MEDICAL OR PROFESSIONAL OFFICE BUILDING 8175 CREEKSIDE DRIVE, PORTAGE, MI 49024

FOR LEASE CLASS A OFFICE

BLAKE ROSEKRANS

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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





	HIGH P
- Y	
	SIGNA

IIGH PROFILE



PROFESSIONALLY

/IANAGED

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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



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