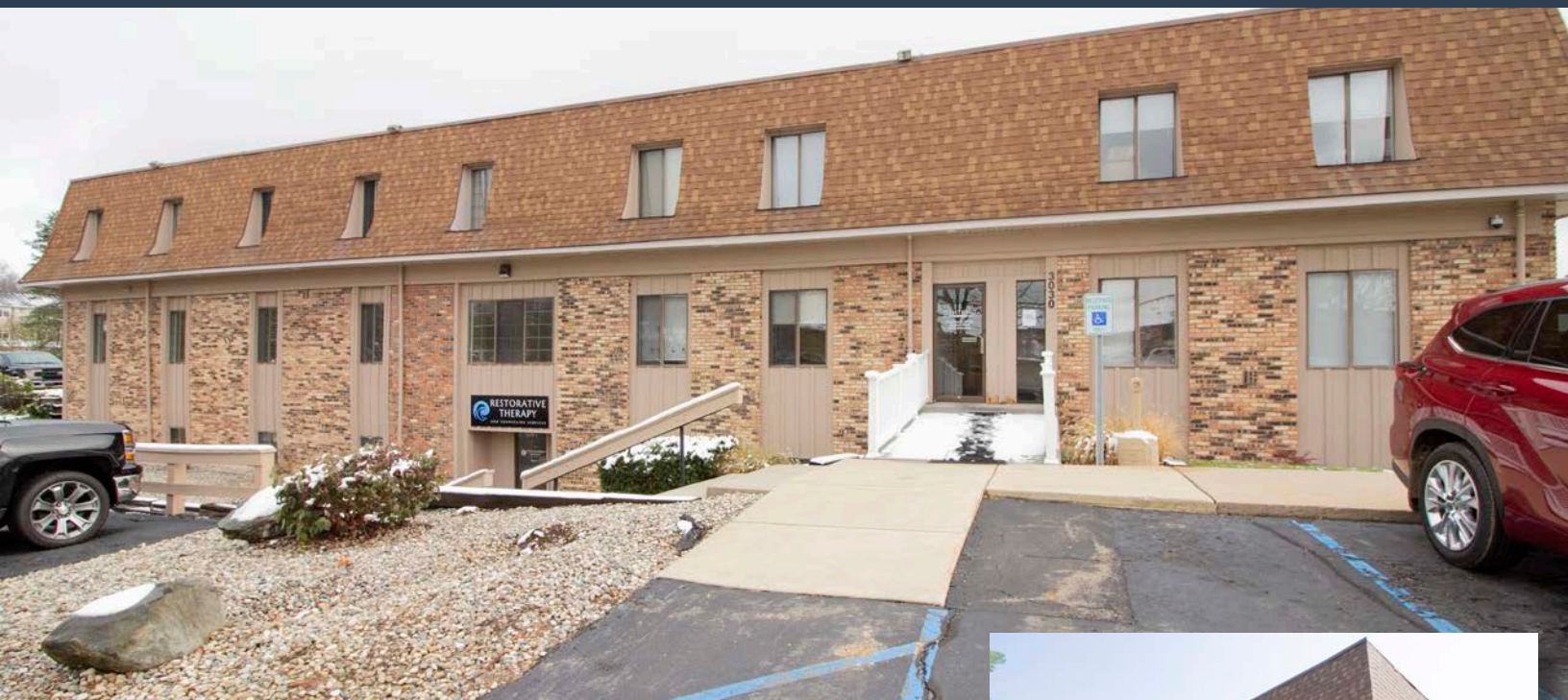


**FOR LEASE**  
3030 South 9th Street  
Kalamazoo, Michigan



## UNDER NEW MANAGEMENT SMALL FORMAT OFFICE SPACE

Oshtemo Office Park, a multi-tenant office building, is under new management and is currently being renovated. This 3030 9th Street office building is centrally located on the busy 9th Street corridor and has convenient access to I-94 and US-131. The building has ample on-site parking.

The available office spaces are perfect for medical, insurance, financial planning, accounting, and other like professional users.

All leases will be offered on a gross basis with Landlord paying common area upkeep, window washing, landscaping, snow removal, elevator maintenance, parking lot maintenance, taxes, and insurance.

TI funds are available for a qualified tenant contact agent for details. Three top floor suites could be combined for a total of ~2,500 SF.



### AGENT INFORMATION

**Chad VanDerwall**  
Chad@KalamazooCRE.com

**T.J. Ward**  
TJ@KalamazooCRE.com

**Office:**  
269-888-2755

501 West Willard Street  
Kalamazoo, MI 49007

[www.KalamazooCRE.com](http://www.KalamazooCRE.com)

## The BUILDING

<b>Building Size:</b>	19,800 SF
<b>Restrooms:</b>	Common Areas (Floor)
<b>Flooring:</b>	Carpet; Vinyl
<b>Parking:</b>	90 Spaces
<b>Number of Stories:</b>	Three (3) Stories
<b>Signage:</b>	Exterior and Interior

## The PROPERTY

<b>Location:</b>	3030 9th Street
<b>City, State:</b>	Kalamazoo, Michigan
<b>Zoning:</b>	City of Kalamazoo; CO
<b>Parcel Number:</b>	05-26-380-046
<b>Acres:</b>	1.350
<b>Dimensions:</b>	203.24' x 289.34'

## Lease INFORMATION

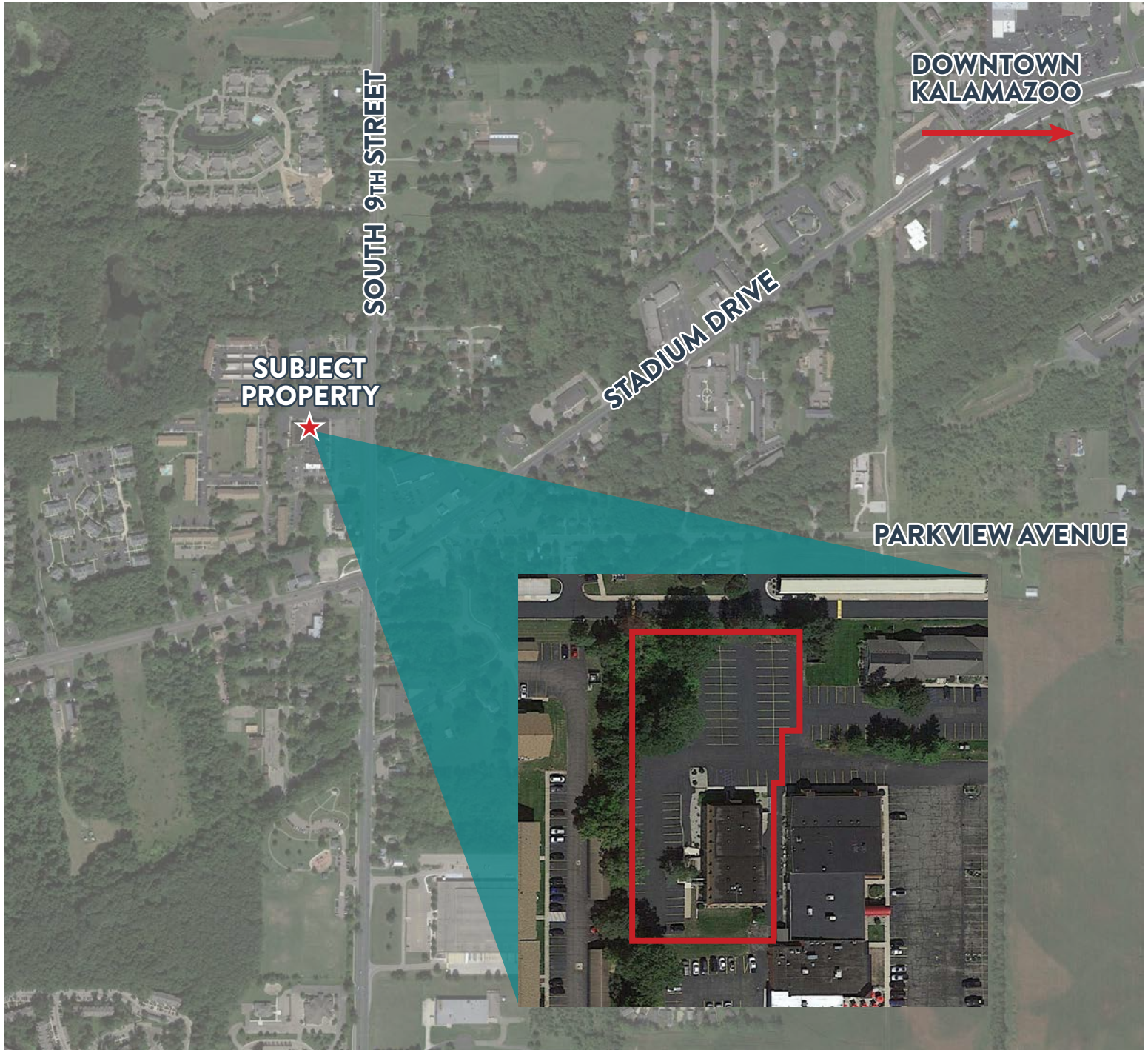
Unit	Size	Lease Rate	Monthly Rate
2A	761 SF	\$18.00	\$1,141.79
2C	386 SF	\$23.00	\$739.83
2D	736 SF	\$18.00	\$1,104.00
2G	1,672 SF	\$18.00	\$2,508.00
3A	787 SF	\$17.00	\$1,114.92
3B	1,017 SF	\$17.00	\$1,440.75
3C	780 SF	\$17.00	\$1,105.00

Leases are subject to Landlord's approval of Tenant's use and credit.





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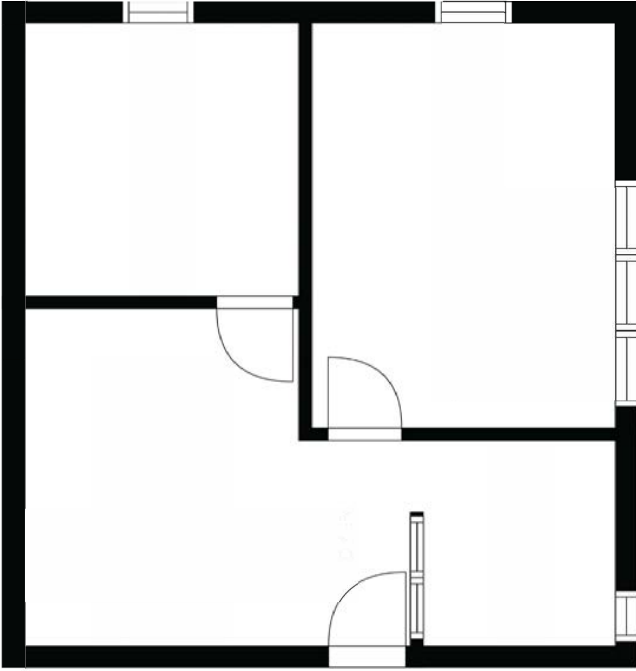
## SUITE 2A

761 SF

\$18.00 PSF - \$1,141/MO

## FOR LEASE

3030 South 9th Street  
Kalamazoo, Michigan





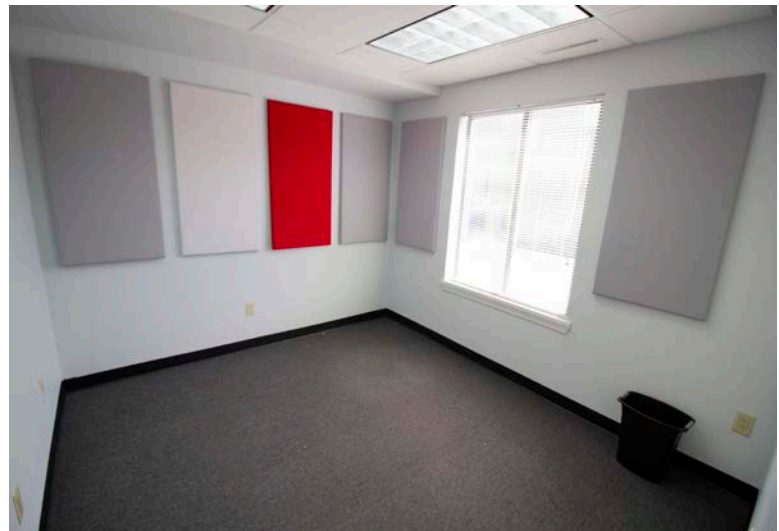
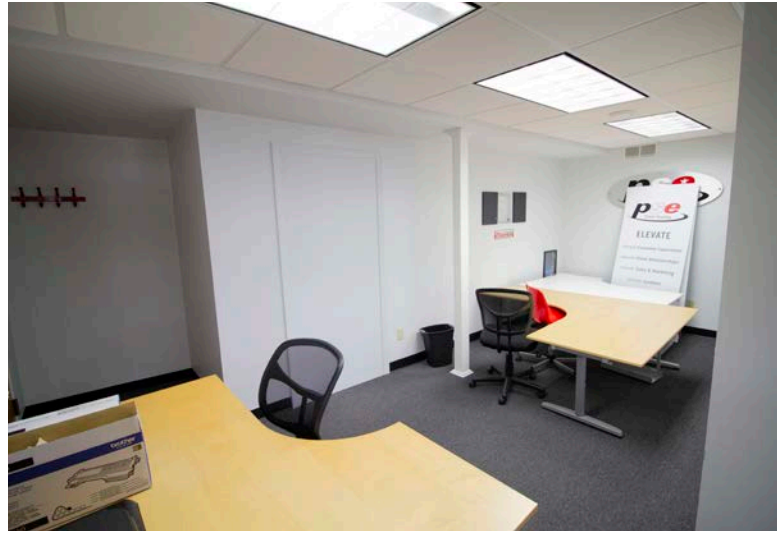
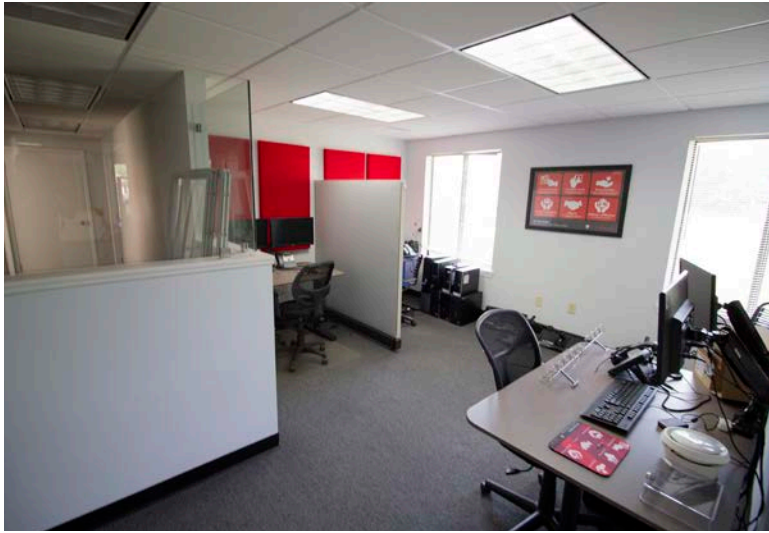
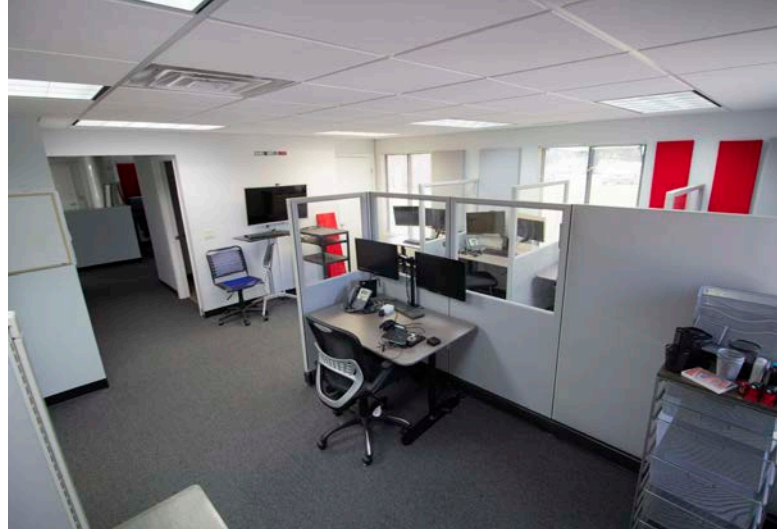
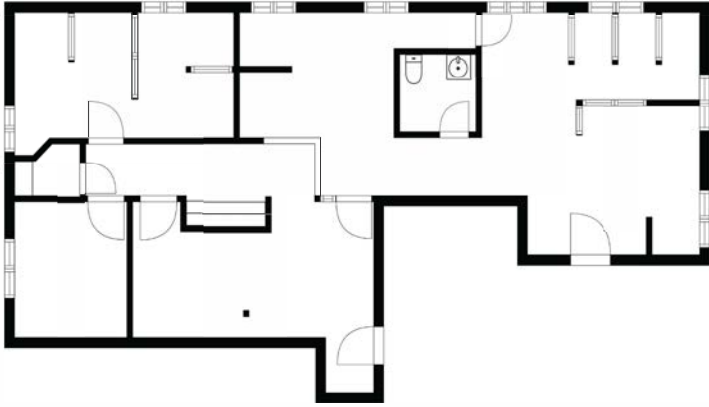
# SUITE 2G

1,672 SF

\$18.00 PSF - \$2,508.00/MO

# FOR LEASE

3030 South 9th Street  
Kalamazoo, Michigan



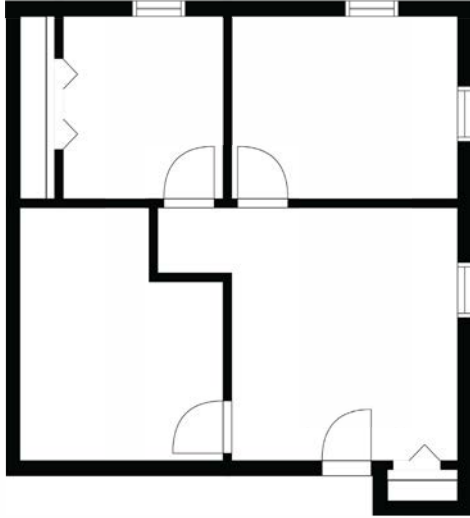
## SUITE 3A

787 SF

\$17.00 PSF - \$1,114.92/MO

## FOR LEASE

3030 South 9th Street  
Kalamazoo, Michigan





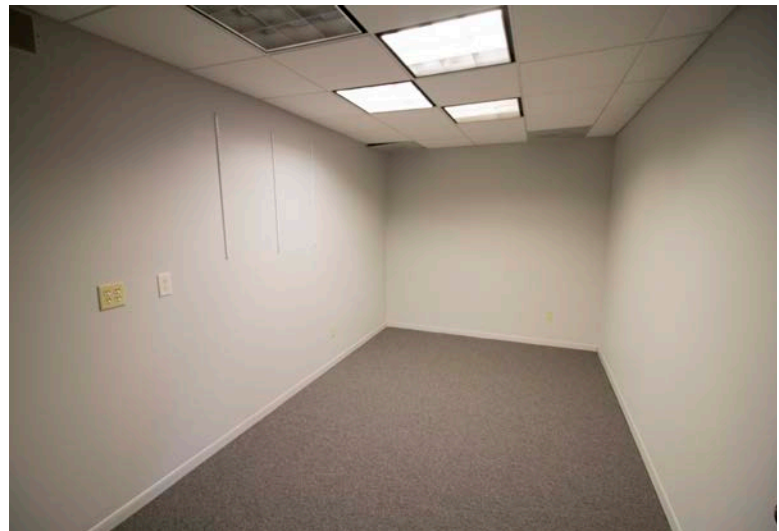
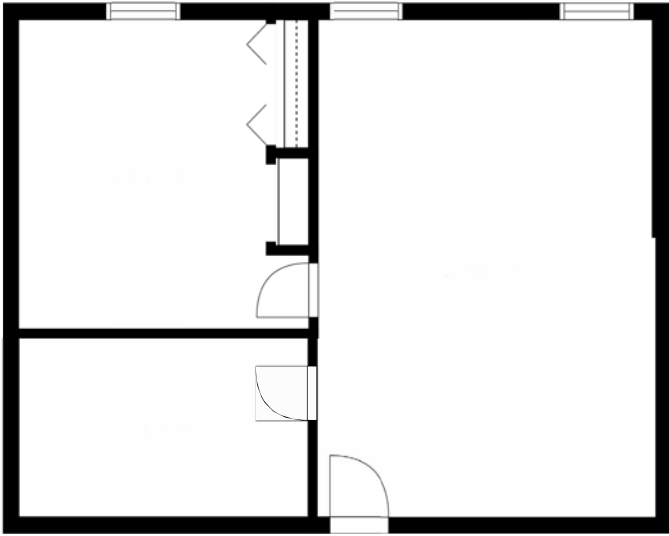
## SUITE 3B

1,017 SF

\$17.00PSF - \$1,440.75/MO

## FOR LEASE

3030 South 9th Street  
Kalamazoo, Michigan



## SUITE 3C

780 SF

\$17.00PSF - \$1,105.00/MO

## FOR LEASE

3030 South 9th Street  
Kalamazoo, Michigan

