



The Atrium's Office Park 4341 S. Westnedge Avenue

Kalamazoo, Michigan 49008

Property Features

- Quality, move-in ready office suite available
- Convenient location in Kalamazoo; Minutes to I-94
- Monument signage on Westnedge Avenue
- New ownership & management
- Competitive gross lease rates with utilities included
- 2,425 SF Available
- Rate: \$14.95/SF Gross



For more information, contact:

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Asset Overview

Atriums Office Park
Kalamazoo, Michigan

More Than An Address

Quality Office suite available at The Atriums Office Park in Kalamazoo, Michigan. The Atriums Office Park is a two

The Offering

Availability	2,425 SF
Rate	\$14.95/SF Gross

building complex just north of the Kilgore & Westnedge Intersection, and is under new ownership and property management. The parking lot was recently paved. Shared monument signage is located along Westnedge Avenue. Conveniently located near numerous retail and dining amenities and quick access to I-94. Parking ratio of +/- 3.8 per 1,000 SF.



Lease Overview

Atriums Office Park
Kalamazoo, Michigan

The Building

Total Building Size	69,120 SF
# of Buildings	Two (2)
Year Built	1985; Recently renovated
Construction	Wood Frame
HVAC	Gas/Forced Air
Signage	Monument on Westnedge; Directory signage & suite signage options
Parking	Surface, 267 spaces (3.8 spaces / 1,000 SF)
Zoning	CO—Commercial
Acreage	4.638 Acres
Parcel Number	06-34-361-020

Lease Information

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

Availability

Suite	Rentable SF	Rate/SF/Year	Monthly Gross Rent
Lower West 1103	2,425 SF	\$14.95/SF Gross	\$3,021.15



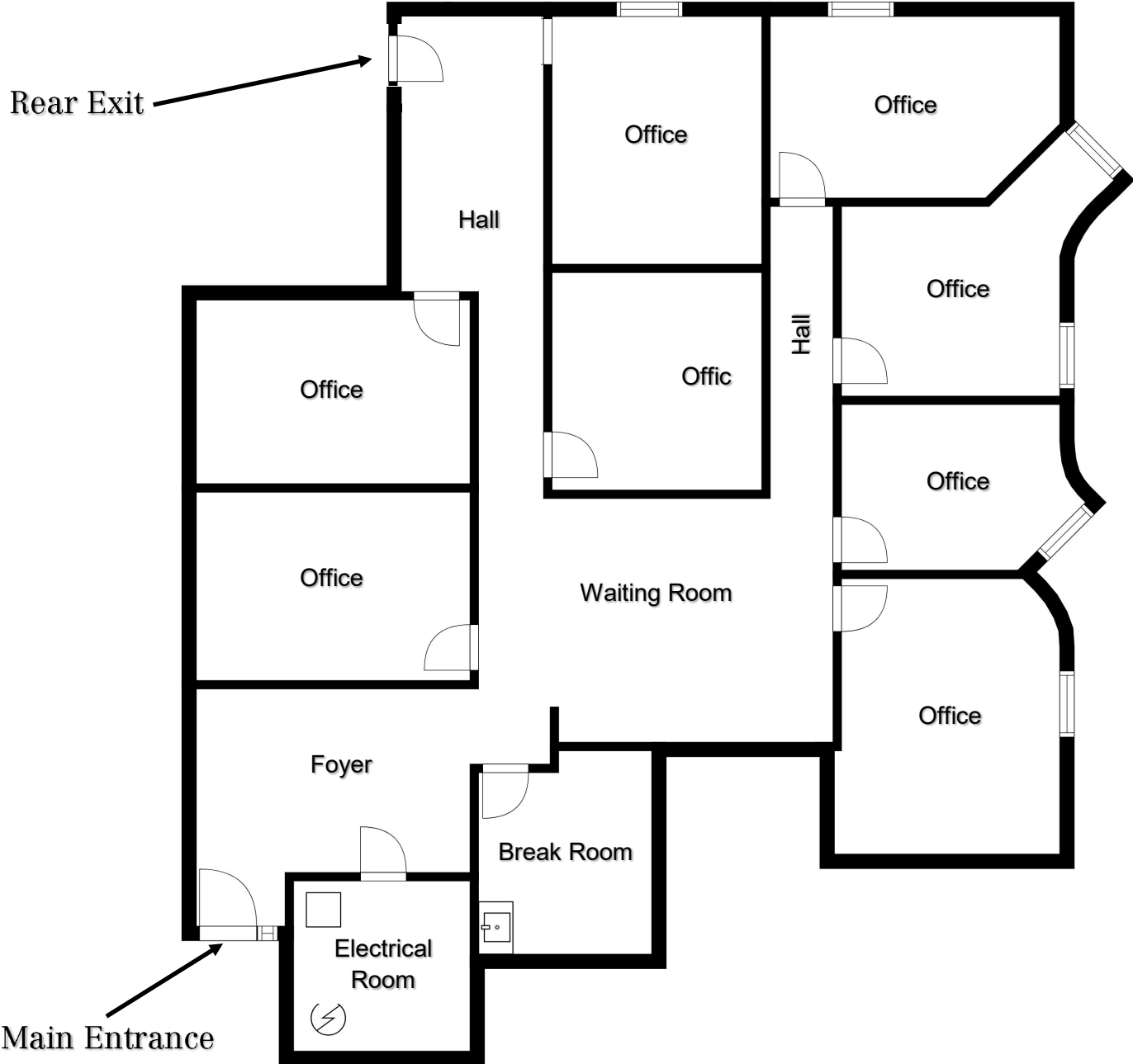
Property Photography

Atriums Office Park
Kalamazoo, Michigan



Floor Plan—Lower West Building Suite 1103

2,425 SF | \$14.95/SF
\$3,021.15/Month



Photos—Lower West Building Suite 1103 | 2,425 SF

Atriums Office Park
Kalamazoo, Michigan



Aerial Overview

Atriums Office Park
Kalamazoo, Michigan



Location Map

Atriums Office Park
Kalamazoo, Michigan

