



Office | For Lease | 3,290 SF

**Beautiful Office Space
Capital Crossing**

**3566 Capital Avenue, SW
Battle Creek, MI 49015**

Overview

Beautiful office suite located on Capital Avenue in Battle Creek. Main level suite offers 5 offices, conference room, 2 restrooms, kitchen area and 2 cubicle work areas. Grand entrance hall shared with Wells Fargo Financial Advisors. Upper and lower parking lots for direct access to both levels. Natural, park-like surroundings. Lower-level co-tenants include Hearing Services and My Community Dental Center. Two monument signs - new tenant to share monument sign with Wells Fargo. Suggested users include optometrists, ophthalmologists, architects, engineers.

Lease Price \$15.00/SF Modified

Maureen Daniel
269.384.8362 [direct]
269.330.9396 [mobile]
mdaniel@ccmichigan.com





PROPERTY FEATURES



County:	Calhoun
Municipality:	Battle Creek
Gross Size:	13,160 SF
Available for Lease:	3,290 SF
Buildings / Units:	1 Building / 4 Units
Building Levels:	2 Levels
Total Acres:	3.35 Acres
Lot Dimensions:	779.82' x 334.32'
Year Built:	2005
Zoning Code / Description:	O1 / Office
Between Streets:	B Dr. N & Glenn Cross
Sewer / Water:	Public / Public
Heat Type / Source:	Forced Air / Gas
Parking # / Type:	50+ / Asphalt
Restrooms:	2 / Per Unit
Air Conditioning:	Central Air



3566 Capital Avenue, SW | Battle Creek, MI 49015

Maureen Daniel
269.384.8362 [direct]
269.330.9396 [mobile]
mdaniel@ccmichigan.com





PROPERTY SIGN



3566 Capital Avenue, SW | Battle Creek, MI 49015

Maureen Daniel
269.384.8362 [direct]
269.330.9396 [mobile]
mdaniel@ccmichigan.com





INTERIOR PHOTOS



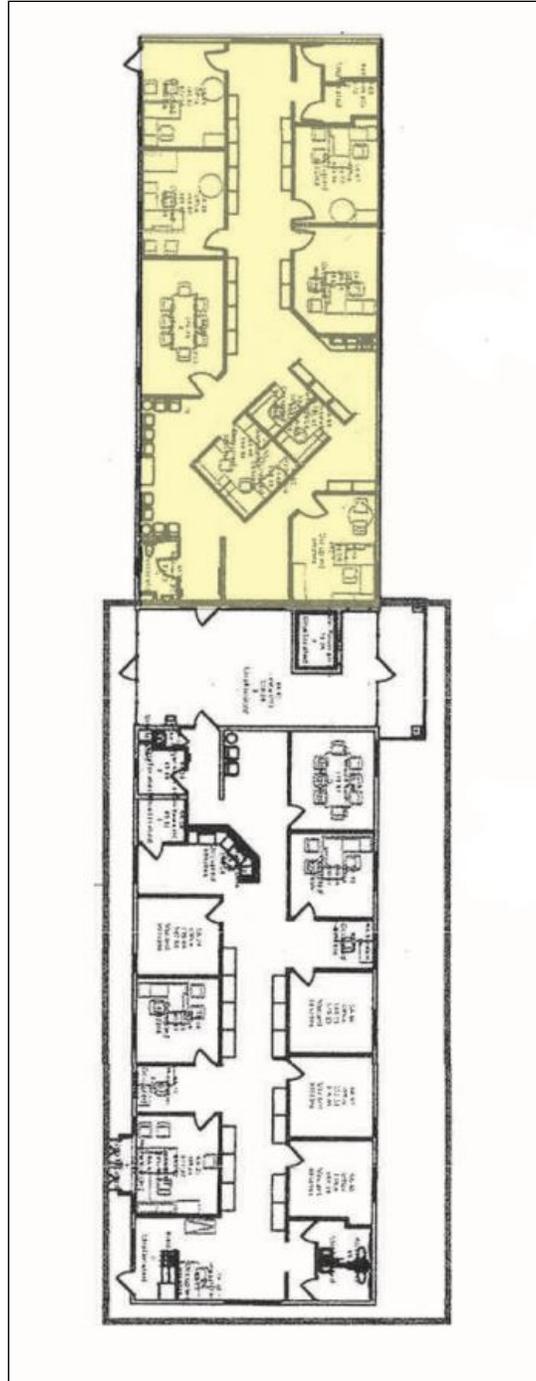
3566 Capital Avenue, SW | Battle Creek, MI 49015

Maureen Daniel
269.384.8362 [direct]
269.330.9396 [mobile]
mdaniel@ccmichigan.com





FLOOR PLAN



3566 Capital Avenue, SW | Battle Creek, MI 49015

Maureen Daniel
269.384.8362 [direct]
269.330.9396 [mobile]
mdaniel@ccmichigan.com





AERIAL PHOTO



3566 Capital Avenue, SW | Battle Creek, MI 49015

Maureen Daniel
269.384.8362 [direct]
269.330.9396 [mobile]
mdaniel@ccmichigan.com

