

OFFICE | RETAIL | LIGHT INDUSTRIAL FOR LEASE - \$8.50PSF AS-IS OR BTS



530 WEST KALAMAZOO AVENUE is a well located 12,450 SF building with 8,300 SF available, that is currently divided into a 4,150 SF office space with an additional 4,150 SF of shop/industrial space. The space is currently offered at \$8.50PSF NNN as-is. The building is clear-span and could be reconfigured to many different layouts. Landlord will also Build-To-Suit for the correct use.

This .8 Acre property is located just West of Downtown Kalamazoo on Kalamazoo Avenue. The site has great views of the city skyline and lies on the Kalamazoo River Valley Trail with an outstanding walk-ability score of 88. The property could also be configured for approximately 60 on-site parking spaces.

AGENT INFORMATION

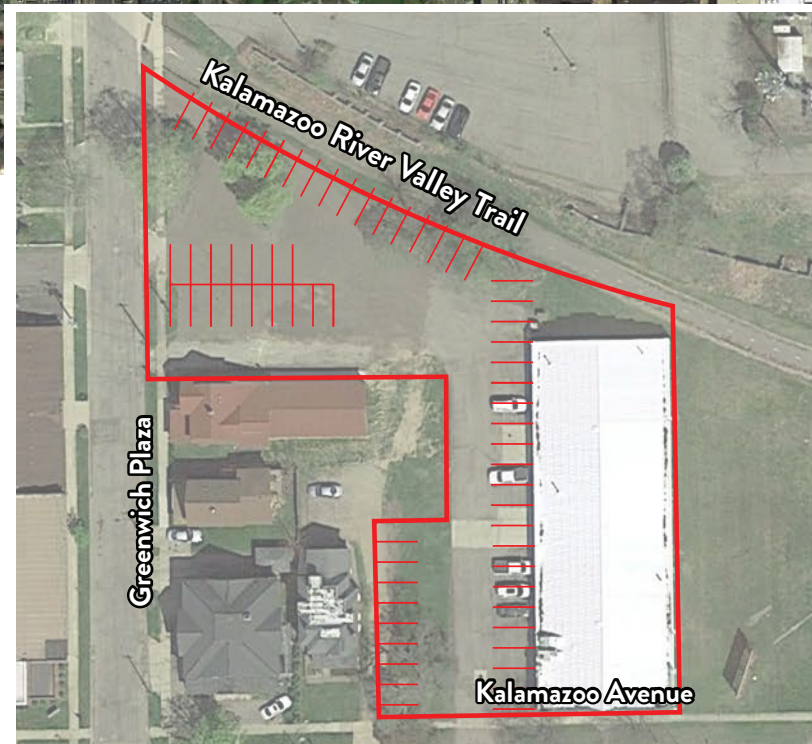
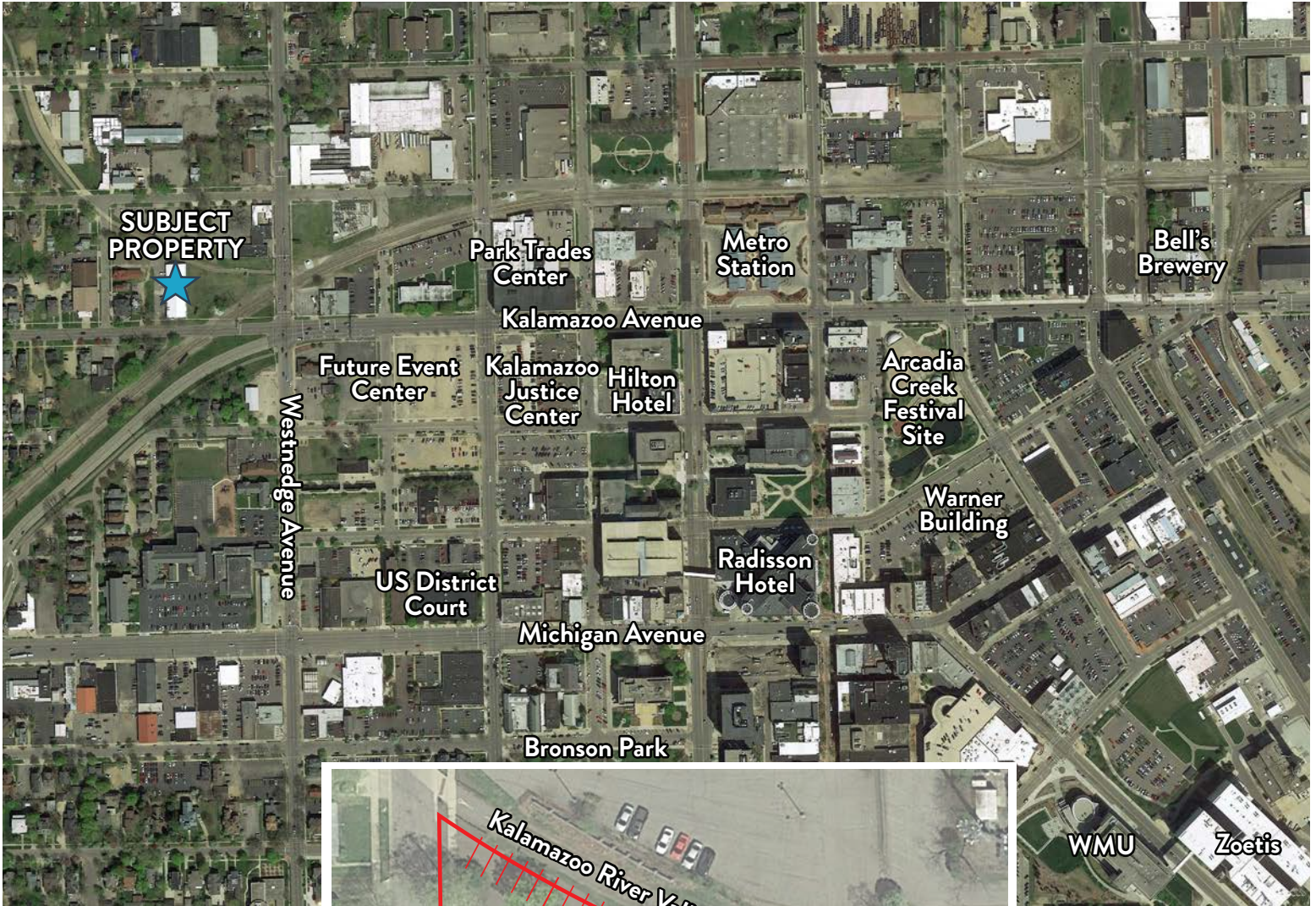
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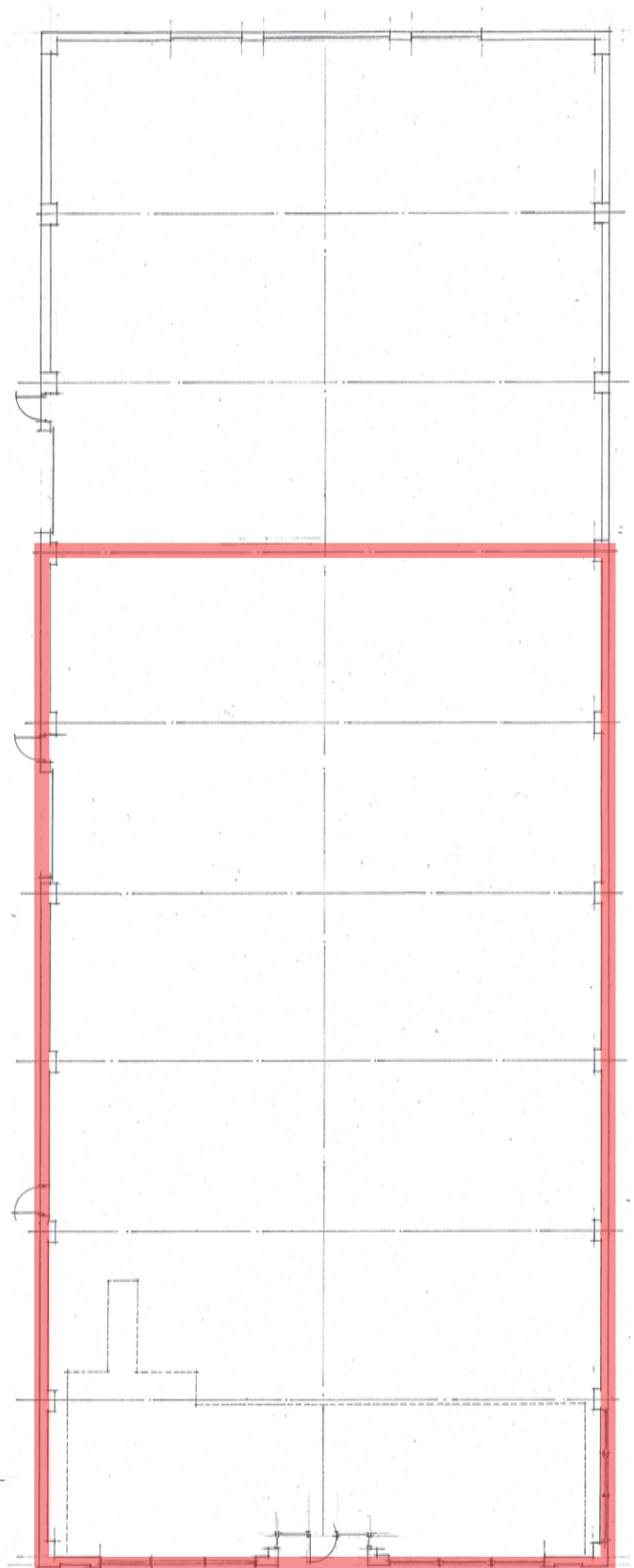
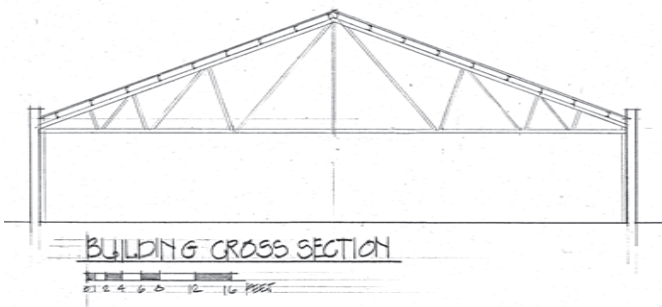
FOR LEASE

530 West Kalamazoo Avenue
Kalamazoo, Michigan



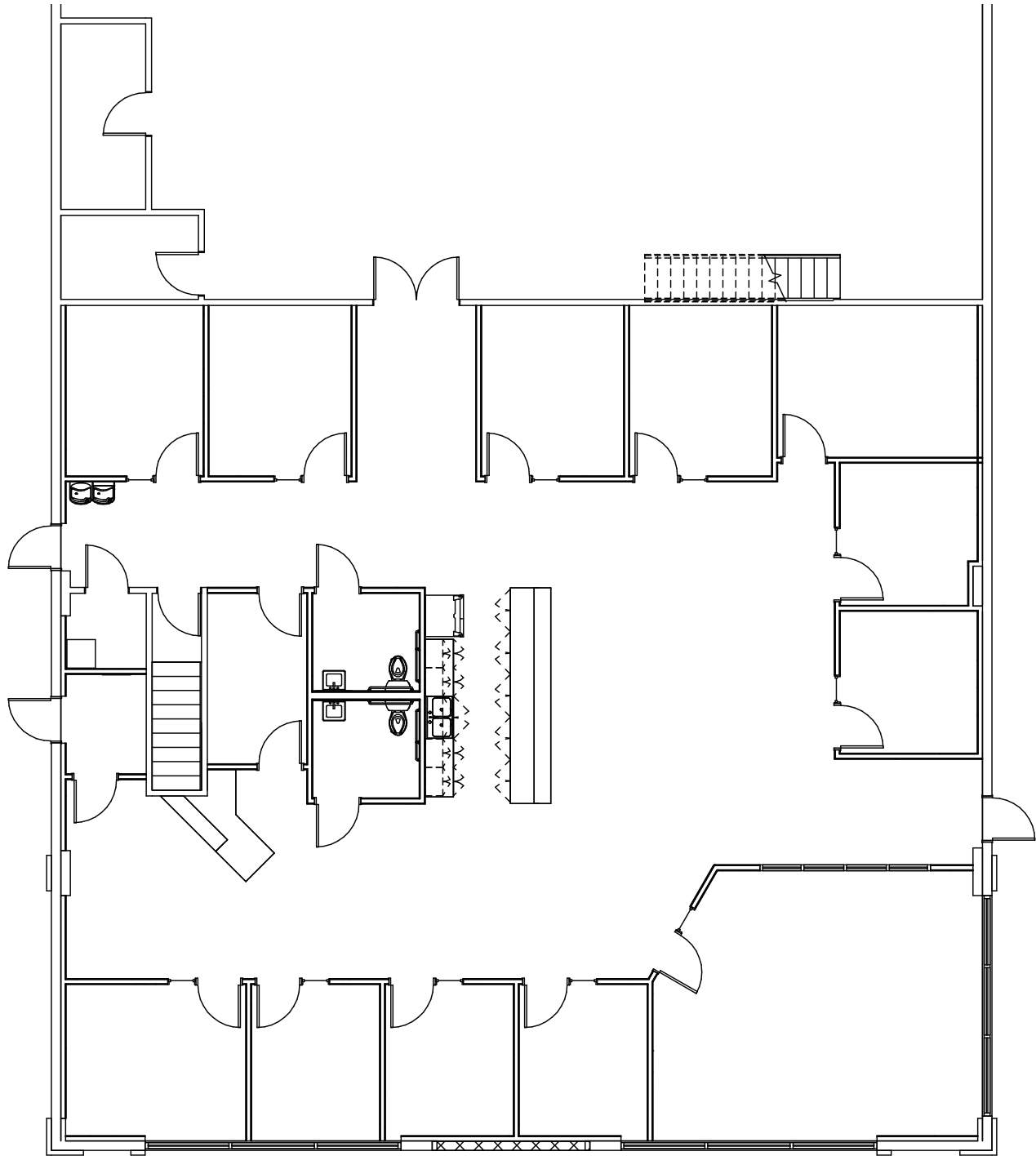
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Above is an example of a potential build out of the Office Space.

The property is currently available as-is, however, can be built-out to the above specifications for \$15.00 PSF/NNN.

FOR LEASE
530 West Kalamazoo Avenue
Kalamazoo, Michigan



RETAIL STOREFRONT



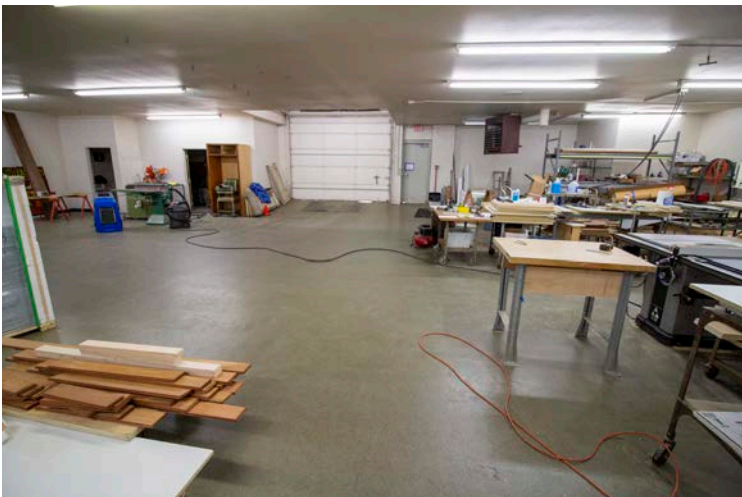
FRONT OFFICE SPACE



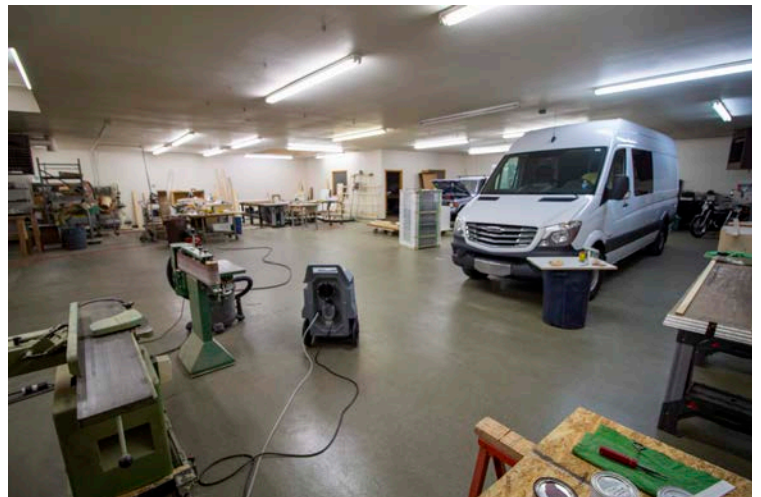
OVERHEAD DOOR TO WORKSHOP



STOREFRONT WINDOW



WORKSHOP SPACE WITH OVERHEAD DOOR



WORKSHOP SPACE

FOR LEASE
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