

**Kalamazoo**  
COMMERCIAL REAL ESTATE

OFFICE  
SPACE

FOR  
LEASE

501 W WILLARD STREET  
KALAMAZOO, MI

**LISTING AGENTS**

**Andrew Gyorkos**

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**T.J. Ward**

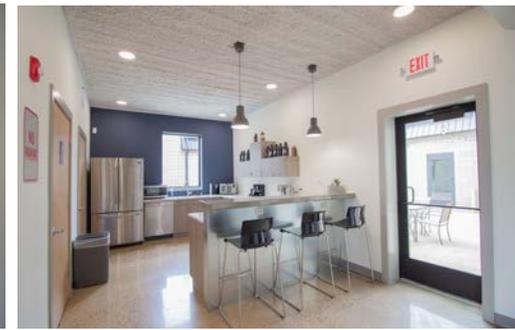
TJ@KalamazooCRE.com

**Office:**

269-888-2755

501 West Willard Street  
Kalamazoo, MI 49007

www.KalamazooCRE.com



OFFERED FOR LEASE AT  
**\$19.50 PSF | NNN**

501 West Willard Street is a 2,500 SF, modern office space offering style, functionality, and convenient access to Downtown Kalamazoo. This office was completely renovated in 2020, featuring an open-concept floorplan that includes a large conference room with a coffee bar, a lobby area with a reception desk, five private offices, and a kitchenette.

The first floor space features a contemporary design with a glass overhead door that opens to a private 1,300 SF courtyard, ideal for outdoor meetings, hosting events, or a relaxing break.

The property offers great signage opportunities situated on the corner of Westnedge Avenue and Willard Street, and includes ample onsite parking.

## PROPERTY + BUILDING FACTS

**501 W WILLARD STREET  
KALAMAZOO, MI**

**\$19.50 PSF | NNN**  
LISTING PRICE

### THE PROPERTY

**APN:** 06-16-434-010

**Acres:** 0.735

**Parking:** Onsite Parking

**Zoning:** LW2  
Live-Work 2

### THE SUITE

**Suite Size:** 2,500 SF

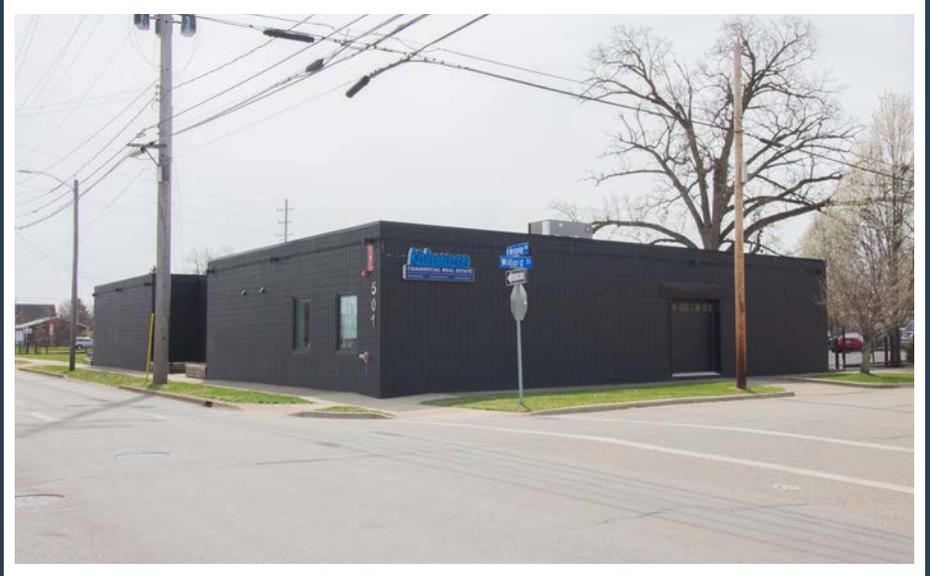
**Restrooms:** Two (2); 1 ADA

**Restrooms:** Common Area

**Flooring:** Carpet/Concrete

**Private Offices:** Six (6)

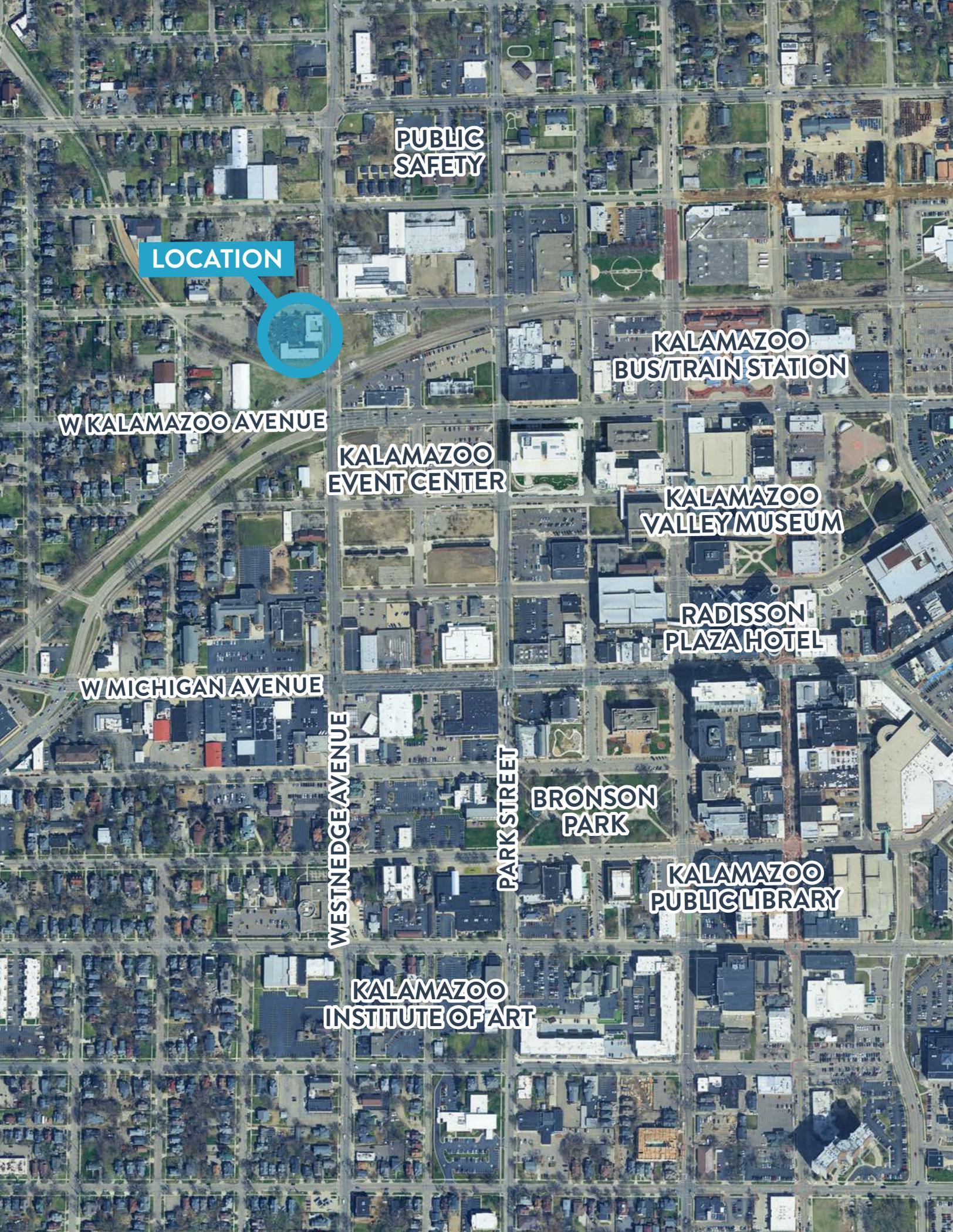
\* Current tenant needs  
+/- 6 months to vacate.



### AERIAL OUTLINE OF PARCEL



The information contained in this offering is believed to be accurate, but remains subject to errors, omissions, and/or withdrawal without prior notice. Prospective Buyer/Tenant should complete their own due diligence and should not rely on Owner/Landlord-provided materials or representations.



**PUBLIC  
SAFETY**

**LOCATION**

**KALAMAZOO  
BUS/TRAIN STATION**

**W KALAMAZOO AVENUE**

**KALAMAZOO  
EVENT CENTER**

**KALAMAZOO  
VALLEY MUSEUM**

**RADISSON  
PLAZA HOTEL**

**W MICHIGAN AVENUE**

**WESTEDGE AVENUE**

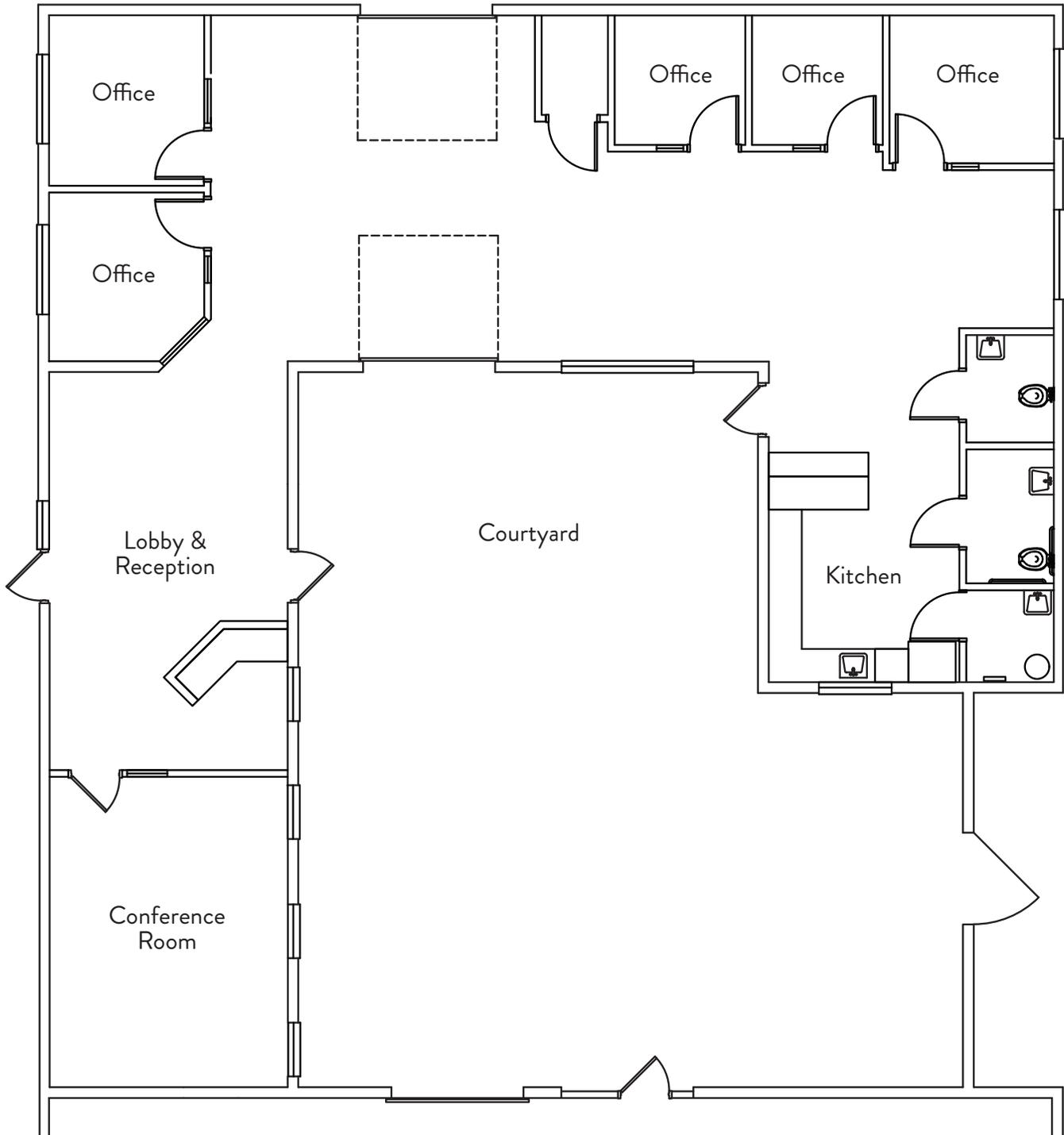
**PARK STREET**

**BRONSON  
PARK**

**KALAMAZOO  
PUBLIC LIBRARY**

**KALAMAZOO  
INSTITUTE OF ART**

# FLOOR PLAN



# PROPERTY PHOTOS



# PROPERTY PHOTOS

