



## OFFICE SPACE For Sale or Lease

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## 4250 Commercial Avenue Portage, MI 49002

Unique two story medical and/or veterinary research building located near Sprinkle Road. Elaborate laboratories, x-ray room, surgical room, animal confinement areas, feed cooler, sanitary conditions, ventilation systems throughout. Attractive finishes in the office areas and most of the lab sinks cabinets and tables are in place. Building can be divided in multiple configurations and sizes.



# 4250 Commercial Avenue, Portage

## BUILDING AMENITIES

- › Ample on-site parking
- › Professionally landscaped
- › Exceptional visibility and exposure
- › 25' Ceiling height
- › Two (2) docks
- › Two (2) overhead doors
- › 440 volts/3-phase
- › 2.80 Acres

## SALE INFORMATION

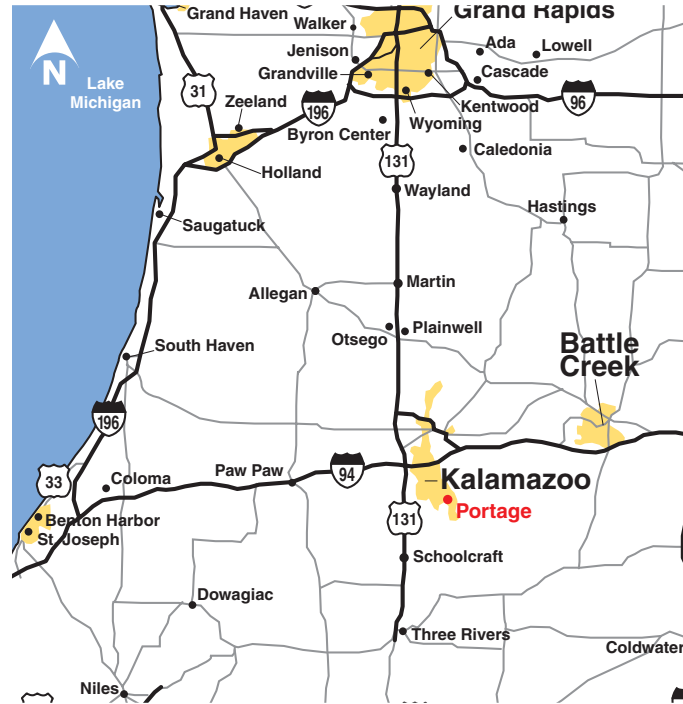
| Suite           | RSF    | Price/RSF | Sale Price  | Comments             |
|-----------------|--------|-----------|-------------|----------------------|
| Entire Building | 30,750 | \$39.00   | \$1,199,250 | Class A Office Space |

## LEASE INFORMATION

| Suite               | RSF    | Rate/SF/Year | Rate/Mo  |
|---------------------|--------|--------------|----------|
| 100                 | 11,680 | \$7.00       | \$6,813  |
| 110                 | 2,390  | \$6.00       | \$1,195  |
| 210                 | 6,680  | \$7.00       | \$3,897  |
| 220                 | 5,000  | \$7.00       | \$2,917  |
| 100, 110, 210 & 220 | 25,750 | \$6.00       | \$12,875 |

- › Lease Terms: 36-60 months
- › Lease Type: NNN

## FLOOR PLANS



## CONTACT US

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