



For Sale
1 Financial Parkway

Kalamazoo, Michigan

426,788 SF | 55.20 Acres

Three building campus park

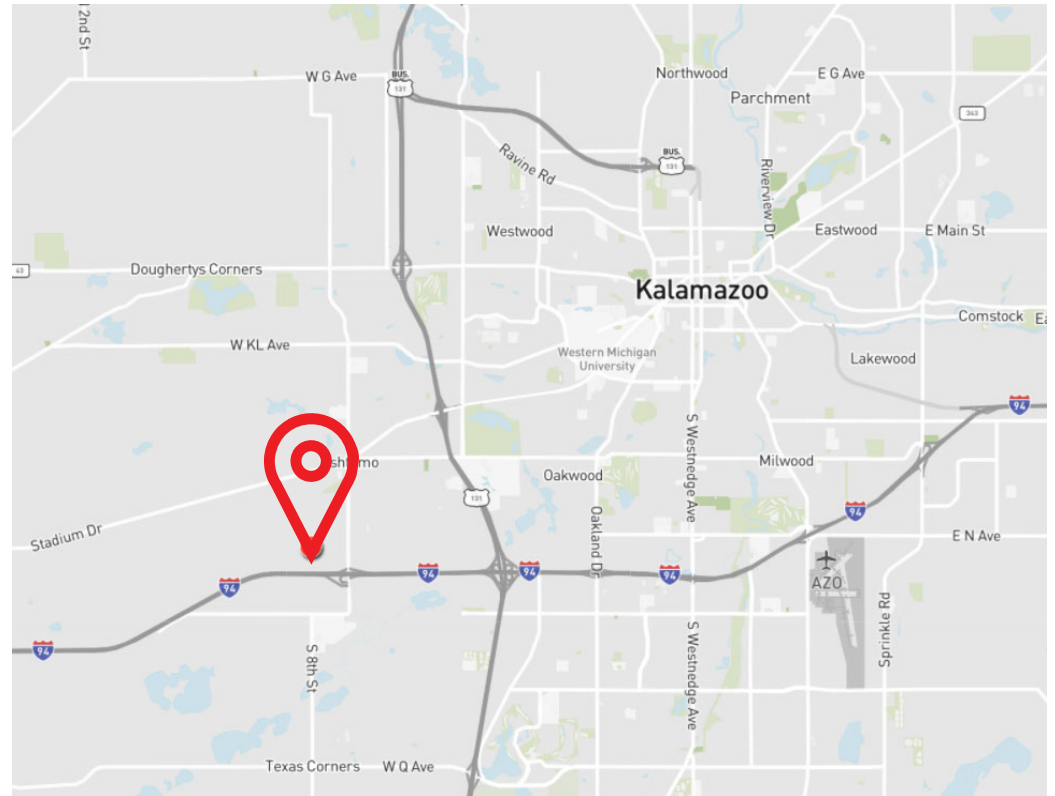
Property Summary

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



Property Overview

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

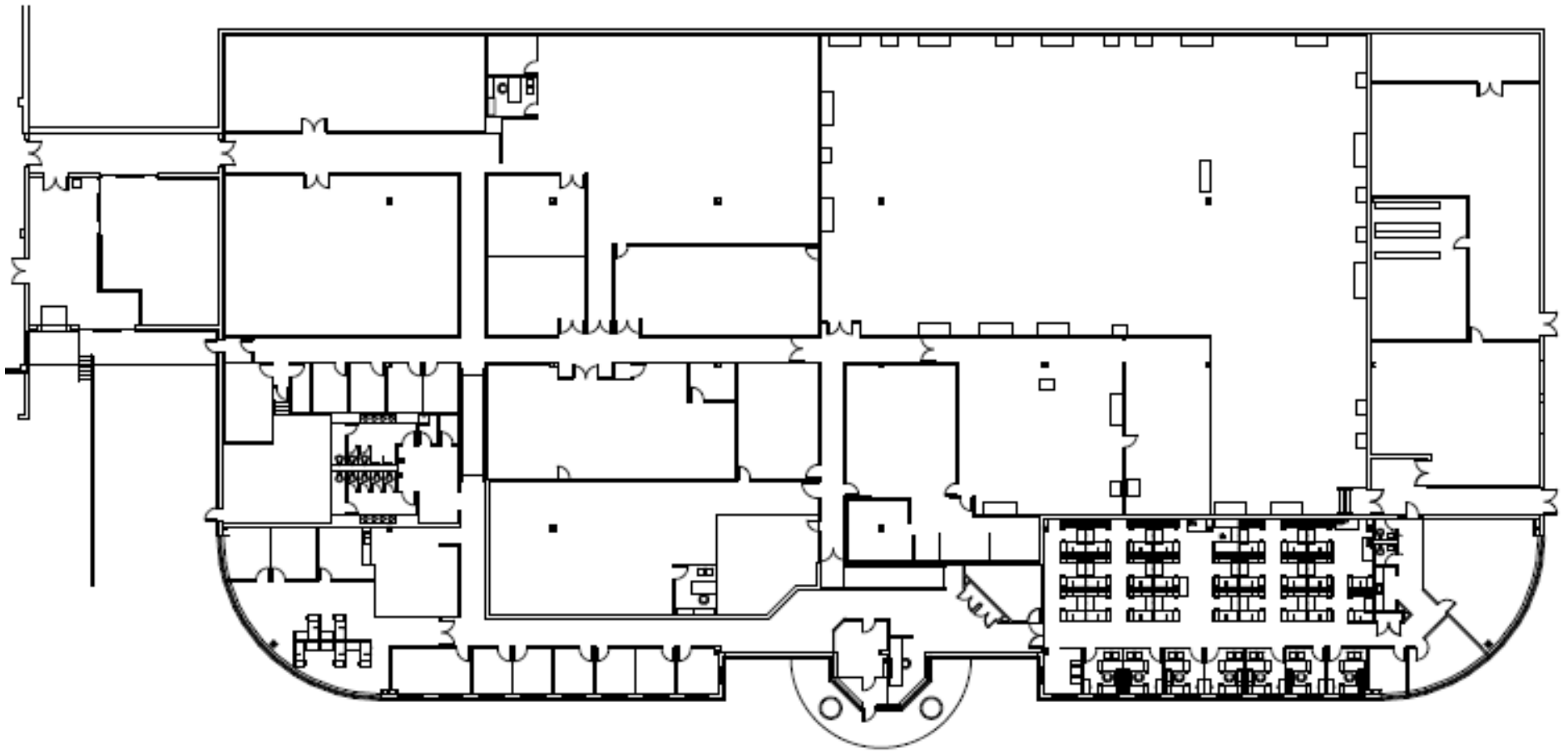
Headquarters
Opportunity

Location Map



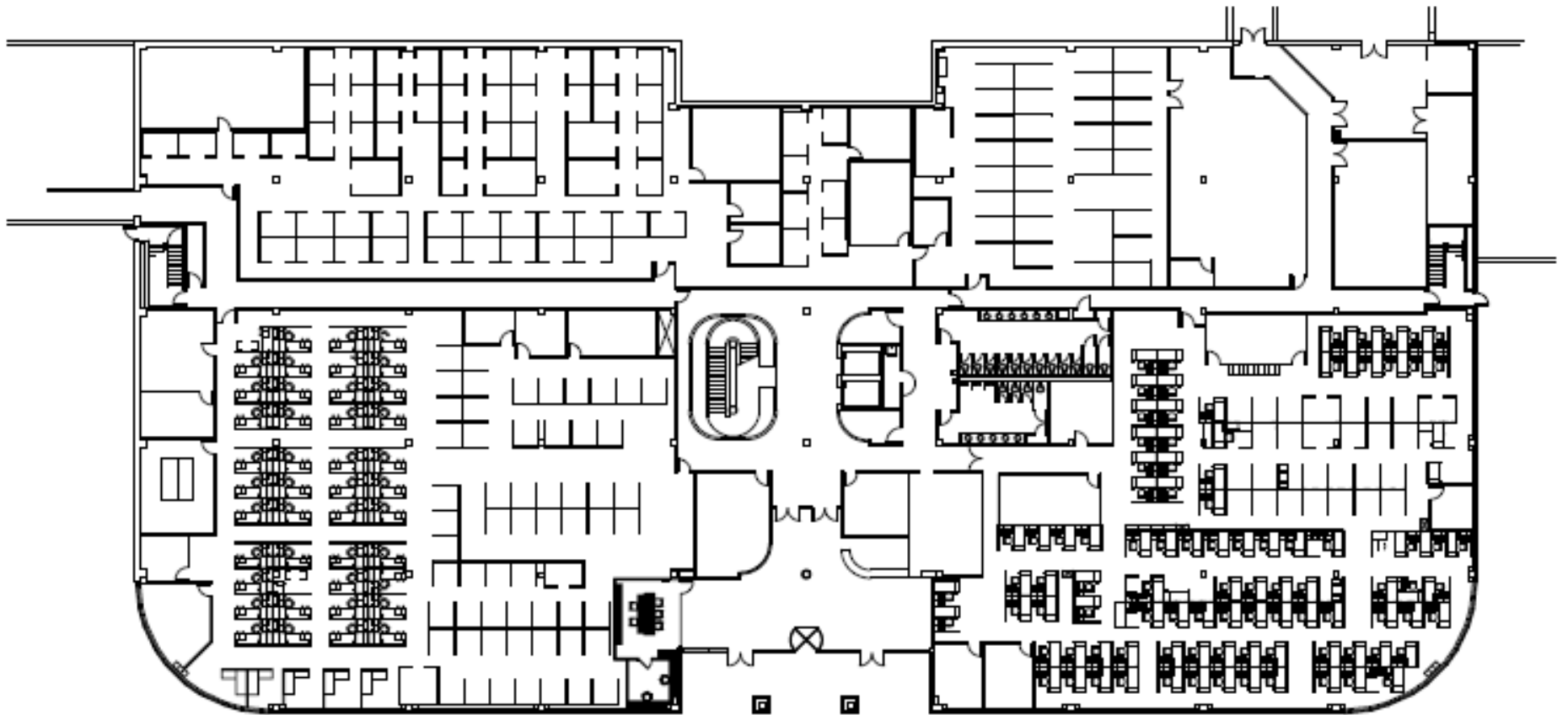
Floor Plan

First Floor Building A



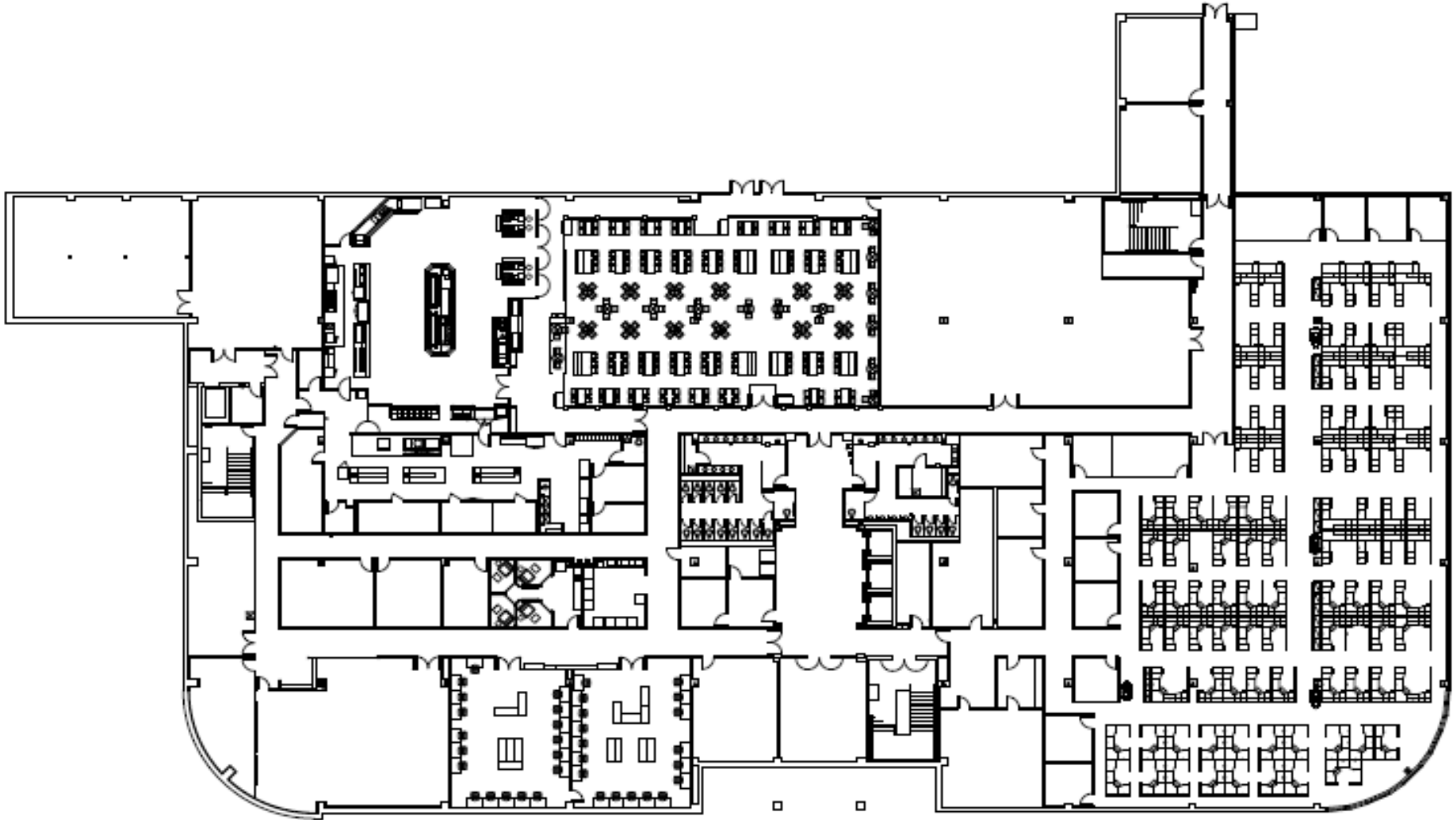
Floor Plan

Representative Floor Plan – First Floor Building B

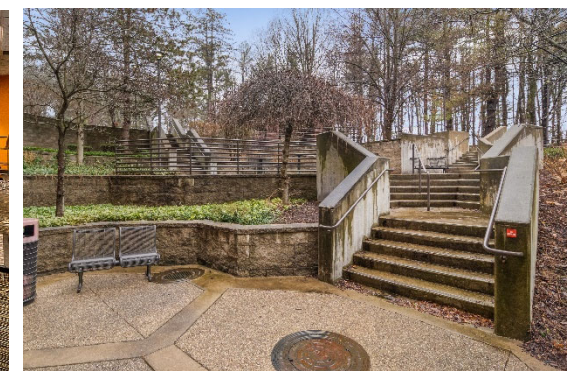
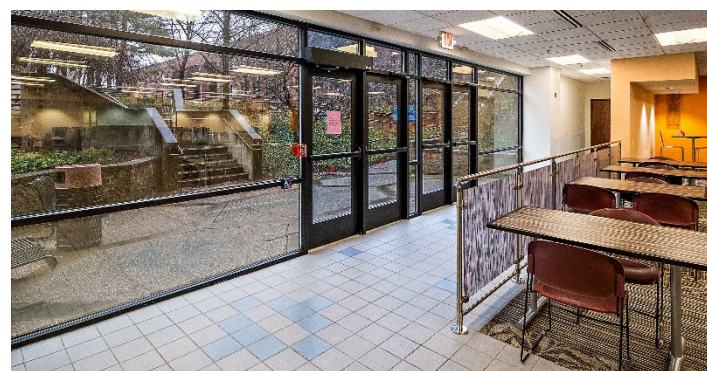


Floor Plan

Representative Floor Plan – First Floor Building C



Property Amenities



24-hour building access

1,294 parking spaces

Close to restaurants

Walking path around campus

Two backup generators

Park-like setting

Common area

Raised flooring in Building A

Local Market

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 Population	\$56,692 Median Household Income	36.5 Median Age
64.3% White Collar Employment	106,236 Number of Households	49.9% Higher Education Degree
\$46,329 Median Disposable Income	\$31,652 Per Capita Income	\$124,704 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, please contact:

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