

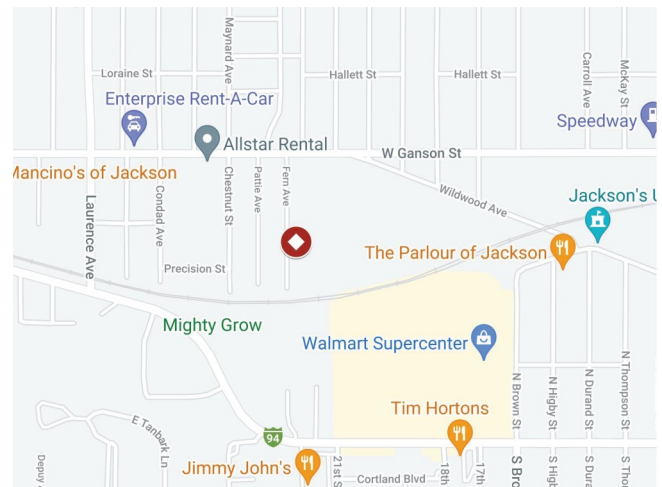


437 Fern Avenue

Jackson, Michigan 49202

Property Features

- Affordable suites priced below market
- Fully-renovated classroom spaces
- Traffic counts of 9,104 vehicles per day along Ganson Street
- Ample overflow parking
- Flexible zoning: [I-1 light industrial](#)



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Asset Overview

437 Fern Avenue
Jackson, Michigan

More Than An Address

Three office suites available in Jackson, Michigan off W. Ganson Street. Former medical training facility (Suite C: 3,512 SF) with breakroom available for occupancy in January 2022. Small office and conference room (Suite D: 1,512 SF) available for immediate occupancy. Includes kitchenette, plenty of storage and separate bathrooms. Lower level (Suite LL: 2,598 SF) available at attractive rate and includes two large multi-purpose spaces and seven offices. Rates for every budget and need, from classrooms, to counseling space and business startups. Lower level ideal for workout facility or possibly even storage. Co-tenants include Seco Engineering Consultants and Premier Medical Academy. Ample parking and quiet cul-de-sac.

The Offering

Availability 1,512 SF up to 4,110 SF



Lease Overview

437 Fern Avenue
Jackson, Michigan

The Building

Location	Blackman Charter Township
Total Building SF	+/- 13,801 SF
Acreage	+/- 1.364 Acres
Construction	Block, wood frame
HVAC	Gas/Forced Air
Air Conditioning	100%
Signage	Building
Parking	Ample, on-site surface
Zoning	I-1
Year Built	1973

Lease Information

Lease Type	Modified Gross
Terms	Up to 60 months
Tenant Provides	Phone & Internet, HVAC, Electric, Janitorial
Landlord Provides	Taxes, Insurance, Roof & Structural, Common Area Maintenance, Refuse Removal, Water & Sewer
Possession	Immediate occupancy available

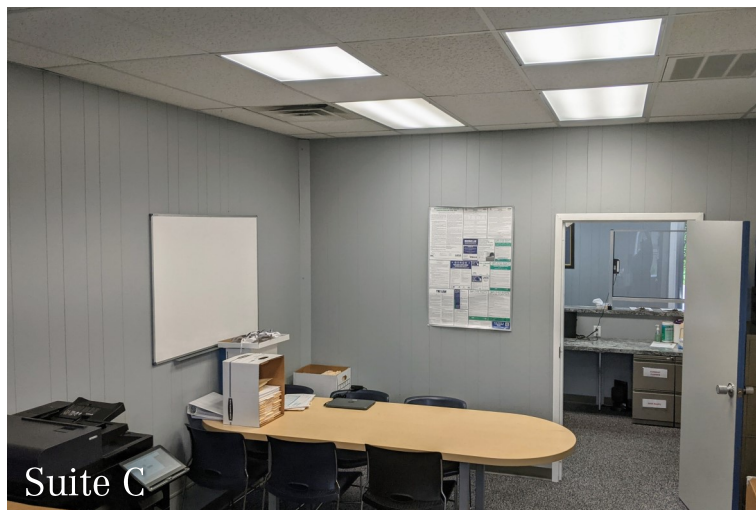
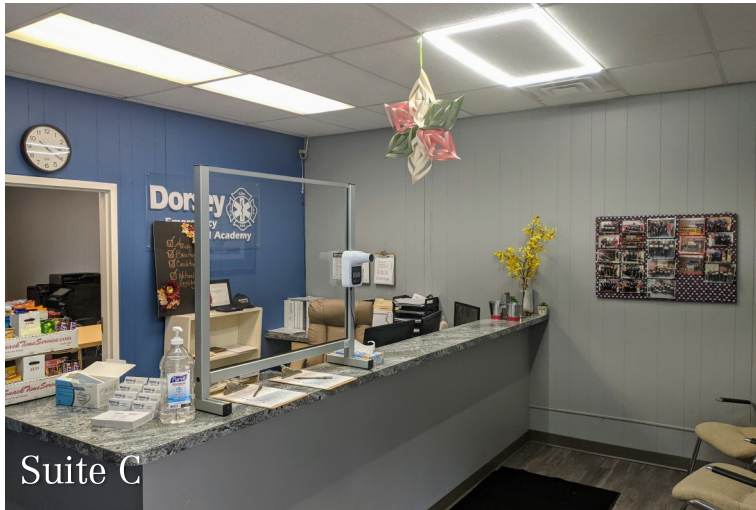
Availability

Suite	Rentable SF	Rate/SF/Yr	Type	Base Monthly Rent
C	3,512 SF	\$12.00/SF	Modified Gross	\$3,512.00/Month
D	1,512 SF	\$8.00/SF	Modified Gross	\$1,008.00/Month
D + Lower Level	4,110 SF	\$6.25/SF	Modified Gross	\$2,141.00/Month
Lower Level	2,598 SF	\$5.50/SF	Modified Gross	\$1,191.00/Month



Property Photography

437 Fern Avenue
Jackson, Michigan

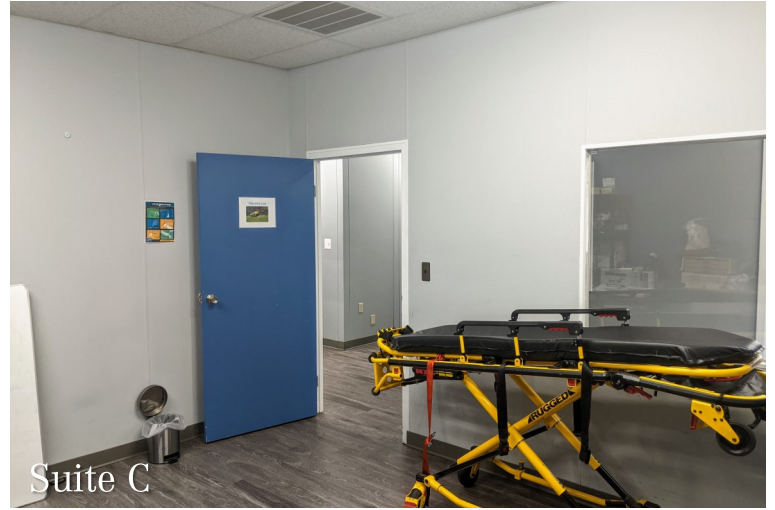


Property Photography

437 Fern Avenue
Jackson, Michigan



Suite C



Suite C



Suite C



Common Area



Suite D



Suite D

Property Photography

437 Fern Avenue
Jackson, Michigan



Suite D



Suite D



Suite Lower Level



Suite Lower Level



Suite Lower Level



Suite Lower Level

Property Photography

437 Fern Avenue
Jackson, Michigan



Suite Lower Level



Suite Lower Level



Suite Lower Level



Suite Lower Level



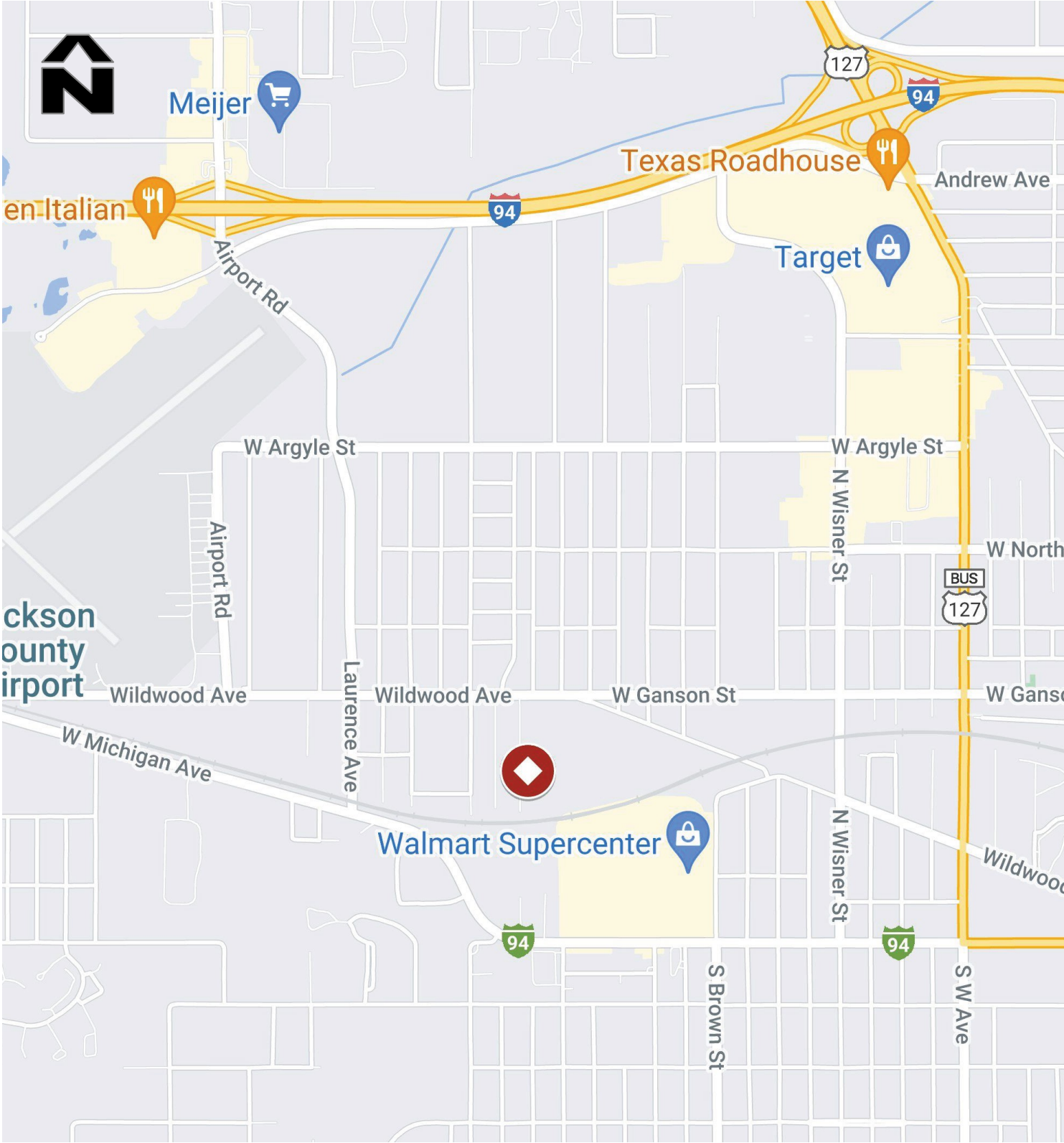
Suite Lower Level



Suite Lower Level

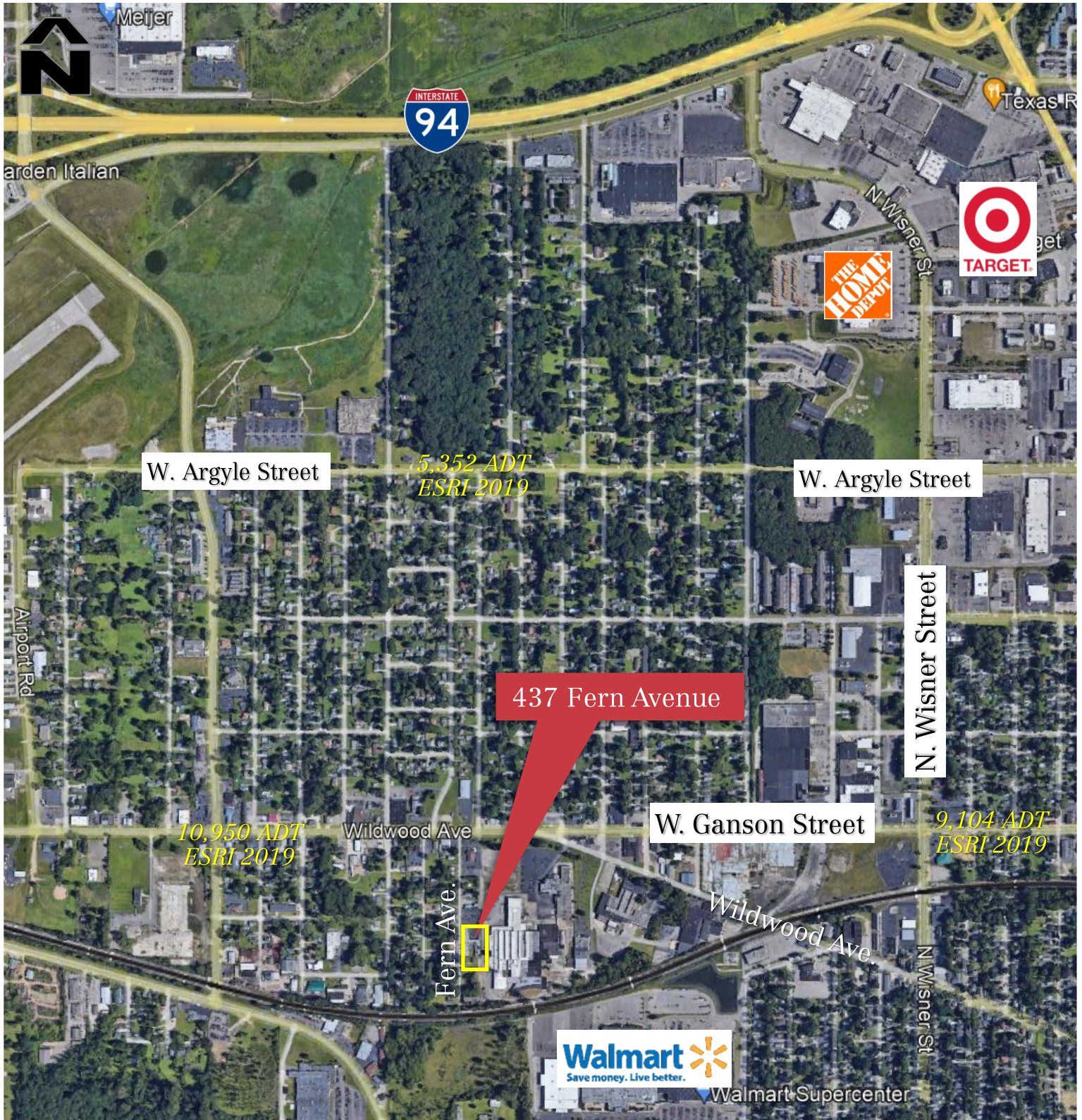
Location Map

437 Fern Avenue
Jackson, Michigan



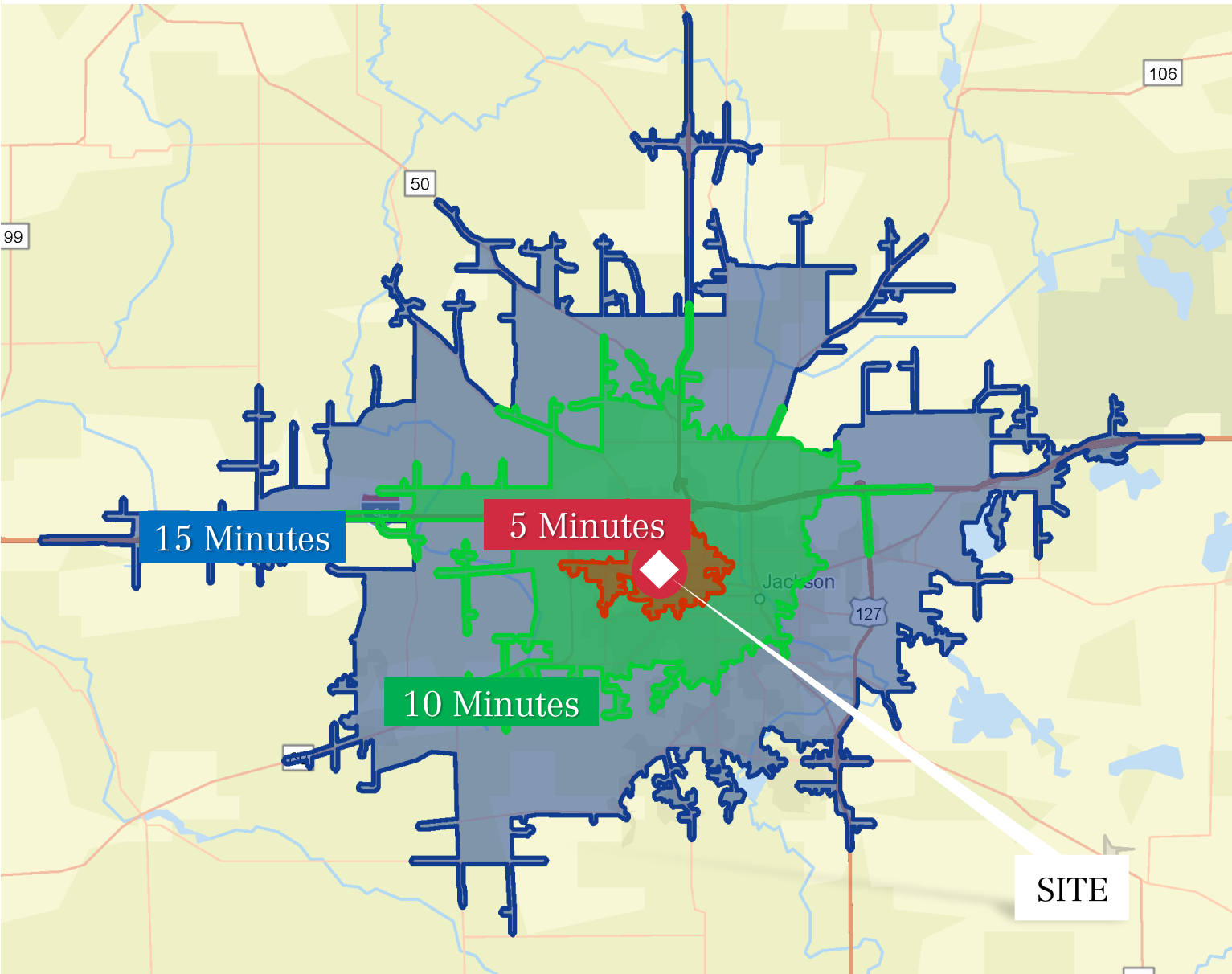
Aerial Map

437 Fern Avenue
Jackson, Michigan



Drive Time Map

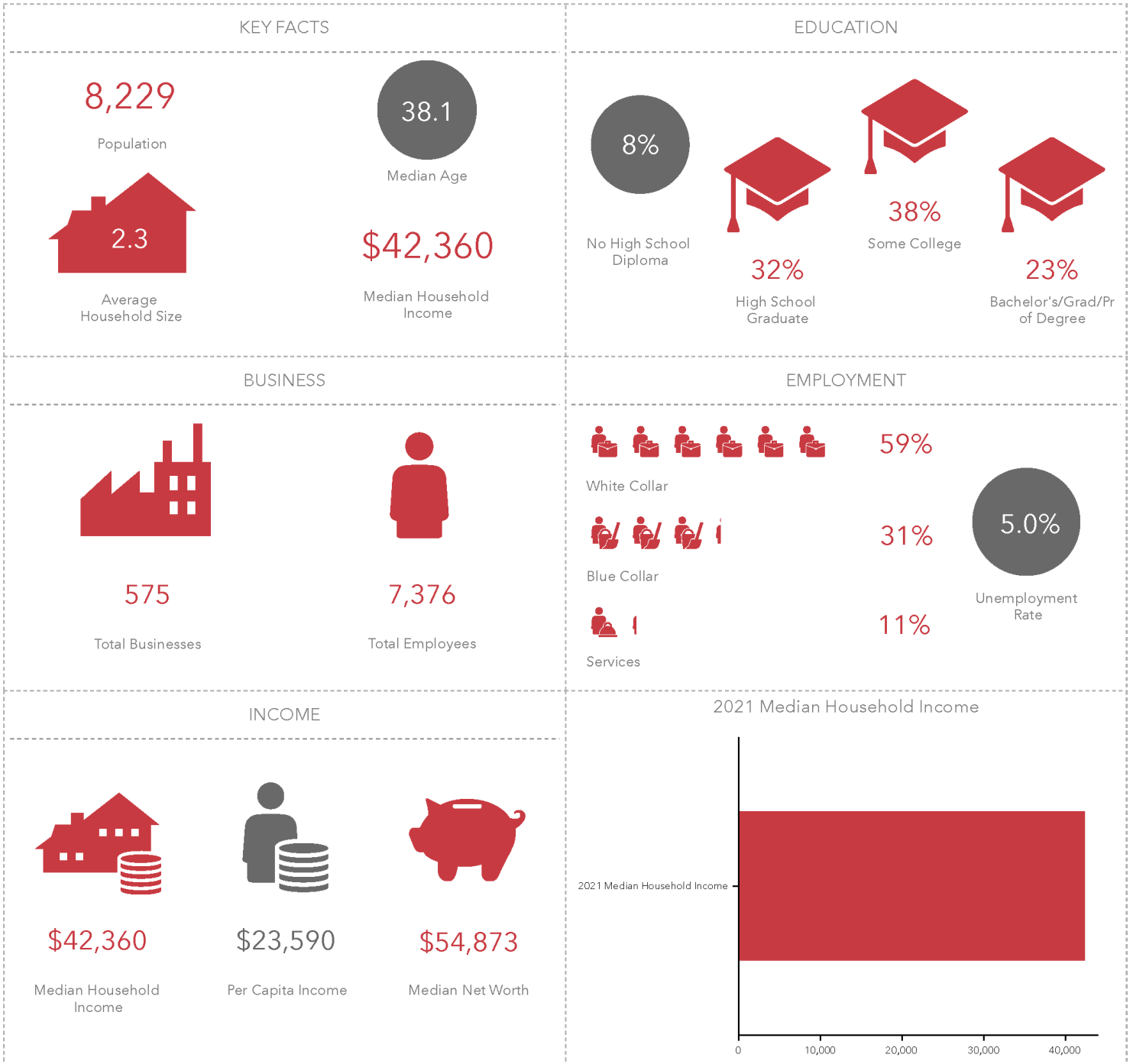
437 Fern Avenue
Jackson, Michigan



Demographic Information

437 Fern Avenue
Jackson, Michigan

5 MINUTE DRIVE TIME



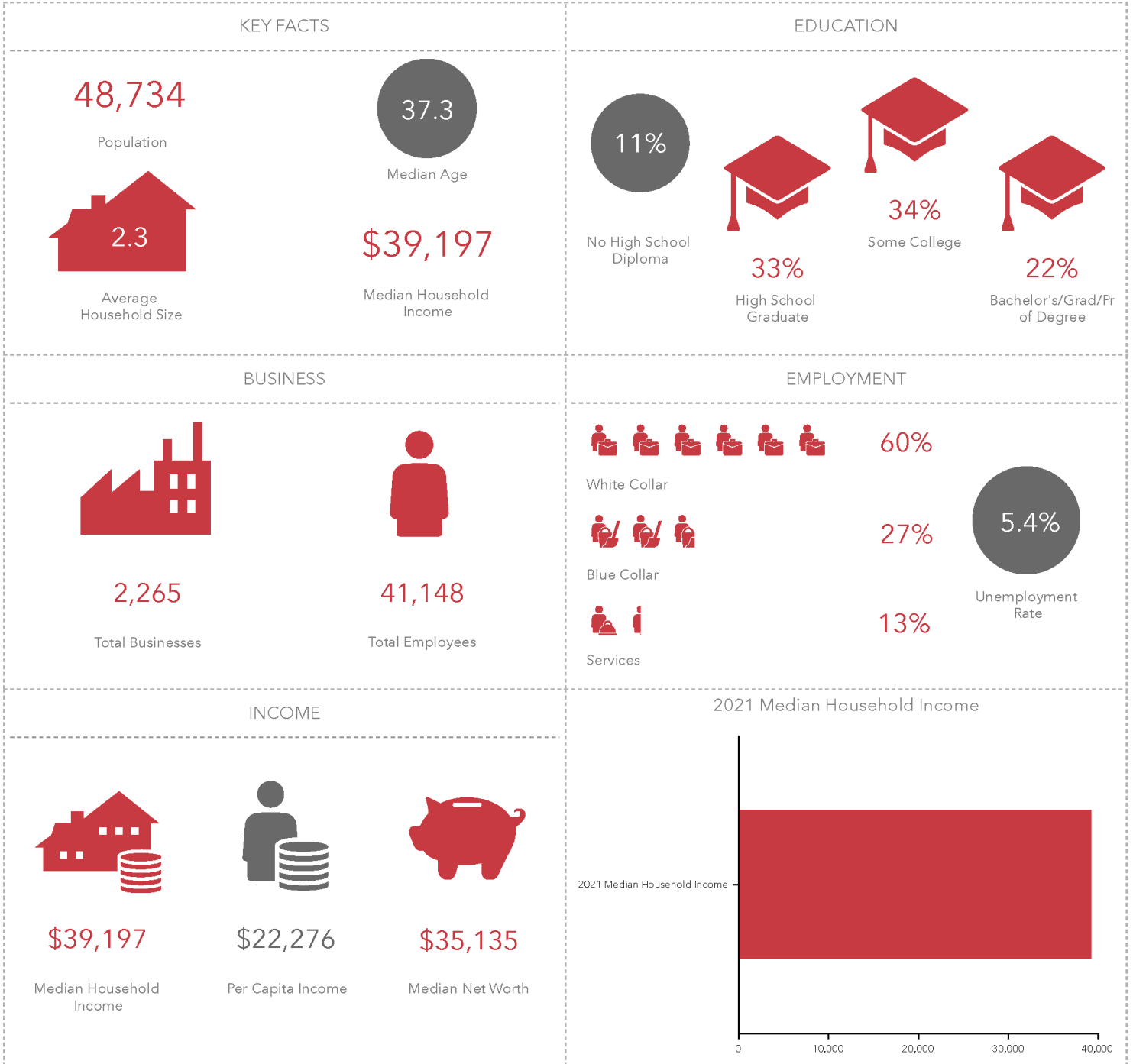
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Demographic Information

437 Fern Avenue
Jackson, Michigan

10 MINUTE DRIVE TIME



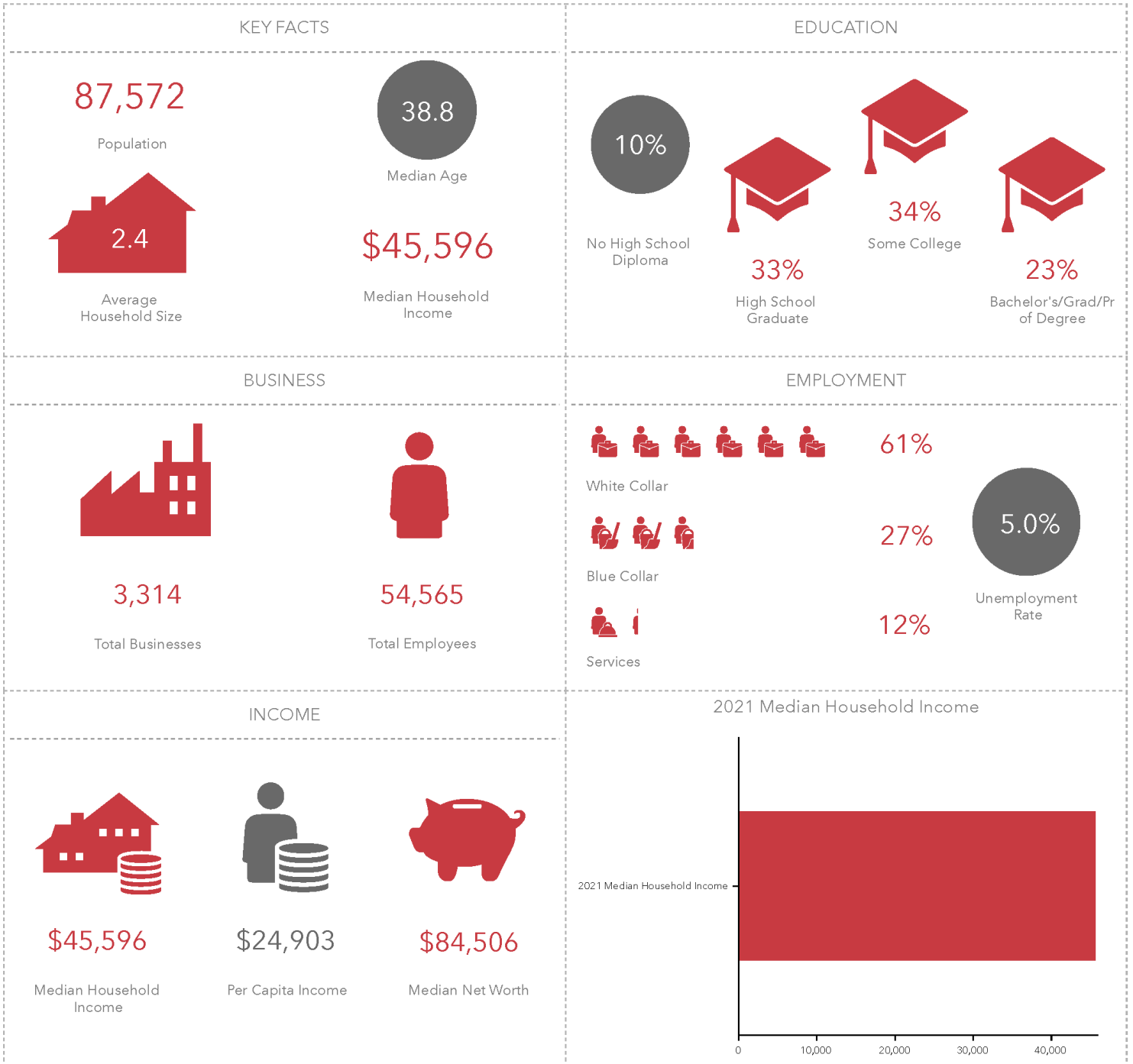
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Demographic Information

437 Fern Avenue
Jackson, Michigan

15 MINUTE DRIVE TIME



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