



FOR LEASE
622 WEST KALAMAZOO AVENUE
KALAMAZOO, MICHIGAN

622 Kalamazoo Avenue is a 20,549 square foot historic brick building, just one block to the west of Kalamazoo's central business district. The building sits on a ~.7-acre lot, within the Stewart Neighborhood.

The original 7,833 SF church structure was built in 1938. The space features a large lobby/entryway, men/women restrooms, multiple offices, a mezzanine level, with kitchenette, a large sanctuary, with a stage and Jacuzzi style baptismal tub. The well designed, fully sprinkled 6,358 SF rear addition (1995) added ADA compliant features such as an elevator, additional restrooms, as well as, a basketball court sized gymnasium, with cathedral ceilings, a commercial kitchen, and additional offices. The lower level is made up of large and medium meeting space as well as additional restrooms.

The property features ~20 on site parking spaces, with an additional ~200 private parking spaces adjacent, if desired.



AGENT INFORMATION

Andrew Gyorkos

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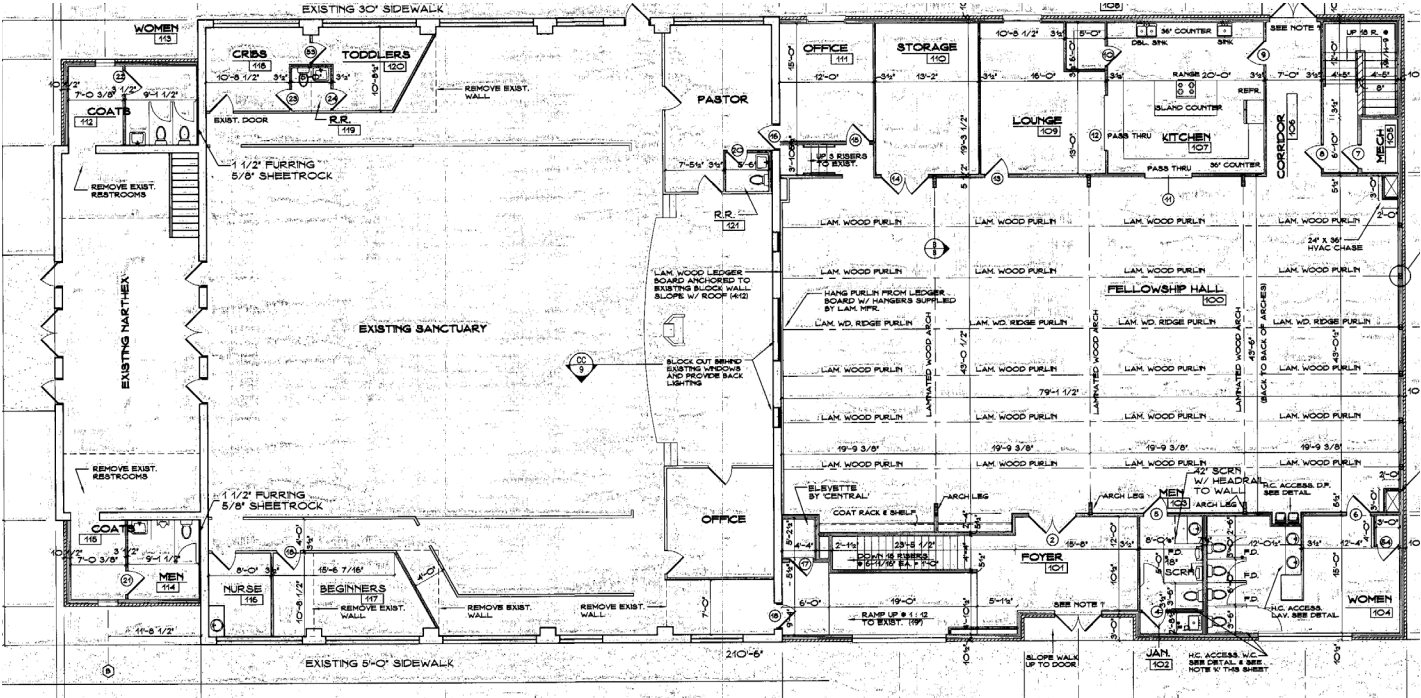
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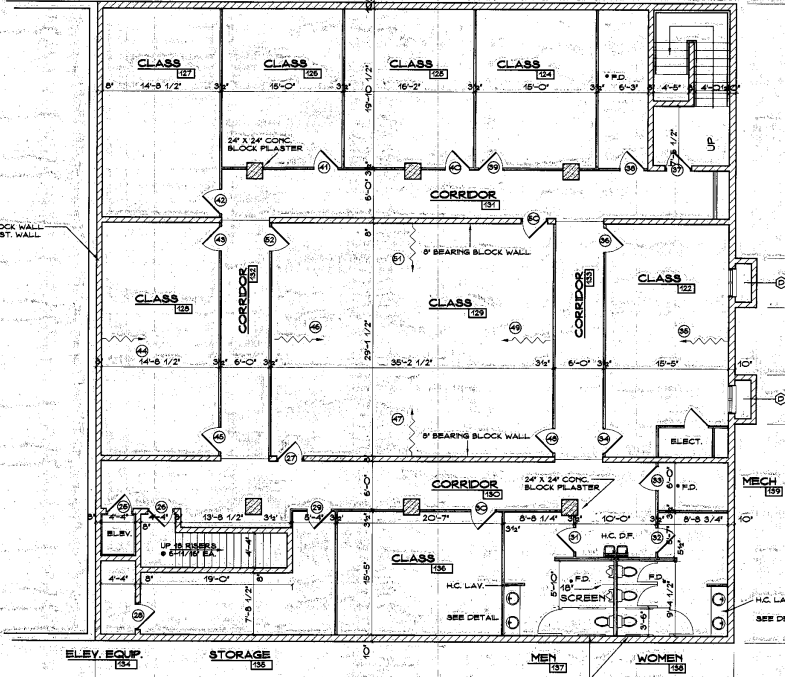
Office:

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FIRST FLOOR DRAWING



LOWER LEVEL DRAWING



Full set of plans available upon request.

The BUILDING

Building Size:	20,549 SF
Property Size:	0.56 Acres
Year Built:	1938/1995
Restrooms:	Yes; Common Areas
Flooring:	Carpet, Vinyl
Parking:	Street; On-Site, Other Private Overflow Available
Number of Stories:	Two (2); Main Floor, 2nd Floor -Small Space, Two (2) Basement Areas
Roof:	Composite Shingle, Other
Elevator:	One (1) Passenger
Power:	Ample

The PROPERTY

Location:	622 West Kalamazoo Avenue
City, State:	Kalamazoo, Michigan
Zoning:	City of Kalamazoo; RD-19
Parcel Number:	106-16-432-001

The AREA - Demographic Highlights (2023 Projection)

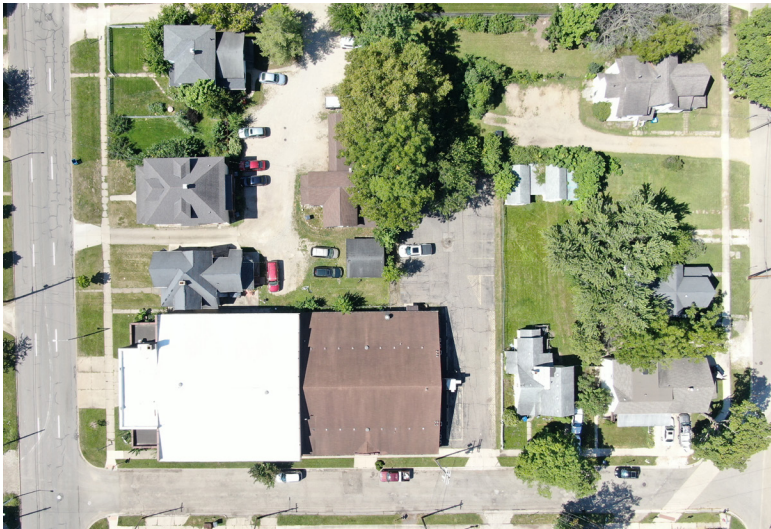
Population:	88,121
Median Age:	37.23
Average HH Income:	\$40,418.89
Average Daily Traffic:	8,212 AADT

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