

The Professional Center

2900 South State Street
City of St. Joseph, Berrien County, Michigan



**Professional Office Condominiums
For Sale or Lease**

FISKARS PROPERTIES, INC.

1000 Miners Road
Saint Joseph, Michigan 49085
269.428.7400 Fax 269.428.0932
Mobile 269.208.5302

The Professional Center

2900 South State Street
City of St. Joseph, Berrien County, Michigan

Own or Lease up to 15,444 sq. ft. of new professional office space.

Developer

Fiskars Properties, Inc.
1000 Miners Road
Saint Joseph, Michigan 49085
269.428.7400 Fax 269.428.0932
Mobile 269.208.5302
john@fiskarsinc.com
www.fiskarsinc.com/properties

Infrastructure

Sewer/
Water: Fully served by City of St. Joseph.
Gas: Fully served by Michigan Gas Utilities.
Electric: Fully served by American Electric Power.
Communications: AT&T/SBC Ameritech

Transportation

Destination -Chicago 90 miles -South Bend 35 miles
Access: -Grand Rapids 80 miles -Lansing 135 miles
 -Kalamazoo 35 miles -Detroit 184 miles

Distance to -Southwest Michigan Regional Airport - 2.5
Air Service: -Michiana Regional, South Bend - 35 miles
 -Kalamazoo/Battle Creek International - 35 miles
 -Kent County International- 80 miles
 -O'Hare International Airport, Chicago - 120 miles

**For
Information
Contact:**

Permitted Zoned for research and development, technical and office use.
Uses: Industrial uses, as they might be associated with the primary purposes listed above, are allowed.

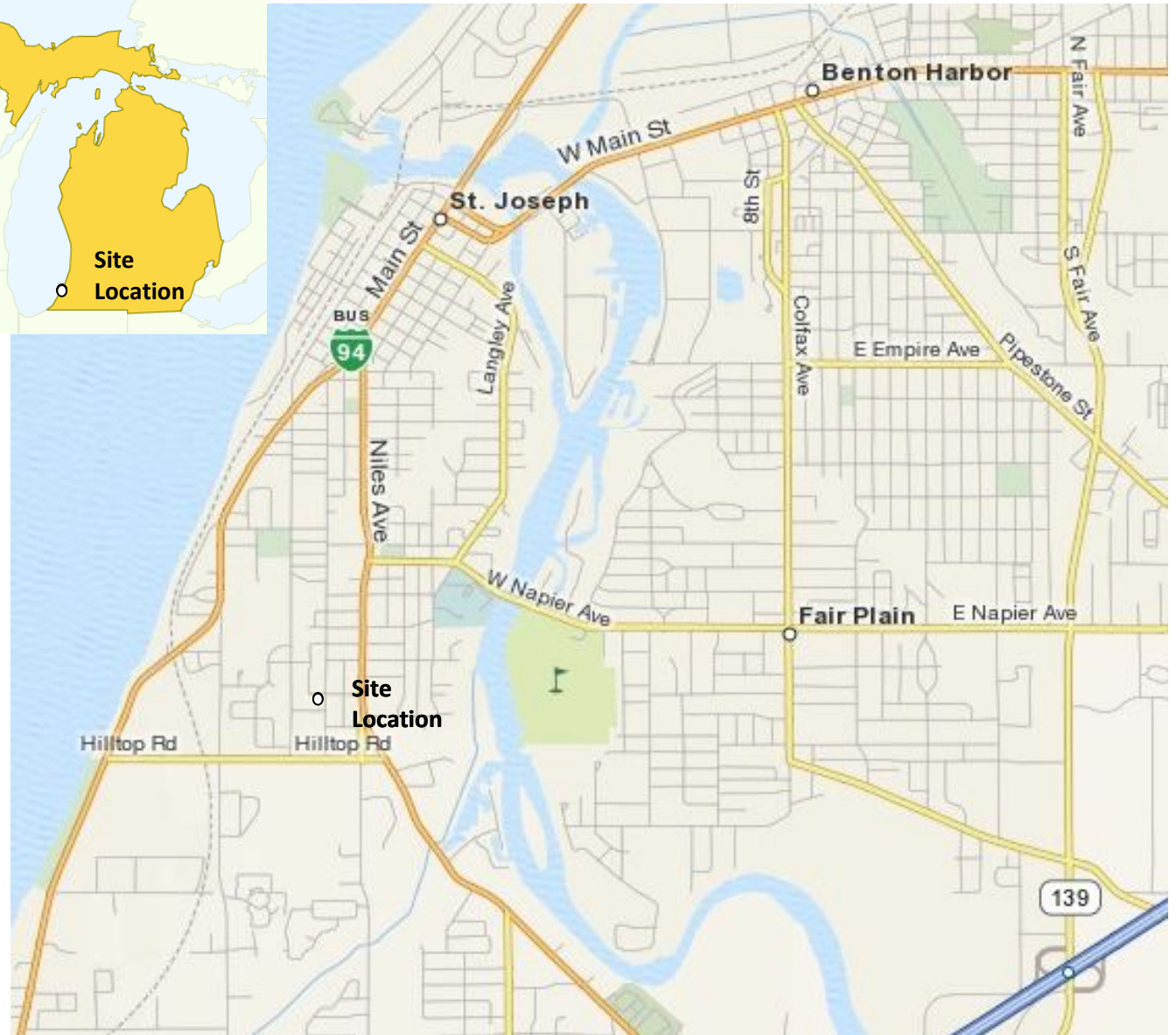
Police/Fire: Police - City of St. Joseph, Berrien County.
Fire - Nearest station approximately one mile. Full time professional.

James Agens: Fiskars Properties, Inc.
RE Broker Vice President Real Estate
1000 Miners Road
St. Joseph, MI 49085
(269) 208-5302
jiima@fiskarsinc.com
www.fiskarsinc.com/properties

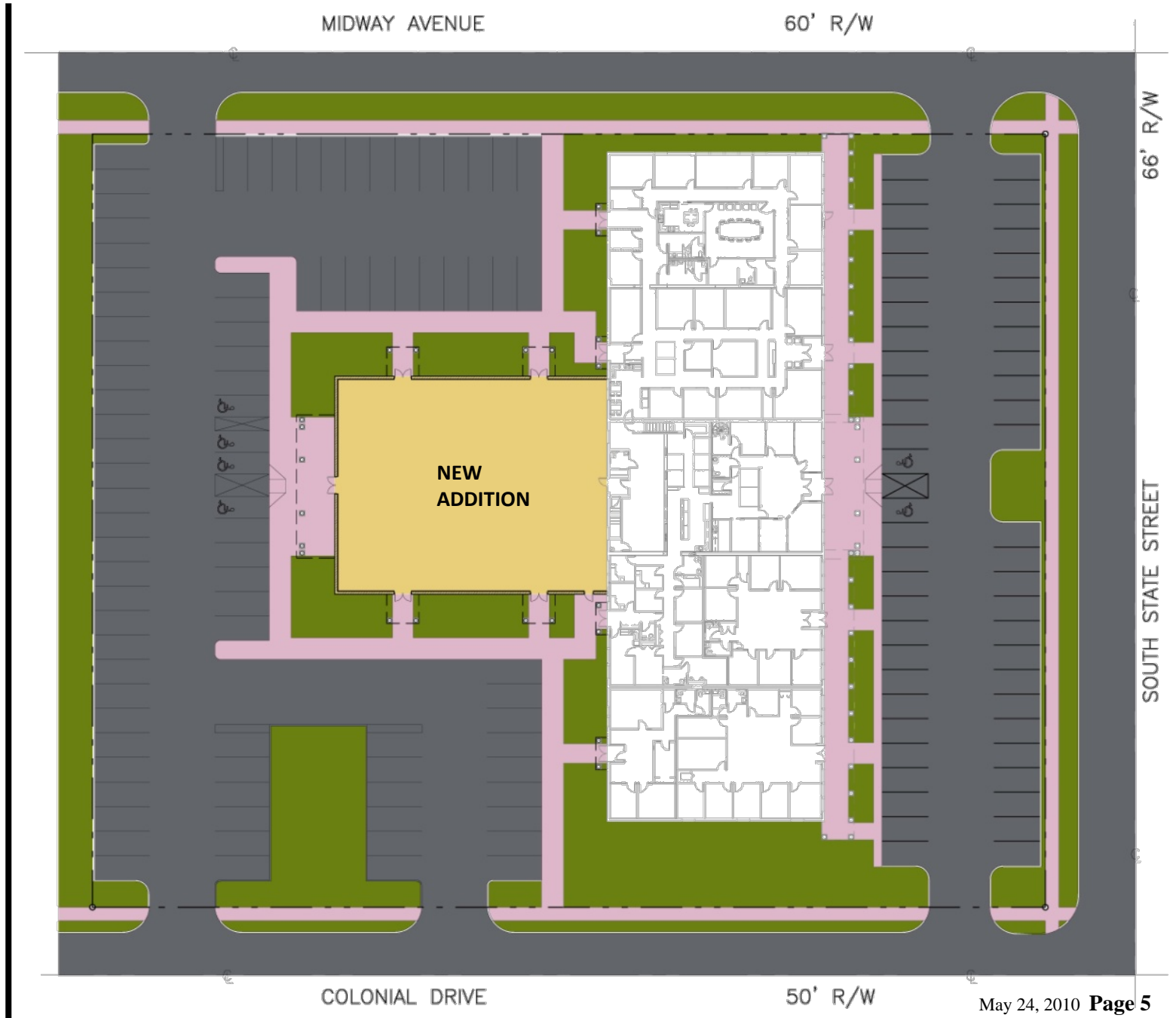
State of Michigan

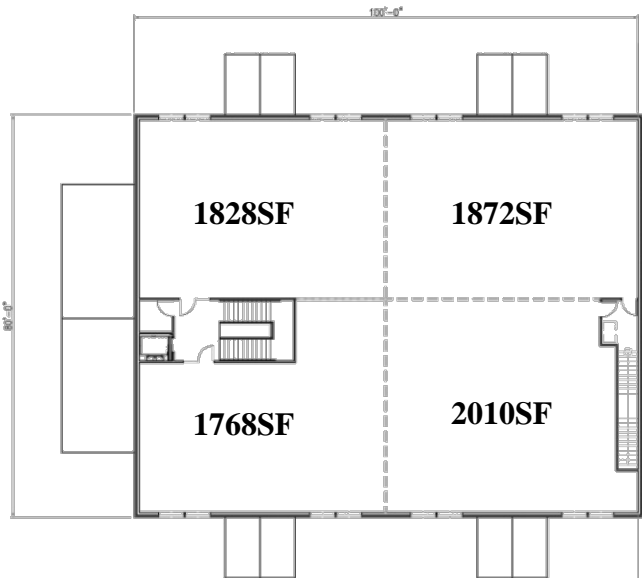


St. Joseph, MI



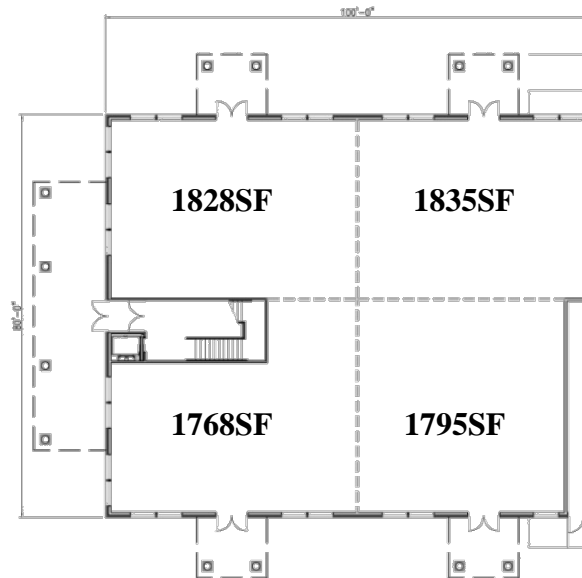
Site Plan





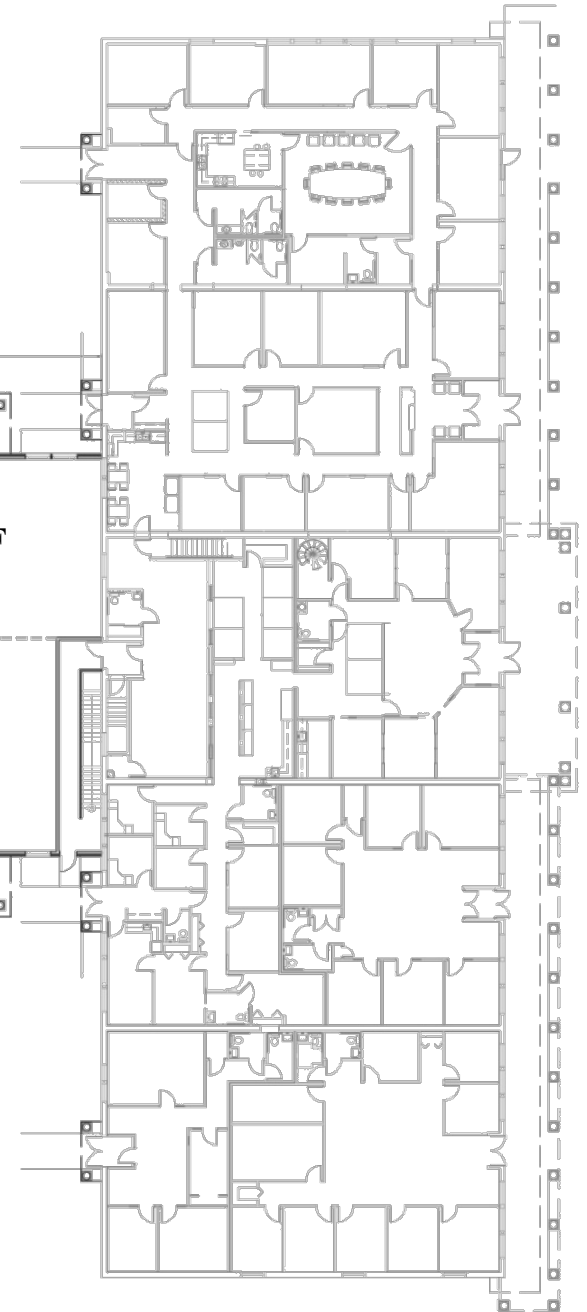
② SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"

7478 SF



① FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"

7226 SF





① NORTH ELEVATION
SCALE: 1/8" = 1'-0"



② WEST ELEVATION
SCALE: 1/8" = 1'-0"