

THE FULLER BUILDING LLC

223 S. Kalamazoo Mall* KALAMAZOO MICHIGAN 49007

The Fuller Building is a brick structure with an interior wood frame. The building was built circa 1890. It has three above grade levels, a basement, and a sloped flat roof, with built up, hot tar roofing. The roof drains to one large roof drainpipe within the building, then into the city Storm Water System in Farmers' Alley. Sewage and electrical come off of Farmers' Alley to the east. New upgraded Sewage and Electrical lines were installed from Farmers' Alley in 2016 and 2017. Kalamazoo city water connections were upgraded, into the front basement area of the Fuller Bldg from the Kalamazoo Mall in 2014. This upgrade allows for multi-unit development.

The first two floors are Retail. The shops, currently occupying the spaces, are Petals and Postings, and K'zoo in the Mitten, both owned by the current property owners. The shops are heated and air conditioned by two individual furnaces and air conditioners in the rear of the building next to the parking lot. One side of basement, under Petals and Postings, is $\frac{3}{4}$ finished. The south side has wonderful stone walls, wood post columns and a beautiful old boiler, fronted by a large iron door embossed with Kalamazoo. The Third Floor is original, which in the 1880's were apartments and rooms for rent.

The Parking Lot holds 22 cars off Farmers' Alley.

Areas: First Floor	=	4,293 sq. ft. (gross)
Second Floor	=	3,664
Third Floor	=	3,664
<u>L. Level</u>	=	<u>4,000</u>

Total = 15,620 sq. ft.

The Land area = 11,443 sq. ft.

The Property is centrally located on the Downtown Kalamazoo Mall across from Gazelle Sports, near shopping and restaurants. It is one block south of the Radisson Plaza Hotel, Kalamazoo Valley Museum and the Downtown Campus of Kalamazoo Valley Community College. The neighboring property to the north is retail at street level, with condos on the two upper floors. (This 3-story brick structure is landlocked by the Fuller Building and was built with both walls being party walls with their neighbors.) The property to the south is mixed use with parking on the lower level. It is owned by the Peregrine Company, a large privately owned Downtown Kalamazoo property development firm. To the east, across Farmers' Alley, is a mixed-use property including a Public Parking Ramp, a Movie Theater, Retail and Apartments, developed by the Weiner Company, another local developer. The parking lot for the Fuller Bldg is accessed from Farmers' Alley. The parking area may be further developed. One

block to the Southeast is the Stryker Medical School, Bronson Hospital, the Kalamazoo Valley Culinary Arts and Allied Health & Food Innovations Buildings.

Three blocks to the west, a private developer, The Catalyst Development Company, owned by Bill Johnston, Chairman of the Greenleaf Companies and Catalyst Development is building a \$515M Arena, spanning a 4-block area to be known as the Kalamazoo Event & Athletic Performance Center. This project is projected to open by Fall 2027. Hosting Western Michigan University Hockey and Men's and Women's Basketball & Kalamazoo Wings Hockey Team. Additionally, a 20,0000 ft. sq. multi-use event hall; 8000+ seating arena for sporting events and concerts. The City is updating the current Arcadia Creek "Festival Area", near the Museum, creating connecting walkways to help circulate the traffic into the downtown mall area, and to encourage outdoor concerts.

Kalamazoo is very fortunate to have citizens willing to invest in the future of downtown Kalamazoo. In the past, the Upjohn, Gilmore, Wiener, Huff and Stryker Families have willingly worked to assure the city has a vibrant downtown with varied housing offerings.

Downtown Kalamazoo apartment rent is comparative to that which is found in many larger mid-western cities, such as Chicago or Cincinnati. The renters run the gambit of college age to retirees. They enjoy the heated sidewalks and mall for safe walking to shopping, restaurants, cafes, theaters, museums and art center...or to just stroll along with a dog.

Several buildings have Condominiums to rent or purchase. In fact, the building across from the Fuller Bldg. has a 2-level luxury condo purchased for \$1.2M in 2018. Condos are available in various sizes and configurations. Most sell for more than \$300,000, with a few smaller ones occasionally appearing for \$145,000. The Fuller Building could be next for condo development.

Kalamazoo is now working hard to include safe bicycle paths in the downtown and going out towards the different neighborhoods. The city wishes to be part of the future generation when planning for the Arena and future Entertainment opportunities. This is a real plus for any development coming into the city.

PATRICIA C. HIRSCH, MANAGER, NELSON B. NAVE, MEMBER

*South Burdick St on the Mall blocks - also known as South Kalamazoo Mall

Specifically, the two blocks south of West Michigan Avenue to West Lovell Street were designated as South Kalamazoo Mall.