

Medical Office Building For Sale or Lease

24 N. St. Joseph Avenue  
Niles, Michigan



Located Across From Lakeland Hospital



### Snapshot

Total Building:	19,131 SF
Available:	1,549 SF - 3,047 SF
Land:	1.72 Acres
Year Built:	1995
Signage:	Suite & Directory
Parking:	121 Spaces (Shared)
Utilities:	Municipal
Lease Rate:	\$12.00 NNN PSF
List Price:	\$2,475,000

### Property Details

This single-story multi-tenant brick building was built in 1995 and is nicely landscaped. Join Michiana Spine, Sports & Occupational Rehab, West Michigan Hearing Specialist, Lakeside Urology and other medical practices. This professional medical office building across the street from Lakeland Hospital.

**Suite A:** 2,508 SF suite with nine (9) office and an administrative area. Divisible.

**Suite F1:** 2,060 SF with nine (9) exam rooms/offices and reception area.

**Suite F2:** 1,549 SF

**Suite G:** 3,047 SF suite with multiple exam rooms, nurse stations, reception and waiting area, large open areas and multiple restrooms.



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## Professional Office Finishes



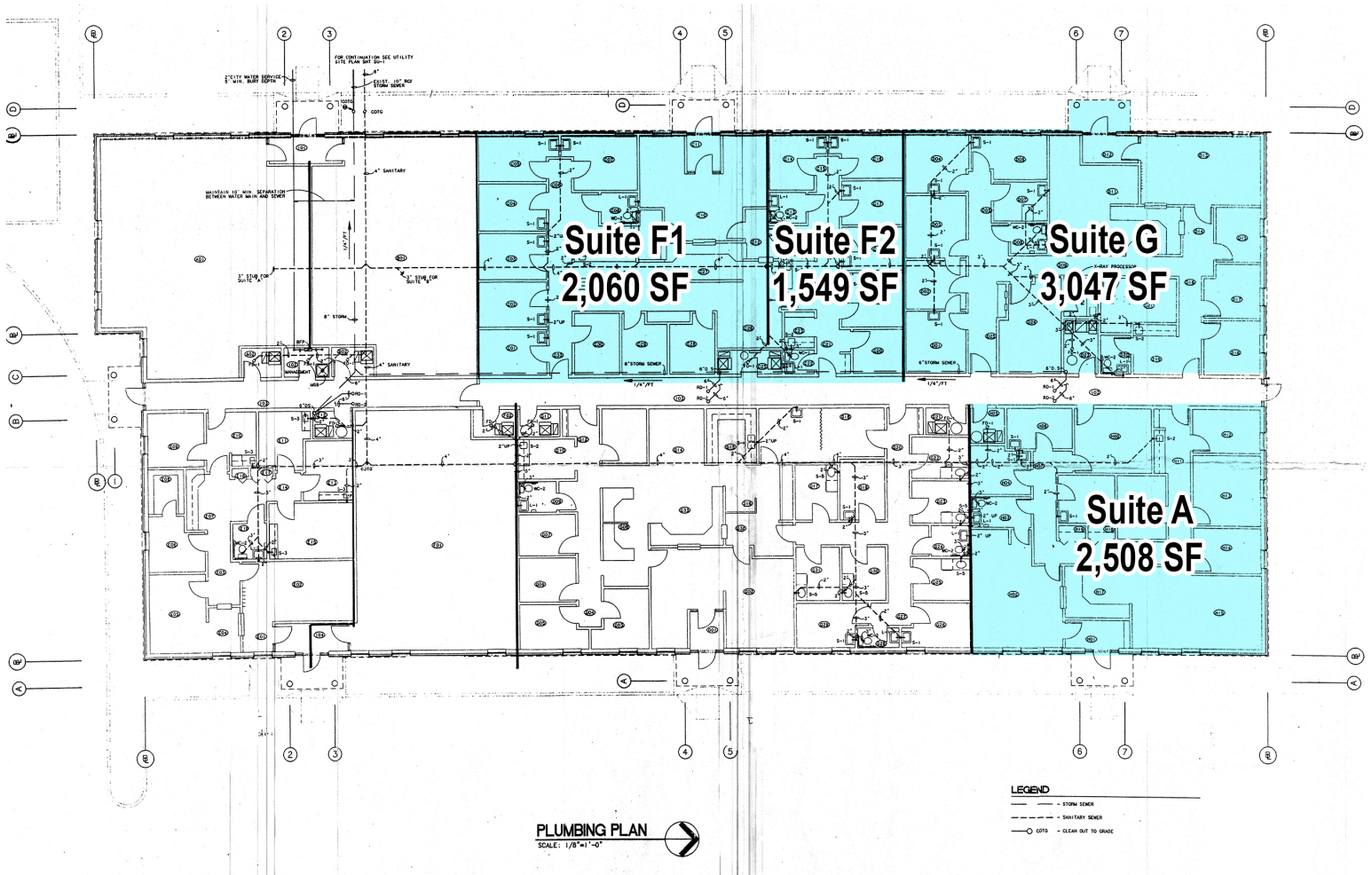
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Great Location Close To Office & Retail Developments



## Location

The property is located across the street from Lakeland Hospital on the southern edge of the City of Niles. The building is at the northwest corner of North St. Joseph Avenue and Grant Street. Niles is a city in Berrien and Cass counties in Michigan, near South Bend, Indiana. The population was 11,600 at the 2010 census. It is the greater populated of two principal cities of and included in the Niles-Benton Harbor, Michigan Metropolitan Statistical Area, which has a population of 156,813. Niles is served by multiple transit routes and highways, including US 12, US 31, M-51, M-60, M-139, M-933 and SR 933.

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