



Office | For Lease | 9,618 SF

Sub-Lease Opportunity Momany Business Center

**440 Renaissance Drive
St. Joseph, MI 49085**

Overview

Beautiful large office space in newer development near Lake Michigan, Downtown St. Joseph and Harbor Shores Golf Course. Space offers huge conference room / training room, private offices, bullpen and/or cubicle area, reception area. Potentially could be split into 2 units. 652 sf of common area with restrooms. Kitchen/dining area, IT room, glass walls in most offices. Brand new St. Joseph Tech Center being built next door. Sub-lease opportunity.

Lease Price \$12.60/SF NNN
Sub-Lease Opportunity.

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PROPERTY FEATURES



County:	Berrien
Municipality:	City of St Joseph
Available for Lease:	9,618 SF
Office SF:	8,966 SF
Multi SF:	652 SF
# of Units:	1 Unit
Occupancy Info:	available 1/1/24 thru 11/30/29
Zoning Code:	PP
Between Streets:	North M-63 and Marine Drive
Construction:	Poured Concrete / -
Heat Source:	Gas
Restrooms:	2 / Common Area
Air Conditioning:	Central Air
Key Instructions:	Contact listing agent for showing.



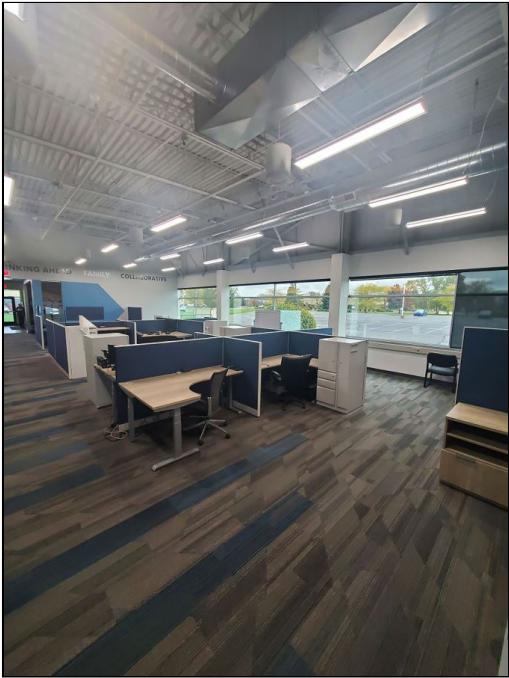
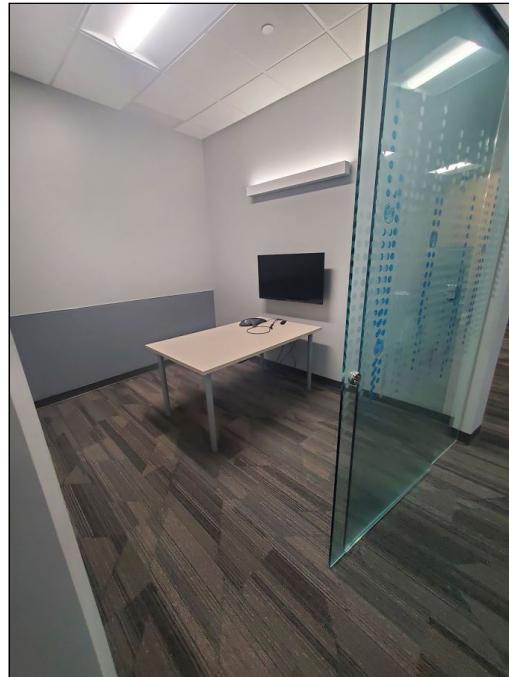
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INTERIOR PHOTOS



440 Renaissance Drive | St. Joseph, MI 49085

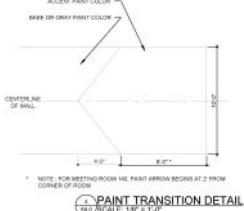
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Callander Commercial

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FLOOR PLAN



INTERIOR FINISHES

ITEM	DESCRIPTION	STYLE	COLOR	SIZE	NOTES
SP1	Coyer Paint Color	Paint	White	20' x 20'	Contract Paint Color from Great Lakes Contract at #10-11000
SP2	Coyer Paint	Paint	White	20' x 20'	Contract Paint Color from Great Lakes Contract at #10-11000
SP3	Coyer Paint	Paint	White	20' x 20'	Contract Paint Color from Great Lakes Contract at #10-11000
SP4	Coyer Paint	Paint	White	20' x 20'	Contract Paint Color from Great Lakes Contract at #10-11000

INTERIOR FLOORING

ITEM	DESCRIPTION	STYLE	SIZE	NOTES
UF1	Leather Vinyl Tile	Interlock	12' x 12'	Staggered installation

TILES

ITEM	DESCRIPTION	STYLE	COLOR	SIZE	NOTES
T1	Recessed Tile	Stiles	Albion White Ceramic	White	1' x 1' x 1" thickness. 1/8" offset to SP above surface.
T2	Recessed Tile	Stiles	Albion White Ceramic	White	1' x 1' x 1" thickness. 1/8" offset to SP above surface.

BASE

ITEM	DESCRIPTION	STYLE	COLOR	SIZE	NOTES
BS1	Restored Wood Panels	Johnson	Blended C. Core	20' Charcoal M6	Use M6 - 1/8" offset from base. Contract from Johnson at #10-11000

REAR

ITEM	DESCRIPTION	STYLE	COLOR	SIZE	NOTES
PT1	Floor Paint - White	Shaw Williams	201750 Pure White	Part walls and GYV ridge PC-1 unless otherwise noted	
PT2	Accent Paint - White	Shaw Williams	201750 Pure White	Contract from Johnson at #10-11000	
PT3	Accent Paint - Muted Grey	Shaw Williams	201767 Crystal	Contract from Johnson at #10-11000	
PT4	Accent Paint - Muted Blue	Shaw Williams	201768 Indigo Blue	Contract from Johnson at #10-11000	
PT5	Accent Paint - Muted Blue	Shaw Williams	201768 Indigo Blue	Contract from Johnson at #10-11000	
PT6	Accent Paint - Warm Grey	Shaw Williams	201732 Silver Stone	Contract from Johnson at #10-11000	
PT7	Ceiling Accents - Warm Grey	Shaw Williams	201732 Silver Stone	Contract from Johnson at #10-11000	
PT8	Accent Paint - Orange	Shaw Williams	201769 Orange	Contract from Johnson at #10-11000	
PT9	Accent Paint - Red	Shaw Williams	201769 Orange	Contract from Johnson at #10-11000	

LAMINATE

ITEM	DESCRIPTION	STYLE	COLOR	SIZE	NOTES
LM1	Common - Cabinet Fronts	Wiseform	Standard Laminate	16'0" x 28' Primary Panel	Contact Jon - Reach from Lumberlink at #10-11000

SOFT SURFACE

ITEM	DESCRIPTION	STYLE	COLOR	SIZE	NOTES
SS1	Soft Surface	Hardcover	COMBI Armchair	1' x 1' Armrest edge	Contract from Monza from Monza Surface at #10-11000

ACOUSTIC CEILING TILE

ITEM	DESCRIPTION	STYLE	COLOR	SIZE	NOTES
ACT1	Acoustic Ceiling Tile	Acoustics	Blue #1177 Standard	Standard White. Price: 20' x 20' x 1/2" Acoustics Standard 1/2" grid system.	Contract from Acoustics at #10-11000

GENERAL INTERIOR FINISH NOTES

1. All interior finish materials are to be applied in accordance with the manufacturer's instructions.
2. Interior paint finishes are to be applied in accordance with the manufacturer's instructions.
3. All materials to be installed according to manufacturer's recommendations.

ROOM FINISH SCHEDULE

ROOM	FINISH CODE	ITEM	STYLE	SIZE	SP1	SP2	BS1	ACT1	MONITOR	COLLAB	ACT2
101	Living	UF1	Interlock	20' x 20'	SP1	SP2	BS1	ACT1	SP1	SP2	ACT1
102	Kitchen	UF1	Interlock	20' x 20'	SP1	SP2	BS1	ACT1	SP1	SP2	ACT1
103	Bar	UF1	Interlock	20' x 20'	SP1	SP2	BS1	ACT1	SP1	SP2	ACT1
104	Break	UF1	Interlock	20' x 20'	SP1	SP2	BS1	ACT1	SP1	SP2	ACT1
105	Office	UF1	Interlock	20' x 20'	SP1	SP2	BS1	ACT1	SP1	SP2	ACT1
106	Storage	UF1	Interlock	20' x 20'	SP1	SP2	BS1	ACT1	SP1	SP2	ACT1
107	Break	UF1	Interlock	20' x 20'	SP1	SP2	BS1	ACT1	SP1	SP2	ACT1
108	Storage	UF1	Interlock	20' x 20'	SP1	SP2	BS1	ACT1	SP1	SP2	ACT1
109	Storage	UF1	Interlock	20' x 20'	SP1	SP2	BS1	ACT1	SP1	SP2	ACT1
110	Storage	UF1	Interlock	20' x 20'	SP1	SP2	BS1	ACT1	SP1	SP2	ACT1
111	Storage	UF1	Interlock	20' x 20'	SP1	SP2	BS1	ACT1	SP1	SP2	ACT1
112	Storage	UF1	Interlock	20' x 20'	SP1	SP2	BS1	ACT1	SP1	SP2	ACT1
113	Storage	UF1	Interlock	20' x 20'	SP1	SP2	BS1	ACT1	SP1	SP2	ACT1
114	Kitchen	UF1	Interlock	20' x 20'	SP1	SP2	BS1	ACT1	SP1	SP2	ACT1
115	Kitchen	UF1	Interlock	20' x 20'	SP1	SP2	BS1	ACT1	SP1	SP2	ACT1
116	Kitchen	UF1	Interlock	20' x 20'	SP1	SP2	BS1	ACT1	SP1	SP2	ACT1
117	Kitchen	UF1	Interlock	20' x 20'	SP1	SP2	BS1	ACT1	SP1	SP2	ACT1
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