



Prairie Real Estate Group is a commercial real estate firm focused on the redevelopment of historically significant buildings throughout the Midwest for the purpose of leasing great space to quality tenants.

Prairie's mission is to offer superior commercial space relative to the market and provide the highest quality of life to our tenants. This objective may be comparable to many of our competitors, but it's the way that Prairie pursues this goal that sets us apart and creates value for our customers and stakeholders.

330 W. Main Street
Suite 500
Benton Harbor, MI 49022

Ph: 269.363.4100

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330 West Main Street Benton Harbor, Michigan



Prairie Real Estate Group's 330 West Main Street property is located on Benton Harbor's primary business corridor, also known as Business Loop 94, which has undergone significant improvement in recent years, and continues to evolve.

Building History:

The building was originally constructed in the mid-1920s as an office space, service garage, and information center for Indiana & Michigan Electric Co. After I&M, there were several other tenants before it was acquired by Prairie Real Estate Group in 2005. Although structurally sound, the building needed a complete renovation. Highlights of the project include removal of the metal cladding that once covered the brick exterior, and exposure of the original beams and masonry work now visible in the interior.

330 West Main is now one of the highlights of Benton Harbor's Main Street corridor and a beacon of hope as the City continues its renaissance.

Key Features:

- Nearly 10,000 sf of newly renovated office area and 9,000 sf of warehouse space easily convertible to office space
- High-speed communication infrastructure in place
- Daily traffic count of 12,700
- Immediate access to Business Loop I-94
- Covered loading dock / truck dock with automatic dock plate

General Building Information

Lease Price/SF:	\$8.50 – 14.00 per SF	Total Building SF:	31,606 SF
Construction:	Brick and Steel	Ceiling Height:	18 ft
Fire Suppression:	Sprinklers	Security System:	Yes
Heat:	Gas	Air Conditioned:	Office areas only
Lighting:	Fluorescent	Elevators:	No
Restrooms:	Men – 2 / Women – 2 / Unisex – 2	Parking:	On-site

Lease Information

Suite 120

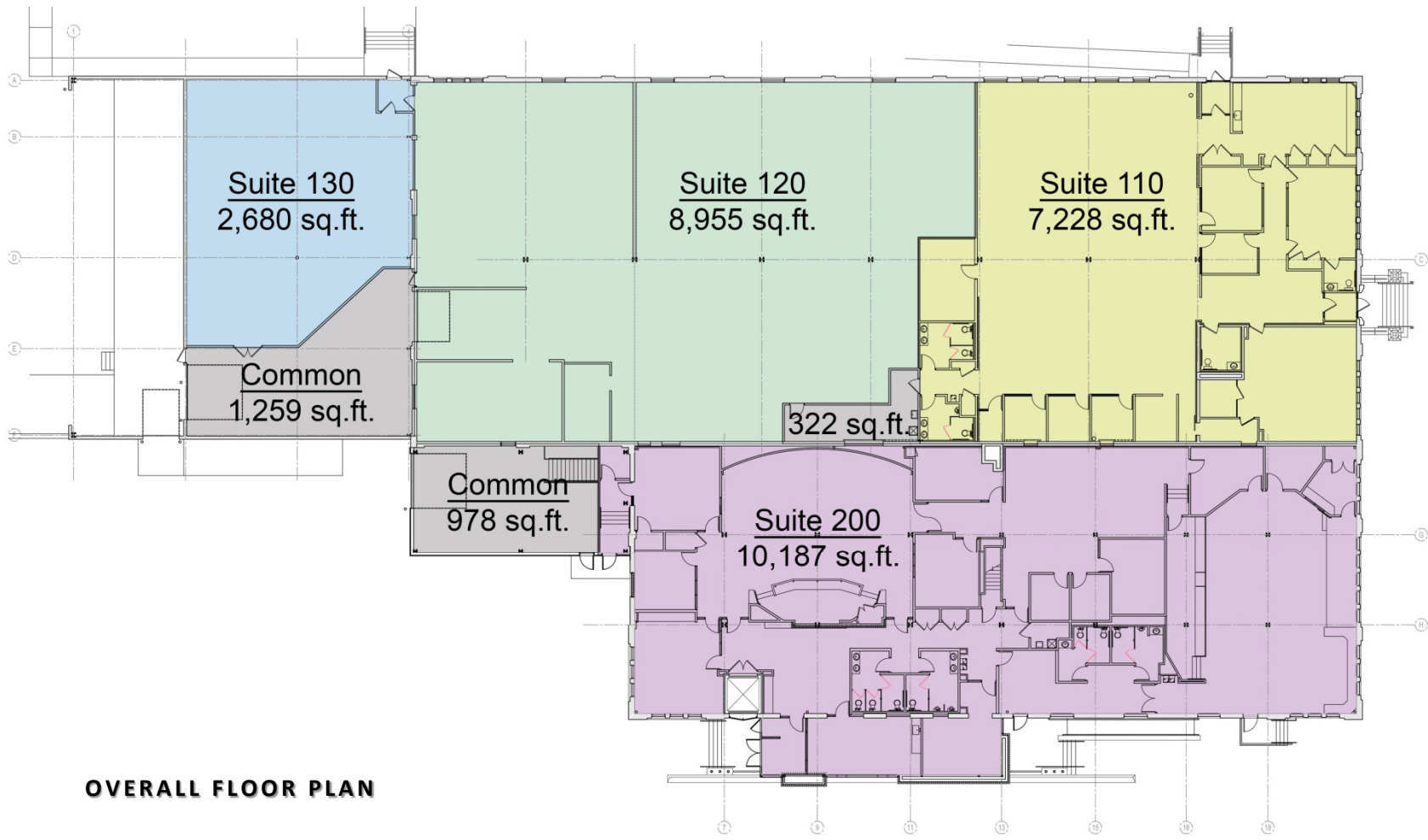
Available SF:	8,955 SF (Suite 120)		
Lease Rate:	\$11.00 - \$14.00 per SF		
Lease Terms:	Minimum 1 Year	Lease Type:	Modified Gross
Space Type:	Warehouse/Office/Retail	Date Available:	Immediately
Lessor Pays:	Common area maintenance, taxes and insurance		
Lessee Pays:	Utilities (gas, electric, water/sewer), refuse, janitorial and telephone/internet		

Suite 130

Available SF:	2,680 SF (Suite 130)		
Lease Rate:	\$8.50 per SF		
Lease Terms:	Minimum 1 Year	Lease Type:	Modified Gross
Space Type:	Office/Retail	Date Available:	01DEC17
Lessor Pays:	Common area maintenance, taxes and insurance		
Lessee Pays:	Utilities (gas, electric, water/sewer), refuse, janitorial and telephone/internet		

Utilities & Services

Water/Sewer:	City of Benton Harbor
Gas:	Michigan Gas Utilities
Electric:	Indiana & Michigan Power, a division of American Electric Power Company
Telephone:	AT&T and/or Comcast
Road Service:	City Serviced
Fire:	City of Benton Harbor Public Safety
Police:	City of Benton Harbor Public Safety



OVERALL FLOOR PLAN

330 West Main Street | Benton Harbor, MI

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