

**Class A+ Office Space**  
4664 Campus Drive | Kalamazoo

## Class A+ Office Space Western Michigan University BTR Park

Office / Investment  
For Sale or Lease  
4664 Campus Drive  
Kalamazoo, Michigan

### Overview:

Located in WMU's Business Technology & Research Park, this Class A Office asset is unlike anything on the market. Perfect for an owner occupant, passive investor, or tenant occupant. The BTR is located just minutes from US-131 and is very accessible for any employment or customer base.



### Information:

Gross Size:	15,000 SF
Office SF:	4,298 - 15,000 SF
Buildings / Units:	1 Building / 1 Unit
Building Levels:	1 Level
Total Acres:	3.34 Acres
Year Built:	2003
Zoning Code / Description:	CBTR / Research & Development
Construction:	Block / Concrete
Roof:	Membrane
Sewer / Water:	Public / Public
Heat Type / Source:	Forced Air / Gas
Parking Spaces:	70
Restrooms:	2 / Common Area
Air Conditioning:	Central Air
Utilities Available:	All Public Utilities

### Contact Information:

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### Sale Price:

**\$2,250,000**

### Lease Price:

**\$15.00/SF NNN**