

MEDICAL OR PROFESSIONAL OFFICE BUILDING

8175 CREEKSIDE DRIVE, PORTAGE, MI 49024



FOR LEASE
CLASS A OFFICE

BLAKE ROSEKRANS

Vice President, Brokerage Services
Direct: 616 726-5476
blake.rosekrans@martincommercial.com

VAN W. MARTIN, CCIM, SIOR, CRE

President & CEO
Direct: 517 319-9241
van.martin@martincommercial.com



3949 Sparks Dr. SE, Ste 106
Grand Rapids, MI 49546
616.831.2200
martincommercial.com



Class A Office located in a natural setting

Located on the south side of Portage in Creekside Commons Business Park, this two-story brick building is situated in a protected natural area with a peaceful walking path around a lake. Surrounding area uses are primarily medical and Class B/C office and retail. To the Northeast is the market's premier retail corridor along Westnedge Avenue, and to the West along Centre Avenue is Moorsbridge Office Park with a local golf club, medical office and boutique retail centers. Headquarters for Stryker and Pfizer, along with the Kalamazoo/Battle Creek International Airport, are within minutes of the property.

LEASE RATE:

\$18.95

PSF/YR, Modified Gross

Up to 9,134 RSF

Suite 220: 3,600 RSF

Suite 210: 5,534 RSF

PROPERTY INFORMATION



LARGE SITE
ON 11 ACRES



HIGH PROFILE
SIGNAGE



PARKING
±170 CARS



NEAR NUMEROUS
MEDICAL
FACILITIES

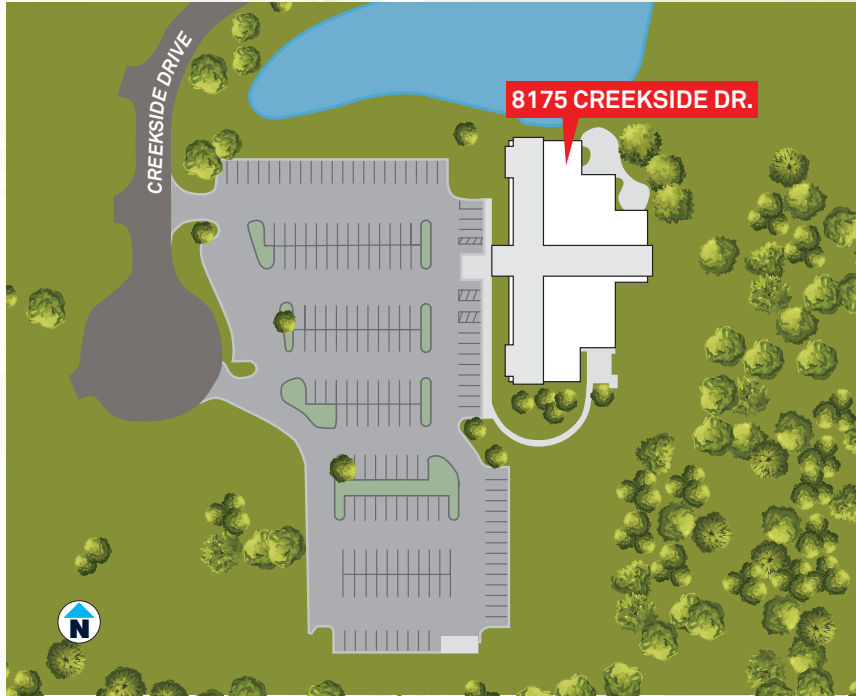


PROFESSIONALLY
MANAGED

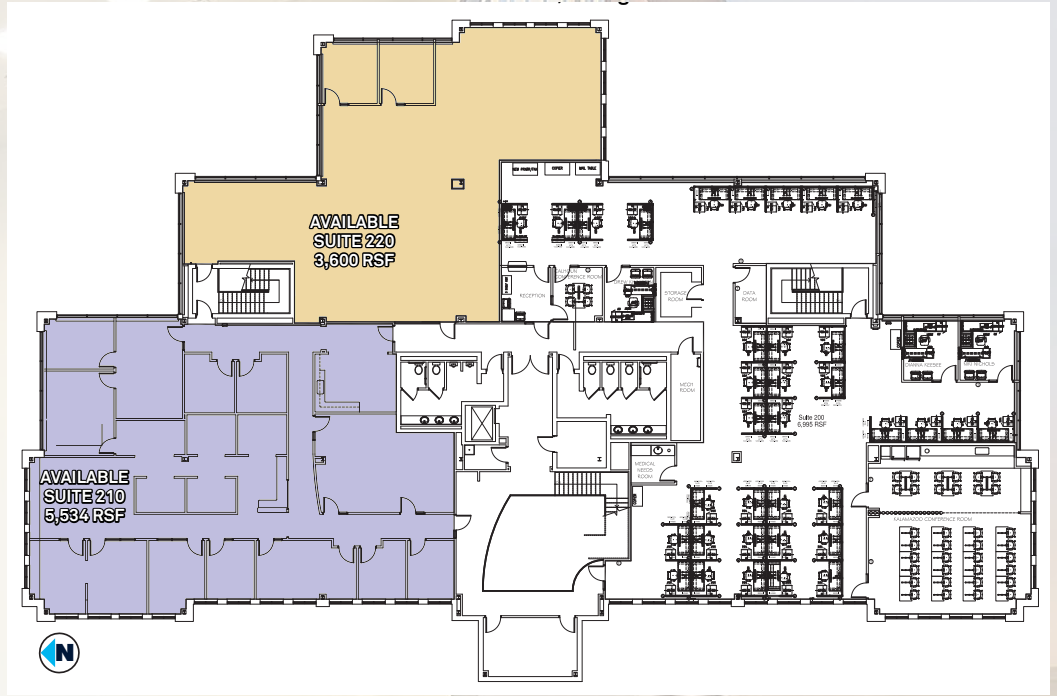


NEAR US-131
& I-94

SITE PLAN



SECOND FLOOR PLAN



AERIAL MAP



TRAFFIC COUNTS

Centre Ave.	30,418 VPD
Westnedge Ave.	32,439 VPD
Oakland Dr.	17,534 VPD

DEMOGRAPHICS

Proximity	1-Mile	3-Mile	5-Mile
Population	4,652	41,517	84,652
Average Family Income	\$143,245	\$155,209	\$160,428

PORTAGE, MI

AREA INFORMATION

3 Miles
to three Highway interchanges

10 Minutes
or less drive to Stryker,
Pfizer-Kalamazoo and the
Kalamazoo/Battle Creek
International Airport

10 Minutes
or less drive to Westnedge
retail corridor including
Crossroads Mall, Meijer
and Walmart

20 Minutes
drive to Downtown Kalamazoo

