

**Kalamazoo**  
COMMERCIAL REAL ESTATE

OFFICE  
SPACE

FOR  
LEASE

1900 WHITES ROAD, SUITE B  
KALAMAZOO, MI

**LISTING AGENT**

**Andrew Gyorkos**

Andrew@KalamazooCRE.com

**Office:**

269-888-2755

501 West Willard Street  
Kalamazoo, MI 49007

www.KalamazooCRE.com



OFFERED FOR LEASE AT  
**\$19.50 PSF | MOD. GROSS**

This property sits in a great natural wooded setting and has plenty of private parking included. It is conveniently located on Whites Road, across from the Kalamazoo Country Club in the Oakwood Neighborhood.

This 4 unit professional office building was renovated in 2021. These renovations included all new windows, siding, landscaping, sidewalk, HVAC, and an ADA compliant common area bathroom and elevator.

The suite was formerly a dentist office and is offered in its "as is" condition on a modified gross basis. All tenant costs are built into the lease rate, except janitorial and data/phone. The Landlord is willing to negotiate a reasonable tenant build out allowance. Further renovation funds to suit a tenant's specific needs are available and will be amortized over the lease term.

# 1900 WHITES ROAD KALAMAZOO, MI

**\$19.50 PSF | MG**  
LISTING PRICE

## THE PROPERTY

**APN:** 06-29-488-001

**Acres:** 1.489

**Parking:** Asphalt Parking

**Zoning:** CC2  
Community Commercial District

## THE SUITE

**Size:** 1,928 SF

**Flooring:** Carpet/Vinyl

**Restrooms:** 1 - in Suite;  
Common Area

**Signage:** Pylon

**HVAC:** F/A Gas Heat;  
Air Conditioning

The information contained in this offering is believed to be accurate, but remains subject to errors, omissions, and/or withdrawal without prior notice. Prospective Buyer/Tenant should complete their own due diligence and should not rely on Owner/Landlord-provided materials or representations.

## PROPERTY + BUILDING FACTS



## AERIAL OUTLINE OF PARCEL



# PROPERTY PHOTOS

