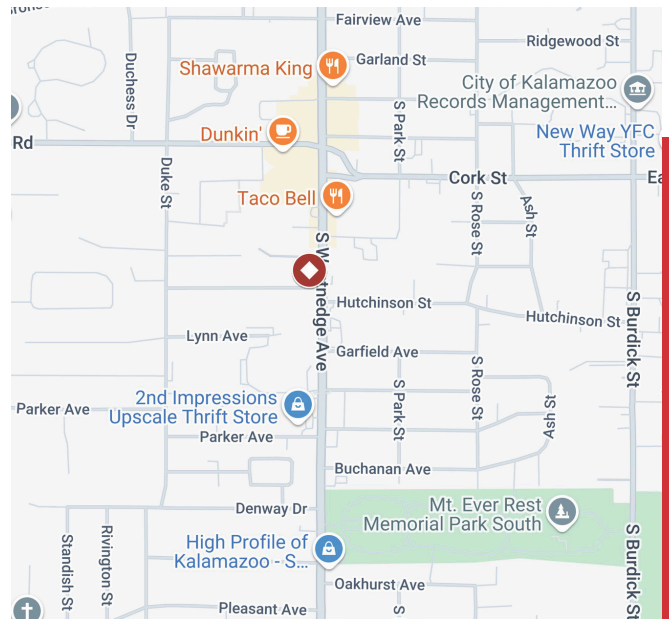


- +/- 1,100 SF located on 0.24 acres
- Monument signage available upon installation
- Garage space can be included
- Separate access door
- High visibility along Westnedge Ave.
- 1,100 SF - \$1,750/month



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269.353.0311

HIGHLIGHTS

PROPERTY INFORMATION

Newly renovated 1,100 SF second-floor office suite ideal for professional use. Situated on South Westnedge Avenue, this space offers strong visibility and easy access on one Kalamazoo's most established commercial corridors. Offered at \$1,750/month with all utilities included, this suite presents a cost-effective solution for first-time office users or businesses seeking a small, strategic expansion. This is a move in ready opportunity to establish your professional presence in a high-traffic location.

Year Built	1951
Parking	On-site
Zoning	CC
HVAC	Gas / Forced Air
Air Conditioning	100%
Municipality	City of Kalamazoo
Parcel Number	06-33-239-004

LEASE INFORMATION

Lease Type	Gross
Terms	Up to 60 Months
Tenant Provides	Phone, Internet, Janitorial, Liability & Contents Insurance
Landlord Provides	Water, Sewer, Air Conditioning, Electric, Gas / Heat, Refuse Removal, Roof & Structural, Real Estate Taxes, Snow Removal, Landscaping, Property Insurance



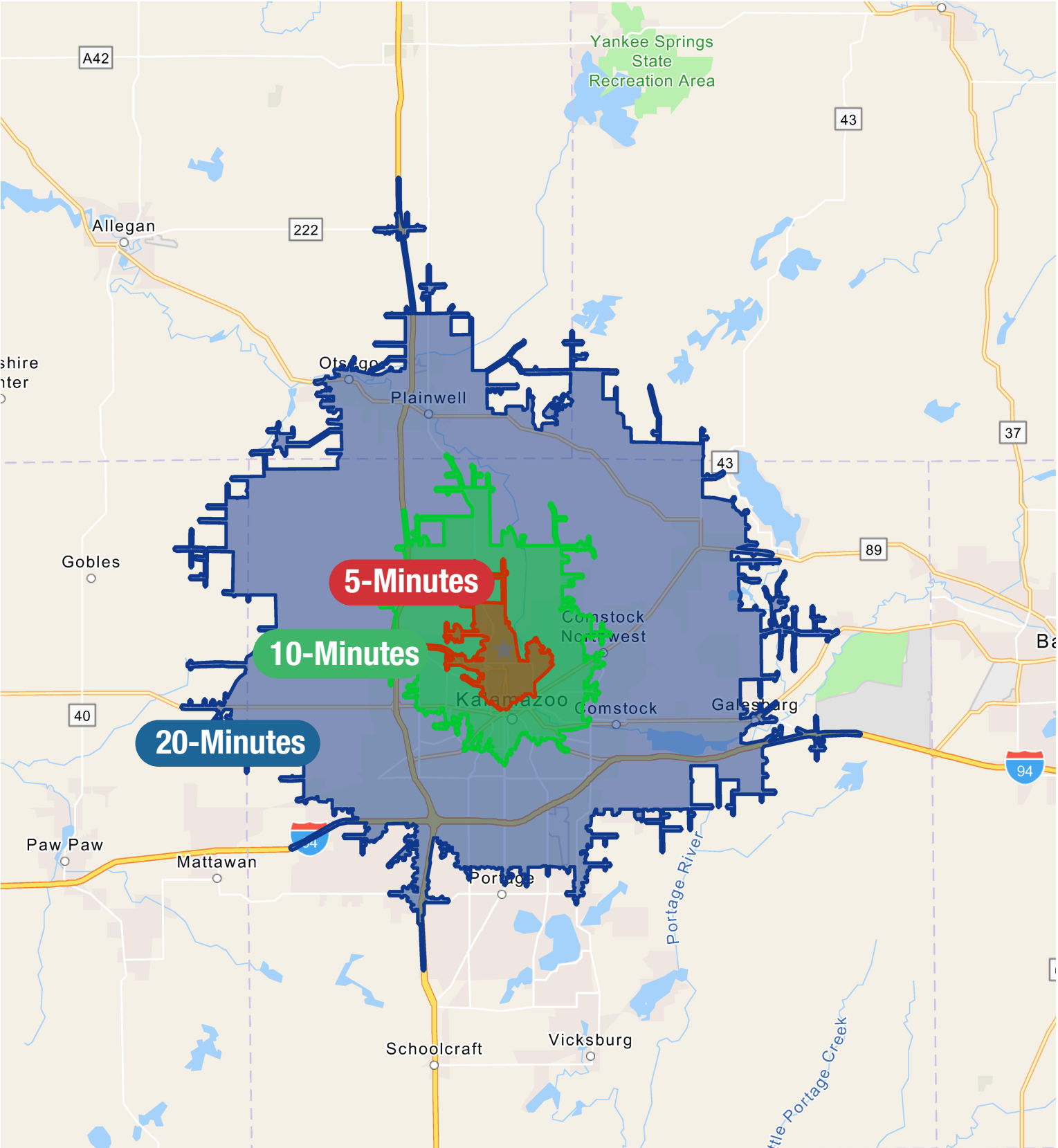
AVAILABILITY

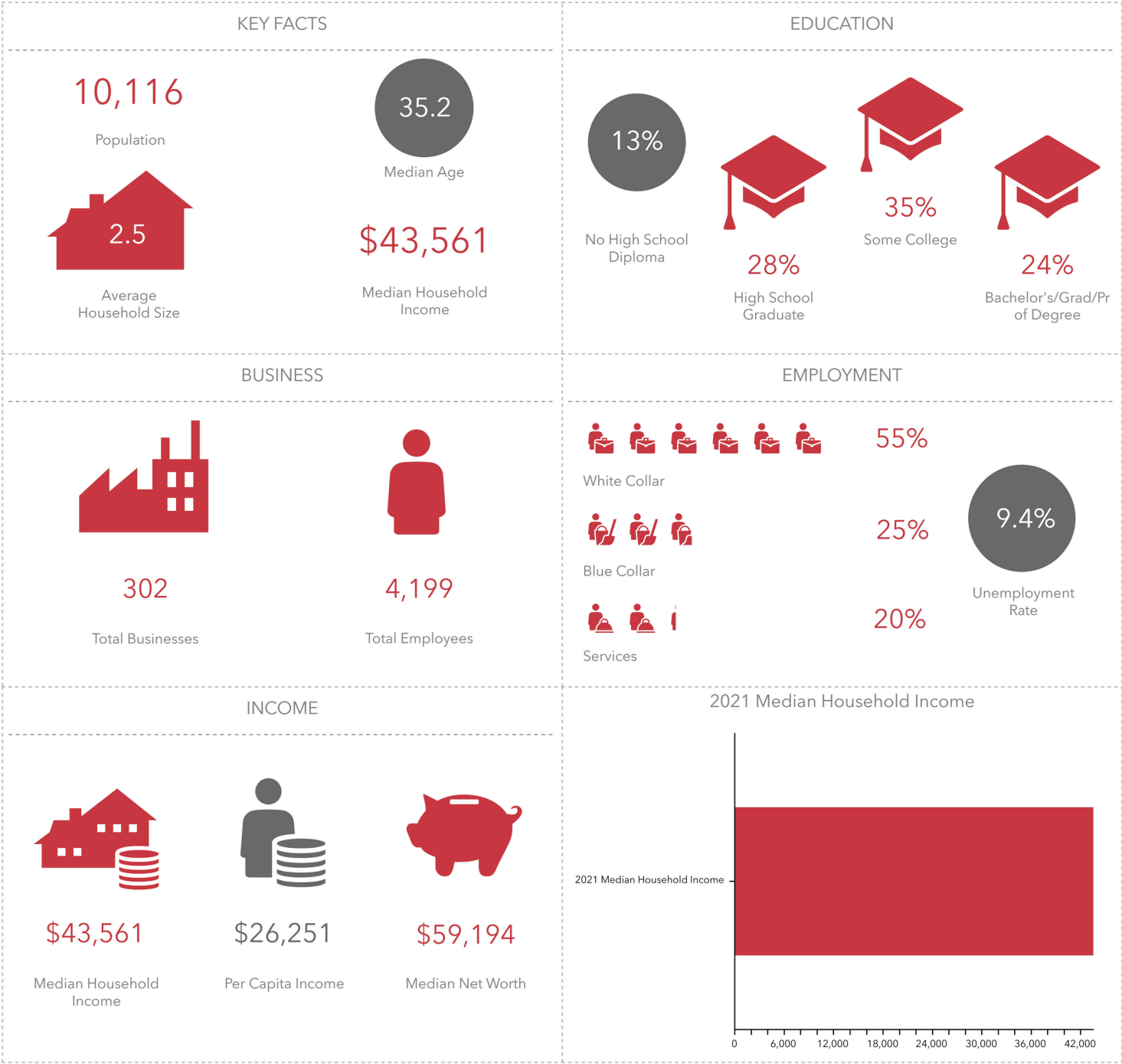
SUITE	RENTABLE SF	RATE PER SF	MONTHLY RENT	POSSESSION
Upper	1,100 SF	\$19.09/SF	\$1,750.00 per Month	Immediate





DRIVE TIME MAP

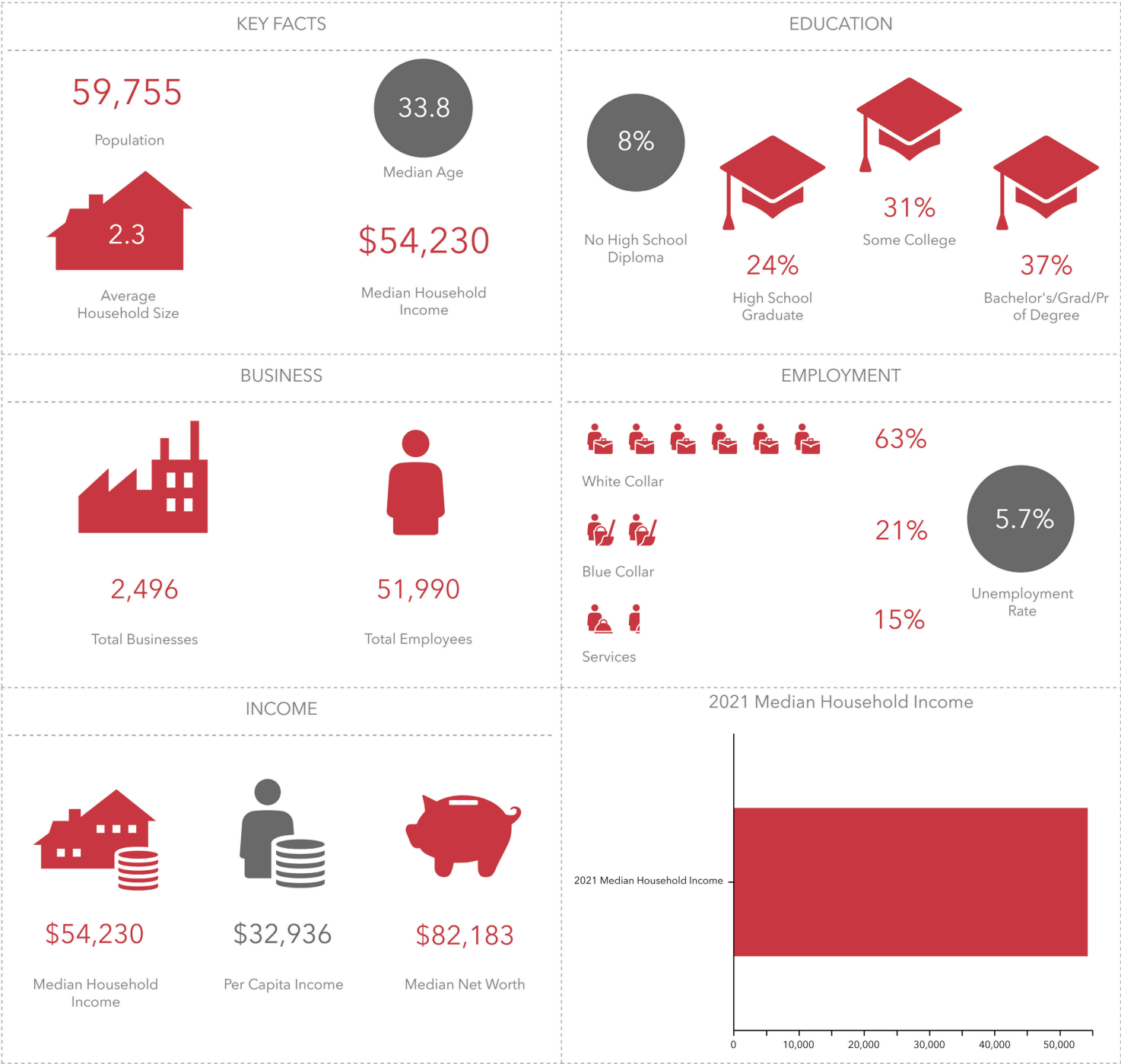




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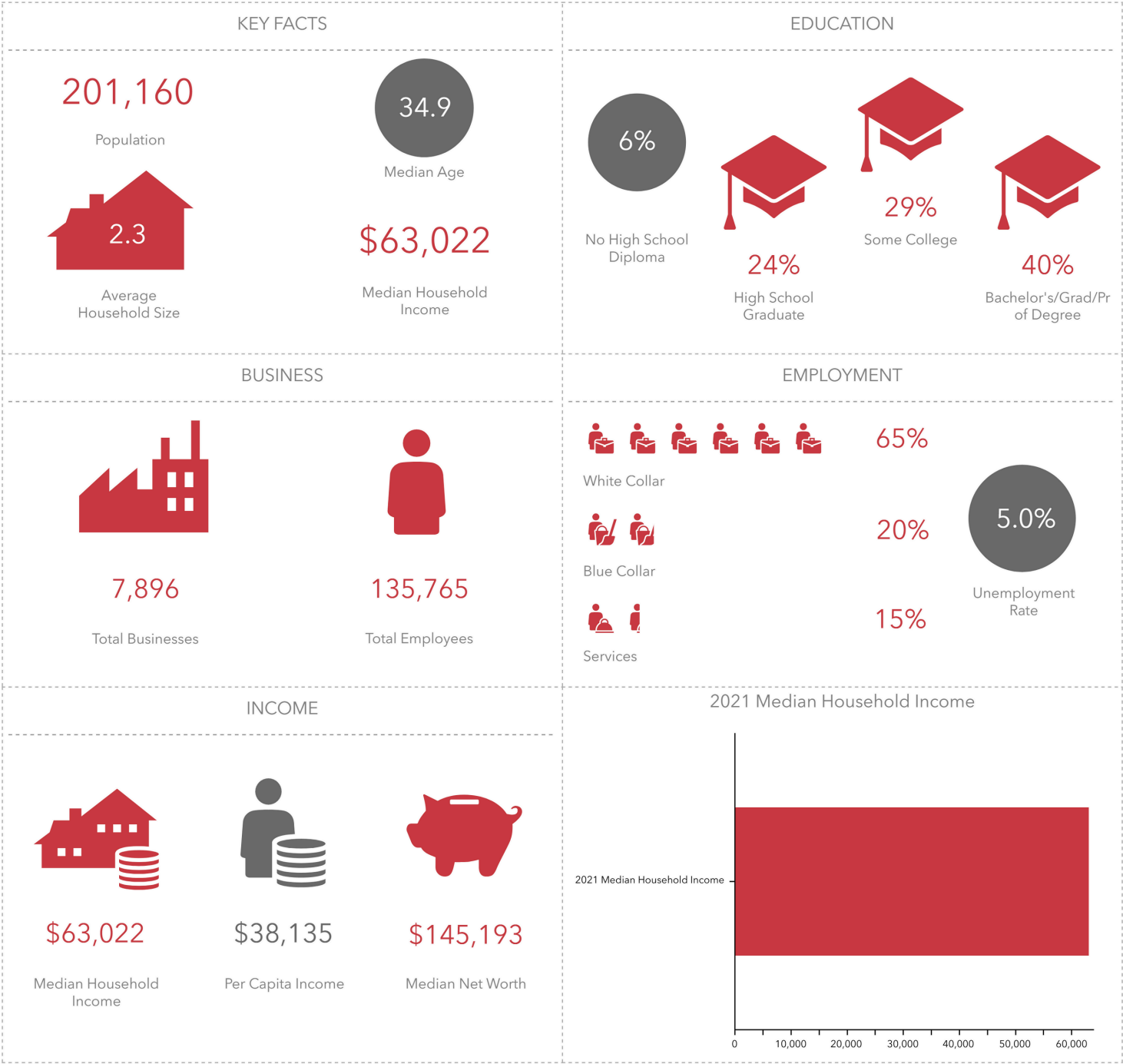
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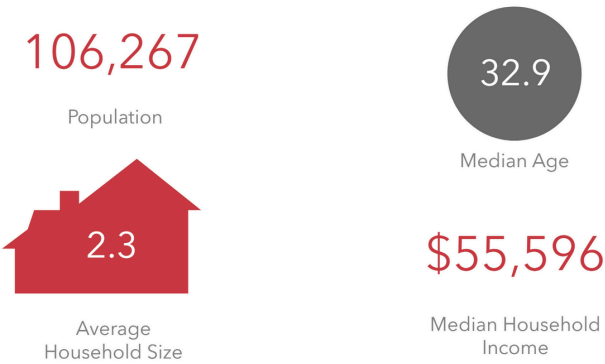


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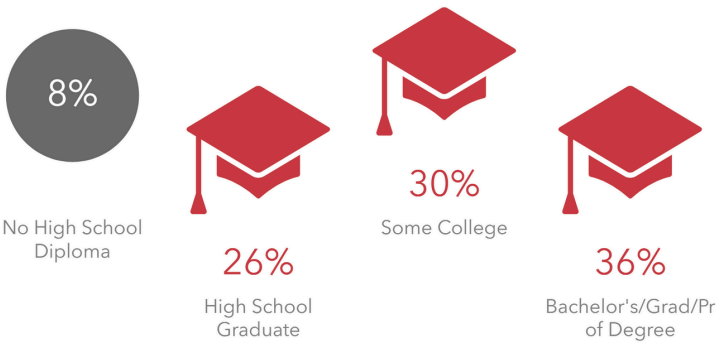
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KEY FACTS



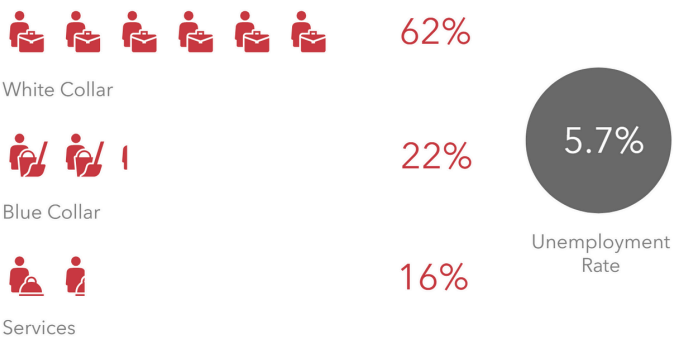
EDUCATION



BUSINESS



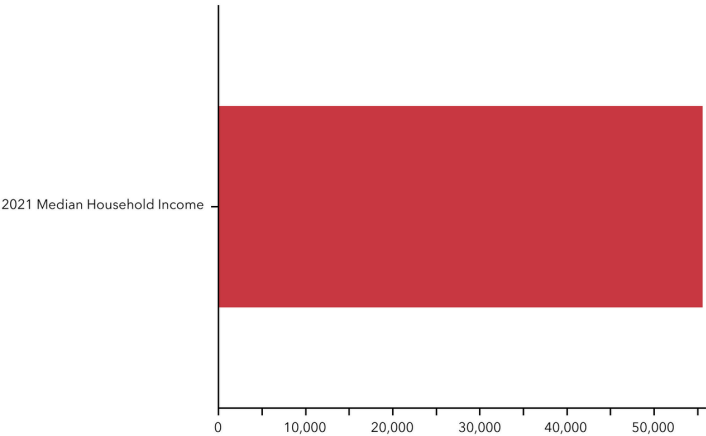
EMPLOYMENT



INCOME



2021 Median Household Income



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