



SIGNATURE ASSOCIATES
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Office for Lease

Property Name:

Location: 354 E. Chicago Street, Suite: Suite A

City, State: Coldwater, MI

Cross Streets: Sprague St & S. Michigan Ave

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 5,310

Total Available Sq. Ft.: 1,634

Class: B

Typical Floor Plate:

Min / Max Cont. Sq. Ft.: 1,634 / 1,634

No. of Floors: 1

PROPERTY INFORMATION

Zoning: OS-Office Service District

Parking: On-Site

Exterior Construction: Wood

Power: N/A

Structural System: Frame/Wood

Security Systems: No

Roof: N/A

Restrooms: Common Area

Floors / Covering: Concrete / N/A

Sprinklers: No

Heating: Gas Forced Air

Signage: Available

Air-Conditioning: Central

Delivery Area: N/A

Ceiling Height: 10'

Date Available: Immediate

Year Built: 1998

Current Tenants:

PRICING INFORMATION

Lease Rate: \$8.00 Modified Gross

Rent/Usable: N/A

Impr Allowance: N/A

Lease Term: 36 Months

Total Taxes: \$13,669.75

Deposit: N/A

Options: N/A

Parcel #: 1230100000023400

Tenant Responsibility:

Comments: Great retail and/or professional office space. Adaptable vacant raw space adjacent to Flagstar Bank for many potential users. Plenty of front door parking, great signage on Coldwater's premier retail stretch for visibility and ease for the customer's convenience. Landlord shall bring the space up to "White Box" condition with the space available to be custom designed for tenant's specific use.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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