



Office | For Sale | 7,595 SF

**Stable Single-Tenant Life Sciences  
Investment**  
**Downtown Kalamazoo**

**126 E South Street**  
**Kalamazoo, MI 49007**

## Overview

Investment opportunity featuring a long-term lease to an established contract biotechnology laboratory serving pharmaceutical, cosmetic, and consumer health clients with genomic, biomarker, and cell-based testing. The specialized build-out includes five fully improved labs, dedicated conference room, and administrative/billing offices. Property offers an attached parking garage, substantial electrical capacity to support lab operations, and a low-impact, quiet tenancy ideal for an office or research environment.

**Sale Price**

**\$499,000**  
PRICE REDUCED !!

**Derek Wissner**  
269.373.8105 [direct]  
269.930.1679 [mobile]  
dwissner@ccmichigan.com

**Matthew Callander, CCIM**  
269.384.8368 [direct]  
269.271.5187 [mobile]  
mcallander@ccmichigan.com





## PROPERTY FEATURES



Municipality:	Kalamazoo
Available for Sale:	7,595 SF
Lot Dimensions:	54.25' x 163'
Year Built:	1978
Zoning Code / Description:	D-2 / Downtown 2
Between Streets:	Corner of Kalamazoo Mall and South Street
Sewer / Water:	Public / Public
Heat Type / Source:	Boiler / Gas
Parking Spaces:	Attached Municipal Parking Ramp
# of Restrooms:	2
Air Conditioning:	Central Air
Utilities Attached:	Gas and Electric
Power:	400 / 208 / 3ph
Fiber Optics:	Yes
Capitalization Rate:	8.03%



126 E South Street | Kalamazoo, MI 49007

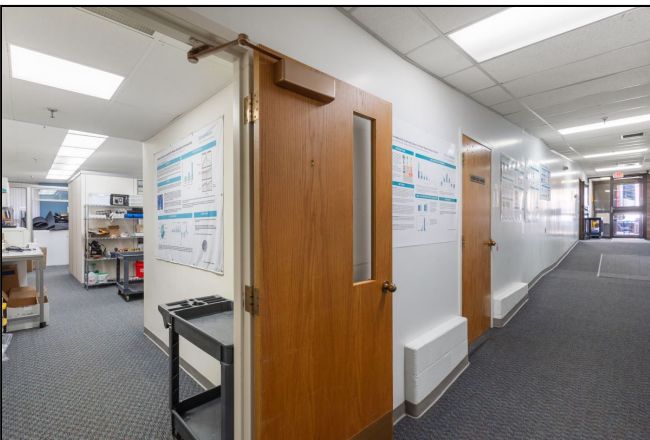
**Derek Wissner**  
269.373.8105 [direct]  
269.930.1679 [mobile]  
dwissner@ccmichigan.com

**Matthew Callander, CCIM**  
269.384.8368 [direct]  
269.271.5187 [mobile]  
mcallander@ccmichigan.com





## INTERIOR PHOTOS



126 E South Street | Kalamazoo, MI 49007

**Derek Wissner**  
269.373.8105 [direct]  
269.930.1679 [mobile]  
dwissner@ccmichigan.com

**Matthew Callander, CCIM**  
269.384.8368 [direct]  
269.271.5187 [mobile]  
mcallander@ccmichigan.com





## AERIAL PHOTOS



126 E South Street | Kalamazoo, MI 49007

**Derek Wissner**  
269.373.8105 [direct]  
269.930.1679 [mobile]  
dwissner@ccmichigan.com

**Matthew Callander, CCIM**  
269.384.8368 [direct]  
269.271.5187 [mobile]  
mcallander@ccmichigan.com

