



Office | For Sale | 24,169 SF

**Global Top-10 Insurance Brokerage
Long-Term Downtown Kalamazoo
Headquarters**

315 S Kalamazoo Mall
Kalamazoo, MI 49007

Overview

Acrisure, a top-10 global insurance brokerage and fintech platform with \$4 billion + in annual revenue and operations in 20+ countries, occupies the property following its acquisition of Burnham & Flower, which had been headquartered here for approx. two decades. Additionally, Downtown Kalamazoo continues to grow with development of the new \$500M + area / event center just blocks away. Sale also includes 126 South Street, which is immediately adjacent. Long-term historical tenancy with upside, plus the anchor of Acrisure make this an attractive investment offering!

Sale Price

\$2,800,000
PRICE REDUCED !!

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PROPERTY FEATURES



Municipality:	Kalamazoo
Gross Size:	24,169 SF
Office SF:	16,574 & 7,500 SF
Building Levels:	3 Levels
Zoning Code / Description:	D-1 / Downtown 1
Street Type:	Paved Public
Exterior:	Brick
Sewer / Water:	Public / Public
Heat Type / Source:	Boiler / Gas
Parking # / Type:	Attached Municipal Parking Ramp / Public
Air Conditioning:	Central Air
Fire Sprinkled:	Sprinklers
Utilities Attached:	Gas and Electric
Basement:	Full
Estimated NOI:	\$245,784



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AERIAL MAP - 315 S KALAMAZOO MALL & 126 E SOUTH STREET



315 S Kalamazoo Mall | Kalamazoo, MI 49007

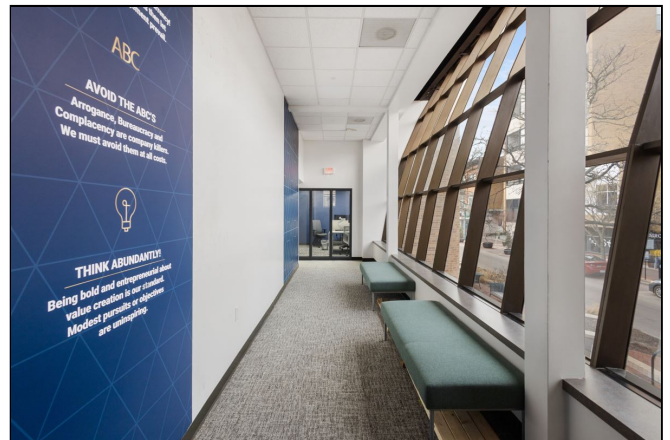
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315 S KALAMAZOO MALL INTERIOR PHOTOS



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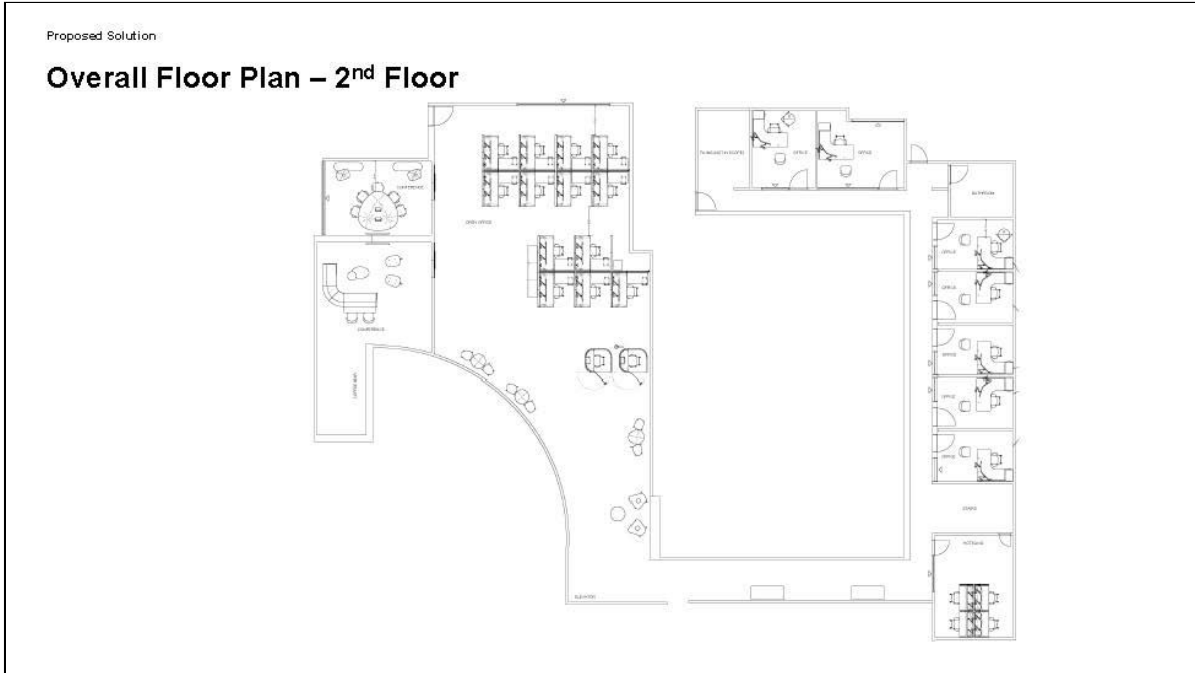
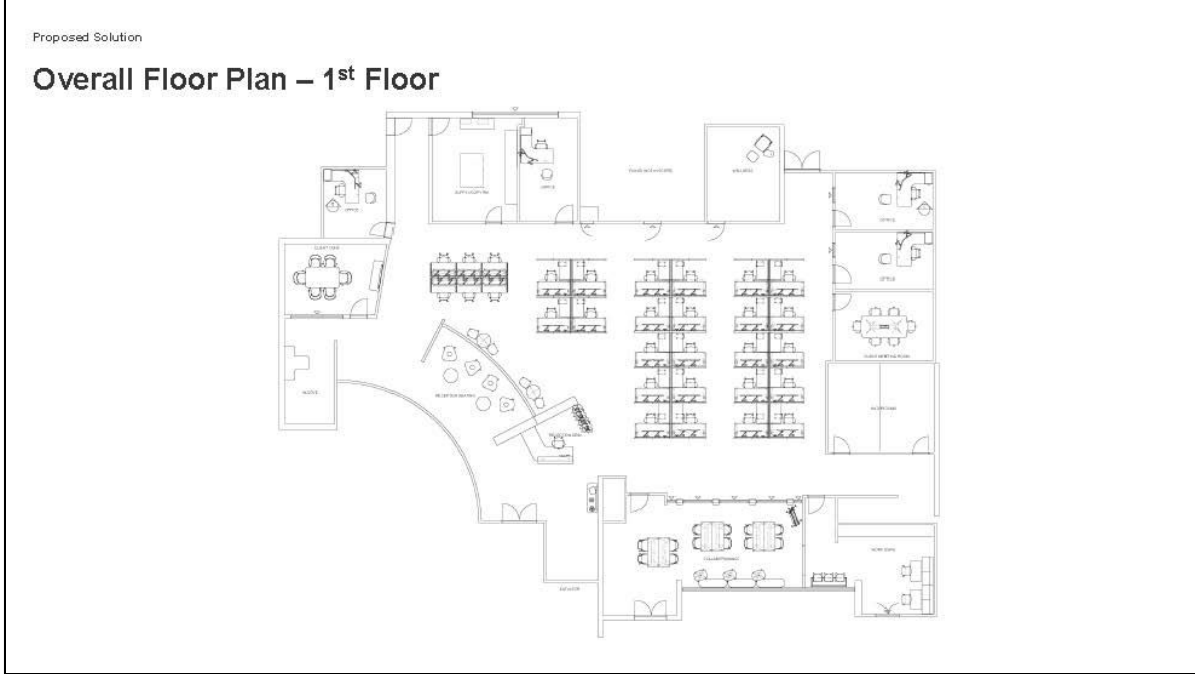
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315 S KALAMAZOO FLOOR PLANS



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126 E SOUTH STREET



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