



Office | For Lease | 1,448 up to 4,784 SF

Under New Ownership!
Large Office Complex in St Joseph

2500 Niles Road
St. Joseph, MI 49085

Overview

Modern office complex with prestigious address located on main thoroughfare in St Joseph, Michigan. Single story, multi-tenanted building offers covered main entrance and additional entrance points for easy access to all suites. Abundant parking surround this building with entrances off Niles Road and N. Trail Lane. Located in close proximity to I-94, Exit 27. Available suites range from 1,448 sf up to 4,784 sf. Many can be combined or split to fit your needs. Highly desirable location near the Lakeshore for any type of professional office or medical user.

Lease Price

\$12.00/SF NNN

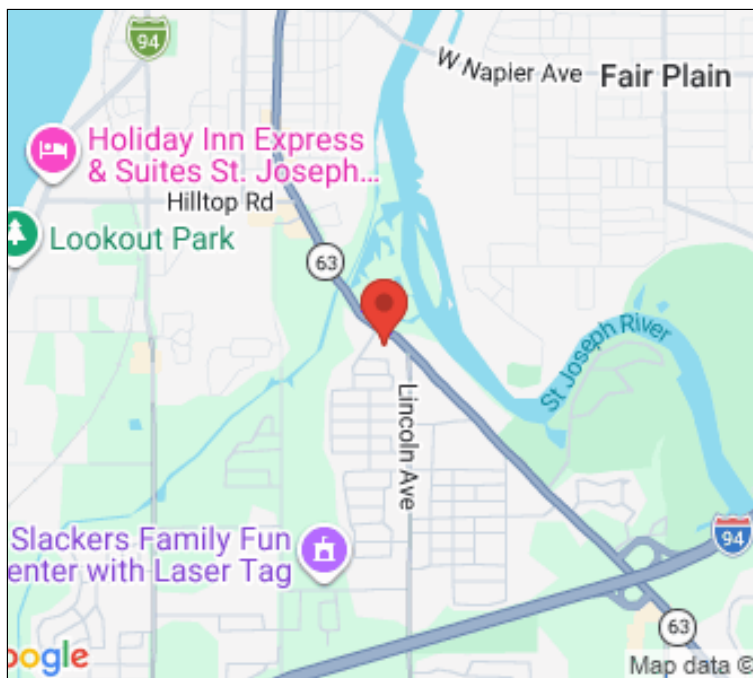
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PROPERTY FEATURES



County:	Berrien
Municipality:	Lincoln Charter Township
Gross Size:	27,935 SF
Available for Lease:	1,448 - 4,784 SF
Buildings / Units:	1 Building / 6 Units
Building Levels:	1 Level
Total Acres:	3.33 Acres
Year Built:	1987
Zoning Code:	B2 - RET/SERV
Between Streets:	Lincoln Avenue & N. Trail Lane
Heat Type / Source:	Boiler / Gas
Parking # / Type:	165 / Asphalt
Restroom Location:	Common Area
Air Conditioning:	Central Air
Utilities Attached:	Gas and Electric
Key Instructions:	Contact listing agent for showing.



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OVERVIEW

Modern office complex with prestigious address located on main thoroughfare in St Joseph, MI. Single story building offers covered main entrance and additional entrance points for easy access. Abundant parking. Located on Niles Road near I-94. Great location for any type of professional or medical office user.

- - large office complex under new ownership.
- - new Landlord ready to make deals!
- - fresh new look coming this summer!
- - covered main entrance area.
- - office suites from 1,500 sf up to 4,069 sf with a variety of floorplans.
- - many suites can be combined or split offering even more choices
- - suggested uses: financial planners, architects, attorneys, dentists, physical therapists.

Available Space

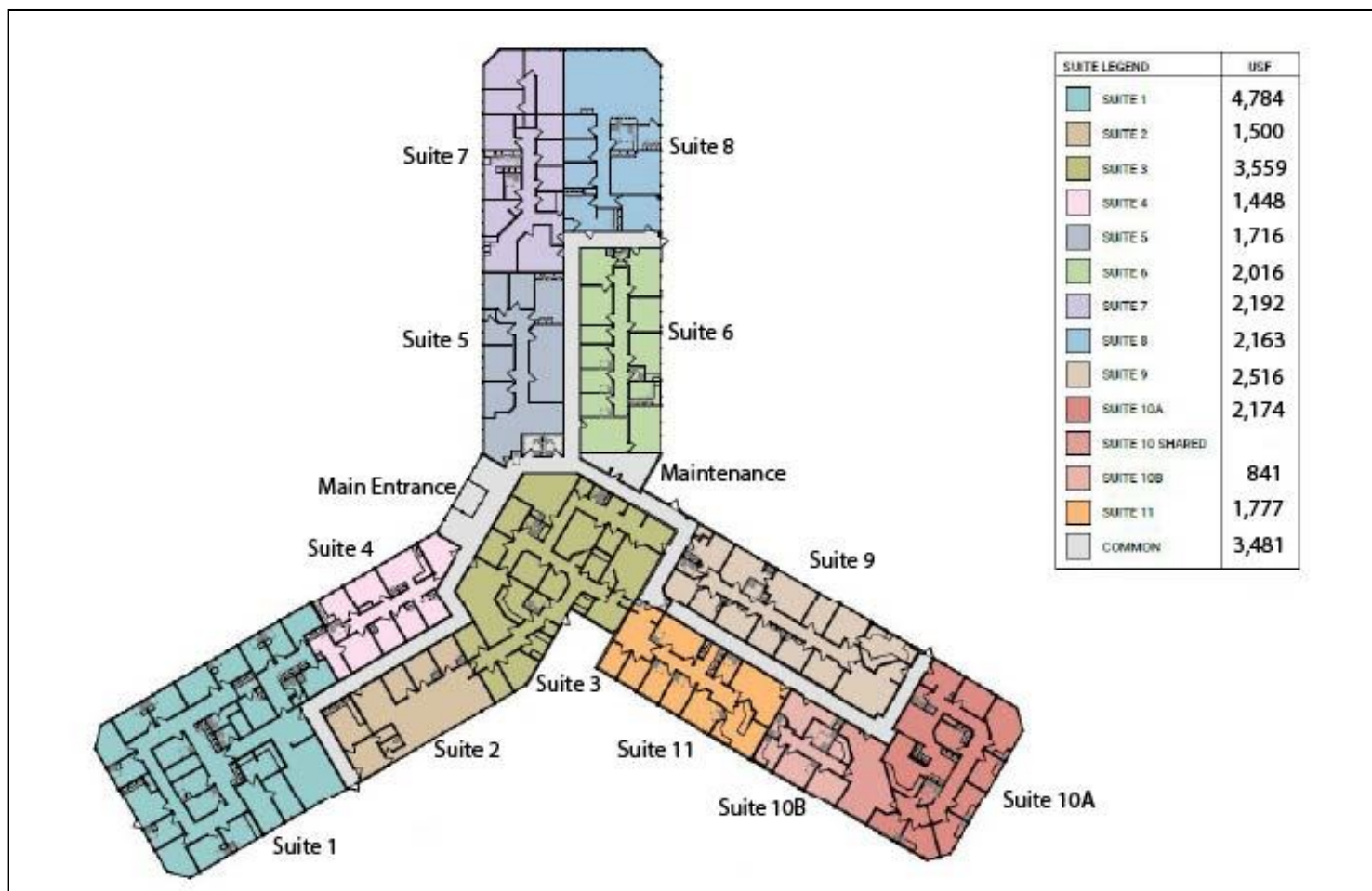
Space:	Size:	Type:	Availability:
1) 1	4,784 SF	Office	For Lease @ \$12.00/SF NNN (\$4,784/Month)
2) 10-A	2,174 SF	Office	For Lease @ \$12.00/SF NNN (\$2,174/Month)
3) 2	1,500 SF	Office	For Lease @ \$12.00/SF NNN (\$1,500/Month)
4) 3	3,559 SF	Office	For Lease @ \$12.00/SF NNN (\$3,559/Month)
5) 4	1,448 SF	Office	For Lease @ \$12.00/SF NNN (\$1,448/Month)
6) 6	2,016 SF	Office	For Lease @ \$12.00/SF NNN (\$2,016/Month)
7) 9	2,516 SF	Office	For Lease @ \$12.00/SF NNN (\$2,516/Month)

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FLOOR PLAN LAYOUT

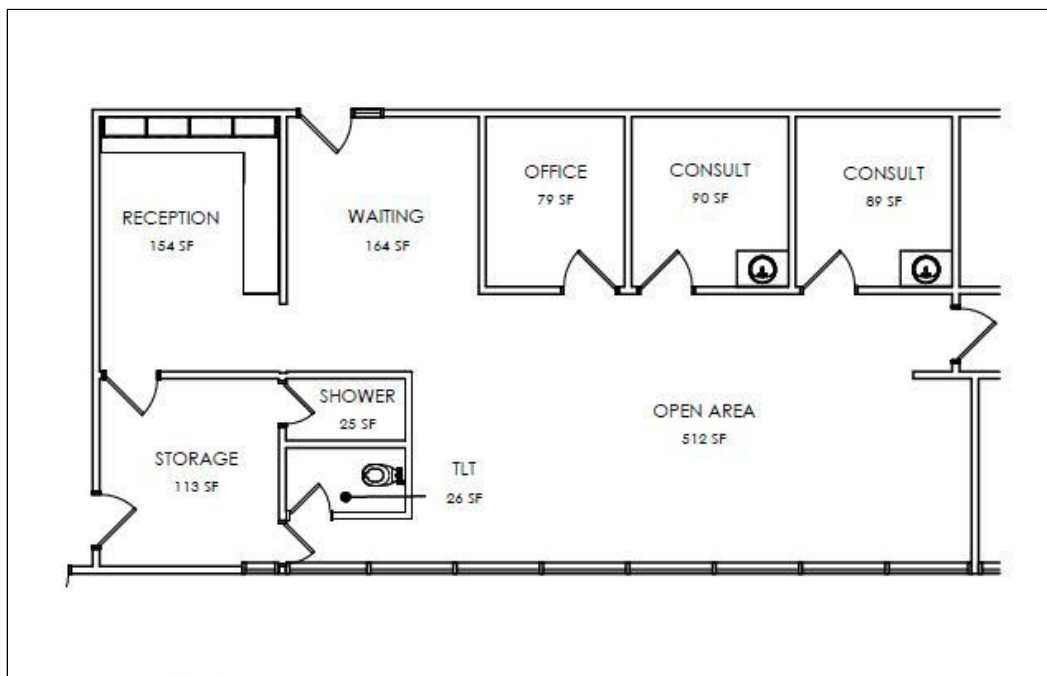
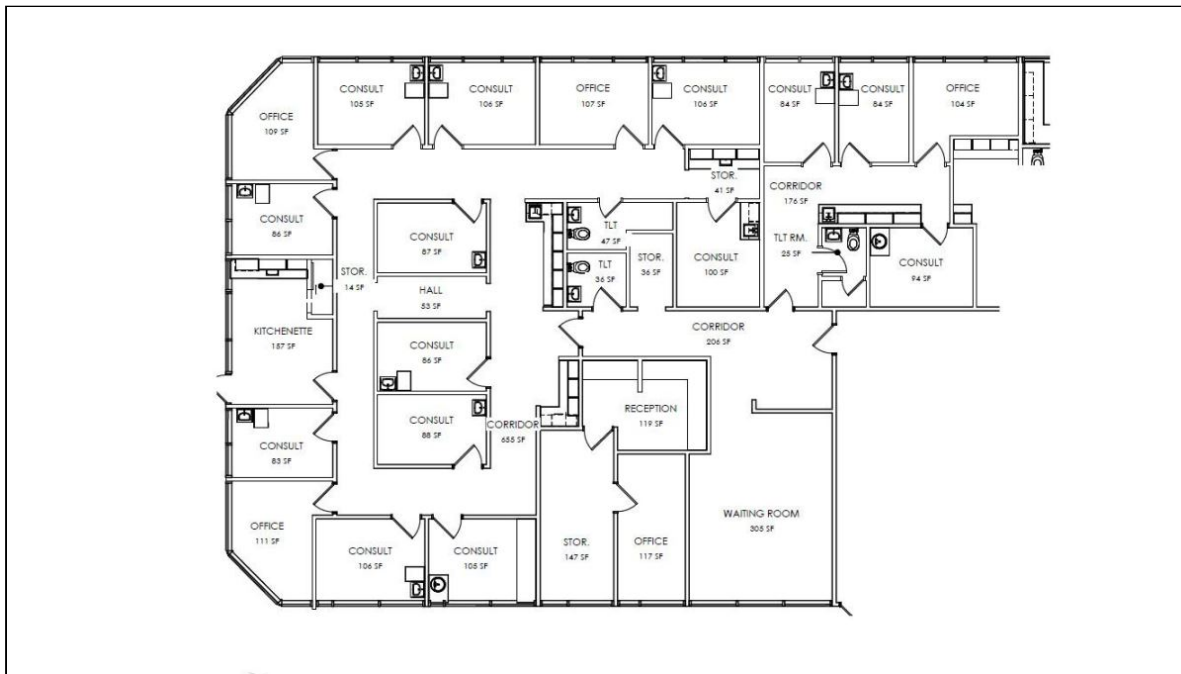


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FLOOR PLANS - SUITE 1 & 2

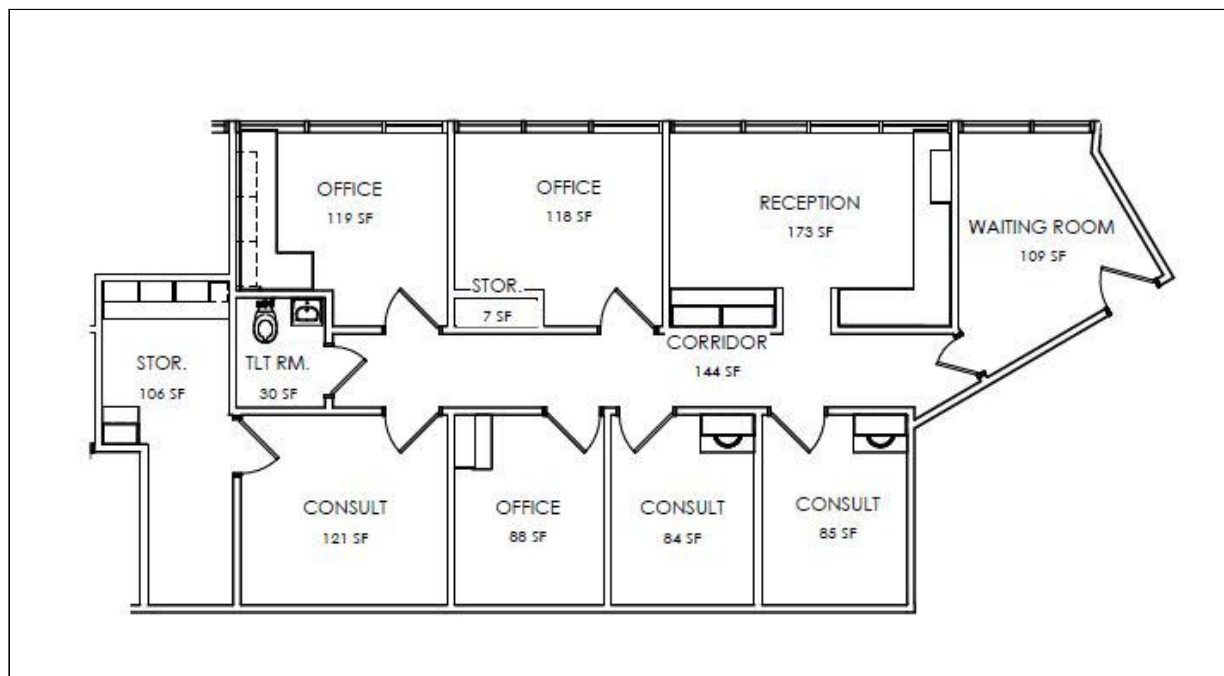
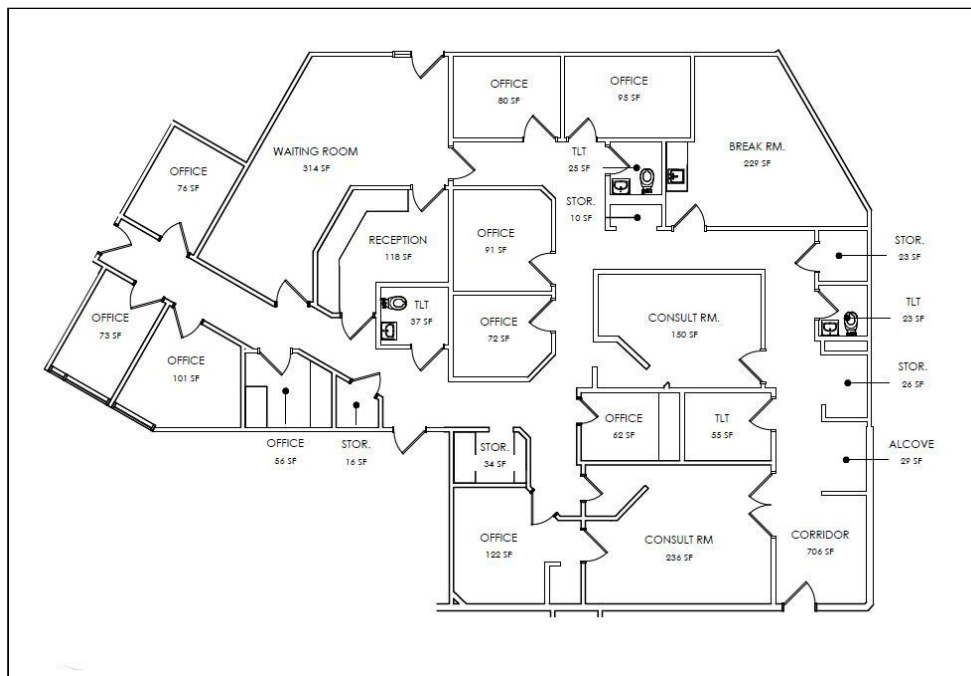


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FLOOR PLANS - SUITE 3 & 4

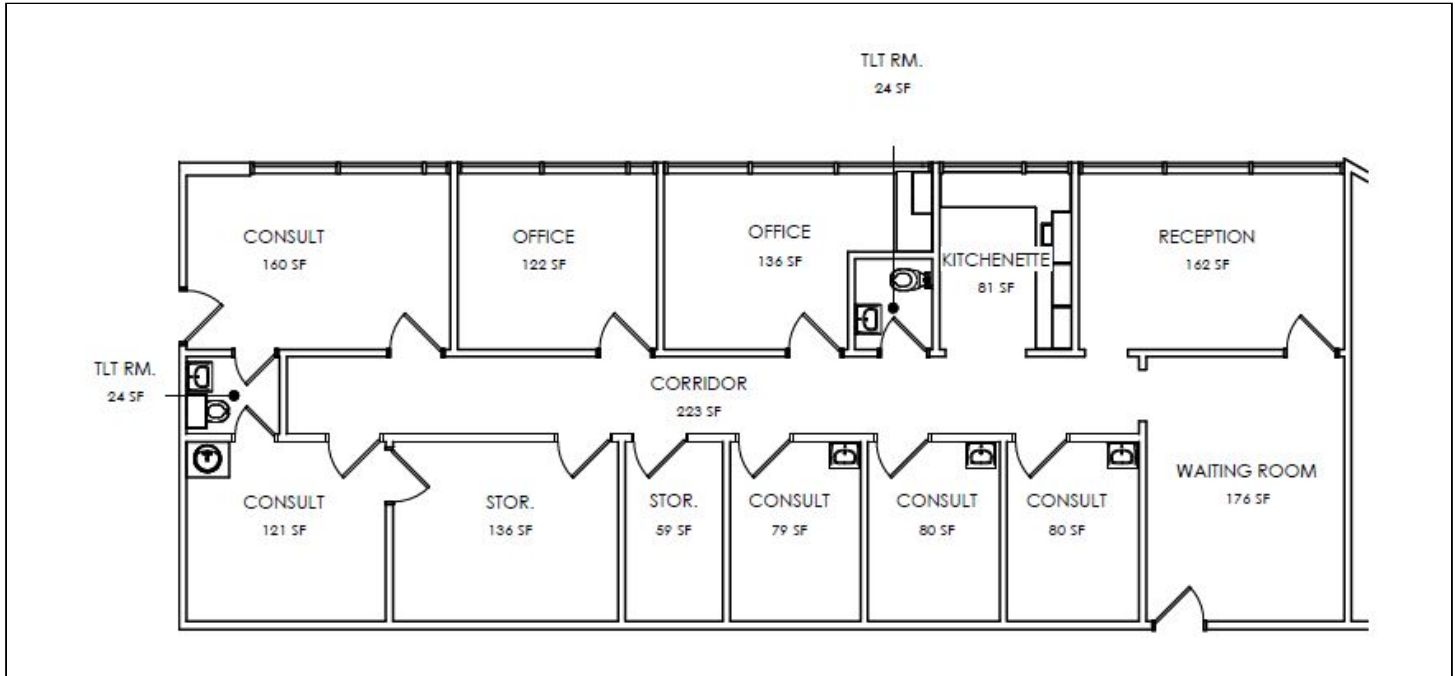


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FLOOR PLANS - SUITE 6

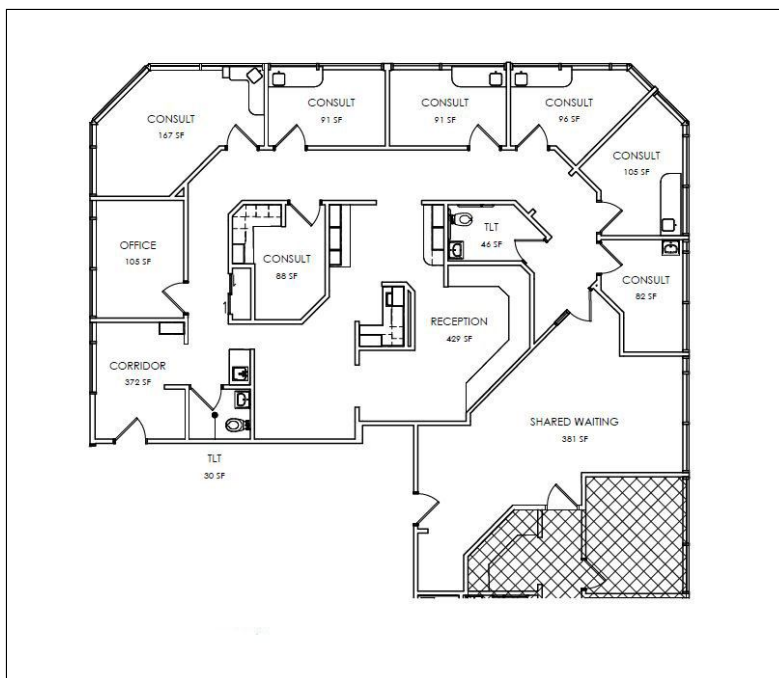
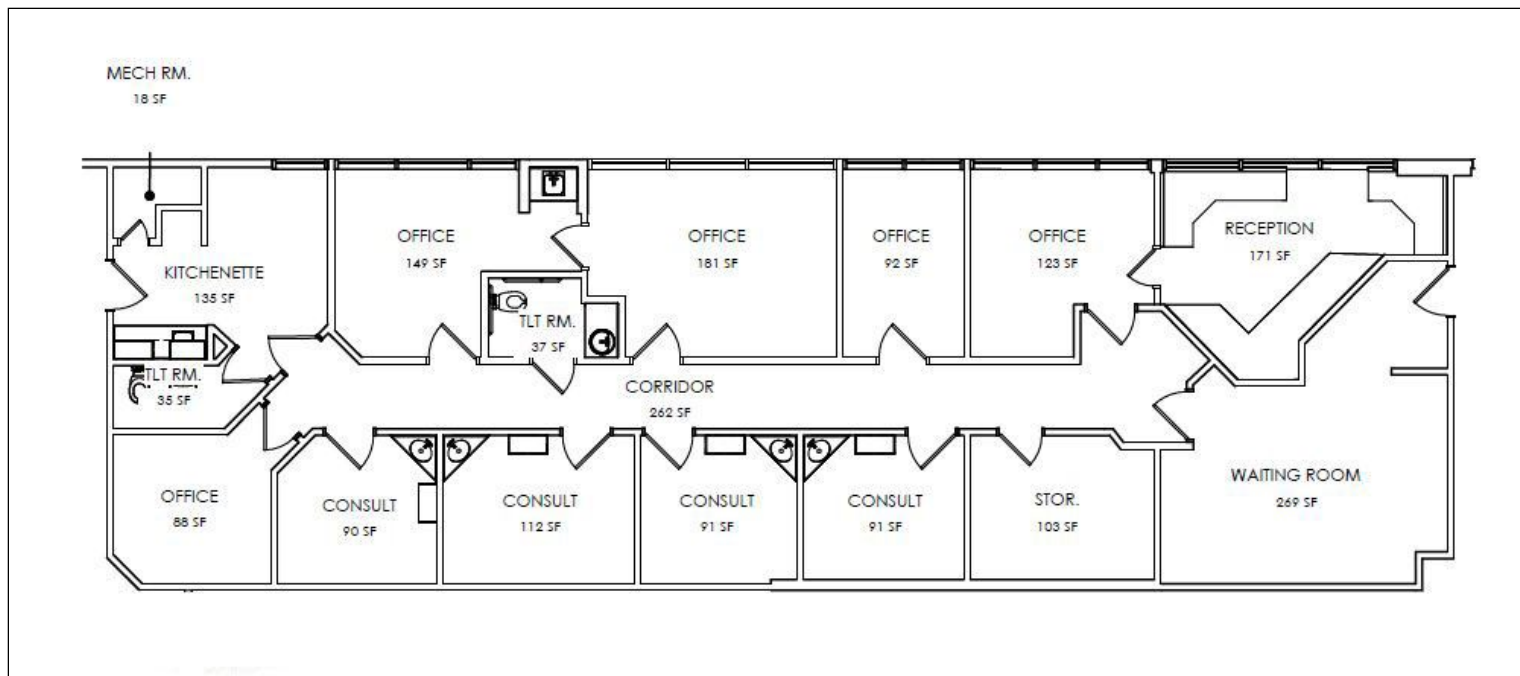


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FLOOR PLANS - SUITE 9 & 10A



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INTERIOR PHOTOS



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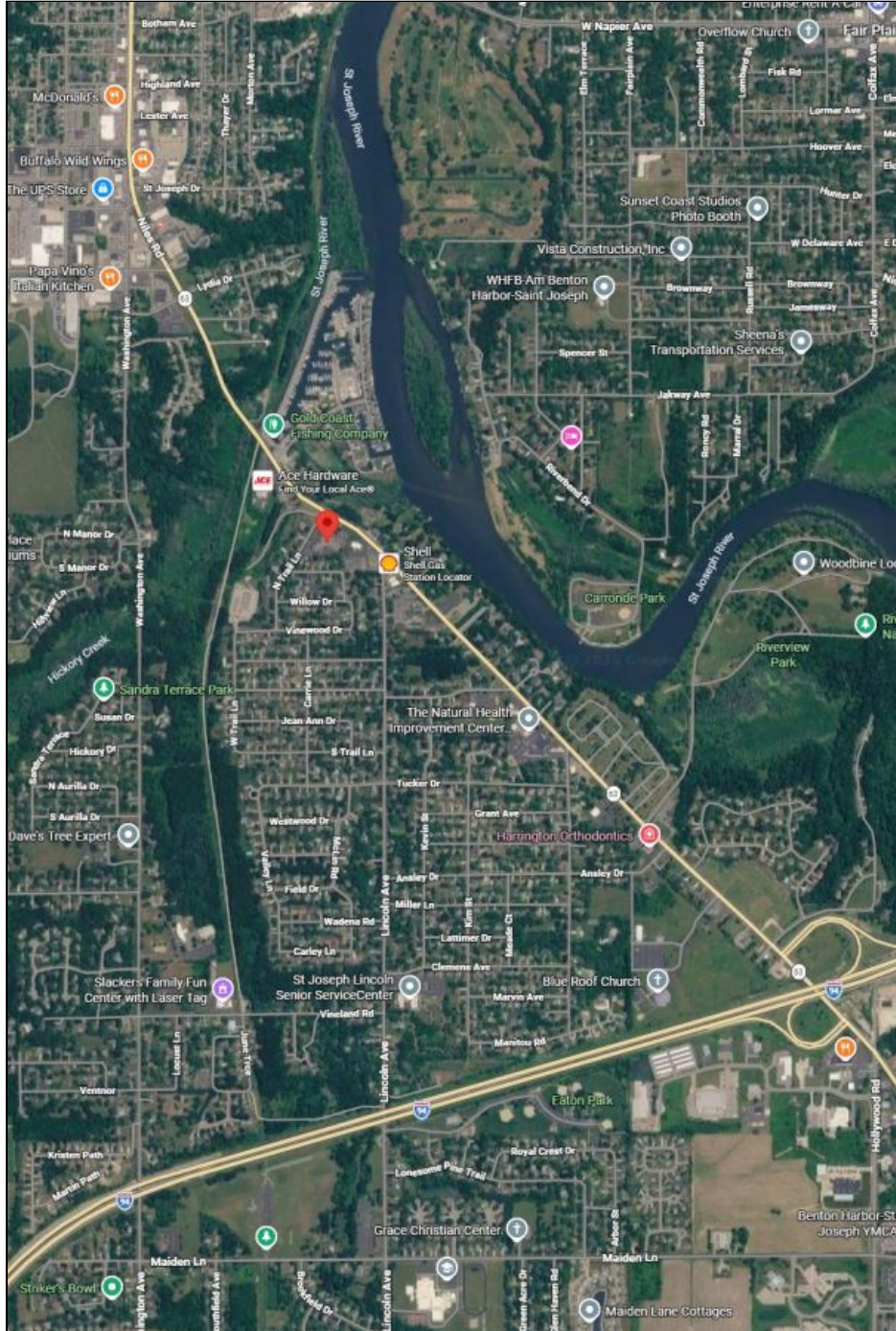


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AERIAL PHOTO



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