

FOR LEASE

125 W. Exchange Place

DOWNTOWN KALAMAZOO

OFFICE / RETAIL SPACE

PRIME LOCATION
LASTING OPPORTUNITY



RECEPTION AREA



LARGE OPEN-PLAN SPACE



KITCHEN AREA

PROPERTY HIGHLIGHTS

- ✓ Multiple Private Offices
- ✓ Large Open-Plan Work Area
- ✓ Reception & Waiting Area
- ✓ Kitchen Area
- ✓ 3 Separate Main Floor Bathrooms
- ✓ On-Building Signage
- ✓ Nearby Parking Structure
- ✓ CCBD Zoning

AVAILABLE NOW

- 📐 Approximately 7,000 SF
- ◆ 3,800 SF main floor
- 📦 3,300 SF finished lower level
- 📄 Can be leased in full or separated

MODIFIED GROSS LEASE

\$10/PSF



info@peregrinecompany.com



peregrinecompany.com



269-226-6336

PROPERTY OVERVIEW

125 W. Exchange Place

DOWNTOWN KALAMAZOO

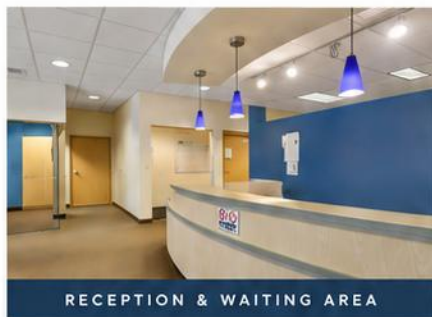
This freestanding building is located in the Kalamazoo Central Business District and offers flexible office/retail space for discerning businesses. The property features multiple private offices, a reception and waiting area, large open-plan work area, a kitchen area, and three separate main-floor bathrooms. Available now and can be leased in full or separated.



SPACE DETAILS

-  Available Now
-  Approximately 7,000 SF total
-  3,800 SF main floor
-  3,300 SF finished lower level
-  Can be leased in full or separated

-  **Zoning:**
City of Kalamazoo | CCBD
-  **Parking:**
Nearby Parking Structure
-  **Signage:**
On Building



RECEPTION & WAITING AREA



LARGE OPEN-PLAN WORK AREA



KITCHEN AREA

KEY FEATURES

- ✓ Multiple Private Offices
- ✓ Reception & Waiting Area
- ✓ Large Open-Plan Work Area
- ✓ Kitchen Area
- ✓ 3 Separate Main Floor Bathrooms
- ✓ Flexible Lease Options
- ✓ Prime Downtown Location
- ✓ Well-Maintained Building

MODIFIED GROSS LEASE

\$10/PSF

A GREAT OPPORTUNITY
IN KALAMAZOO'S CENTRAL
BUSINESS DISTRICT

LOCATION

Prime Downtown Kalamazoo Location

125 W. EXCHANGE PLACE

LOCATED IN THE KALAMAZOO
CENTRAL BUSINESS DISTRICT



LOCATION HIGHLIGHTS



125 W. Exchange Place
Located in the Kalamazoo
Central Business District



Nearby Parking Structure



On-Building Signage



**Walkable access to key
downtown destinations**

NEARBY DESTINATIONS



Bronson Park



Kalamazoo Mall



Radisson Hotel



Kalamazoo Valley CC



WMU Medicine



Kalamazoo Public Library



Bronson Hospital Campus

A CONNECTED DOWNTOWN
FOR A BRIGHTER TOMORROW



info@peregrinecompany.com



peregrinecompany.com



269-226-6336

125 W. EXCHANGE PLACE | DOWNTOWN KALAMAZOO

Photo Gallery

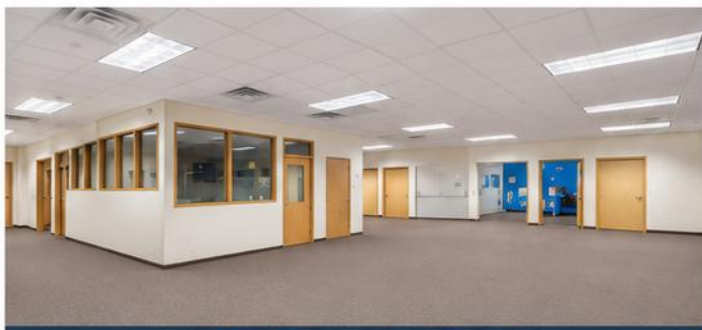
QUALITY SPACES
REAL OPPORTUNITIES



EXTERIOR ENTRANCE



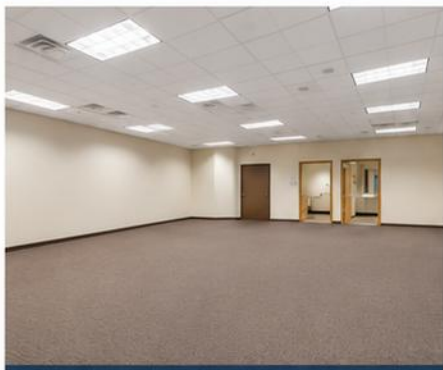
RECEPTION AREA



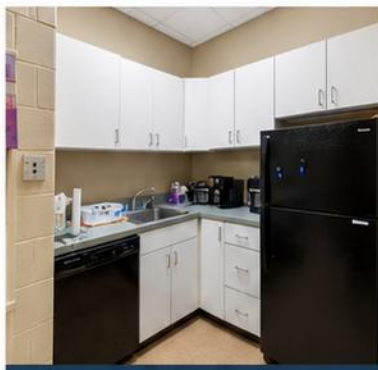
OPEN-PLAN WORKSPACE



PRIVATE OFFICE



ADDITIONAL WORK AREA



KITCHEN AREA

AVAILABLE NOW



Approximately 7,000 SF



Can be leased in full or
separated



MODIFIED GROSS LEASE

\$10/PSF



info@peregrinecompany.com



peregrinecompany.com



269-226-6336