



# 8 N. St. Joseph Ave.

Niles, MI 49120

## Property Highlights

- Single-story medical office building for lease
- Suites available from 1,226 - 4,620 SF
- Co-tenants include Michiana Spine, Sports & Occupational Rehab and West Michigan Hearing Specialists
- Located across the street from Lakeland Hospital in downtown Niles
- Professionally managed with ample on-site parking
- Estimated operating expenses = \$6.88 per square foot

|                |                     |
|----------------|---------------------|
| Lease Rate:    | \$12.00 SF/yr (NNN) |
| Available SF:  | 1,226 - 4,620 SF    |
| Lot Size:      | 1.72 Acres          |
| Building Size: | 19,050 SF           |

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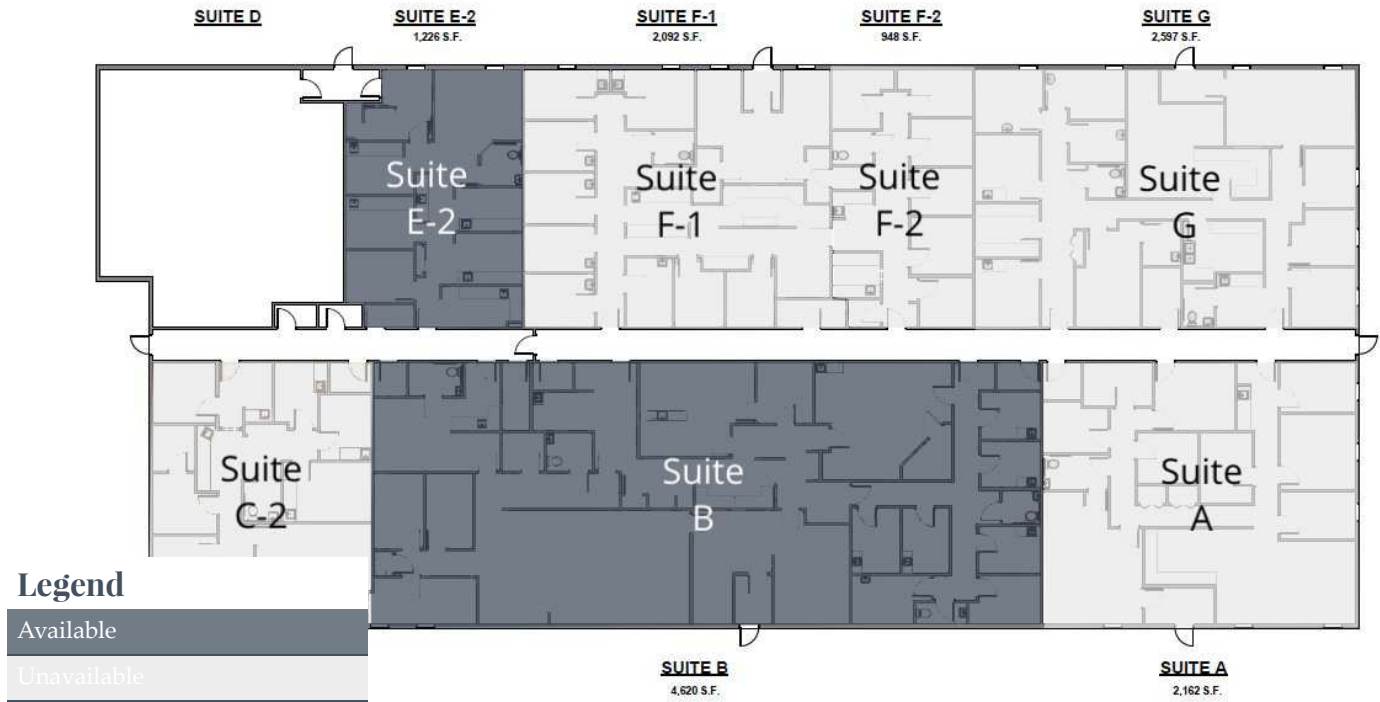
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### Lease Information

|              |                  |             |               |
|--------------|------------------|-------------|---------------|
| Lease Type:  | NNN              | Lease Term: | Negotiable    |
| Total Space: | 1,226 - 4,620 SF | Lease Rate: | \$12.00 SF/yr |

### Available Spaces

| Suite | Tenant    | Size     | Type | Rate          |
|-------|-----------|----------|------|---------------|
| B     | Available | 4,620 SF | NNN  | \$12.00 SF/yr |
| E-2   | Available | 1,226 SF | NNN  | \$12.00 SF/yr |



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