



Office | For Sale - 22,919 SF / Lease | 4,359 - 14,919 SF

Large West Side Office Building near US 131

Beautifully Updated

6535 Seeco Drive
Kalamazoo, MI 49009

Overview

Nicely remodeled office building with new carpeting in the Westside Medical Center campus. Available space can be subdivided into 2 or more suites. Offers mix of private offices, open work areas and/or classrooms. Entrances off West Main and 9th Street. Previously used as data center for medical facility with Category G networking throughout. Easily could be utilized by any type of office user. Lower-level tenant has its own parking lot and entrance door. Security system in place.

Lease Price

\$13.50/SF NNN

Sale Price

\$2,499,000

Sandy Edwards, CCIM
269.373.8102 [direct]
269.207.0971 [mobile]
sedwards@ccmichigan.com

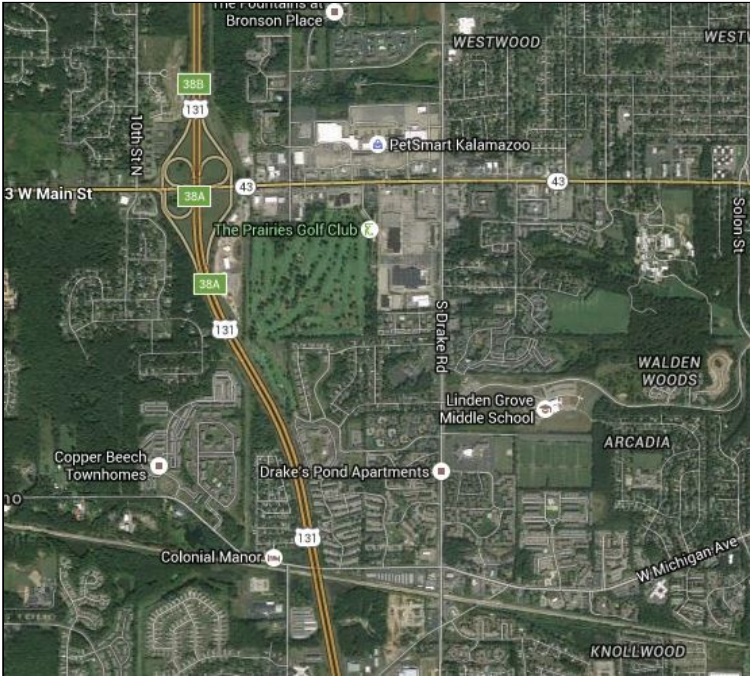
Maureen Daniel
269.384.8362 [direct]
269.330.9396 [mobile]
mdaniel@ccmichigan.com



PROPERTY FEATURES



Municipality:	Oshtemo Township
Gross Size:	22,919 SF
Available for Lease:	4,359 - 14,919 SF
Buildings / Units:	1 Building / 2 Units
Building Levels:	2 Levels
Total Acres:	7.48 Acres
Year Built:	1997
Zoning Code / Description:	C / Commercial
Construction:	Brick / Concrete
Sewer / Water:	Public / Public
Heat Type / Source:	Forced Air / Gas
Air Conditioning:	Central Air
Ceiling Ht Min/Max:	12' - 12'
Utilities Attached:	Gas and Electric
Power (Phase):	3 Phase
Power:	1,200 / 208 Volts / 3 Phase



6535 Seeco Drive | Kalamazoo, MI 49009

Sandy Edwards, CCIM
269.373.8102 [direct]
269.207.0971 [mobile]
sedwards@ccmichigan.com

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



OVERVIEW

Remodeled office building formerly used as a data center for a medical facility. The building is located in the West Side Medical Center campus just west of US-131. Upper-level space with walk-out level parking, security & fire suppression system in place. Multiple offices, classrooms & meeting rooms, large entry.

- NNN Lease Terms
- Backup generator on-site. 1,200 Amp, 208 V, 3-Phase
- Property is close to US 131
- Fire Suppression and Security Systems in place. Wet and Dry Fire Suppression.
- Trane VAV System with 32 zones.
- Available space can be split into 2 suites or leased as 1 unit.

Available Space

Space:	Size:	Type:	Availability:
1) 1	10,560 SF	Office	For Lease @ \$13.50/SF NNN (\$11,880/Month)
2) 2	4,359 SF	Office	For Lease @ \$13.50/SF NNN (\$4,904/Month)
3) Upper Floor	14,919 SF	Office	For Lease @ \$13.50/SF NNN (\$16,784/Month)

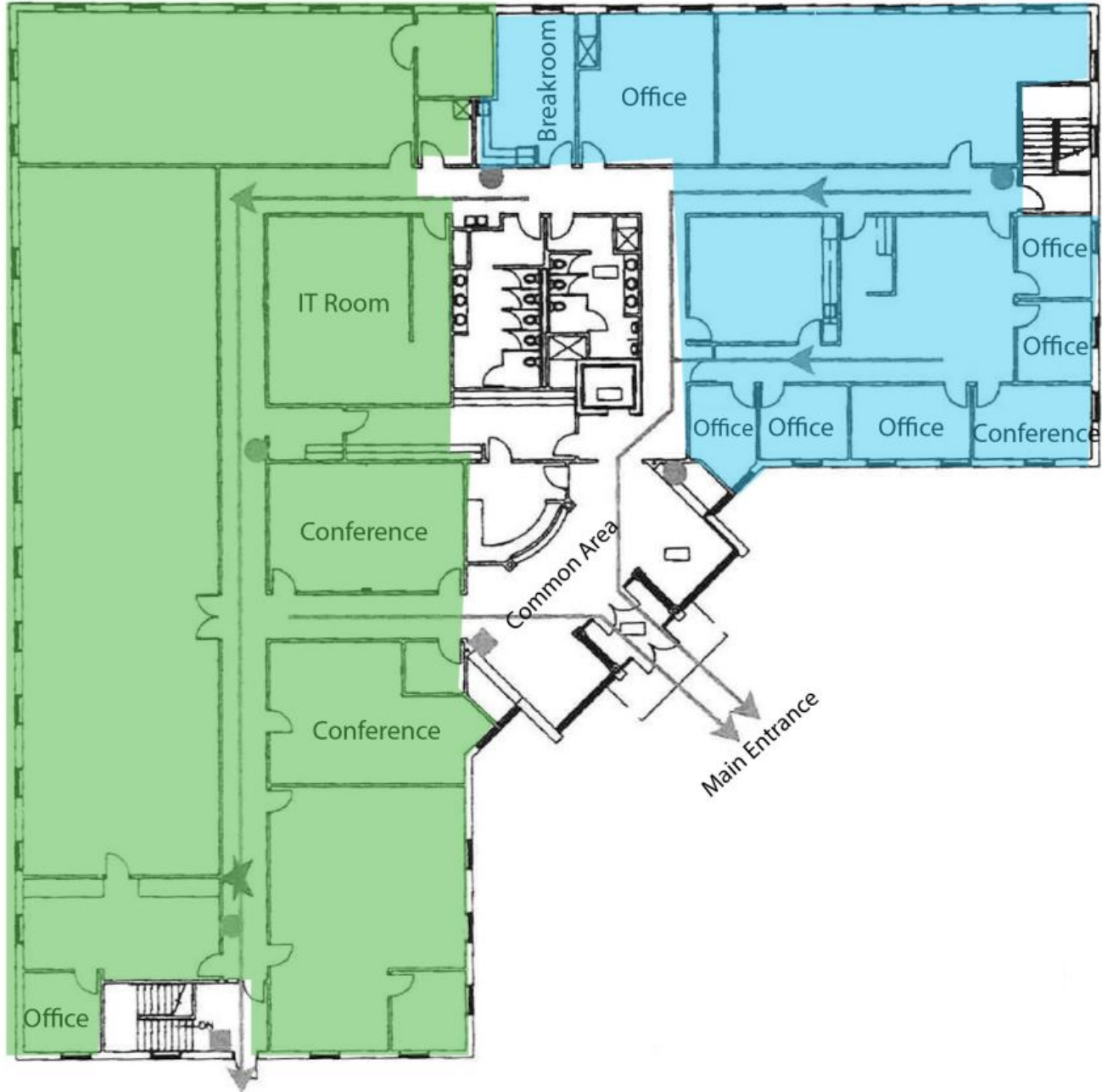
6535 Seeco Drive | Kalamazoo, MI 49009

Sandy Edwards, CCIM
269.373.8102 [direct]
269.207.0971 [mobile]
sedwards@ccmichigan.com

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



FLOOR PLAN



6535 Secco Drive | Kalamazoo, MI 49009

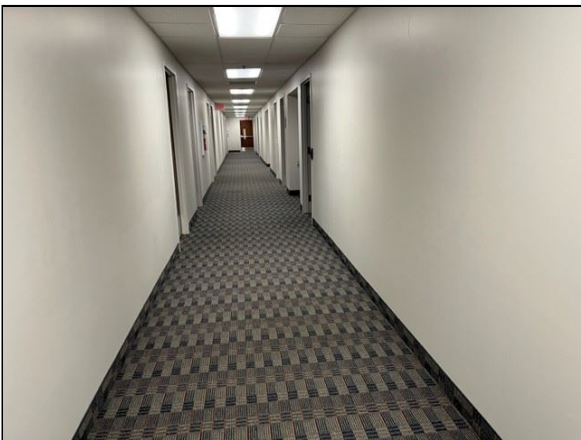
Sandy Edwards, CCIM
269.373.8102 [direct]
269.207.0971 [mobile]
sedwards@ccmichigan.com

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





INTERIOR PHOTOS



6535 Seeco Drive | Kalamazoo, MI 49009

Sandy Edwards, CCIM
269.373.8102 [direct]
269.207.0971 [mobile]
sedwards@ccmichigan.com

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





INTERIOR PHOTOS



6535 Seeco Drive | Kalamazoo, MI 49009

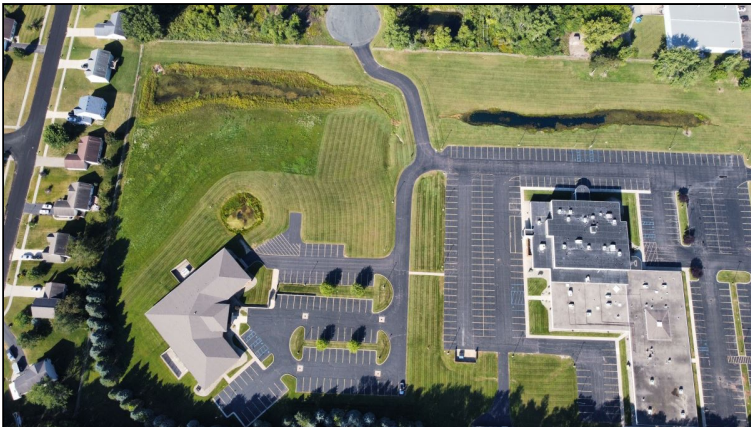
Sandy Edwards, CCIM
269.373.8102 [direct]
269.207.0971 [mobile]
sedwards@ccmichigan.com

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





AERIAL PHOTOS



6535 Seeco Drive | Kalamazoo, MI 49009

Sandy Edwards, CCIM
269.373.8102 [direct]
269.207.0971 [mobile]
sedwards@ccmichigan.com

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

