



Office | For Lease | 1,148 - 4,815 SF

West Pointe Office Park Prestigious Office Condos

890-1090 N 10th Street
Kalamazoo, MI 49009

Overview

Office suites available in a corporate-like setting on the west side with direct exposure to US131 (corner of West Main & 10th Street). Perfect location for any business seeking an excellent location convenient to the highway. There is a renovated dental suite available as well as a former medical office suite and multiple general office suites. There is one build-to-suit suite option that can be customized to your business. There are also two out-lot options with the ability to construct up to 10,000 SF on each site.

Lease Price \$16.95/SF Modified

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

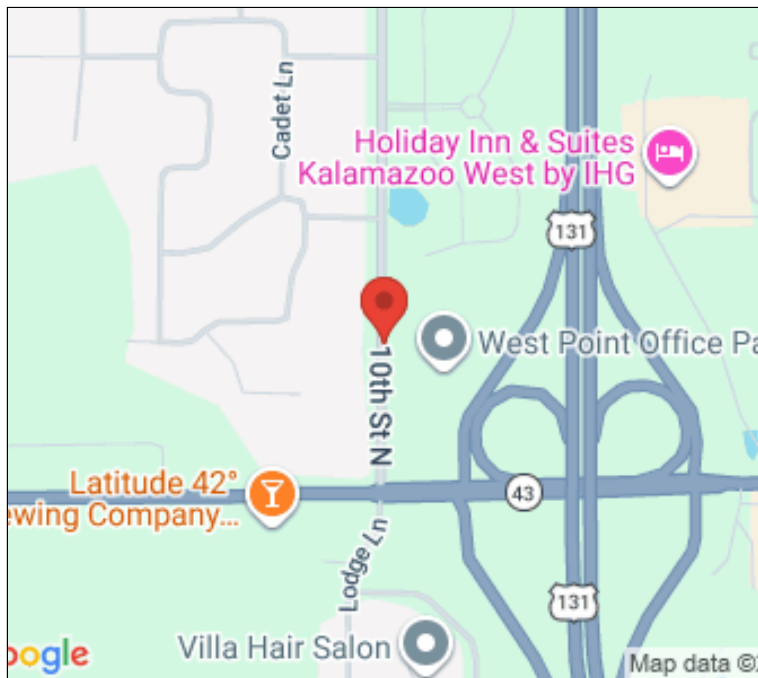
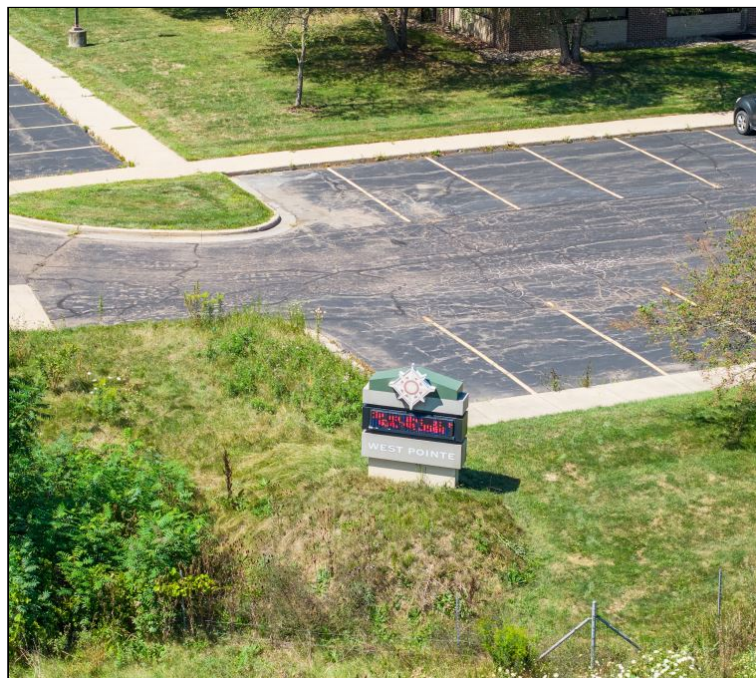
Matthew Callander, CCIM
269.384.8368 [direct]
269.271.5187 [mobile]
mcallander@ccmichigan.com



PROPERTY FEATURES



County:	Kalamazoo
Municipality:	Oshtemo Twp
Gross Size:	20,298 SF
Office SF:	1,148; 2,132; 2,357; 2,500; 2,531; (2) 4,815 SF
Buildings / Units:	6 Buildings / 7 Units
Building Levels:	2 Levels
Year Built:	2000
Zoning Code / Description:	R3 / PUD
Construction:	Brick / Stone / Frame
Sewer / Water:	Public / Public
Heat Type / Source:	Forced Air / Gas
Parking # / Type:	100 / Paved
Restrooms:	2 / Per Floor
Air Conditioning:	Central Air
Passenger Elevators:	One



890-1090 N 10th Street | Kalamazoo, MI 49009

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

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



OVERVIEW

Office suites available in a corporate-like setting on the west side with direct exposure to US131 (corner of West Main & 10th St). Perfect location for any business seeking an excellent location convenient to the highway. There is a former dental suite, medical office as well as general office and build-to-suit.

- Professional Office Complex
- High traffic counts and exposure from US131 and West Main
- Conveniently located between Chicago, Detroit & Grand Rapids
- Prestigious buildings offer a corporate park-like setting
- Large windows allow for an abundance of natural light
- Multiple suites and layouts for any type of office needs
- Easy to find & easy to show - please call for an appointment

Available Space

Space:	Size:	Type:	Availability:
1) 1040 - 210	2,132 SF	Office	For Lease @ \$16.95/SF Modified (\$3,011/Month)
2) 1080 - 100	4,815 SF	Office	For Lease @ \$16.95/SF Modified (\$6,801/Month)
3) 1080 - 200	4,815 SF	Office	For Lease @ \$16.95/SF Modified (\$6,801/Month)
4) 1090 - 100	1,148 SF	Office	For Lease @ \$16.95/SF Modified (\$1,622/Month)
5) 1090 - 110	2,357 SF	Office	For Lease @ \$16.95/SF Modified (\$3,329/Month)
6) 1090 - 200	2,500 SF	Office	For Lease @ \$16.95/SF Modified (\$3,531/Month)
7) 950 - 100	2,531 SF	Office	For Lease @ \$16.95/SF Modified (\$3,575/Month)

890-1090 N 10th Street | Kalamazoo, MI 49009

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

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



ADDITIONAL AERIAL VIEW



890-1090 N 10th Street | Kalamazoo, MI 49009

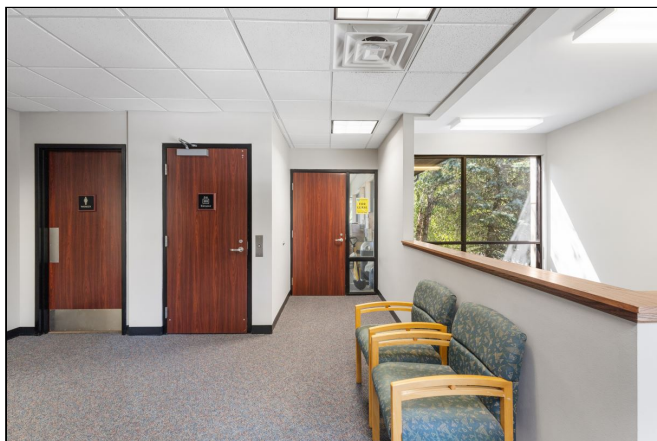
Sandy Edwards, CCIM
269.373.8102 [direct]
269.207.0971 [mobile]
sedwards@ccmichigan.com

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





COMMON AREA PHOTOS



890-1090 N 10th Street | Kalamazoo, MI 49009

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

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



FLOOR PLAN - BLDG. 950



890-1090 N 10th Street | Kalamazoo, MI 49009

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

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



FLOOR PLAN - BLDG. 950 - SUITE 100 (FORMER DENTAL SUITE)



890-1090 N 10th Street | Kalamazoo, MI 49009

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

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





PHOTOS - BLDG. 950 - SUITE 100



890-1090 N 10th Street | Kalamazoo, MI 49009

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

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



FLOOR PLAN - BLDG. 1040



UPPER FLOOR



LOWER FLOOR

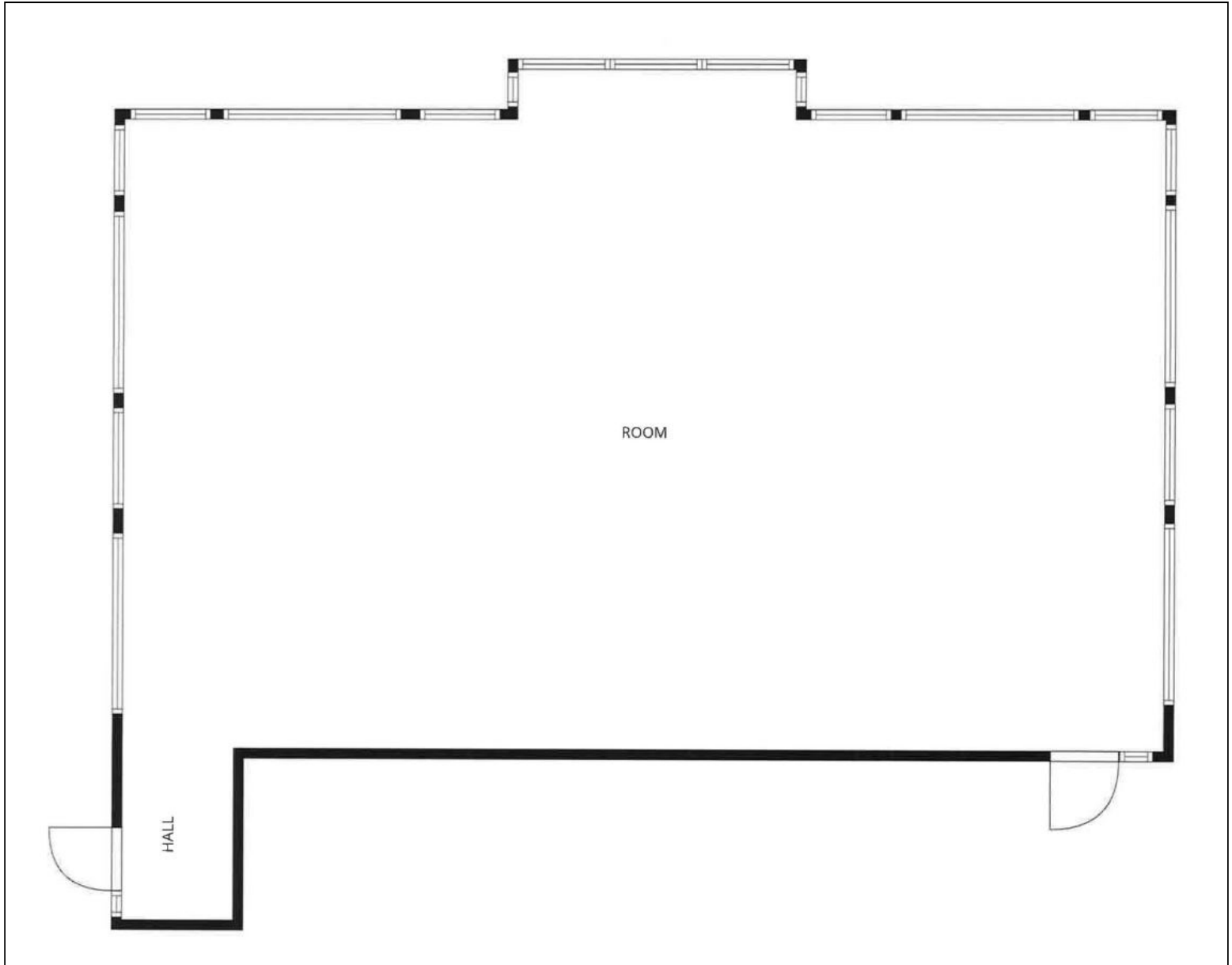
890-1090 N 10th Street | Kalamazoo, MI 49009

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

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



FLOOR PLAN - BLDG. 1040 - SUITE 210 (BUILD TO SUIT)



890-1090 N 10th Street | Kalamazoo, MI 49009

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

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





PHOTOS - BLDG. 1040 - SUITE 210



890-1090 N 10th Street | Kalamazoo, MI 49009

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

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



FLOOR PLAN - BLDG. 1080



UPPER FLOOR



LOWER FLOOR

890-1090 N 10th Street | Kalamazoo, MI 49009

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

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



FLOOR PLAN - BLDG. 1080 - SUITE 100 (FORMER MEDICAL SUITE)



890-1090 N 10th Street | Kalamazoo, MI 49009

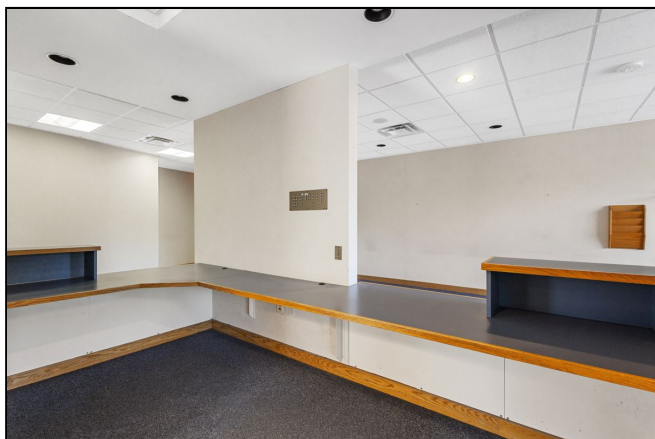
Sandy Edwards, CCIM
269.373.8102 [direct]
269.207.0971 [mobile]
sedwards@ccmichigan.com

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





PHOTOS - BLDG. 1080 - SUITE 100



890-1090 N 10th Street | Kalamazoo, MI 49009

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

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



FLOOR PLAN - BLDG. 1080 - SUITE 200 (GENERAL OFFICE)



890-1090 N 10th Street | Kalamazoo, MI 49009

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

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





PHOTOS - BLDG. 1080 - SUITE 200



890-1090 N 10th Street | Kalamazoo, MI 49009

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

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



FLOOR PLAN - BLDG. 1090



UPPER FLOOR



LOWER FLOOR

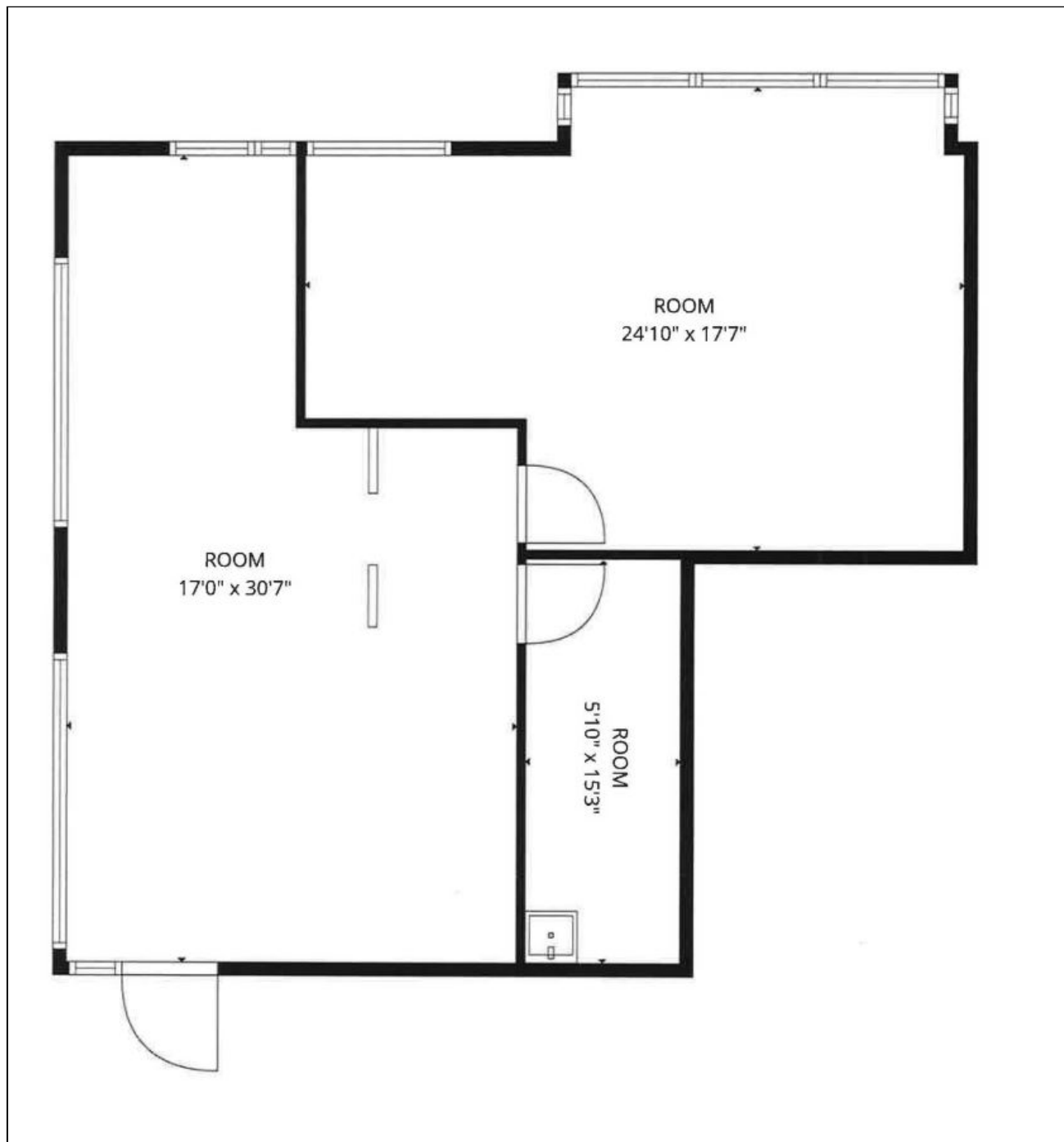
890-1090 N 10th Street | Kalamazoo, MI 49009

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

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



FLOOR PLAN - BLDG. 1090 - SUITE 100 (GENERAL OFFICE)



890-1090 N 10th Street | Kalamazoo, MI 49009

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

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





PHOTOS - BLDG. 1090 - SUITE 100



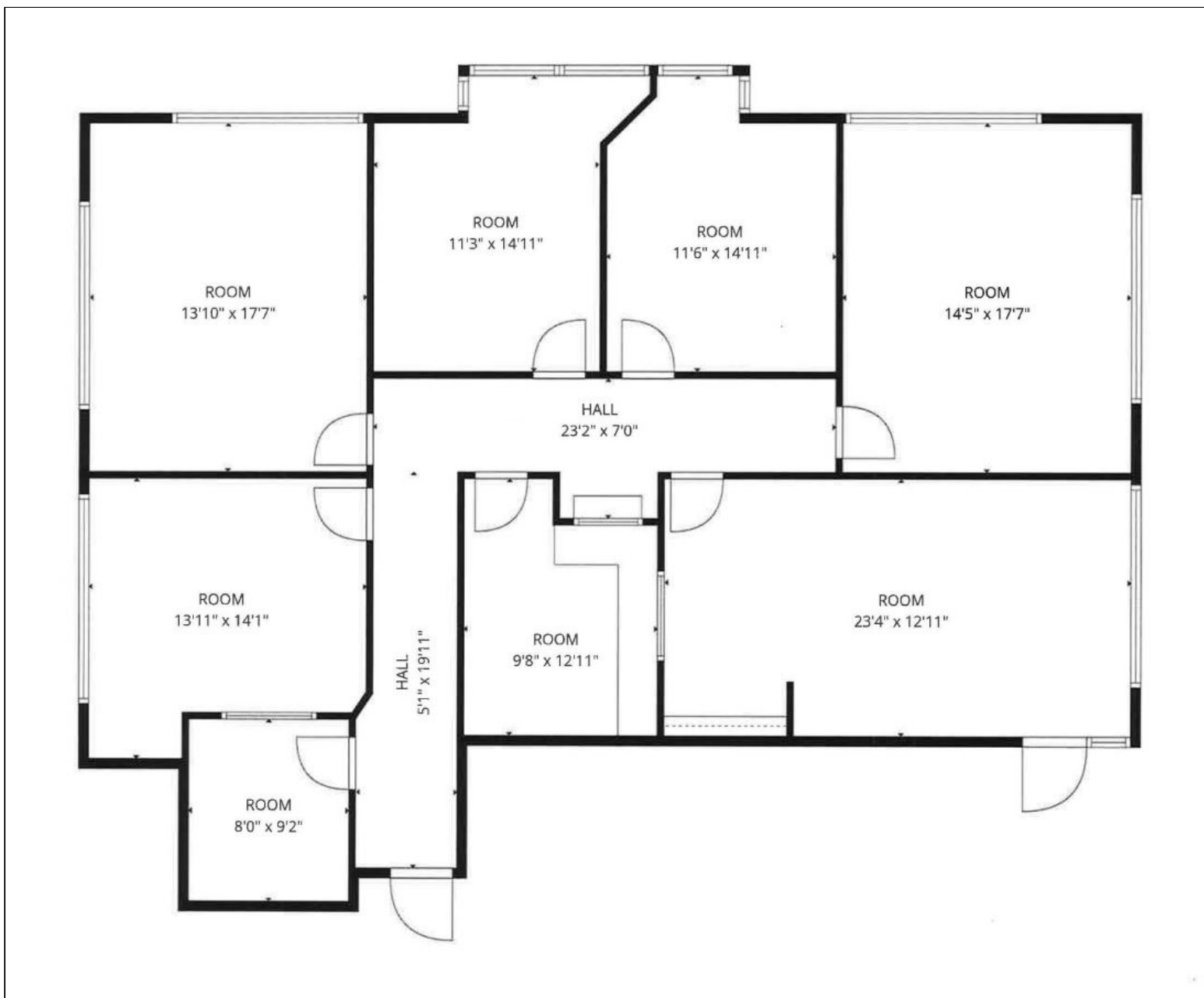
890-1090 N 10th Street | Kalamazoo, MI 49009

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

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



FLOOR PLAN - BLDG. 1090 - SUITE 110 (GENERAL OFFICE)



890-1090 N 10th Street | Kalamazoo, MI 49009

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

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



PHOTOS - BLDG. 1090 - SUITE 110



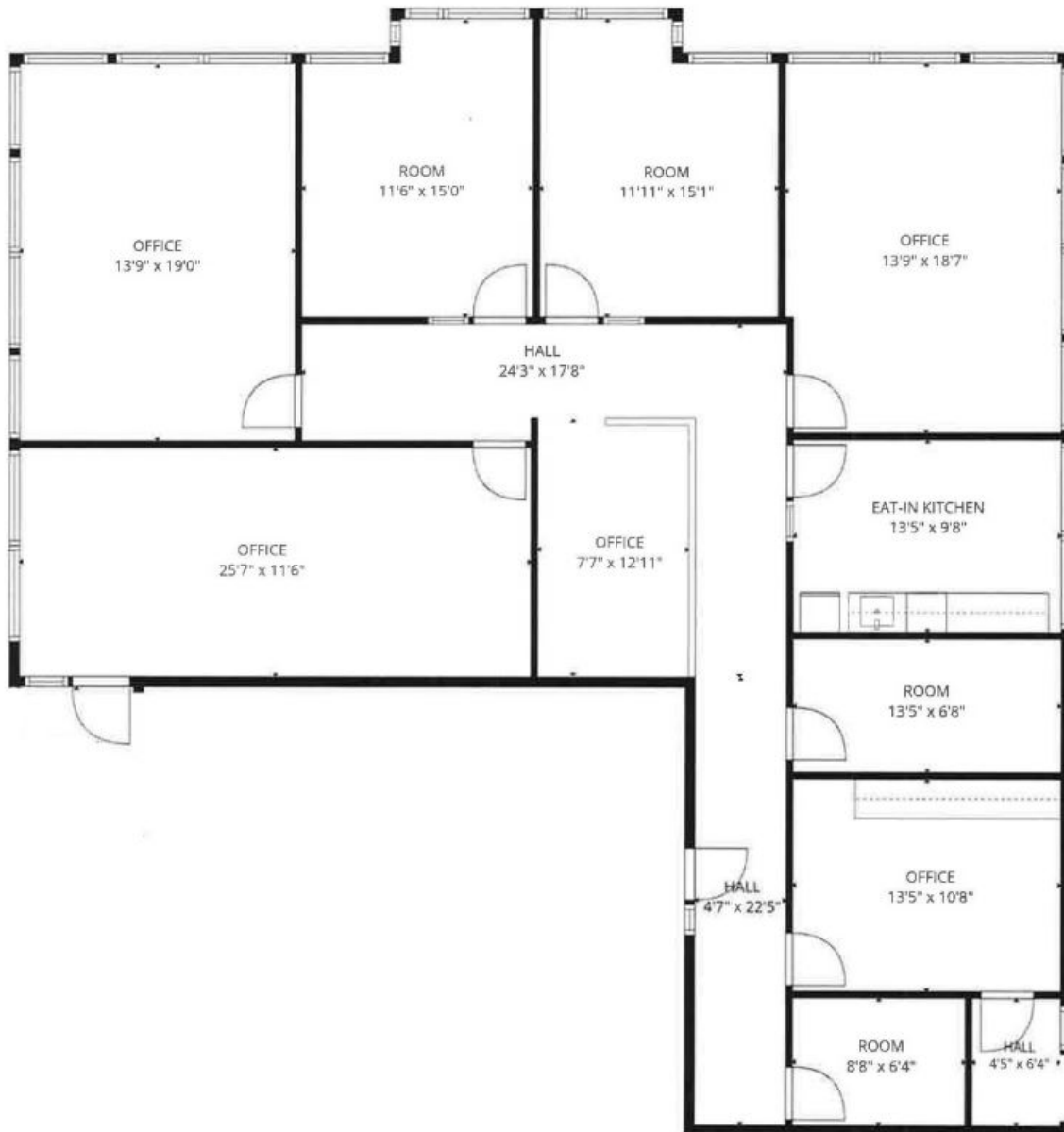
890-1090 N 10th Street | Kalamazoo, MI 49009

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

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



FLOOR PLAN - BLDG. 1090 - SUITE 200 (GENERAL OFFICE)

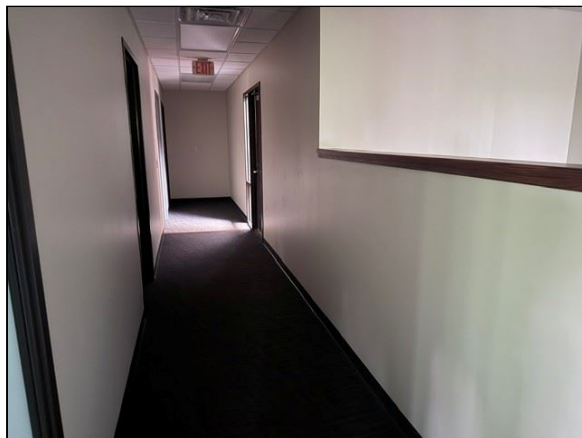


890-1090 N 10th Street | Kalamazoo, MI 49009

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

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



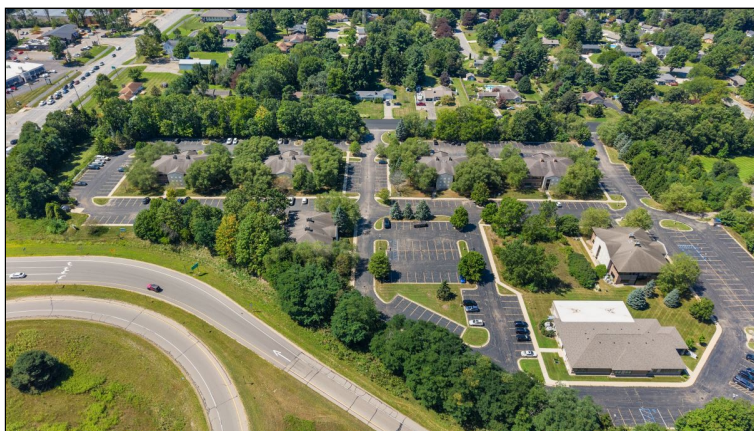


890-1090 N 10th Street | Kalamazoo, MI 49009

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

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



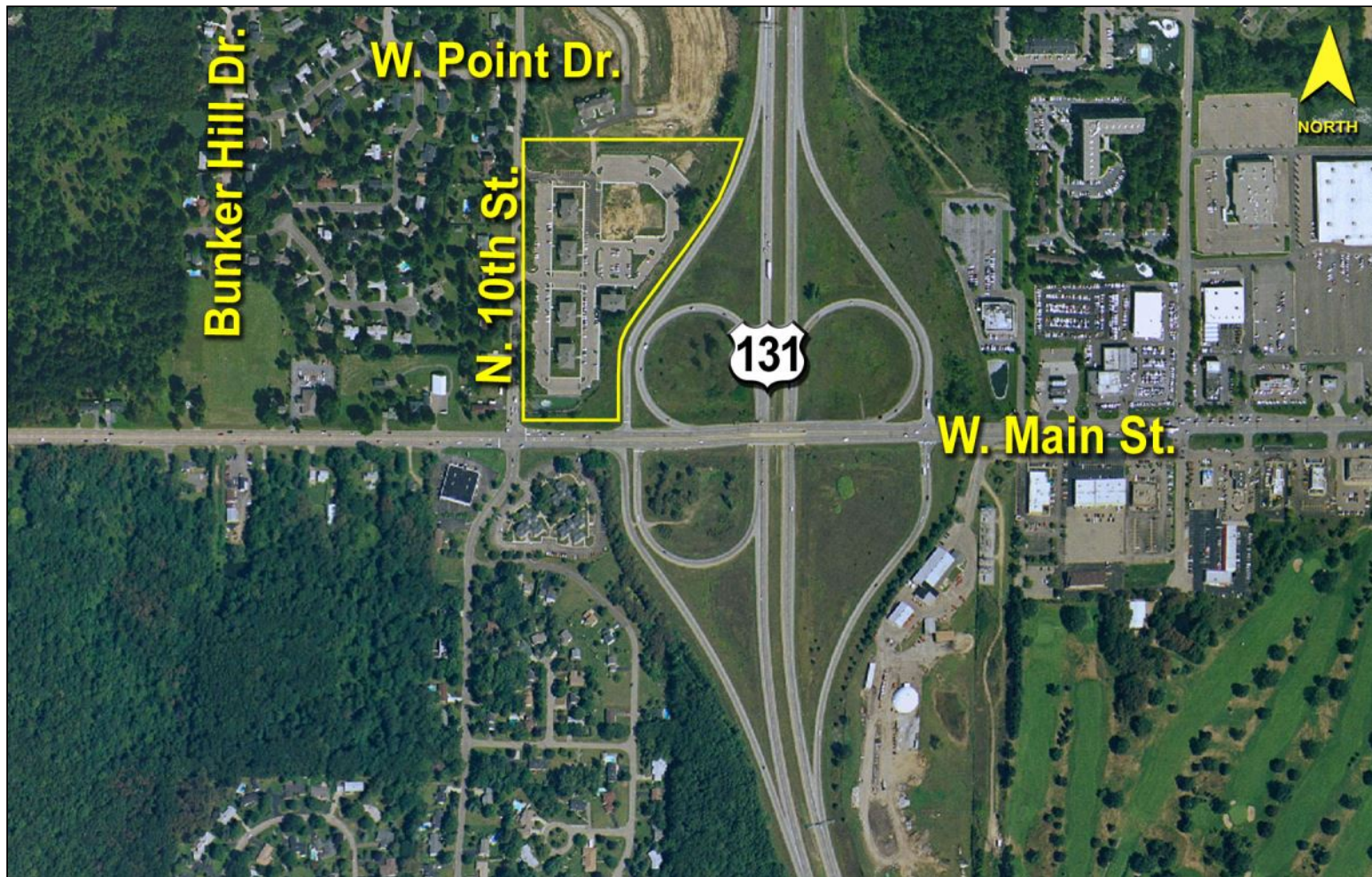


890-1090 N 10th Street | Kalamazoo, MI 49009

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

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





890-1090 N 10th Street | Kalamazoo, MI 49009

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

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

