



List Number: 23012072 **Total # Bldgs:** 1 **Current Bldg Use:** Status: Active
Unit #: Suite 800 **Total # Units:** 1 **New Construction:** Monthly Rent: 10,814.38
Sub-Area: K09 - Dntown S To Crosstown **# Fin Bldg Lvlis:** 9 **No**
Municipality: Kalamazoo City **# of Diff Unit Floor Plans:** 1 **Tax ID #:** 39000615380232
County: Kalamazoo **Lot Acres:** 0.78 **Road Frontage:** 215
Property Sub-Type: Office **Lot Dimensions:** 215' x 157' **Total Net SqFt:** 7,865
Lot Measurement: Total SqFt: 7,865
Acres: **Utility Ext. District:**
Lot Square Footage: 33,977 **Year Built:** 1970
Year Remodeled:
Directions: Located in downtown Kalamazoo just south of Michigan Avenue.

Unit 1:

Unit Description: 7nd Floor; SqFt: 2,270

Legal: On File	SEV: 3,370,500	For Tax Year: 2020	Non-Conforming Use: No
Taxable Value: 2,522,186	Zoning: CCBD	Special Assmt/Type: Unknown	
School District: Kalamazoo			
Additional Details: Passenger Elevators: 1	Heat Source: Electric	Sewer: Public	
Additional Features: Barrier Free; Bath Common Area; Expandable; Fire Sprinkler; Security System	Heat Type: Baseboard	Foundation:	
Air Conditioning: Central Air	Income and Expenses:	Street Type: Paved; Public	
Below Grade: Basement	Buyer Agency: %	Tenant Pays: Electric; Janitorial	
Construction Type: Steel	Type:	Uses: Professional/Office	
Docs at List Office: Aerial Photo; Traffic Study	Lease Term: 36 Months	Util Avail at St: Broadband; Cable; Electric; Natural Gas; Public Sewer; Public Water; Storm Sewer; Telephone	
Docs Req Conf Agrmnt:	Lease Type: Modified Gross	Utilities Attached: Electric; Natural Gas; Telephone	
Driveway:	Lease Information: Turn Key	Water: Public	
Exterior Material: Other	Roofing: Rubber	Water Fea. Amenities:	
	Send to Econ Dev Org: MEDC; SWMI First, Region 5	Water Type:	
		SqFt Information: Rentable Office SqFt: 7,865; Total Bldg Office SqFt: 7,865	

Public Remarks: OUR DOWNTOWN SENSIBLE SOLUTION, Beautiful Class A office space available Summer of 2023. . The space was formerly an attorney's office and features a built-in reception desk, 8 built-in workstations, beautiful conference room, kitchen with dishwasher and fridge, work room and 20 private offices along the windows. Move-in ready condition. Space can be combined with adjoining suite to make it larger. See broker for additional information. Visit: www.151SouthRoseStreet.com