



**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:**

**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

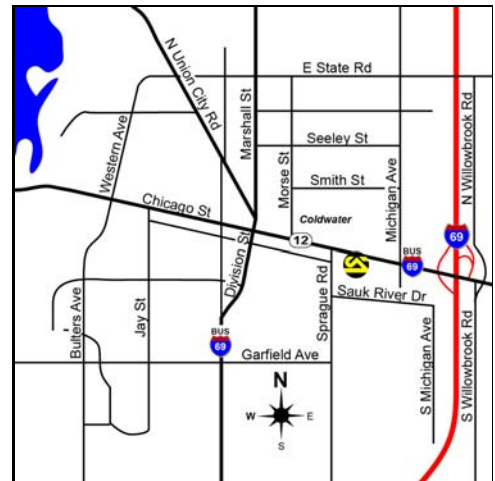
**Deposit:** N/A

**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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