



Office | For Lease | 936 - 6,996 SF

The Atriums Office Complex Kalamazoo, Michigan

4341 S Westnedge Avenue
Kalamazoo, MI 49008

Overview

The Atriums office complex is conveniently located near the intersection of Kilgore and Westnedge a strong location less than a half-mile to I-94. This building is multi-tenanted with a diverse tenant mix and signage on Westnedge the main thoroughfare between Portage and Downtown Kalamazoo. There is also directional Tenant signage on each building. Shopping and restaurants are abundant in this area. The suites vary in sizes and layout. Immediately available.

Lease Price \$15.95/SF Gross
Gross lease (Tenant pays interior janitorial, phone and internet)

Matthew Callander, CCIM
269.384.8368 [direct]
269.271.5187 [mobile]
mcallander@ccmichigan.com

Sandy Edwards, CCIM
269.373.8102 [direct]
269.207.0971 [mobile]
sedwards@ccmichigan.com





PROPERTY FEATURES



County:	Kalamazoo
Municipality:	City of Kalamazoo
Gross Size:	69,120 SF
Office SF:	936 & 6,060 SF
# of Buildings:	2 Buildings
Building Levels:	2 Levels
Total Acres:	4.87 Acres
Zoning Code / Description:	CC2 / Community Commercial District
Between Streets:	Kilgore & Whites Road
Street Type:	Paved Public
Construction:	Brick / Stone / Frame
Sewer / Water:	Public / Public
Heat Type / Source:	Forced Air / Gas
Parking # / Type:	280 / Asphalt
Restrooms:	4 / Common Area



4341 S Westnedge Avenue | Kalamazoo, MI 49008

Matthew Callander, CCIM
269.384.8368 [direct]
269.271.5187 [mobile]
mcallander@ccmichigan.com

Sandy Edwards, CCIM
269.373.8102 [direct]
269.207.0971 [mobile]
sedwards@ccmichigan.com



OVERVIEW

The Atriums office complex is conveniently located near the intersection of Kilgore and Westnedge a strong location less than a half-mile to I-94. The building is multi-tenanted with a diverse tenant mix and signage on Westnedge and directional Tenant signage on each building. The suites vary in sizes and layout.

- Conveniently located office complex
- Varying sizes and layouts
- Located near I-94
- Tenant signage available on Westnedge and on Buildings
- Immediate occupancy

Available Space

Space:	Size:	Type:	Availability:
1) 2106 - East	936 SF	Office	For Lease @ \$15.95/SF Gross (\$1,244/Month)
2) 2200 - East	6,060 SF	Office	For Lease @ \$15.95/SF Gross (\$8,055/Month)

4341 S Westnedge Avenue | Kalamazoo, MI 49008

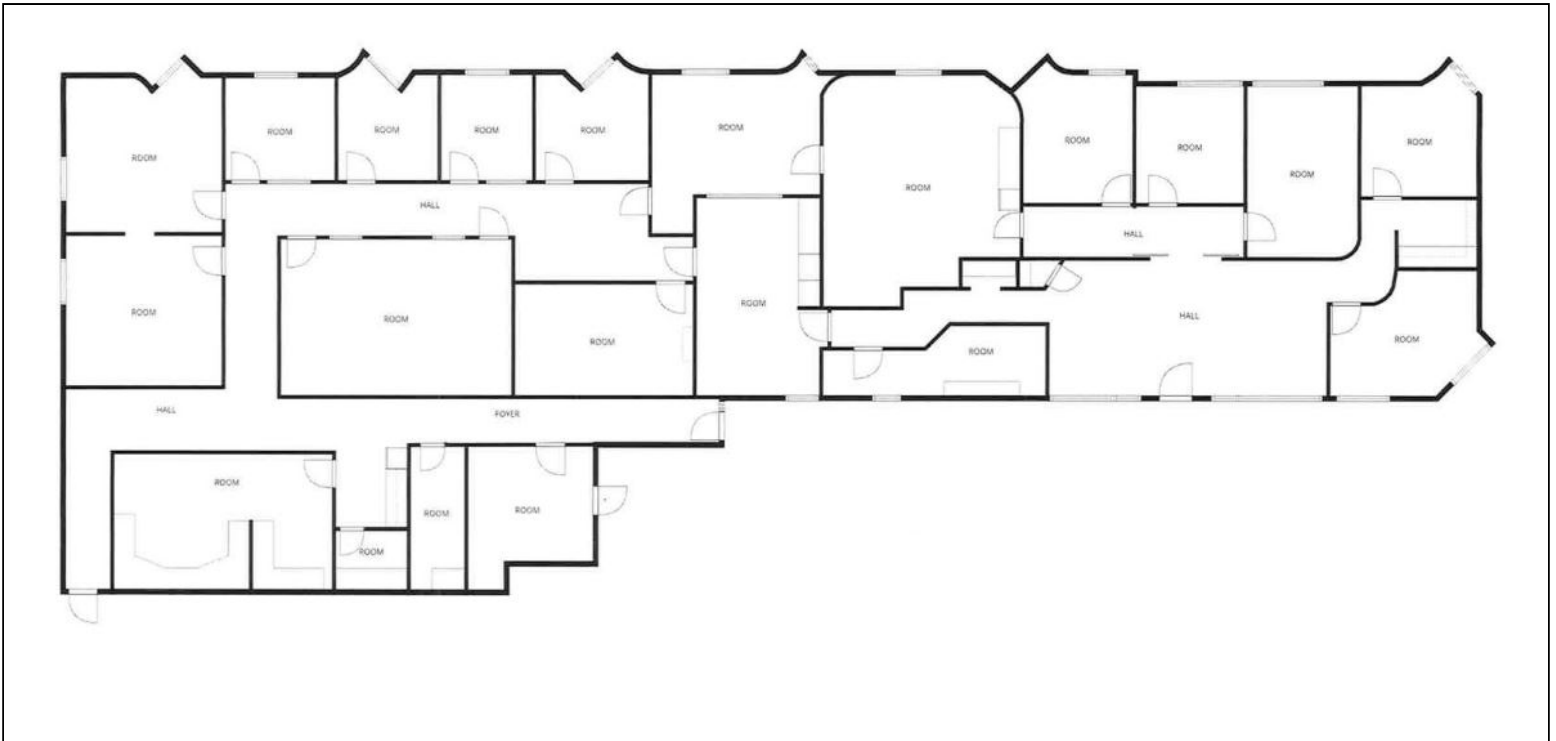
Matthew Callander, CCIM
269.384.8368 [direct]
269.271.5187 [mobile]
mcallander@ccmichigan.com

Sandy Edwards, CCIM
269.373.8102 [direct]
269.207.0971 [mobile]
sedwards@ccmichigan.com





FLOOR PLAN - SUITE 2200 - UPPER LEVEL - EAST BUILDING



4341 S Westnedge Avenue | Kalamazoo, MI 49008

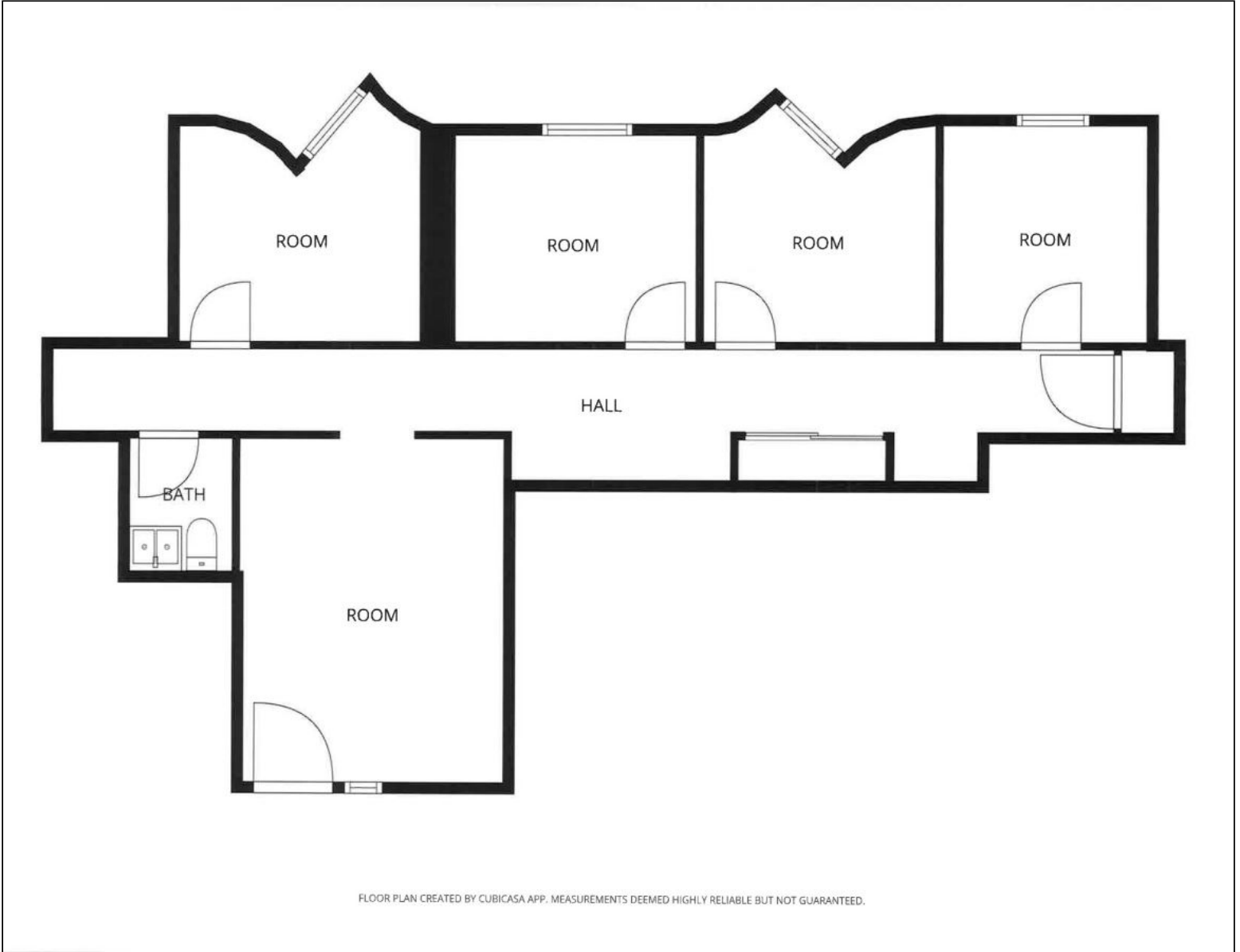
Matthew Callander, CCIM
269.384.8368 [direct]
269.271.5187 [mobile]
mcallander@ccmichigan.com

Sandy Edwards, CCIM
269.373.8102 [direct]
269.207.0971 [mobile]
sedwards@ccmichigan.com





FLOOR PLAN - SUITE 2106 - LOWER LEVEL - EAST BUILDING



4341 S Westnedge Avenue | Kalamazoo, MI 49008

Matthew Callander, CCIM
269.384.8368 [direct]
269.271.5187 [mobile]
mcallander@ccmichigan.com

Sandy Edwards, CCIM
269.373.8102 [direct]
269.207.0971 [mobile]
sedwards@ccmichigan.com





COMMON AREA PHOTOS



4341 S Westnedge Avenue | Kalamazoo, MI 49008

Matthew Callander, CCIM
269.384.8368 [direct]
269.271.5187 [mobile]
mcallander@ccmichigan.com

Sandy Edwards, CCIM
269.373.8102 [direct]
269.207.0971 [mobile]
sedwards@ccmichigan.com





INTERIOR PHOTOS



4341 S Westnedge Avenue | Kalamazoo, MI 49008

Matthew Callander, CCIM
269.384.8368 [direct]
269.271.5187 [mobile]
mcallander@ccmichigan.com

Sandy Edwards, CCIM
269.373.8102 [direct]
269.207.0971 [mobile]
sedwards@ccmichigan.com





INTERIOR PHOTOS



4341 S Westnedge Avenue | Kalamazoo, MI 49008

Matthew Callander, CCIM
269.384.8368 [direct]
269.271.5187 [mobile]
mcallander@ccmichigan.com

Sandy Edwards, CCIM
269.373.8102 [direct]
269.207.0971 [mobile]
sedwards@ccmichigan.com





INTERIOR PHOTOS



4341 S Westnedge Avenue | Kalamazoo, MI 49008

Matthew Callander, CCIM
269.384.8368 [direct]
269.271.5187 [mobile]
mcallander@ccmichigan.com

Sandy Edwards, CCIM
269.373.8102 [direct]
269.207.0971 [mobile]
sedwards@ccmichigan.com





PROPERTY PHOTOS



4341 S Westnedge Avenue | Kalamazoo, MI 49008

Matthew Callander, CCIM
269.384.8368 [direct]
269.271.5187 [mobile]
mcallander@ccmichigan.com

Sandy Edwards, CCIM
269.373.8102 [direct]
269.207.0971 [mobile]
sedwards@ccmichigan.com

