

# KALAMAZOO MALL OFFICE FOR LEASE

125 S. Kalamazoo Mall,  
Kalamazoo, MI 49007

- ✓ Located in the Heart of Downtown Kalamazoo
- ✓ Attached, Covered Parking Ramp
- ✓ Interior Access to a Deli, Restaurant, and Event Space
- ✓ Includes Onsite Fitness Center & Club Room
- ✓ Build-to-Suit Options from 100-12,000 Sq. Ft.



## KALAMAZOO CITY CENTRE

Position your business at one of Kalamazoo's most recognizable addresses on the historic Kalamazoo Mall: The Kalamazoo City Centre. This distinctive mixed-use property offers an exceptional opportunity for tenants seeking both flexibility and a vibrant, walkable setting in the center of downtown.

Office suites are available from individual offices up to 12,000 square feet, with build-to-suit options to create the exact space that you need. Inside the building, you will enjoy unmatched convenience with direct access to a popular deli, a full-service restaurant and bar, and a private event venue — perfect for meetings, client entertainment, and everyday ease regardless of the weather.

Step outside and you're immediately immersed in the energy of the Kalamazoo Mall, surrounded by an array of coffee shops, restaurants, boutique retailers, and inviting outdoor areas that create an ideal environment for the casual interactions with other professionals that you can only get downtown.

The property also includes access to premium amenities such as an on-site fitness center, a stylish club room with a third-floor deck, and the option for covered parking in the attached ramp — delivering comfort and convenience no matter the weather.



**ROB PETERSON**  
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**SCAN TO  
ACCESS FULL  
PROPERTY  
DETAILS.**



# 125 S. KALAMAZOO MALL

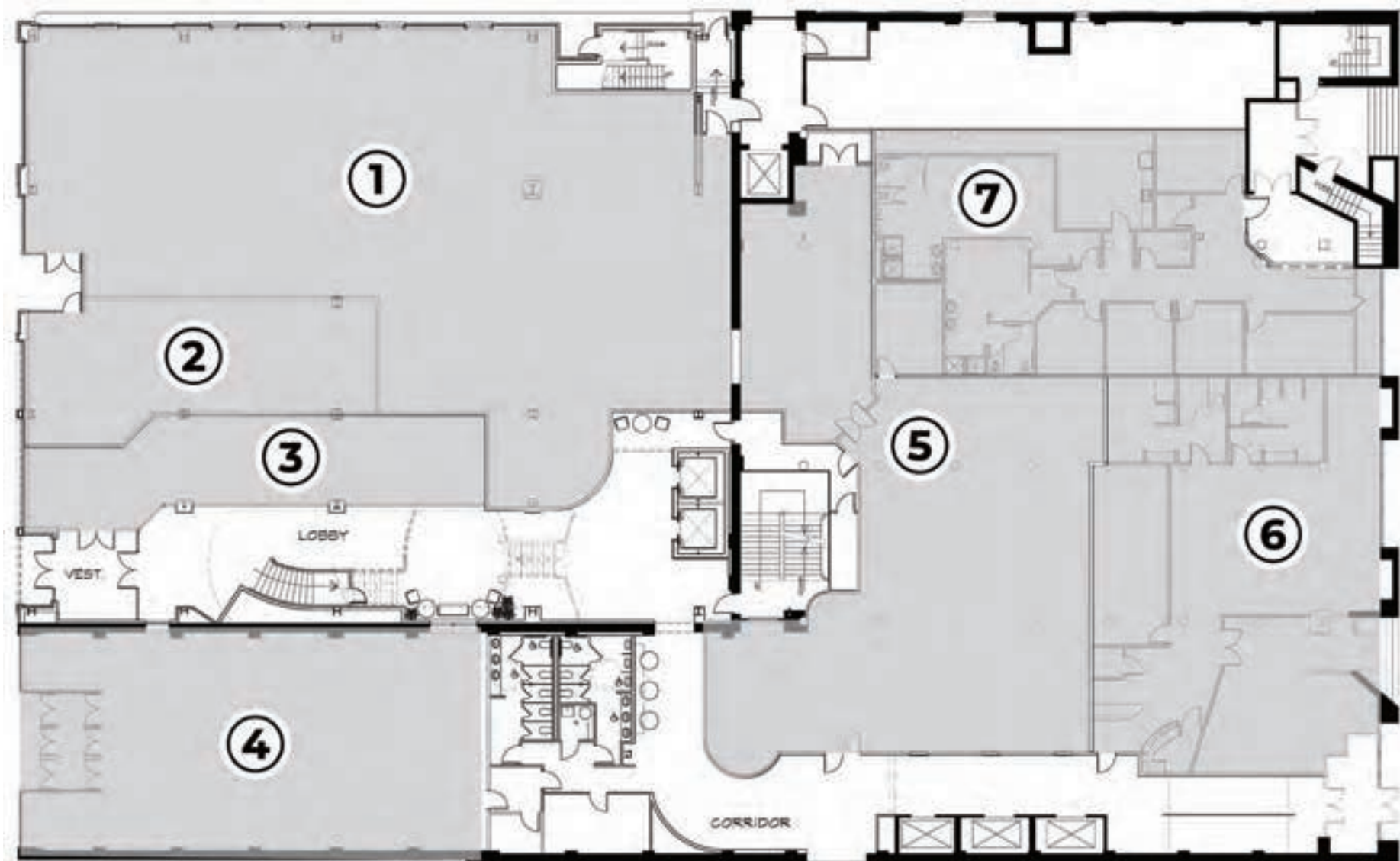
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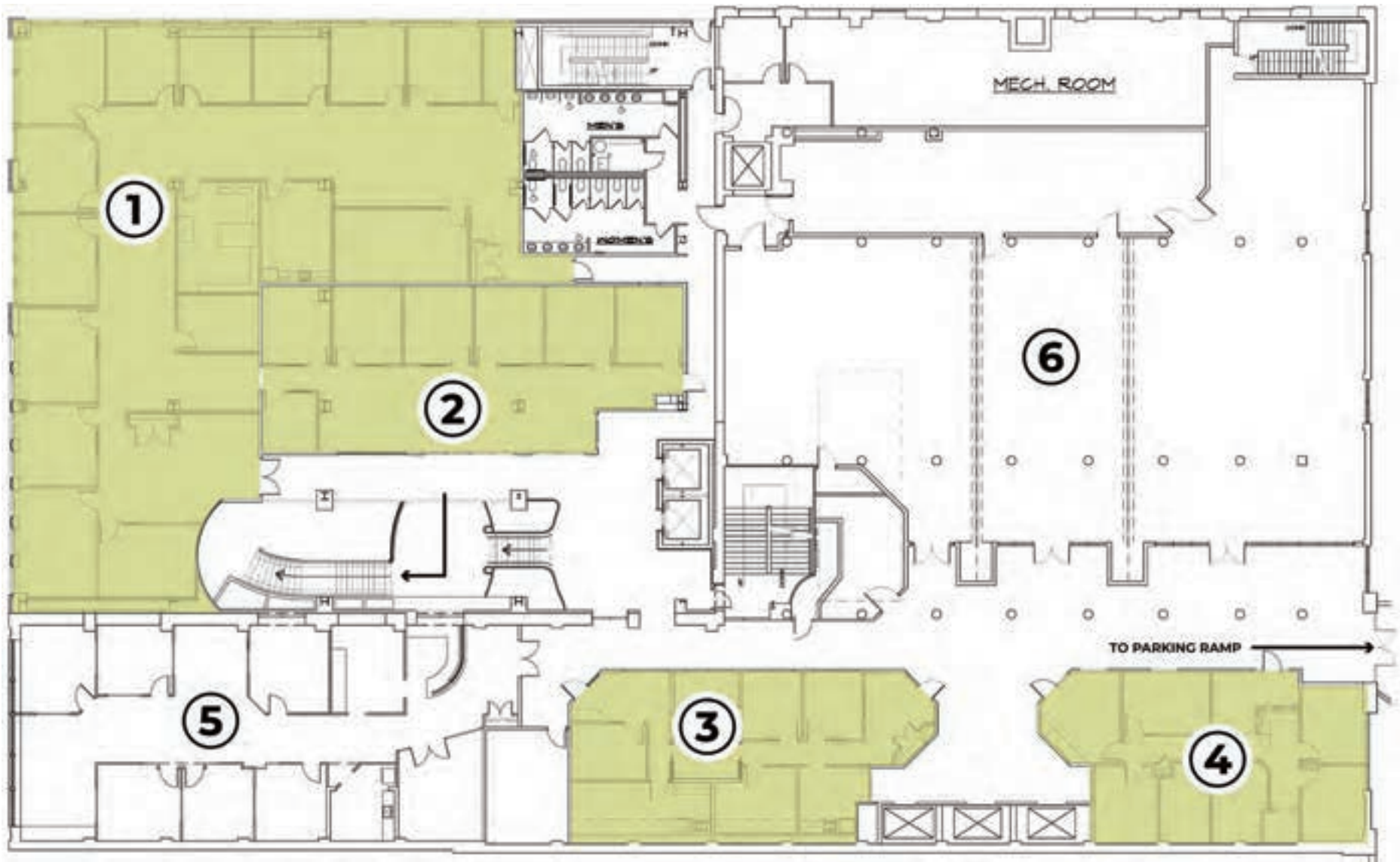
**FLOOR ONE - STREET LEVEL | FULLY LEASED**

- |                           |                    |
|---------------------------|--------------------|
| ① Old Skool Bar           | ⑤ City Centre Deli |
| ② Rocket Fizz             | ⑥ Tye Chua Dance   |
| ③ Uncle Buddy's Toy Stash | ⑦ The Xperience    |
| ④ Consumers Credit Union  |                    |



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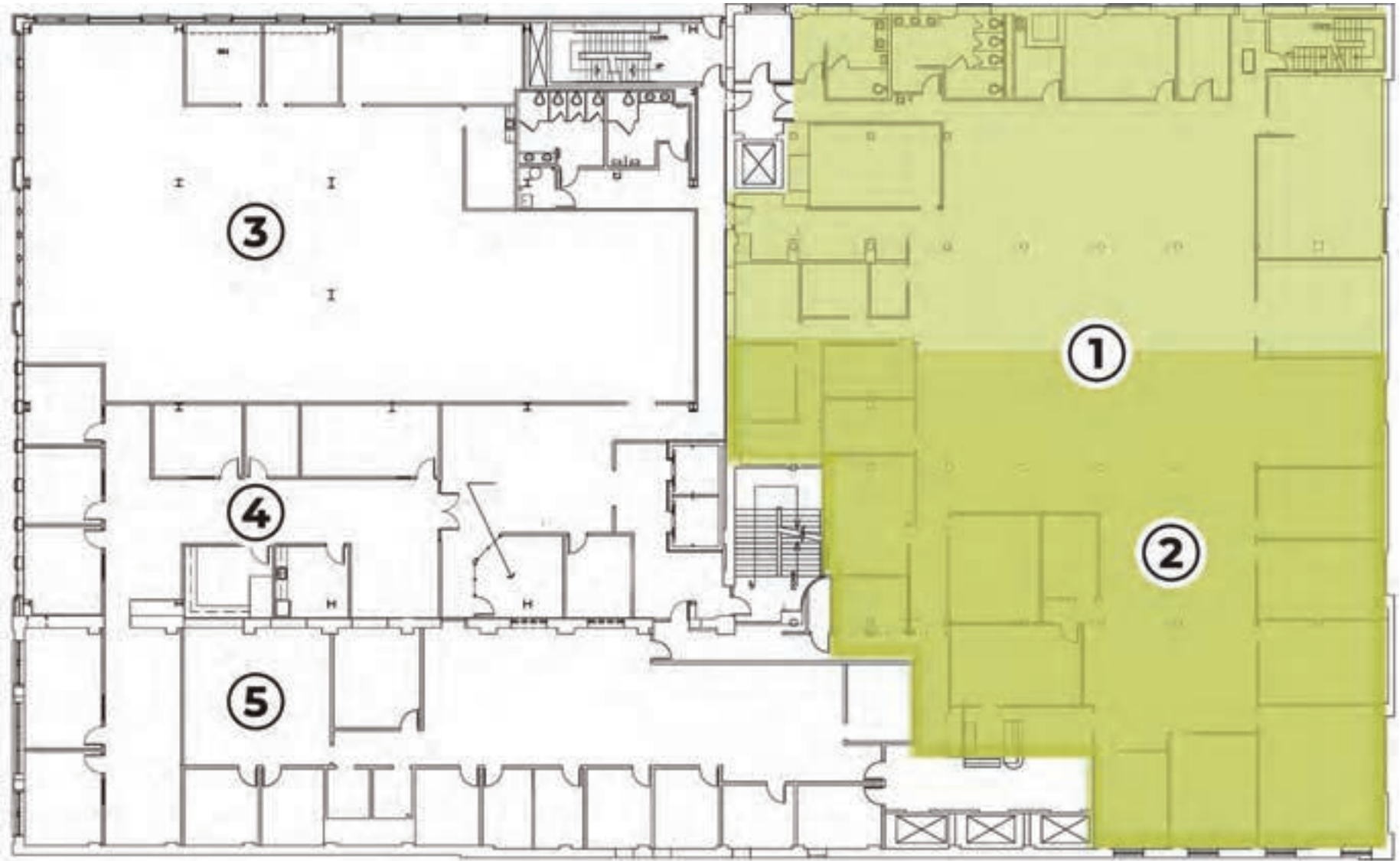


**FLOOR TWO | SPACES AVAILABLE FOR LEASE**

- ①** Suite 201 | 6,240 SF
  - ②** Suite 209 | 2,250 SF
  - ③** Suite 202 | 1,200 SF
- ④** Suite 208 | 1,950 SF
  - ⑤** Leased
  - ⑥** City Centre Events



**SCAN TO ACCESS FULL PROPERTY DETAILS.**



### FLOOR THREE | SPACES AVAILABLE FOR LEASE

① Suite 301 | 14,122 SF

③ Leased

② Suite 306 | 6,434 SF

④ Leased

⑤ Leased






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## FLOOR FOUR | SPACES AVAILABLE FOR LEASE

-  Gym
-  Deck
-  Club Room

- 1** Suite 402 | 1,709 SF
- 2** Suite 403 | 1,422 SF
- 3** Suite 404 | 12,000 SF



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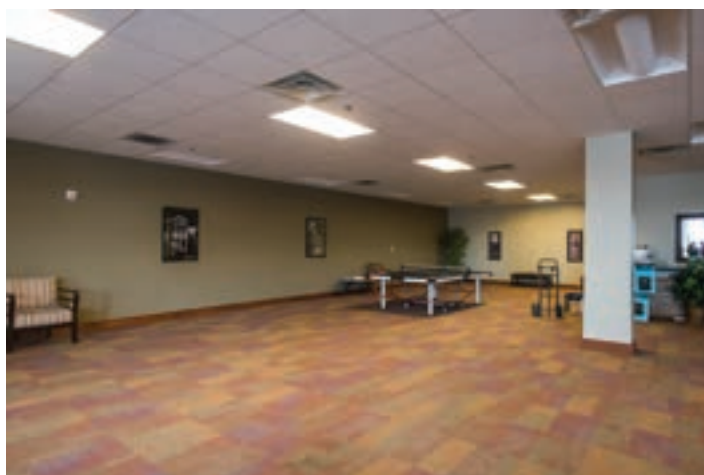
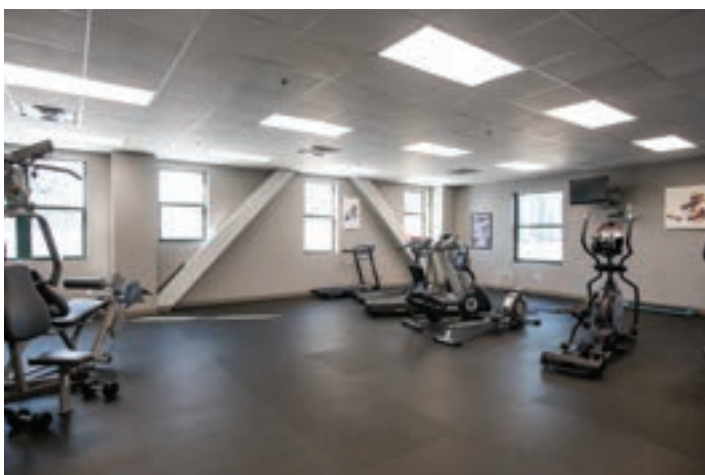
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