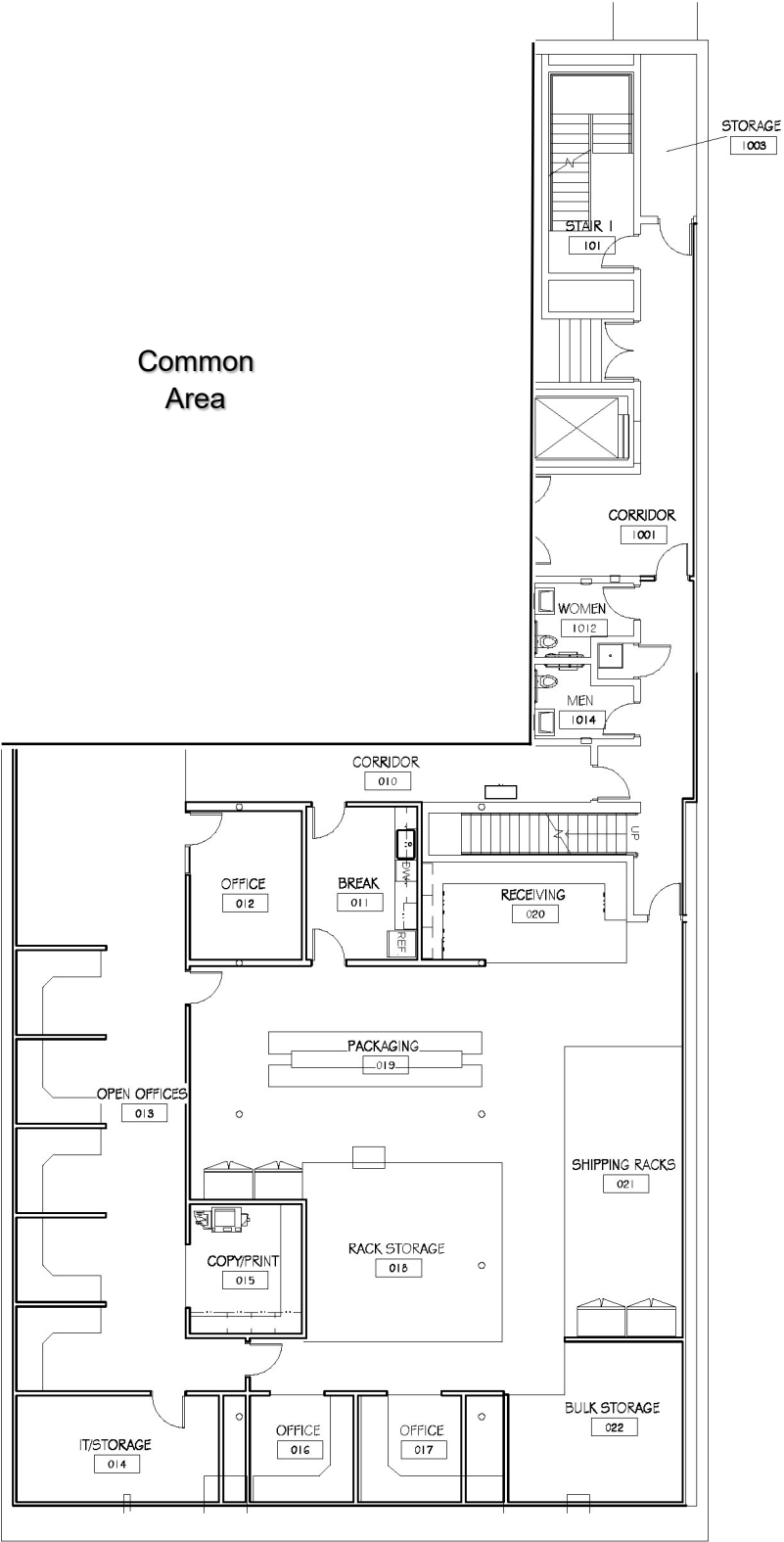
Property Photography

154 S. Kalamazoo Mall
Kalamazoo, Michigan



Floor Plan

154 S. Kalamazoo Mall
Kalamazoo, Michigan



Aerial Overview

154 S. Kalamazoo Mall
Kalamazoo, Michigan



Location Map

154 S. Kalamazoo Mall
Kalamazoo, Michigan



Parking Map

154 S. Kalamazoo Mall
Kalamazoo, Michigan

