



For Sale

# 1 Financial Parkway

Kalamazoo, Michigan

**426,788 SF | 55.20 Acres**

Three building campus park





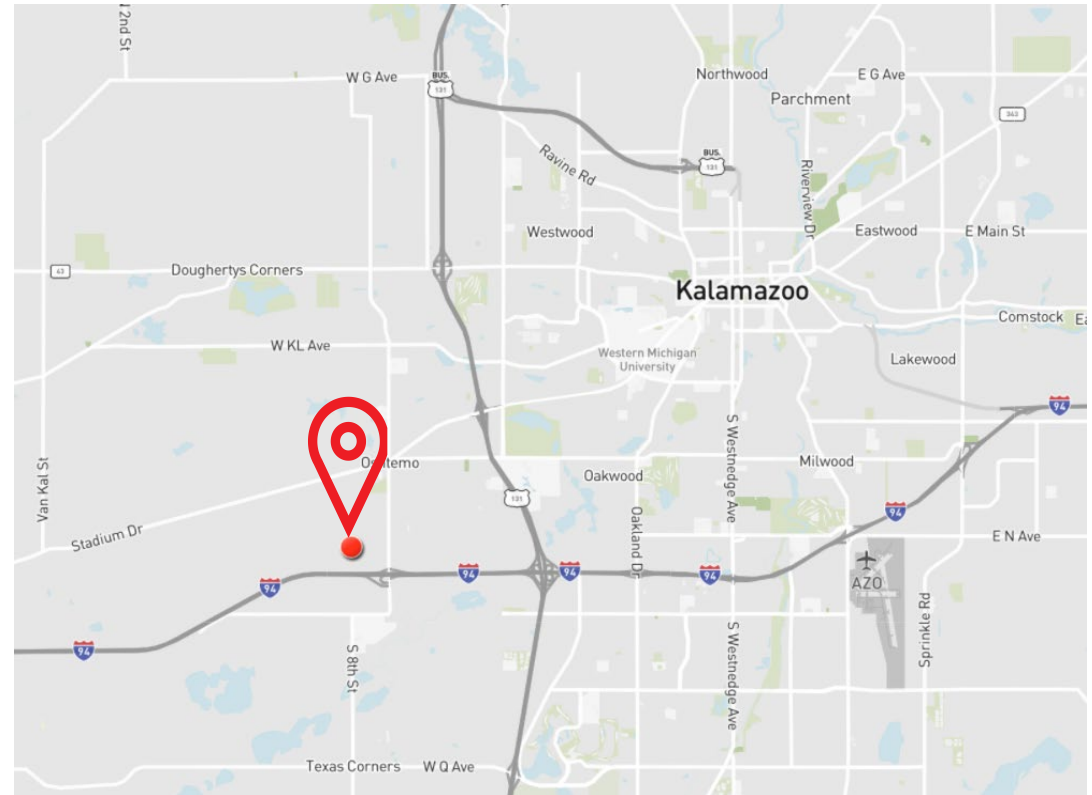
# Property Summary

Jones Lang LaSalle (“JLL”) has been retained as exclusive advisor to market for sale 1 Financial Parkway in Kalamazoo, Michigan.

Constructed in phases from 1990 to 1995 for PNC, 1 Financial Parkway is a Campus-like park comprised of three class B office buildings, totaling 426,788 SF.

The property is Zoned I-1, Industrial, which allows for a variety of office and industrial uses. It sits on a large 55.20-acre parcel that can be developed into future buildings.

Strategically located on I-94 just off the Oshtemo exit with many amenities located within the submarket. Easy access to Kalamazoo, Portage and Battle Creek while on the main highway between Chicago and Detroit.



## Drive Times

Chicago	2 Hr 5 Min	Detroit	2 Hr 10 Min	Lansing	1 Hr 16 Min
Ann Arbor	1 Hr 36 Min	Grand Rapids	52 Min	Battle Creek	30 Min





# Specifications

PROPERTY ADDRESS	1 Financial Parkway, Kalamazoo, MI
TOTAL SQUARE FOOTAGE	426,788 SF
NUMBER OF BUILDINGS	Three (3)
YEAR BUILT	Building A – 1990 Building B – 1991 Building C - 1995
ACREAGE	+/- 55.20 Acres
PARKING	3.0/1,000 SF
BUILDING AREA	Building A: 57,536 SF Building B: 159,108 SF Building C: 210,144 SF
TAX ASSESSMENT VALUE	\$12,377,157
SIGNAGE	Prominent signage available



Total Square Footage

426,788 SF



Amenities

Cafeteria,  
Conference Center



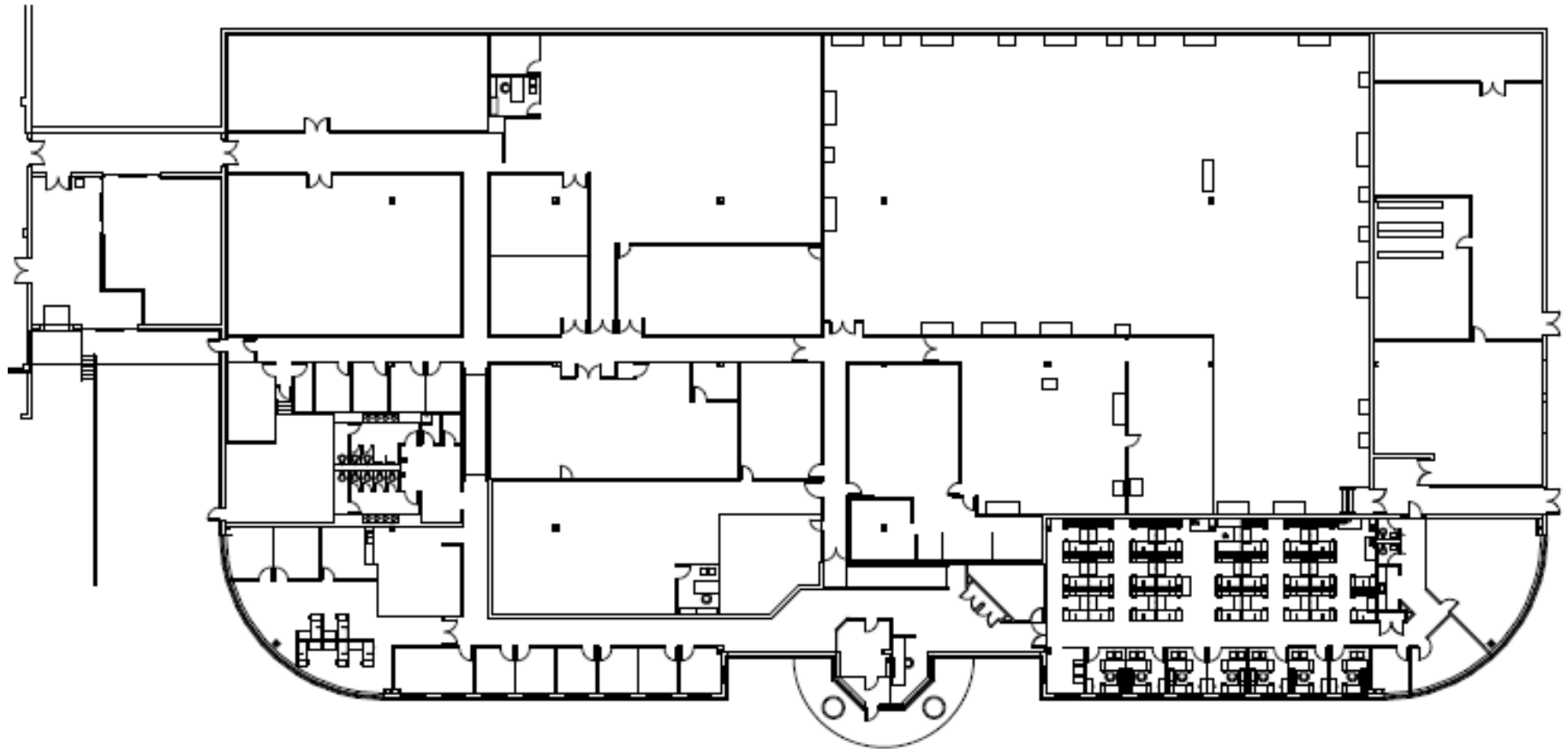
Site

Headquarters  
Opportunity

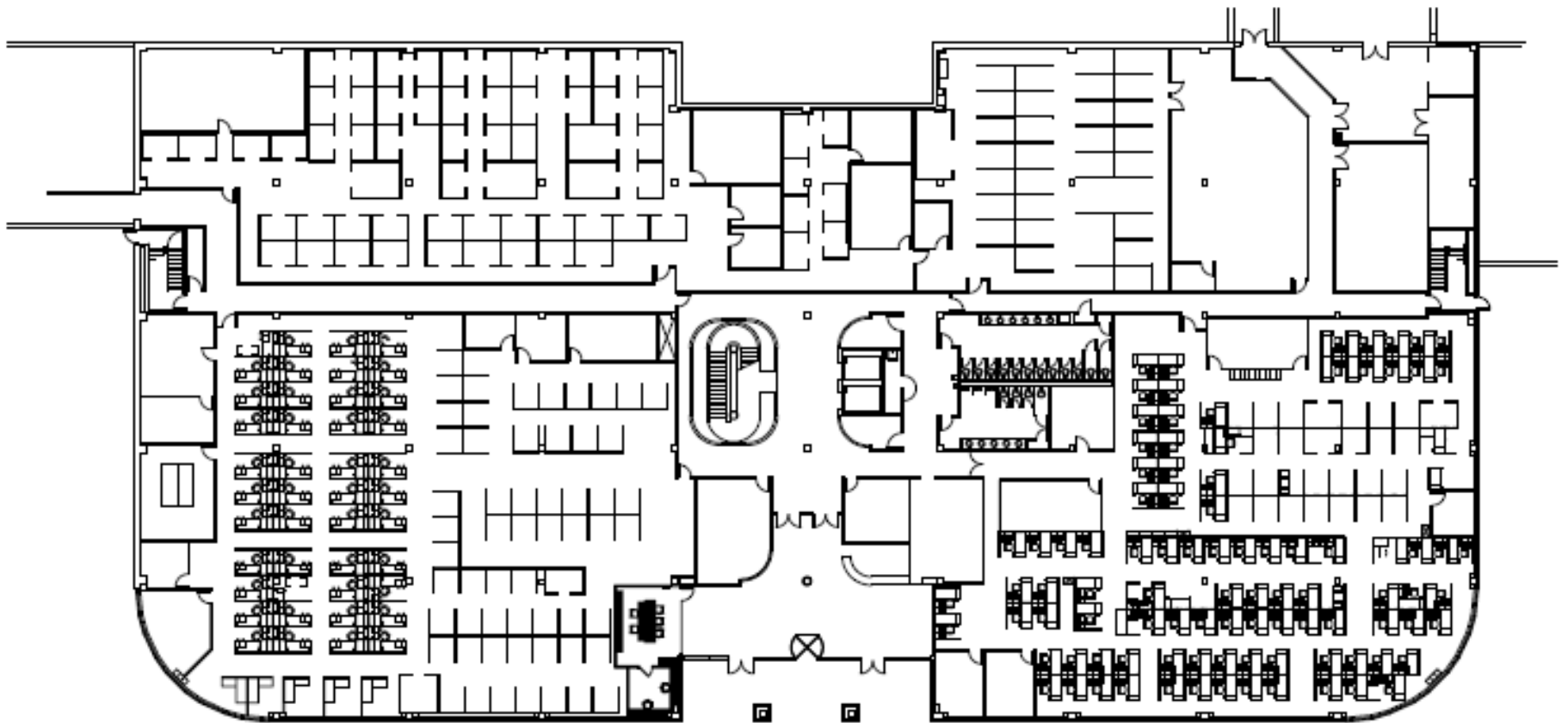




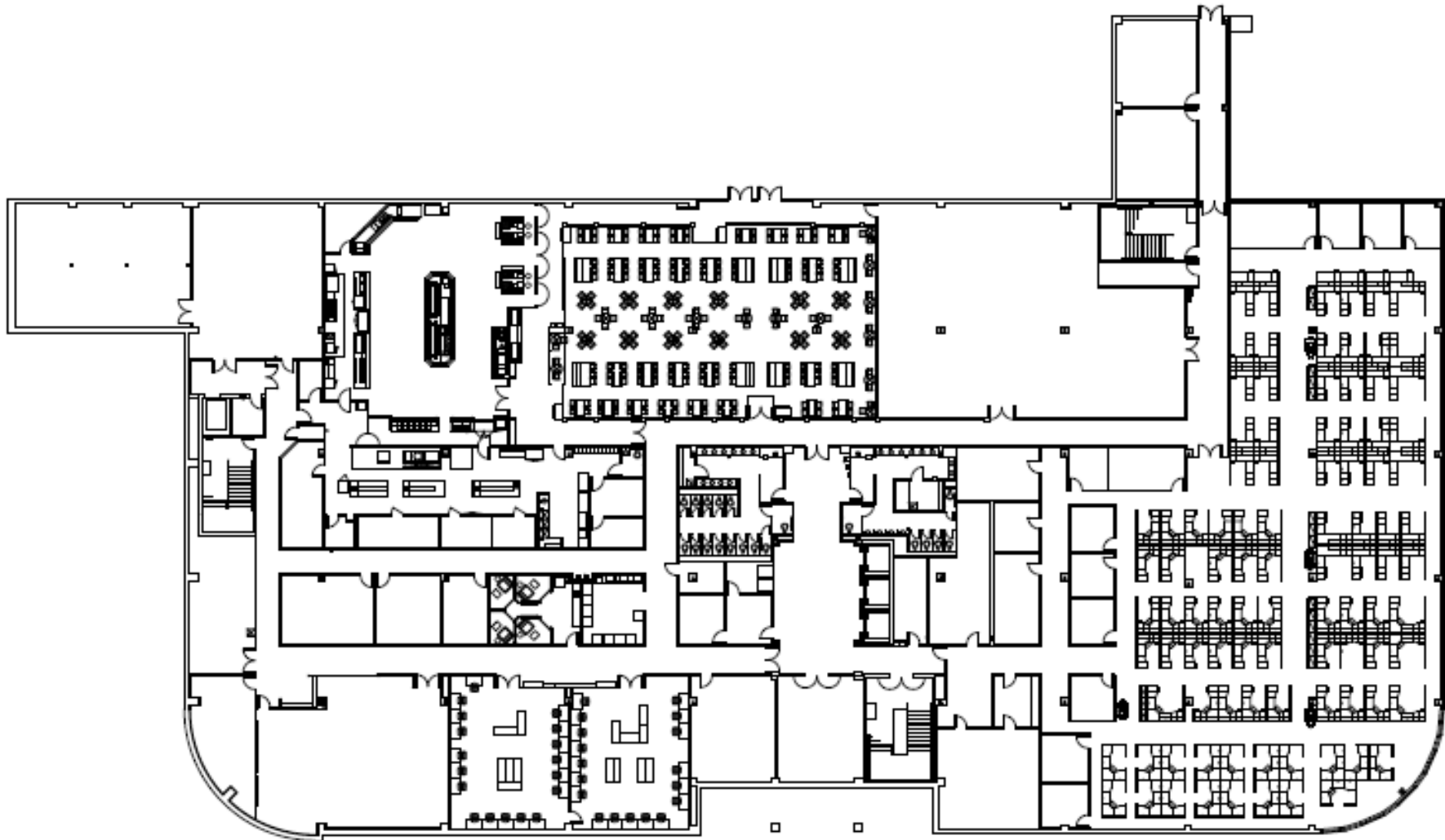
## First Floor Building A



**Representative Floor Plan –  
First Floor Building B**



Representative Floor Plan –  
First Floor Building C







**24-hour building  
access**

**Two backup  
generators**

**1,294 parking  
spaces**

**Park like setting**

**Close to  
restaurants**

**Common area**

**Walking path  
around campus**

**Raised flooring in  
Building A**





## Kalamazoo County Submarket

The Western Kalamazoo County submarket has approximately 2.2 million SF in office space, which represents a sizable chunk of the overall Kalamazoo market. There is currently 25,000 SF of new office space under development, which will result in a 1.1% expansion of existing inventory. There has been over 300,000 SF developed in the past 3 years, which has caused a 15.6% increase in inventory.

## Largest Employers

Kalamazoo County is home to over 5,560 businesses with key industries including Manufacturing, Health Care & Social Assistance, and Educational Services, employing 133K, with an unemployment rate of 3.8 percent as of 2021



## Kalamazoo Demographics

263,784	\$56,692	36.5
Population	Median Household Income	Median Age
64.3%	106,236	49.9%
White Collar Employment	Number of Households	Bachelor's/Grad/Prof Degree
\$46,329	\$31,652	\$124,704
Median Disposable Income	Per Capita Income	Median Net Worth



## Transportation

Bishop Airport (FNT): 126 Miles

Detroit Airport (DTW): 123 Miles

Capital Region International Airport (LAN): 79 Miles



# 1 Financial Parkway

Kalamazoo, Michigan



**For more information or to schedule a tour,  
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