



For Lease



**77 East Michigan Avenue
Battle Creek, MI 49015**

**Contact:
Bob Deal**

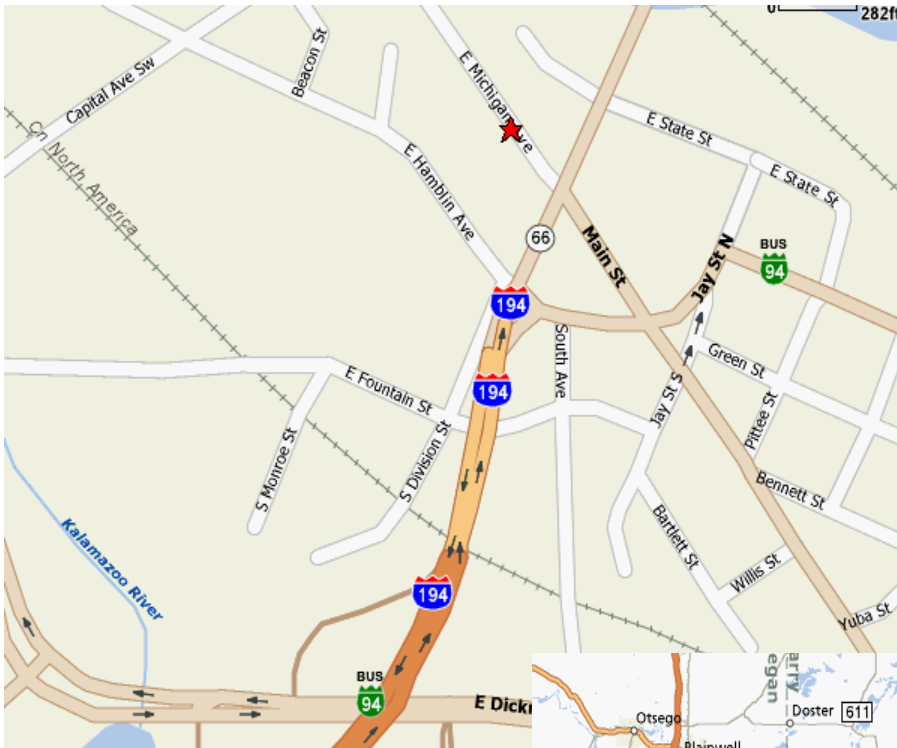
Waterland Properties

77 East Michigan Ave Ste 209 Battle Creek, MI 49015
269.962-9620 (main) 269.998-4332 (cell) 269.585.5969 (fax)
bob.deal@waterlandprop.net (email)
www.waterlandprop.net

Aerial Photo



Location Maps



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Property Summary

Former Hall of Justice Building/Historical Post Office, located in the heart of downtown Battle Creek. Commerce Pointe offers suites from 150 rentable square feet to suites that are close to 5000 rentable square feet. Proximity to the Kellogg Foundation, Kellogg Company World Headquarters, City Government, downtown eateries and financial institutions, as well as free onsite parking make Commerce Pointe the best choice for office space in downtown.

Address: 77 East Michigan Avenue

City: Battle Creek

County: Calhoun

State: Michigan

Zip: 49015

Cross Streets: East Michigan Avenue and Division St.

Directions To Property: From I-94 take I-194 / M66 North to East Michigan Avenue and Turn Left.

Acreage / Lot Size:

Zoning: .34 Acre



General Building Information

Total Building Square Footage (SF): 26,015

Year Built: 1909

Available SF: 461-1,785sf: Garden Level
691-2,818sf: First Floor
1,358sf: Second Floor
Will Divide

Industrial / Warehouse SF: 0

Office SF: 26,015

Construction: Concrete - Steel - Brick

Floor Thickness: 6 inches

Roof: Rubber Membrane

Security System: Yes

Driveway Surface: Asphalt

Parking Spaces: 28 Western Lot, 100 North Lot, 12 On Street, All Free of Charge

Real Estate Taxes: 34,061

Water / Sewer: City of Battle Creek

Gas: SEMCO

Electric: Consumers Energy

Telephone: Many Providers To Choose From



Lease Terms

Available SF: Garden Level: 461-1,785 sf
First Floor: 691-2298-2,818, total 5,116 sf
Second Floor: 1358 sf

Lease Price / SF / Year: Garden Level: \$6 NNN
First Floor: \$10 NNN
Second Floor: \$8 NNN

Common Area Maintenance / SF / YR: \$6.50

Possession: At Closing

Lessor Pays: Structural / Roof

Lessee Pays: Triple Net Expenses

Common Area Maintenance Estimate

Property Taxes / SF / Year: \$1.36

Electric, Natural Gas, Water, Sewer / SF / Year: \$3.35

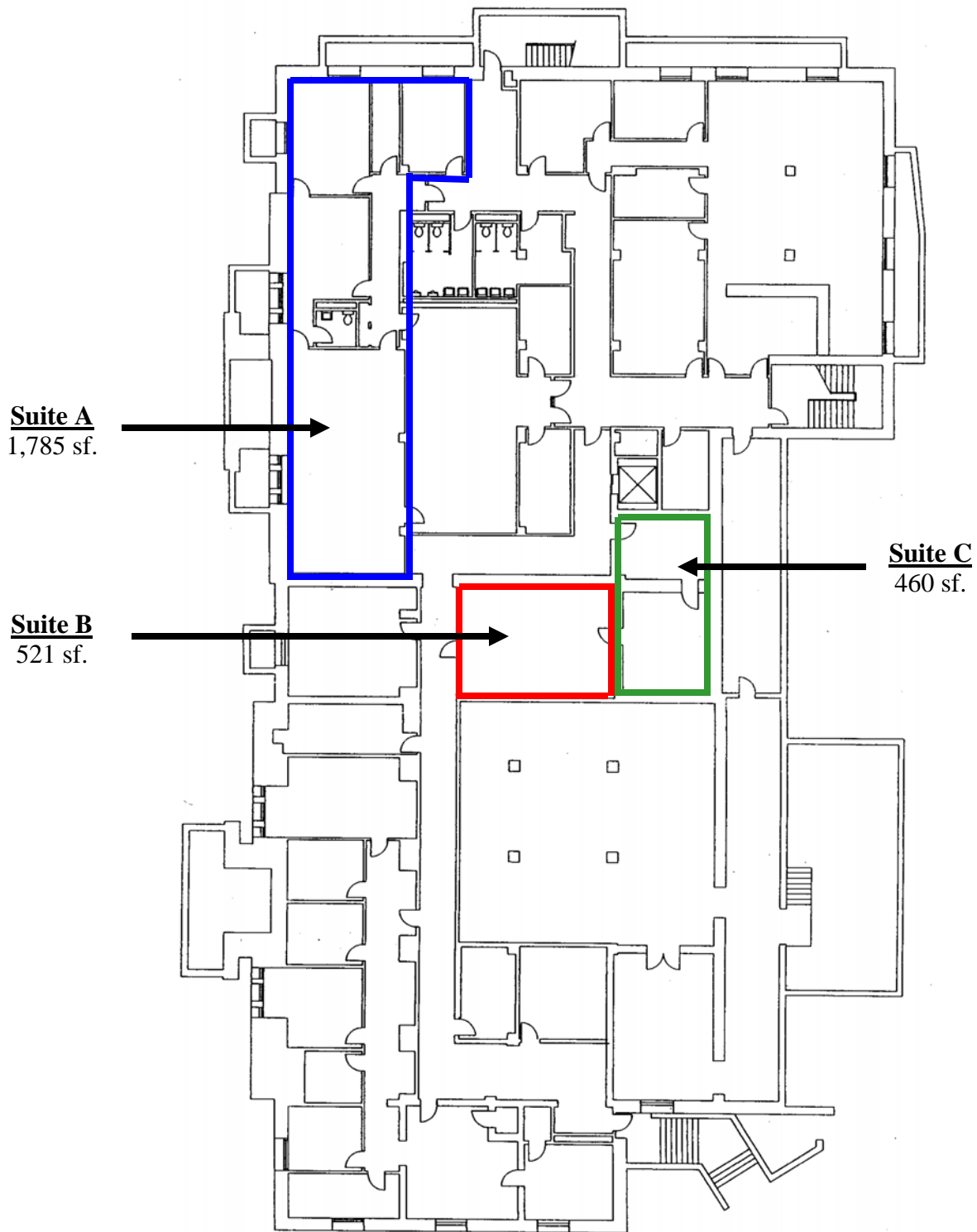
Insurance / SF / Year: \$0.29

Lawn Care / Snowplowing / SF / Year: \$0.18

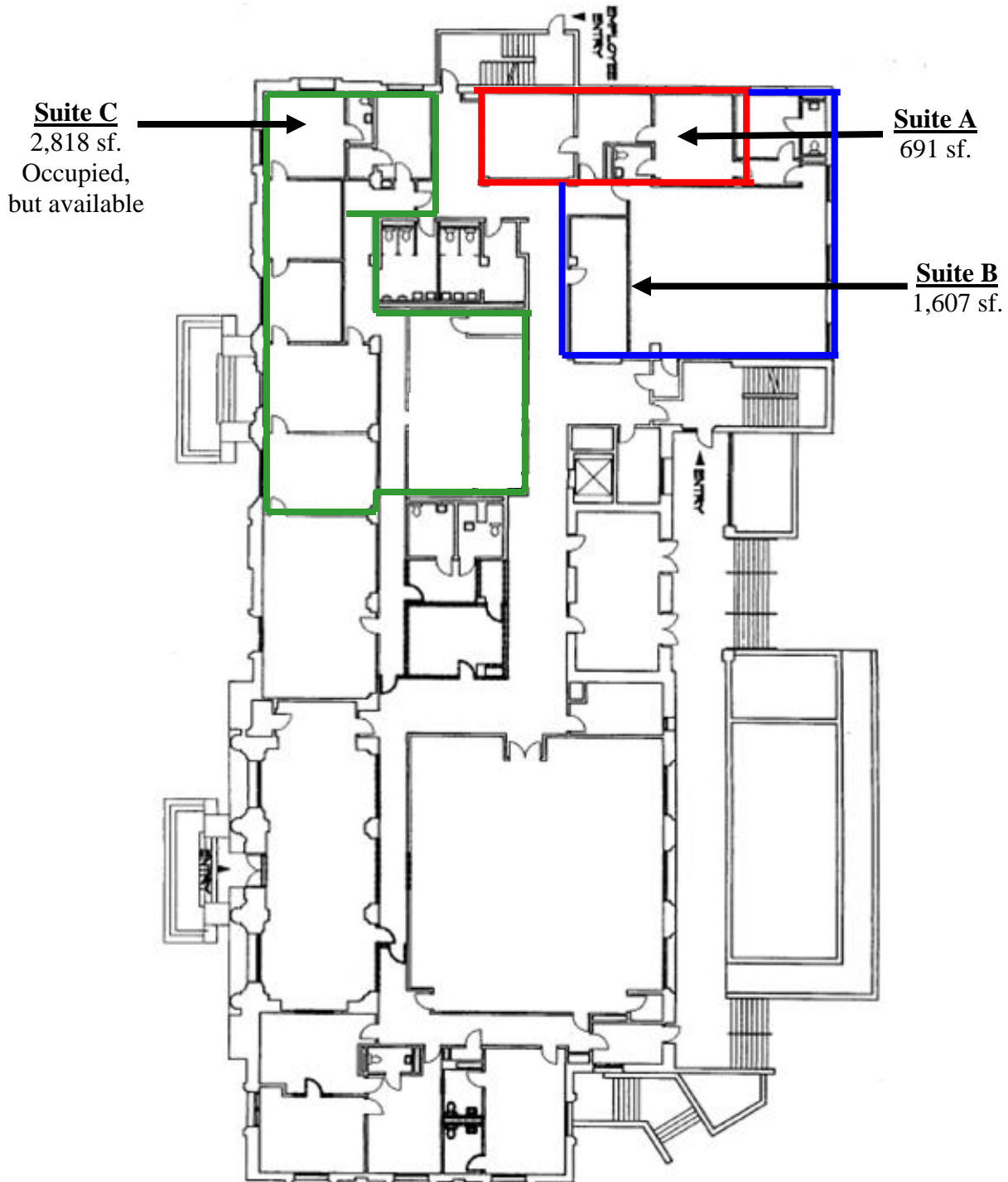
Maintenance Repair / SF / Year: \$1.38

Total Estimate: \$6.56 / SF / Year

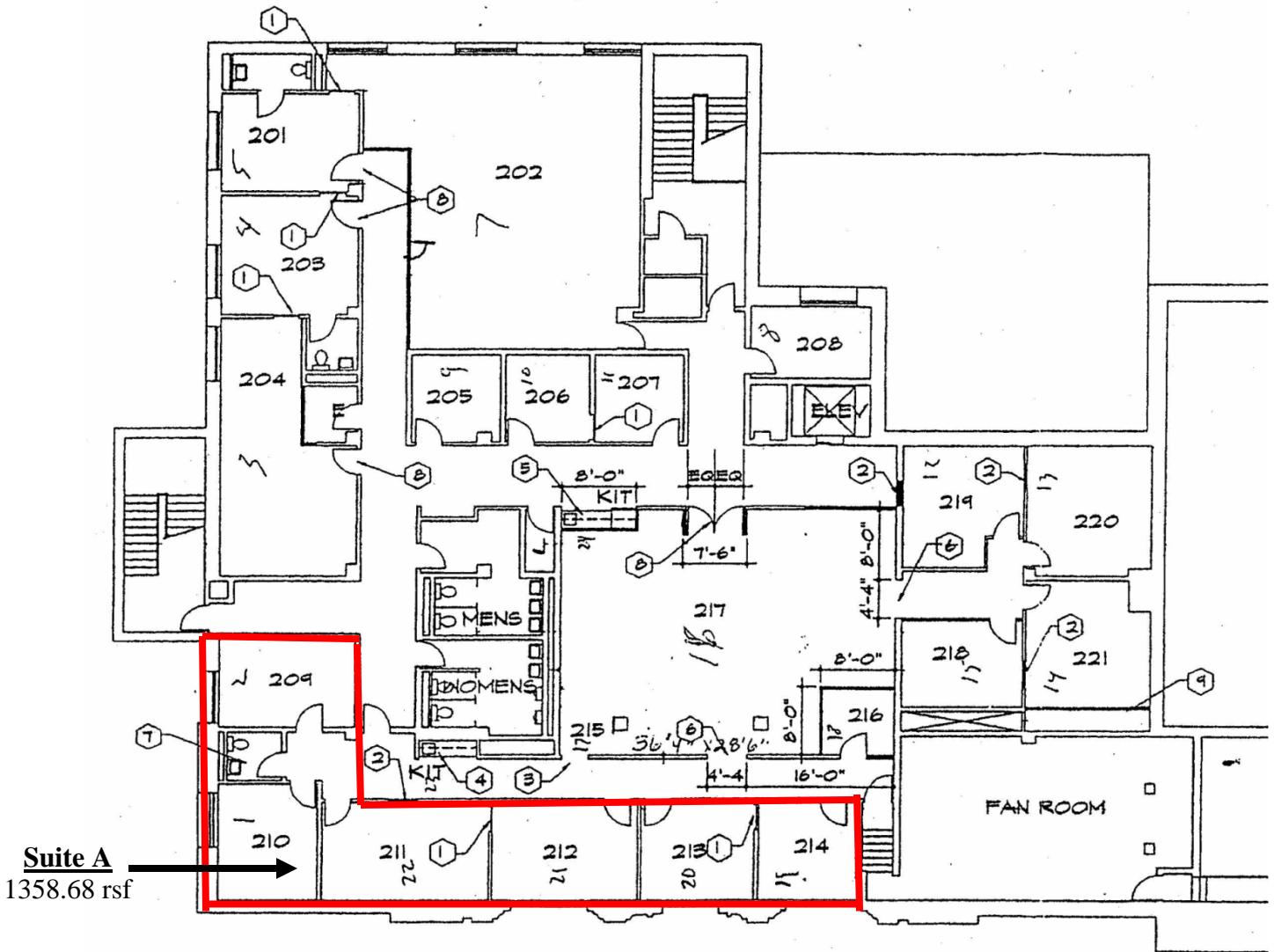
Garden Floor Plan



First Floor Plan



Second Floor Plan





Building Photographs



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Site Attributes

- **On and Off street parking included**
- **Completely renovated space**
- **Immediate Occupancy**
- **Building carries a 15 % core factor and this submission quotes a price for a full service gross lease excluding in-suite janitorial.**
- **Will divide for tenant's requirements**

Trade Area Attributes

- **Strategically located in the Central Business District**
- **Public transportation at street**
- **City Services and local governmental administrations at this site and next door**
- **Near Kellogg World Headquarters**
- **Adjacent to Kellogg Foundation World Headquarters**