

**FOR LEASE**  
108 E. Michigan Avenue  
Kalamazoo, Michigan



## DOWNTOWN KALAMAZOO RETAIL/OFFICE SPACE

This nearly 3,000 SF suite is located on the main floor of one of Kalamazoo's most iconic buildings. 108 East Michigan Avenue features heated sidewalks and sits at the well trafficked, signaled intersection of Michigan Avenue and the Kalamazoo Mall, next door to Cheri's Chocol'art and diagonally located across the street from the Radisson Hotel. The building was constructed in 1916 is highly recognizable with its beautiful white Italian marble exterior and timeless architecture. Interior renovations started in 2015 with the addition of 16 high-end, fully-leased apartments and now continue into the remaining commercial space.

The available space is currently in a fully-sprinkled, vanilla box condition and could be renovated for a retail, office, or restaurant user. The building has a great walk-ability score as well as close proximity to multiple public parking ramps.



### AGENT INFORMATION

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## The LANDLORD

The Peregrine Company offers a variety of spaces desired by discerning individuals, business owners, and organizations. In addition to apartments, Peregrine Company also offers luxurious and well-maintained commercial properties including retail space, office space, and parking.

## The SPACE

<b>Suite Size:</b>	2,992 SF
<b>Lease Rate:</b>	\$22.00 PSF
<b>Lease Type:</b>	Modified Gross
<b>Monthly Lease Rate:</b>	\$5,500
<b>Restrooms:</b>	Two (2)
<b>Parking:</b>	Nearby Parking Structure
<b>Signage:</b>	On Building Signage

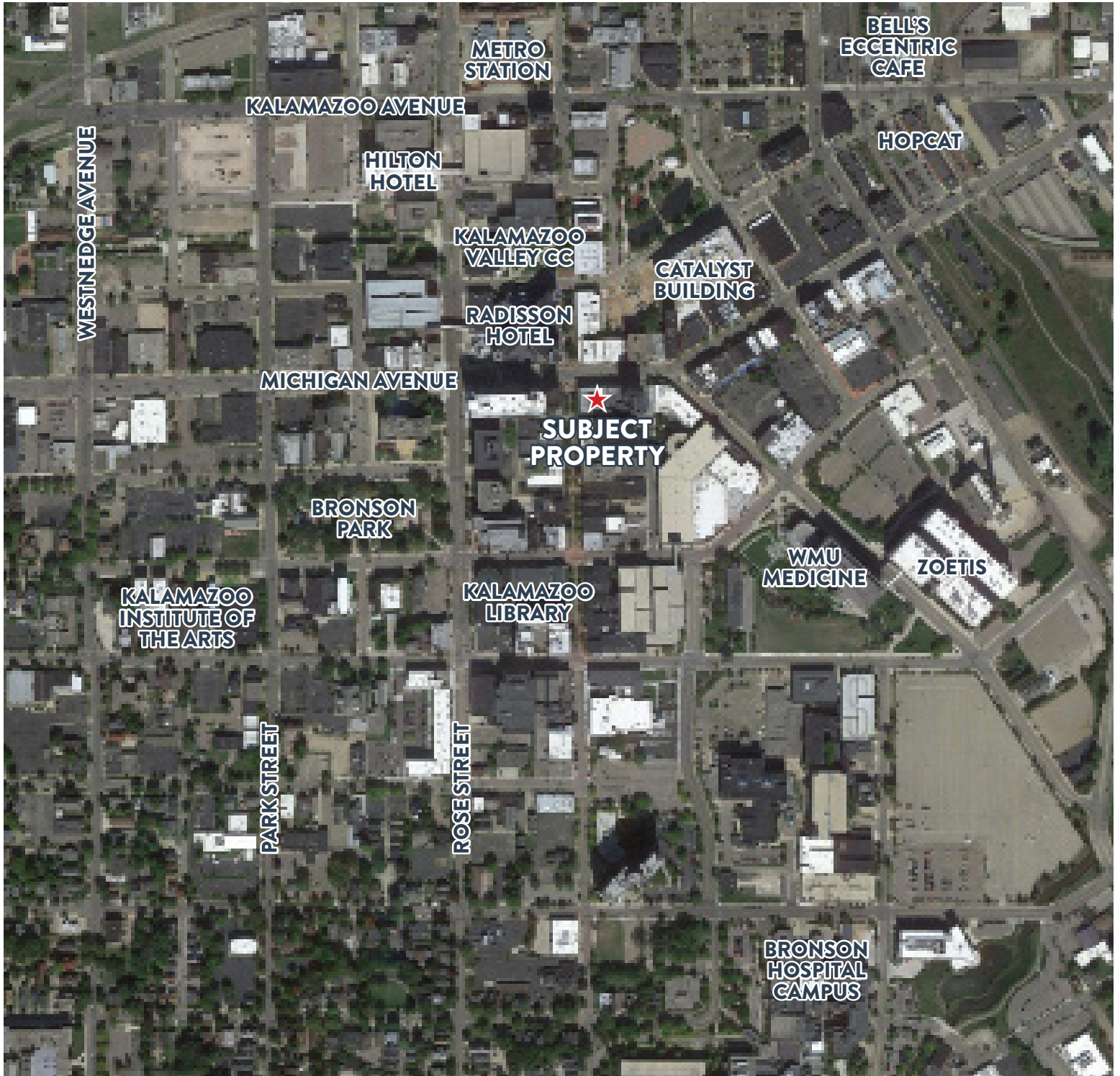
## The PROPERTY

<b>Location:</b>	108 E. Michigan Avenue
<b>City, State:</b>	Kalamazoo, Michigan
<b>Zoning:</b>	City of Kalamazoo; CCBD
<b>Parcel Number:</b>	06-15-381-015
<b>Acres:</b>	0.364
<b>Dimensions:</b>	158.40' x 100.00'

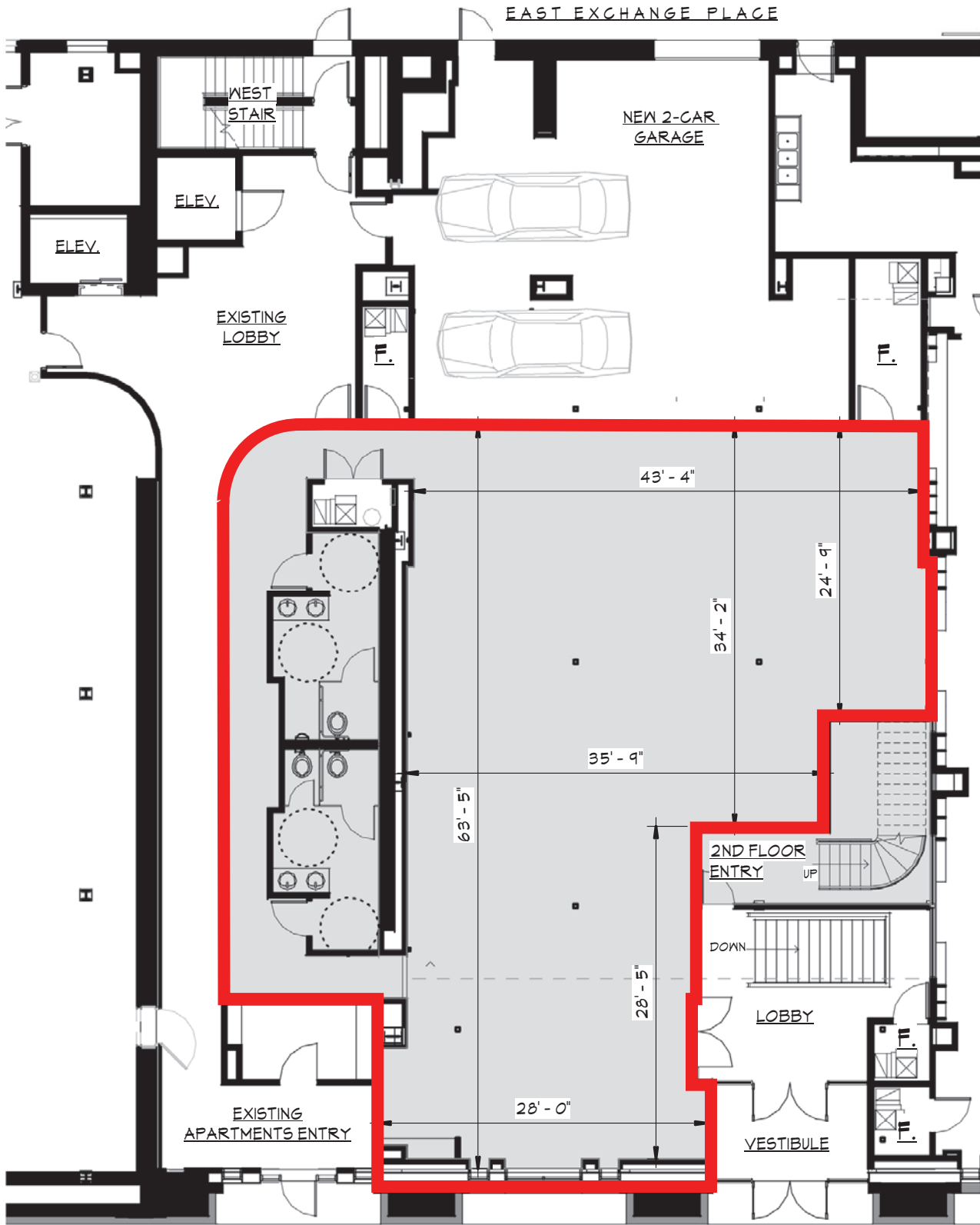




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