

Office/Retail Space for Lease

City Center Lofts
74 W. Main Street
Benton Harbor, Michigan 49022



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Two Office/Retail Spaces Available for Lease in NEW City Center Lofts



Snapshot

Building:	20,000 SF
Available:	Suite 1 - 2,314 SF Suite 2 - 1,124 SF
Land:	0.23 Acres
Year Built:	1900; Currently Remodeling
Lease Rate:	\$12.00 - \$16.00 PSF NNN

Property Details

This well-known historic building is located in Benton Harbor's Arts District and is 20,000 SF. It is currently undergoing a complete renovation. There will be 13 multi-family units on the second floor and three on this first floor along with two suites for office or retail use. The two office / retail suites currently available for lease are 2,314 SF and 1,124 SF. The lease rate is \$12.00 - \$16.00 PSF NNN.

The property is owned wholly or in part by a licensed real estate broker in the State of Indiana.

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Mishawaka, Indiana
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www.cressy.com

A Global Division of Cressy Commercial Real Estate

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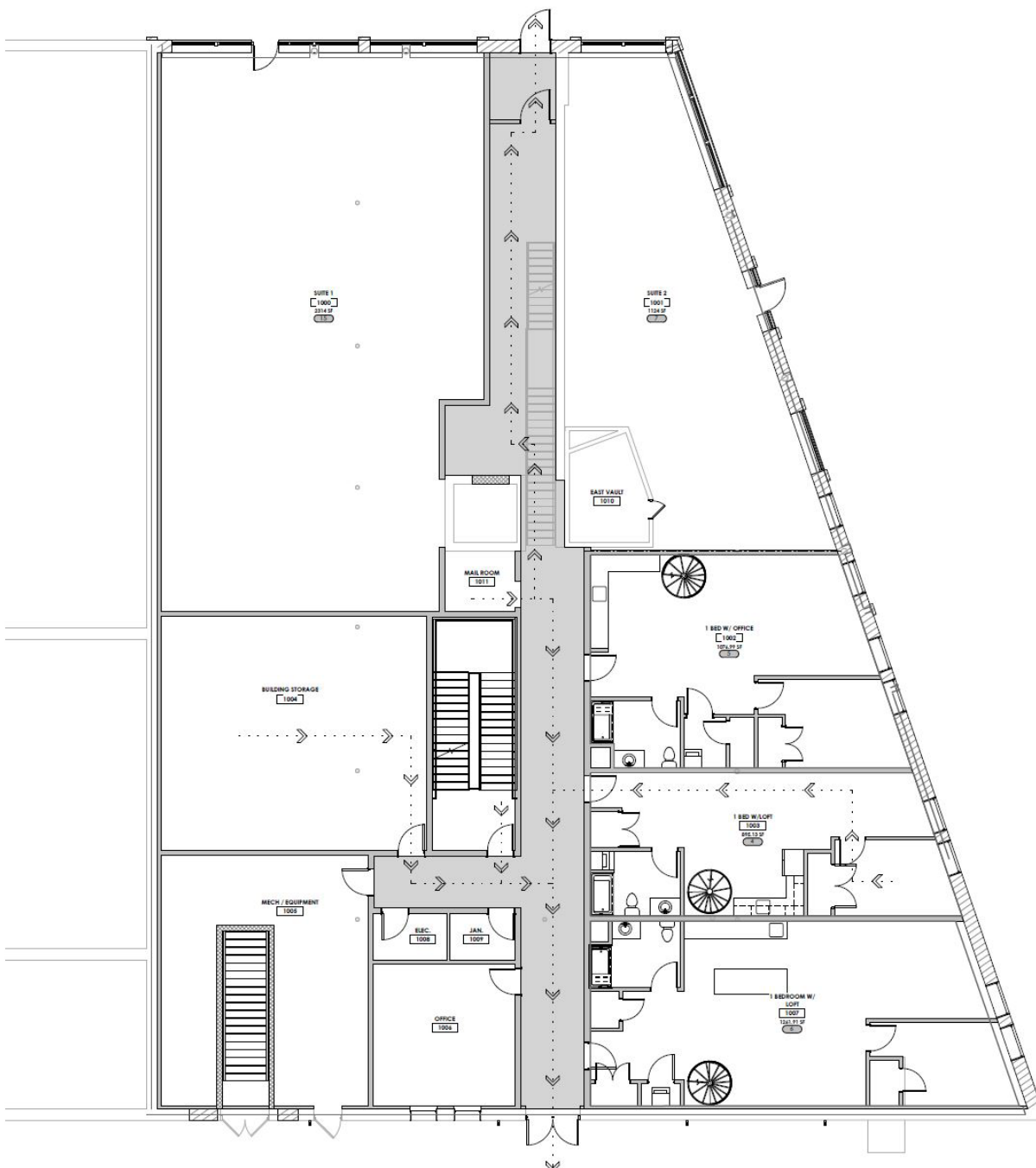
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Floor Plan



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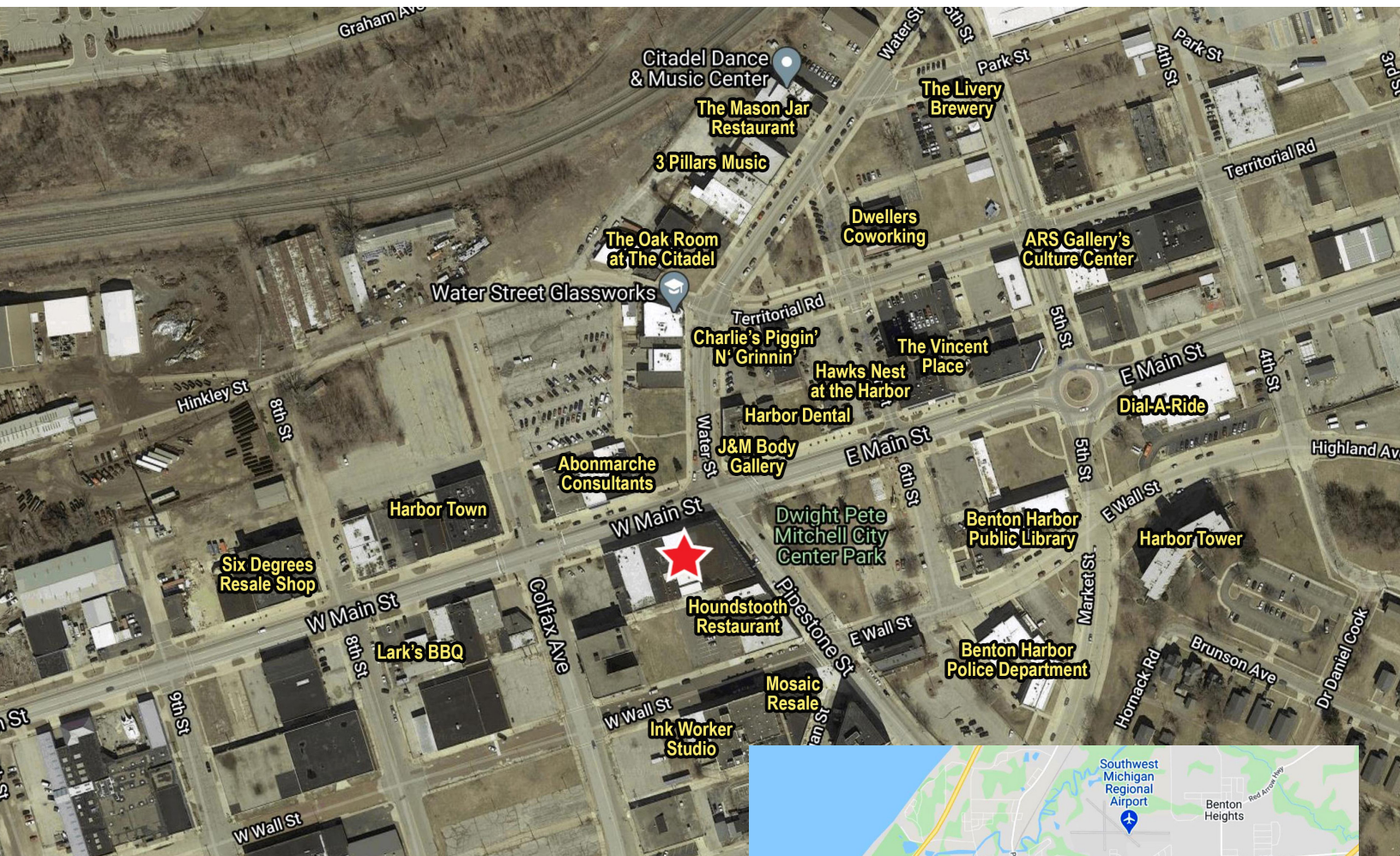
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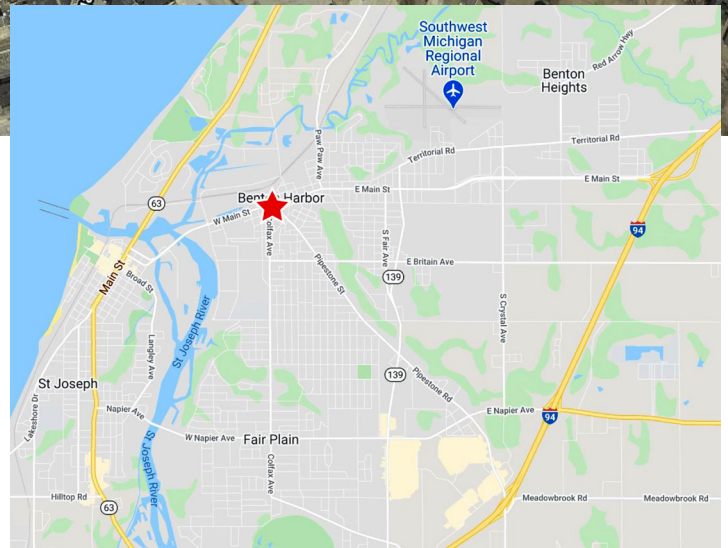
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Located in The Central Business District



Location

Located on the southwest corner of Main St. and Pipestone Rd. in downtown Benton Harbor. Enjoy substantial traffic area with proximity to the Arts District, retail and commercial excitement.



2020 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	5,455	32,035	44,467
NUMBER OF HOUSEHOLDS	2,035	13,302	18,634
AVERAGE HOUSEHOLD INCOME	\$43,047	\$63,763	\$75,552

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