

# The Professional Center

2900 South State Street  
City of St. Joseph, Berrien County, Michigan



**Professional Office Condominiums  
For Sale or Lease**

***FISKARS PROPERTIES, INC.***

1076 Miners Road  
Saint Joseph, Michigan 49085  
269.428.7400 Fax 269.428.0932  
Mobile 269.208.5302

# The Professional Center

2900 South State Street  
City of St. Joseph, Berrien County, Michigan

**Own or Lease up to 15,444 sq. ft. of new professional office space.**

## Developer

Fiskars Properties, Inc.  
1076 Miners Road  
Saint Joseph, Michigan 49085  
269.428.7400 Fax 269.428.0932  
Mobile 269.208.5302  
[jima@fiskarsinc.com](mailto:jima@fiskarsinc.com)  
[www.fiskarsinc.com/properties](http://www.fiskarsinc.com/properties)

## Infrastructure

**Sewer/**  
**Water:** Fully served by City of St. Joseph.  
**Gas:** Fully served by Michigan Gas Utilities.  
**Electric:** Fully served by American Electric Power.  
**Communications:** AT&T/SBC Ameritech

## Transportation

**Destination** -Chicago 90 miles                      -South Bend 35 miles  
**Access:** -Grand Rapids 80 miles                      -Lansing 135 miles  
                  -Kalamazoo 35 miles                      -Detroit 184 miles

**Distance to** -Southwest Michigan Regional Airport - 2.5  
**Air Service:** -Michiana Regional, South Bend - 35 miles  
                  -Kalamazoo/Battle Creek International - 35 miles  
                  -Kent County International- 80 miles  
                  -O'Hare International Airport, Chicago - 120 miles

**For  
Information  
Contact:**

**Permitted Uses:** Zoned for research and development, technical and office use.  
Industrial uses, as they might be associated with the primary purposes listed above, are allowed.

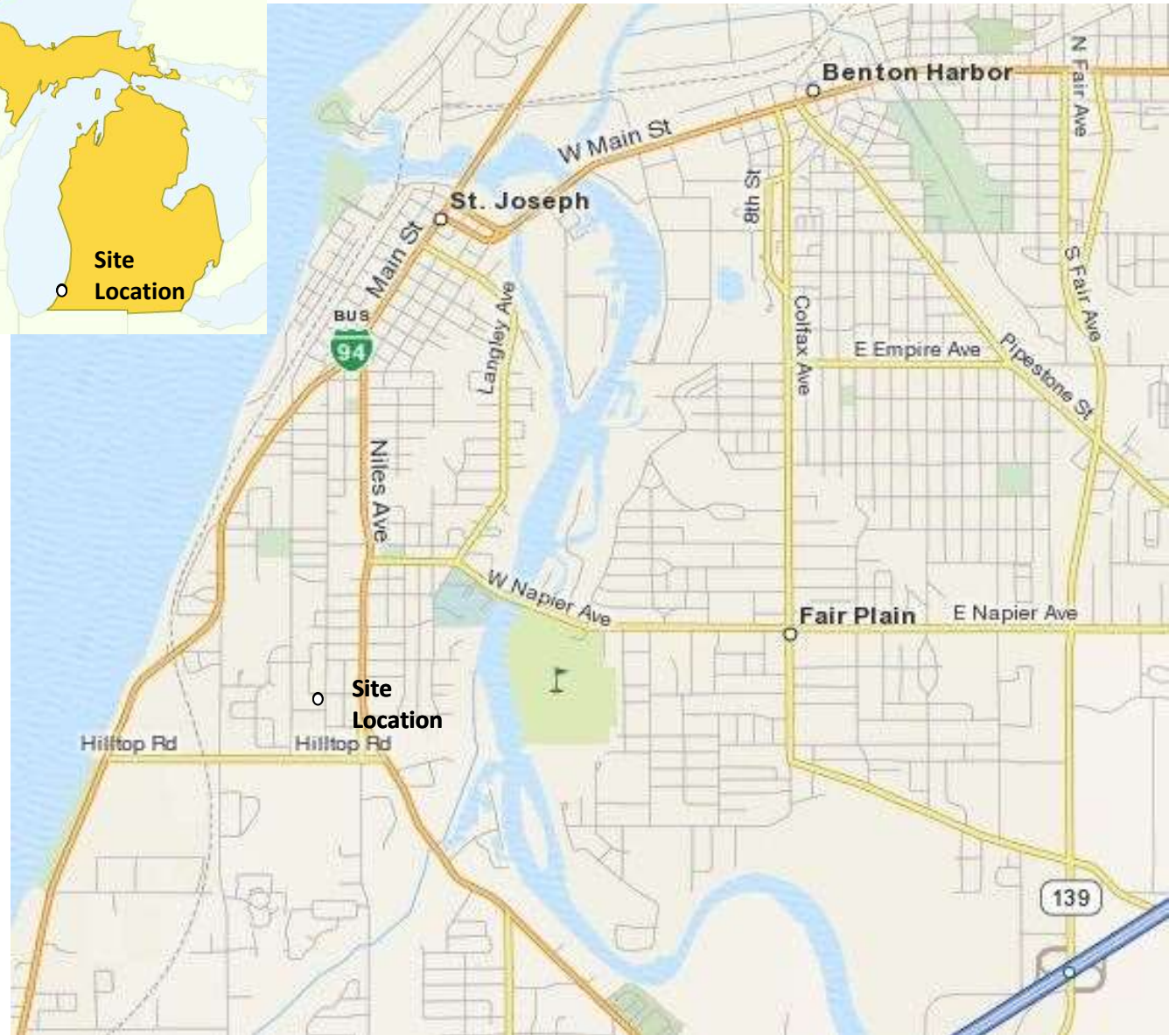
**Police/Fire:** Police - City of St. Joseph, Berrien County.  
Fire - Nearest station approximately one mile. Full time professional.

**James Agens:** Fiskars Properties, Inc.  
RE Broker Vice President Real Estate  
1076 Miners Road  
St. Joseph, MI 49085  
(269) 208-5302  
[jjma@fiskarsinc.com](mailto:jjma@fiskarsinc.com)  
[www.fiskarsinc.com/properties](http://www.fiskarsinc.com/properties)

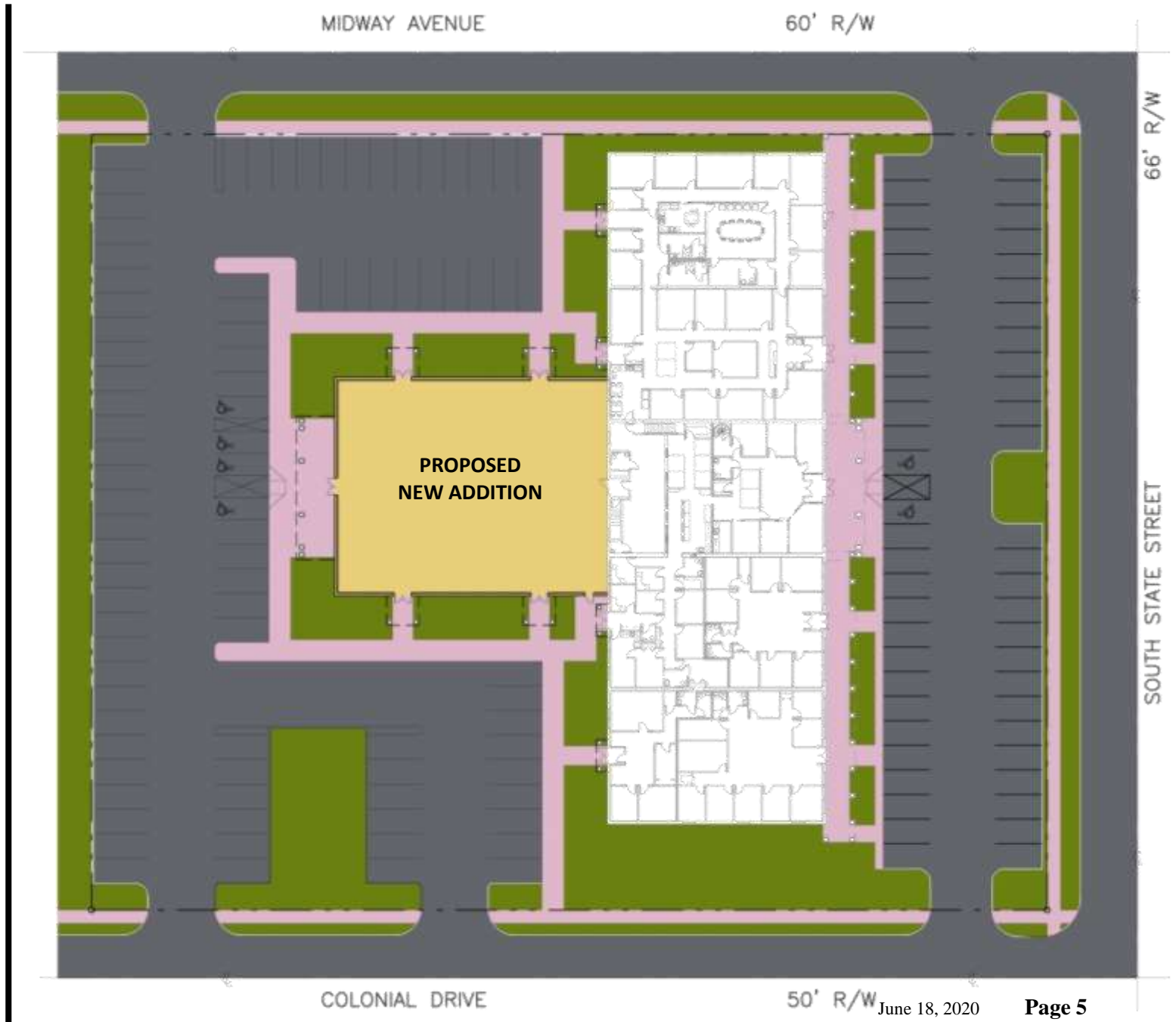
**State of Michigan**

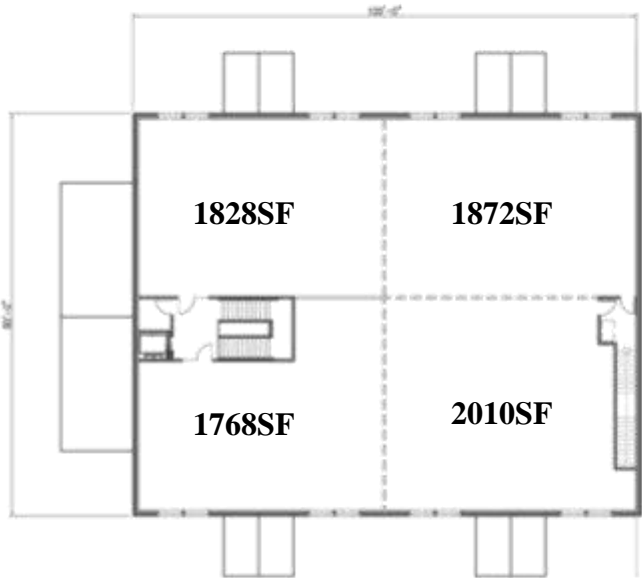


**St. Joseph, MI**



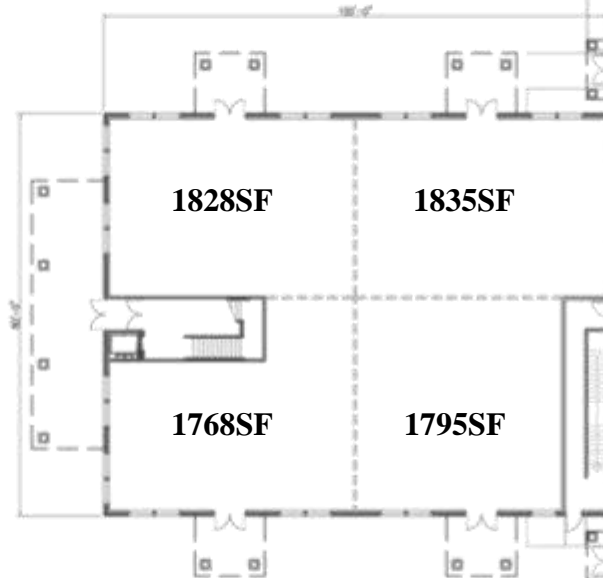
# Site Plan





**2** SECOND FLOOR PLAN  
SCALE: 1/16" = 1'-0"

**7478 SF**



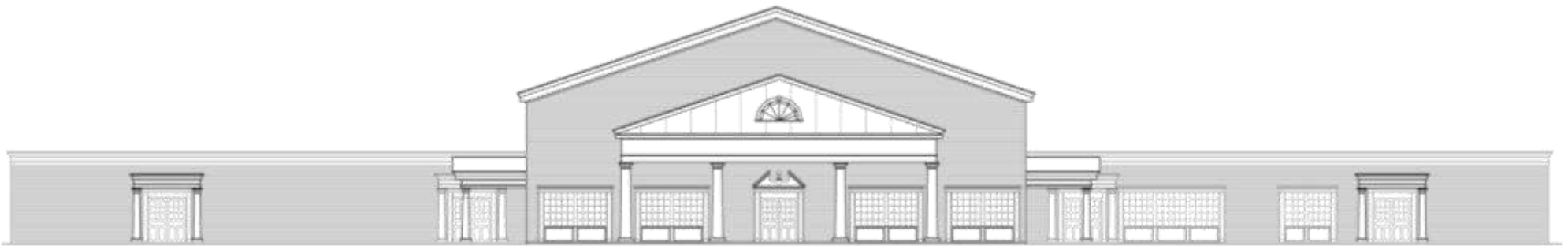
**1** FIRST FLOOR PLAN  
SCALE: 1/16" = 1'-0"

**7226 SF**





1 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION  
SCALE: 1/8" = 1'-0"