



Office | For Lease | 445 - 24,371 SF

One Crosstown Plaza
Kalamazoo, Michigan

555 W Crosstown Parkway
Kalamazoo, MI 49008

Overview

One Crosstown Plaza is a professional and prominent corporate office building with move-in ready office suites ranging in size from 455 SF to 11,163 SF. This is a four-story office building that is located just south of Downtown Kalamazoo convenient to I-94 or US-131 with access to retail and restaurants nearby. This property has professional management, convenient on-site parking, high speed internet/fiber optic availability, large windows, in-suite janitorial, loading dock access and monument signage.

Lease Price \$22.00/SF Gross
Gross Lease (Tenant pays interior janitorial, phone and internet)

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

Sandy Edwards, CCIM
269.373.8102 [direct]
269.207.0971 [mobile]
sedwards@ccmichigan.com

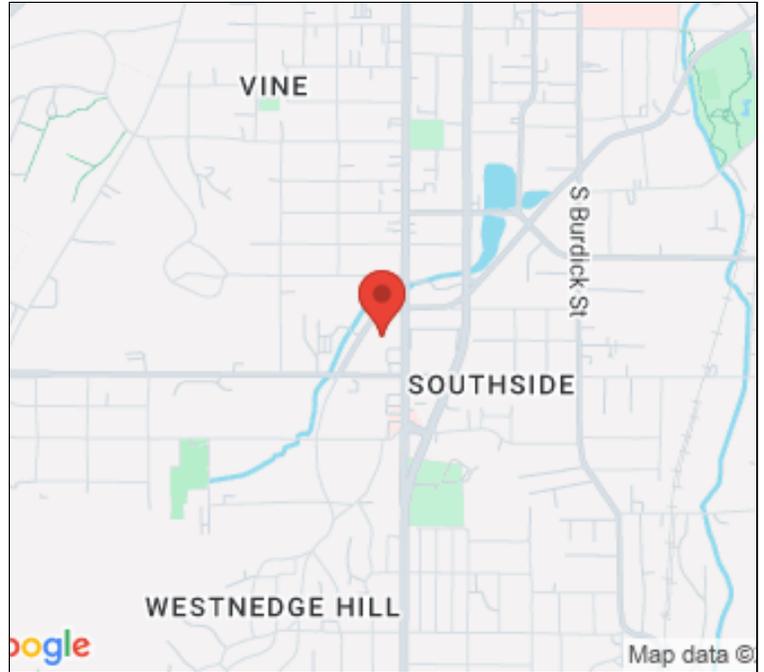




PROPERTY FEATURES



Gross Size:	51,646 SF
Office SF:	445 - 11,163 SF
Buildings / Units:	1 Building / 5 Units
Building Levels:	4 Levels
Total Acres:	3.04 Acres
Lot Dimensions:	639.50' X 207'
Year Built / Renovated:	1985 / 2006
Zoning Code / Description:	Commercial Node / C-Node
Between Streets:	Westnedge and Howard
Construction:	Brick / Steel
Sewer / Water:	Public / Public
Heat Type / Source:	Forced Air / Gas
Parking # / Type:	200 / Asphalt
Restrooms:	2 / Per Floor
Utilities Available:	All Public Utilities
Barrier Free Access:	Yes



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OVERVIEW

Class A office building with move-in ready offices ranging from 455 SF to 11,163 SF. This is a 4-story office building just south of Downtown Kalamazoo convenient to I-94 or US-131 with access to retail and restaurants. Property has on-site parking, high speed internet, in-suite janitorial and monument signage

- One of the finest professional office buildings in Kalamazoo
- Suites available range in size from 455 SF to 11,163 SF
- Premiere location at the SW Corner of Westnedge & Crosstown Parkway
- Convenient on-site surface parking at no additional cost
- High-speed internet/fiber optics availability
- In-suite janitorial
- Class A office tenant mix
- Common area square footage charges may apply

Available Space

Space:	Size:	Type:	Availability:
1) 1st Floor - Ste. 101	5,607 SF	Office	For Lease @ \$22.00/SF Gross (\$10,280/Month)
2) 3rd Floor - Ste. 304	11,163 SF	Office	For Lease @ \$22.00/SF Gross (\$20,466/Month)
3) 4th Floor - Ste. 400	5,937 SF	Office	For Lease @ \$22.00/SF Gross (\$10,885/Month)
4) 4th Floor - Ste. 401	1,219 SF	Office	For Lease @ \$22.00/SF Gross (\$2,235/Month)
5) 4th Floor - Ste. 403	445 SF	Office	For Lease @ \$22.00/SF Gross (\$816/Month)

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BUILDING ENTRY



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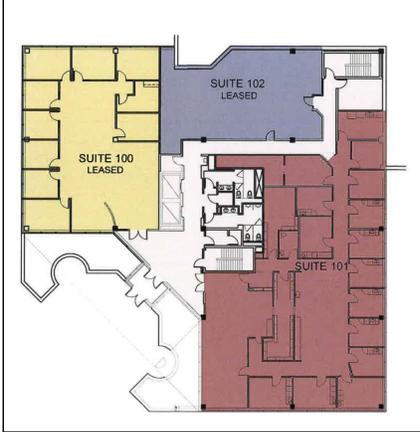
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SUITE 101 - 5,607 SF @ \$22.00 PSF



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SUITE 101- INTERIOR PHOTOS



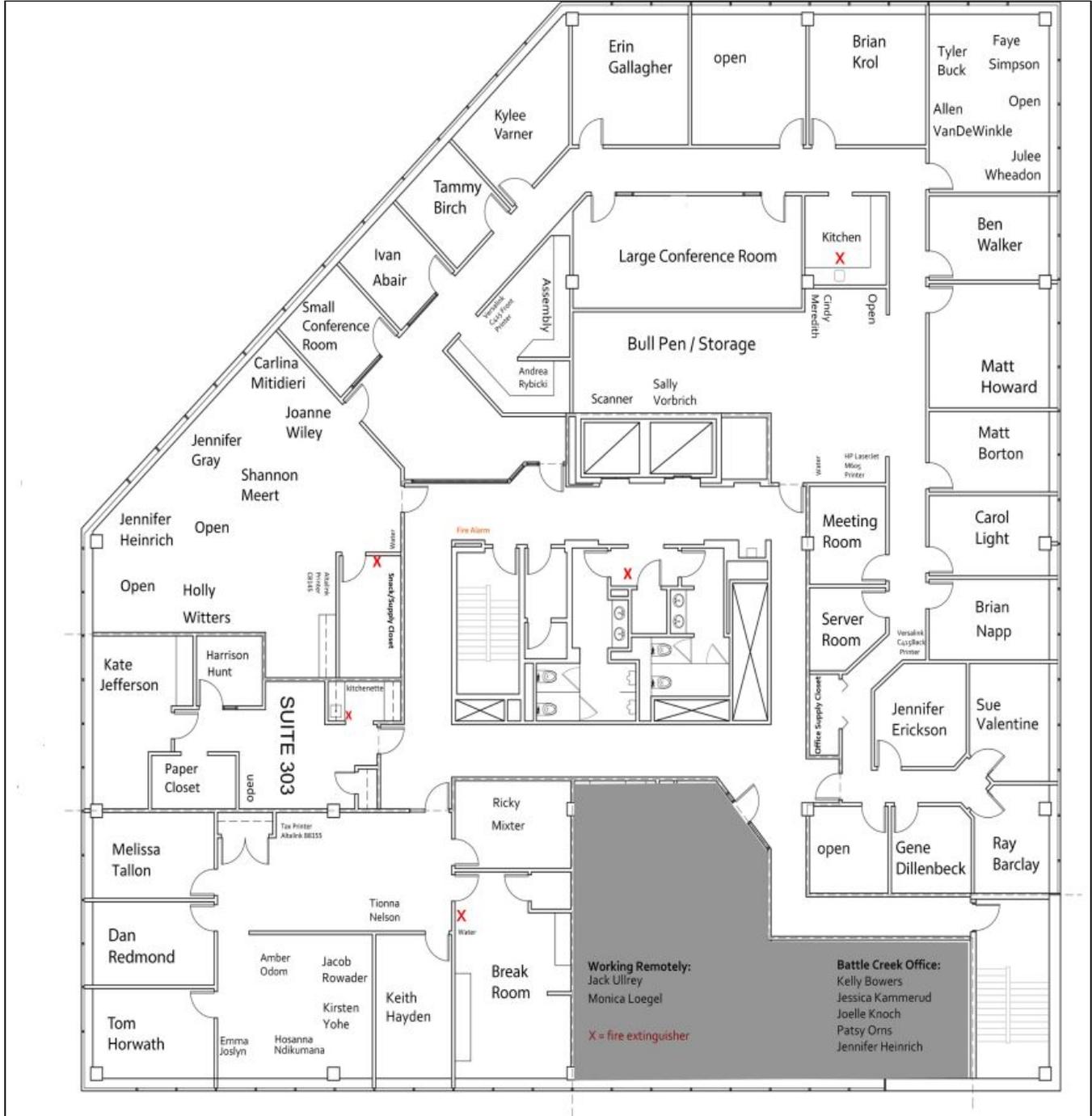
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SUITE 304 - 11,163 SF @ \$22.00 PSF FLOOR PLAN



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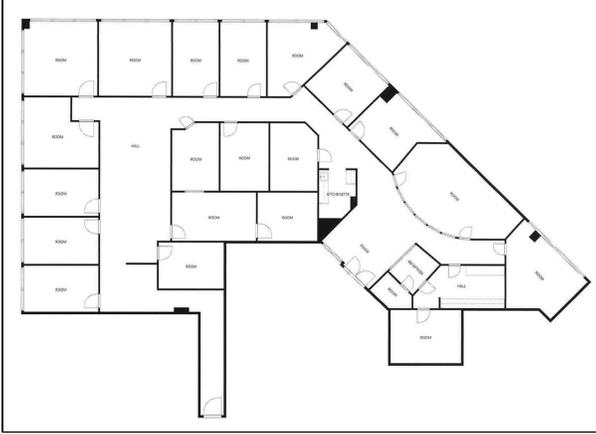
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SUITE 400 - 5,937 SF @ \$22.00 PSF



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SUITE 400 - INTERIOR PHOTOS



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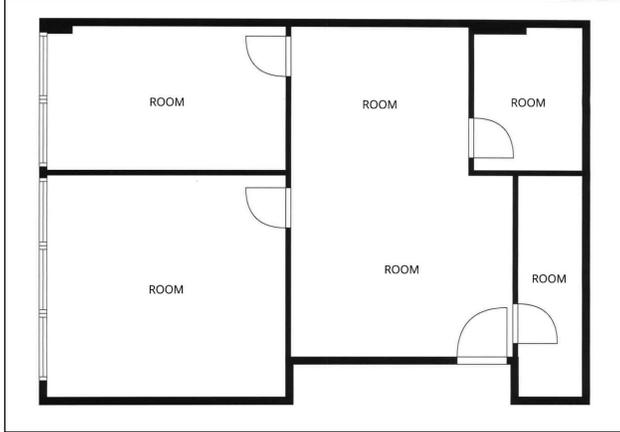
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SUITE 401 - 1,219 SF @ \$22.00 PSF



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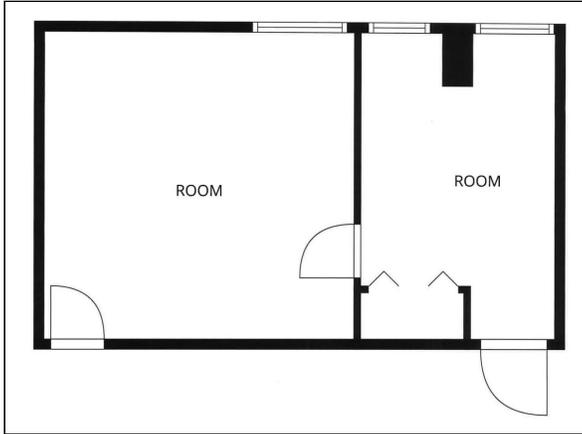
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SUITE 403 - 445 SF @ \$22.00 PSF



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AERIAL PHOTOS



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