

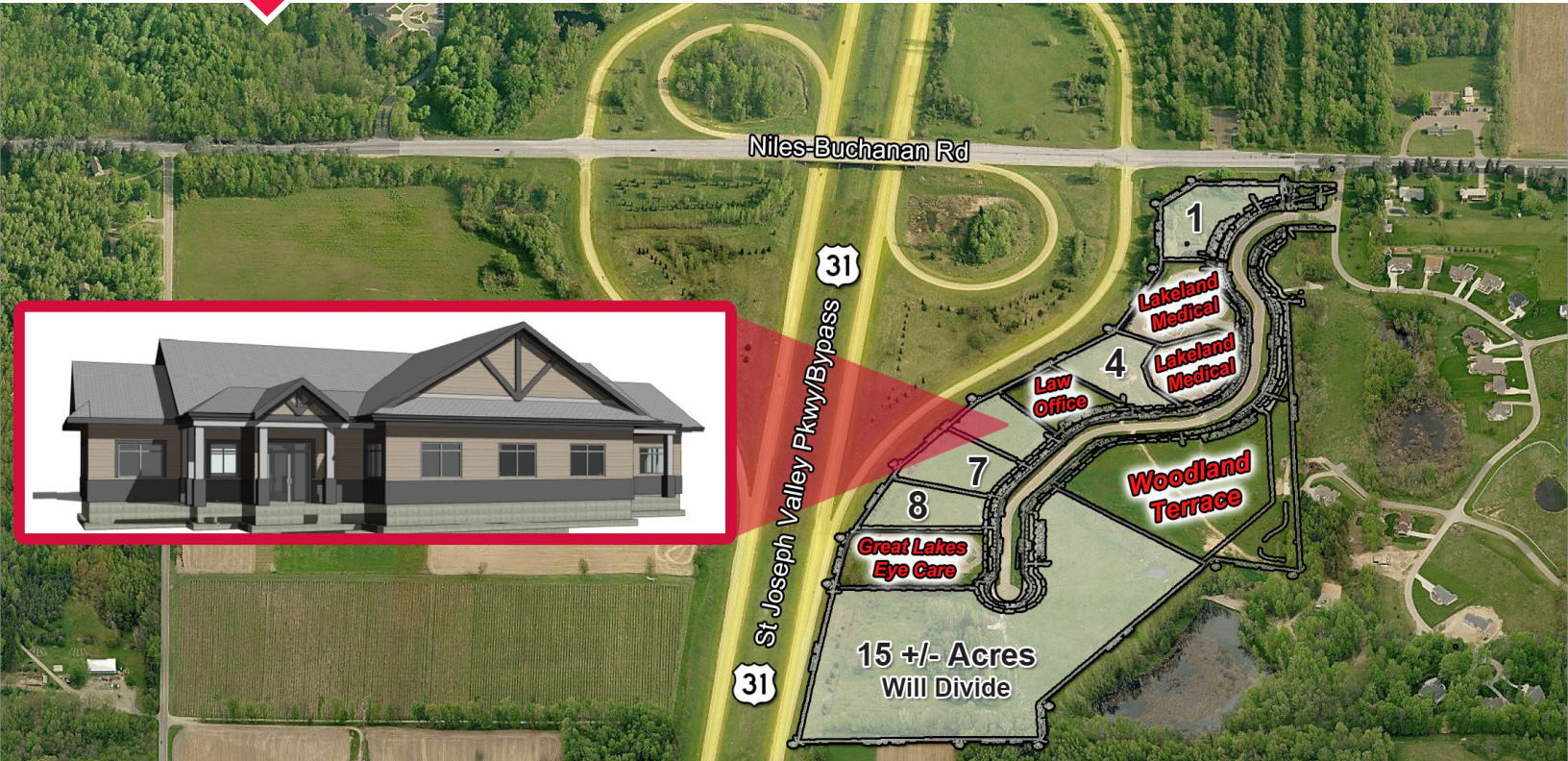
Office Space For Lease

Longmeadow Office Park

Niles, Michigan



Proposed New Construction | Class A Office Building With Space Available



Snapshot

Building Size:	20,000 SF
Available:	1,000-20,000 SF
Land:	1.5 Acres
Zoning:	Office/Medical
Utilities:	Well & Sewer; Gas, Electric
Lease Rate:	\$16.50-\$18.00 PSF NNN

Property Details

Proposed new construction! Class A 20,000 SF office building. Ample on-site parking shared in common. Conveniently located on heavily traveled Niles-Buchanan Road (7,336 AADT) and US-31 (17,204 AADT)

Longmeadow is an upscale, planned, mixed-use development and corporate park with PUD/Commercial zoning. Currently there are three buildings in the park owned by Lakeland Regional Medical Center including Lakeland Family Care of Niles, Lakeland Family Medicine and Lakeland Rehabilitation Services, as well as a 25 station dialysis center. There is an eye care center (Great Lakes Eye Care), a law office and Woodland Terrace Assisted Living and Alzheimer's Center as well as the upscale Longmeadow a single-family residential development.

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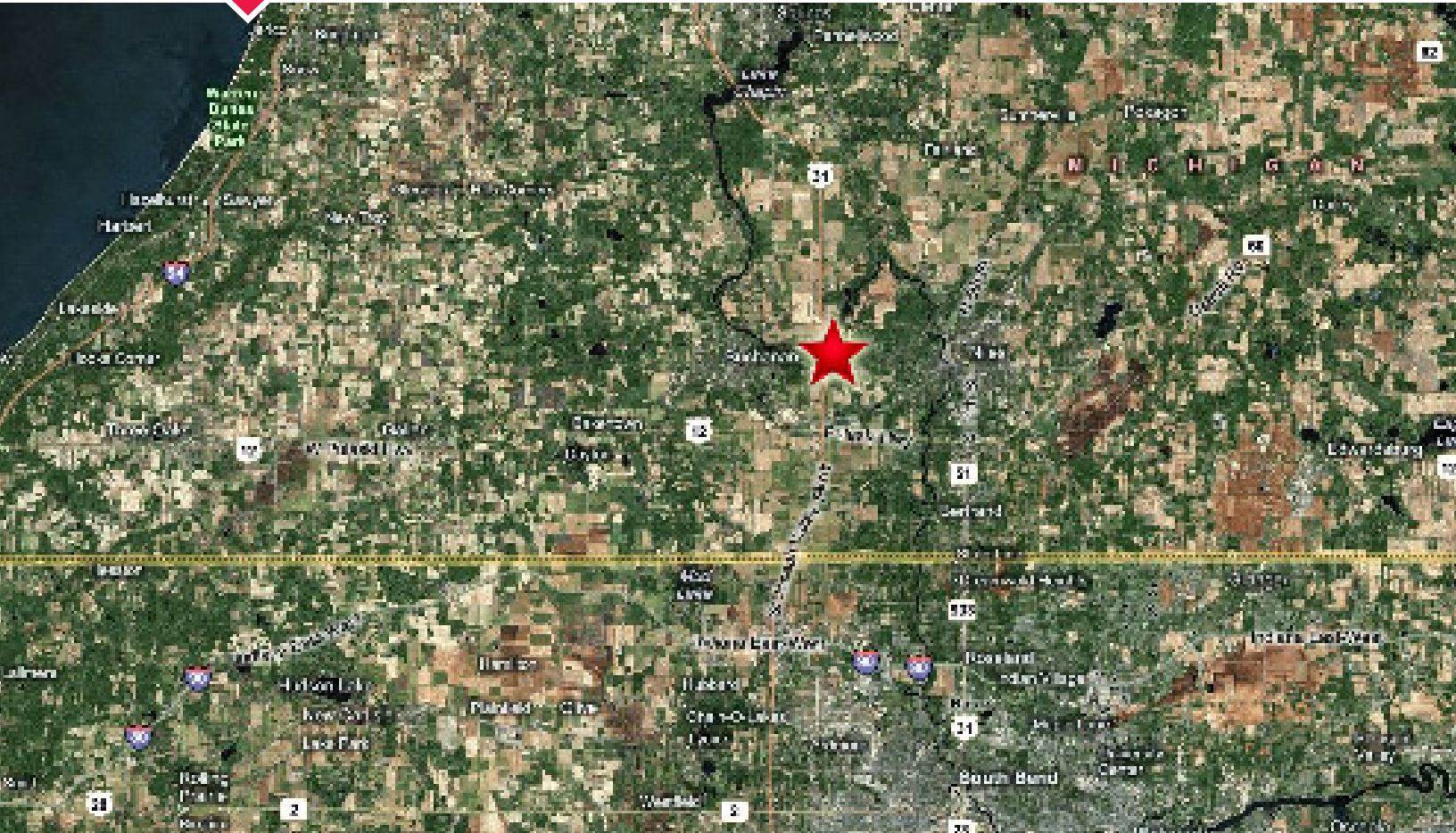
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Niles, Michigan



Easily Accessible, Yet Quiet & Secluded



Location

Surrounded by rolling meadows, beautiful trees, ponds and wetlands, Longmeadow is an ideal location for corporate headquarters, satellite or regional offices. If you are thinking of building in southwest Michigan consider this planned mixed-use development and corporate park. Longmeadow is designed as a community village where you can live and walk to work.

The residential area of this multi-use project encompasses over 70 single family homes and villas with 50 additional lots ready for development. Longmeadow is conveniently located at the cloverleaf of the US 31/20 ByPass and Niles-Buchanan Road, and just eight (8) miles from the I-80/90 Indiana Toll Road. Longmeadow is just 90 minutes from Chicago and is centrally located in southwestern Michigan.

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Beautifully Constructed Planned Mixed-Use Development



Lakeland Dialysis Center



Woodland Terrace



Great Lakes Eye Care



Law Office

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