

FOR LEASE

1901 Romence Road Parkway

Portage, MI 49002

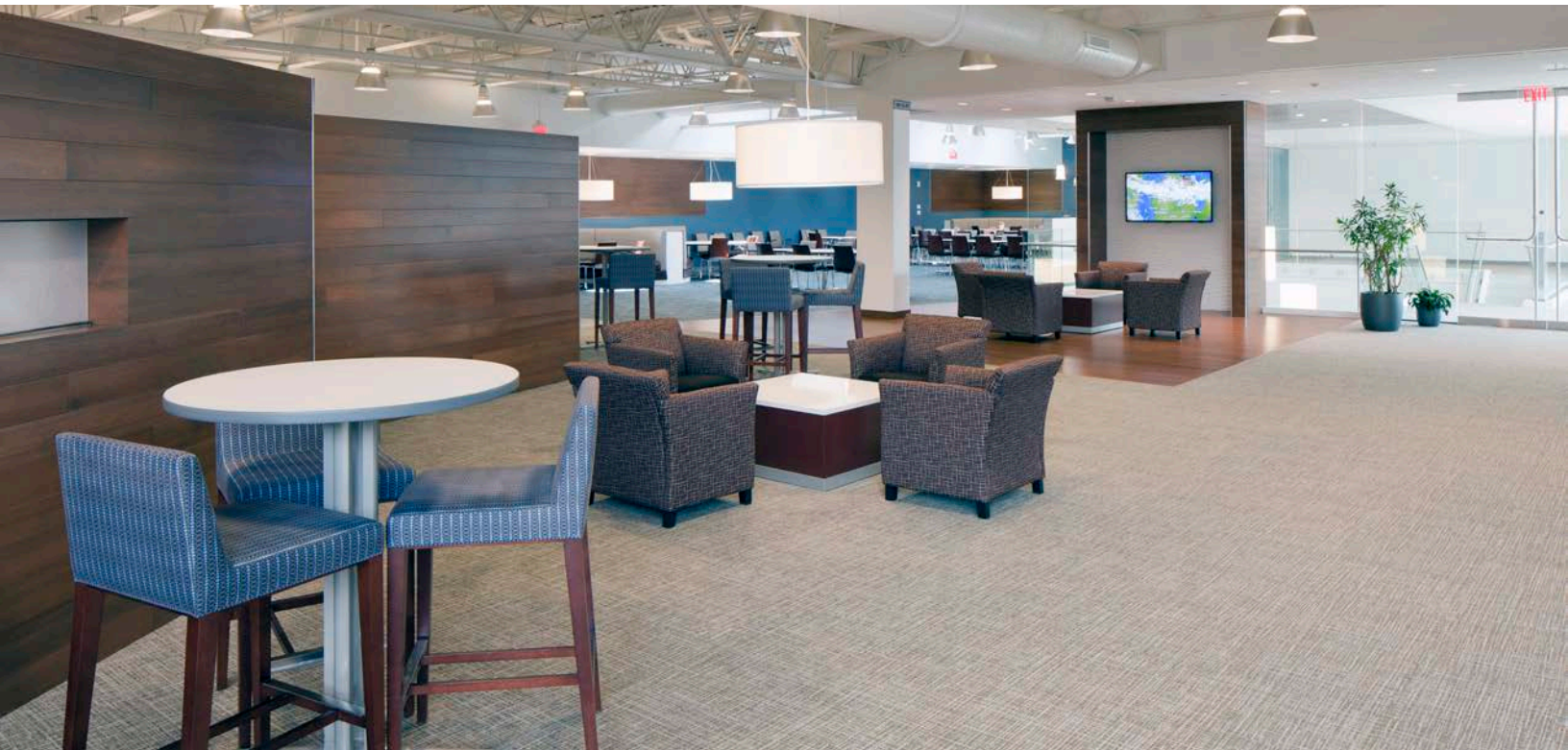


www.AdvantageCRE.com



CONTACT

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FOR Lease OFFICE BUILDING

The Quads is a 400,000 SF facility comprised of four 100,000 SF buildings connected by a central core. A location that offers an outstanding corporate opportunity with highly efficient, customizable floor plates consisting of 50,000 SF per floor. Positioned on 43 acres in a park-like setting, this opportunity provides organizations that freedom to curate an efficient business environment for their current and future employees in the thriving Southwest Michigan market. The location of the property places it central for commerce between Detroit, Chicago, Grand Rapids and South Bend. Newcomers will be a welcome addition to our tenant community.

UP TO 200,000
SQUARE FEET

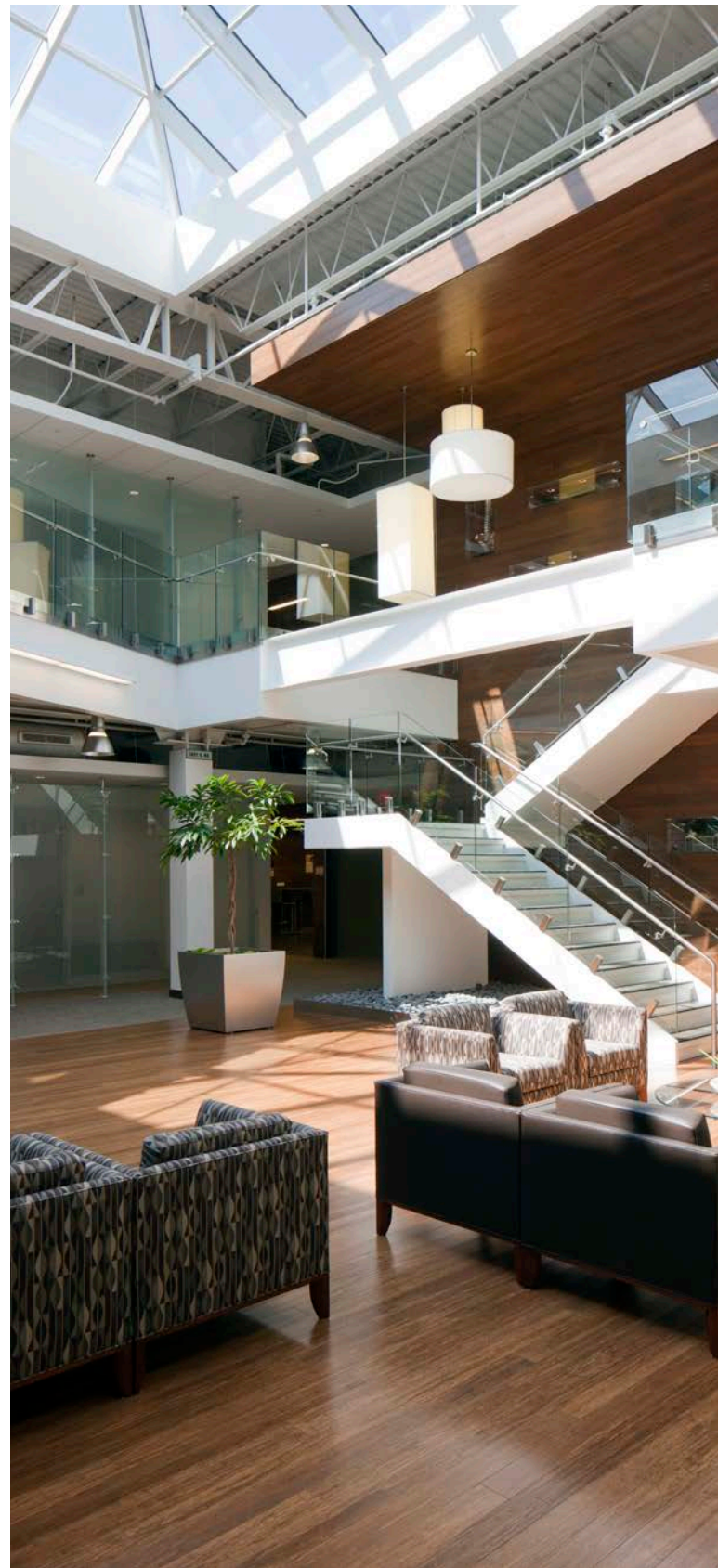
\$14.00
LEASE PRICE/SF

BUILDING SPECIFICATIONS

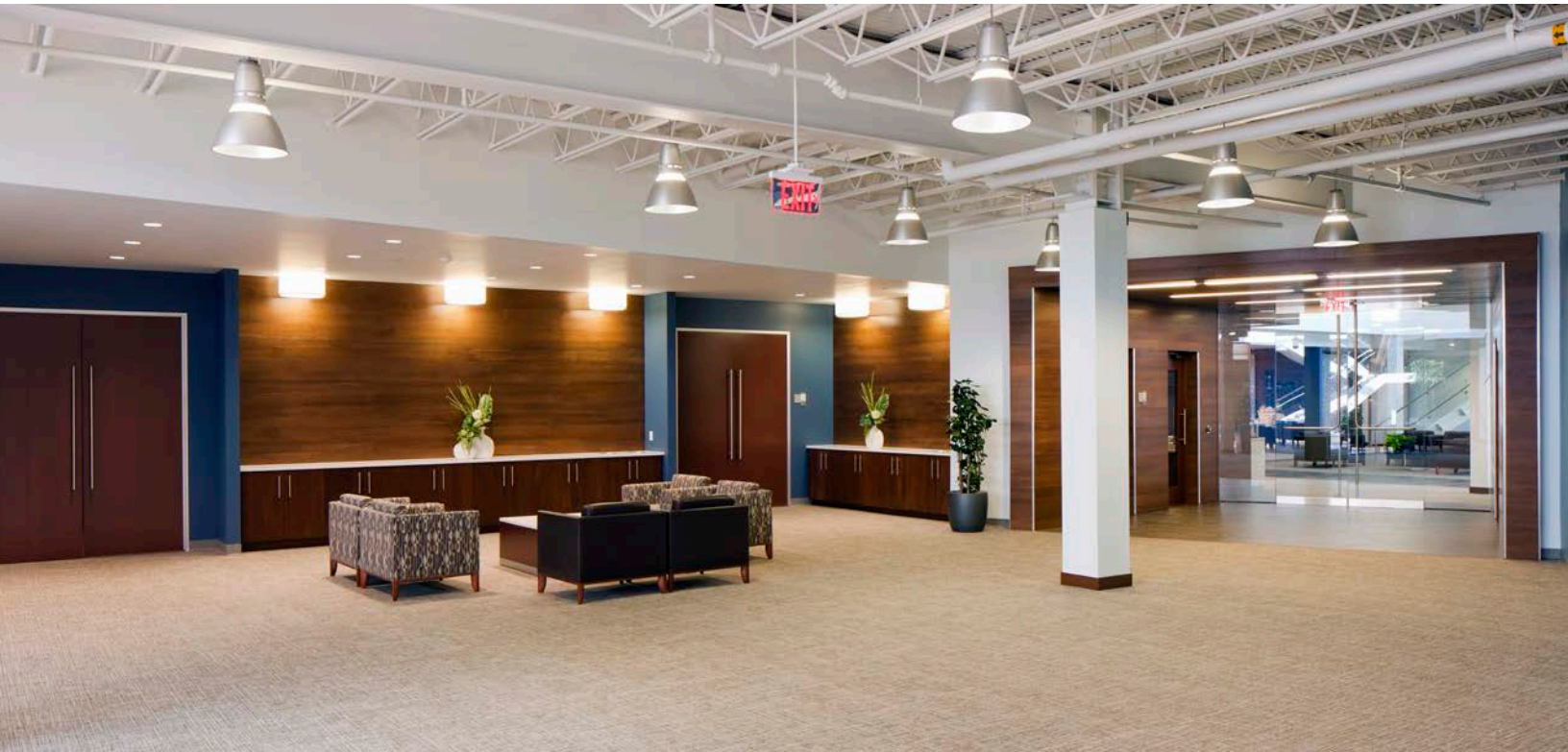
Total Building	400,000 SF
Acreage	43 Acres
Parcel Number	10-0648-085-F
Frontage	1416' on Romence Road Parkway
Year Built	1972
Year Renovated	2016
Levels	2
Parking	On-site parking (10:1,000 SF)
Elevators	Full-service elevators
Security	Video surveillance and after hours key card access
Building Utilities	CTS, AT&T

BUILDING FEATURES

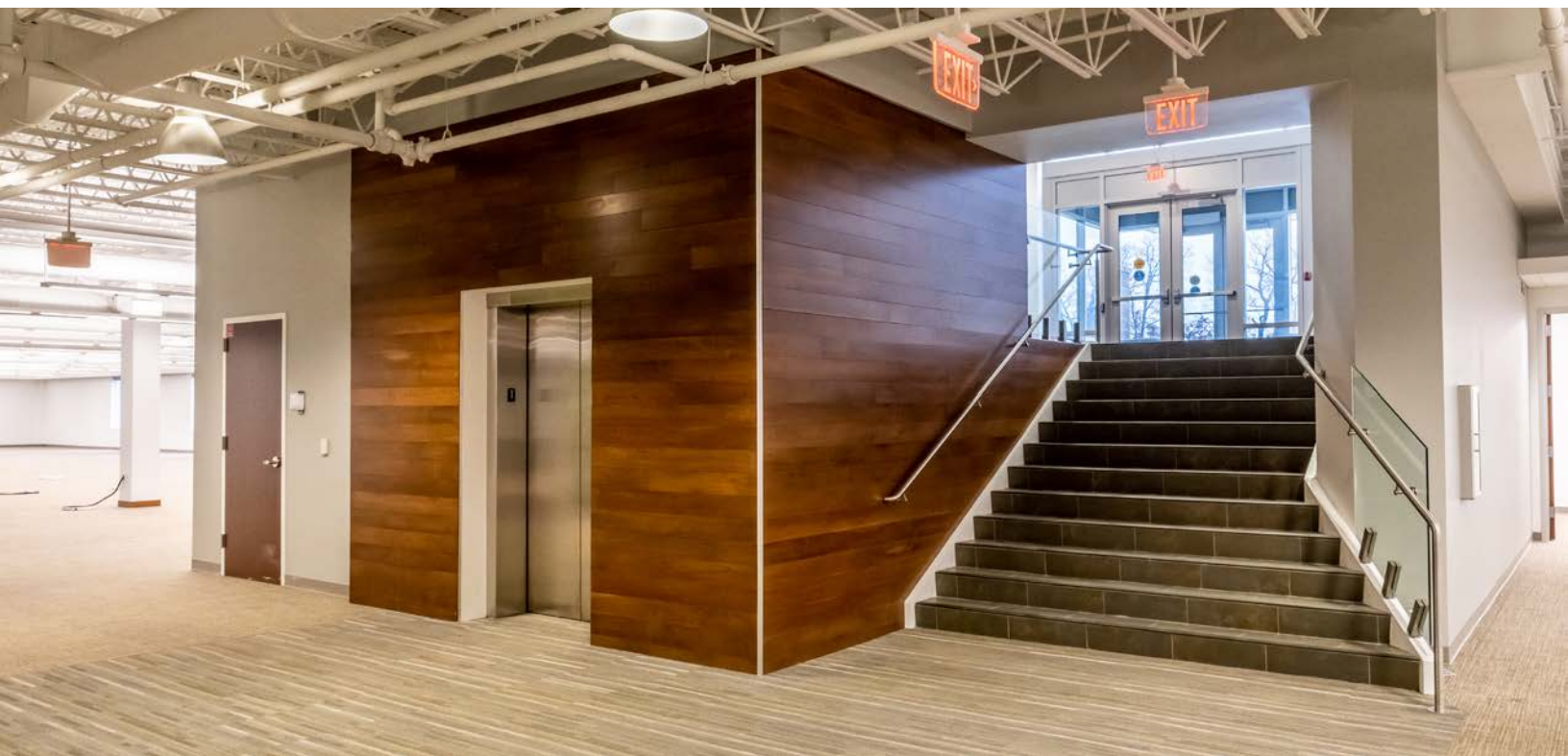
- Design build in 60-90 days
- High parking ratio
- Building and monument signage available
- State-of-the-art building systems
- Full-service vending & dining room
- 24-hour key card access
- New roof and building mechanicals
- Up to 25 MW power
- Energy back-up system
- Multiple fiber-optic providers to the facility
- Highly skilled local workforce
- HQ facility potential
- Park-like setting
- Close proximity to I-94 and US-131
- Strategic midpoint between Chicago and Detroit



BUILDING PHOTOS

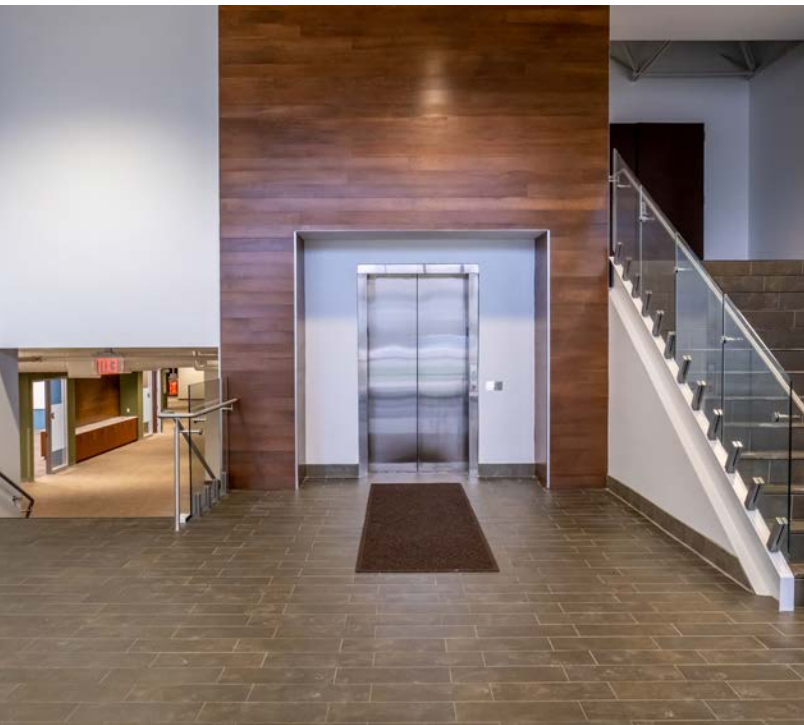


BUILDING PHOTOS



BUILDING PHOTOS





FUTURE CONCEPTUAL IMPROVEMENTS

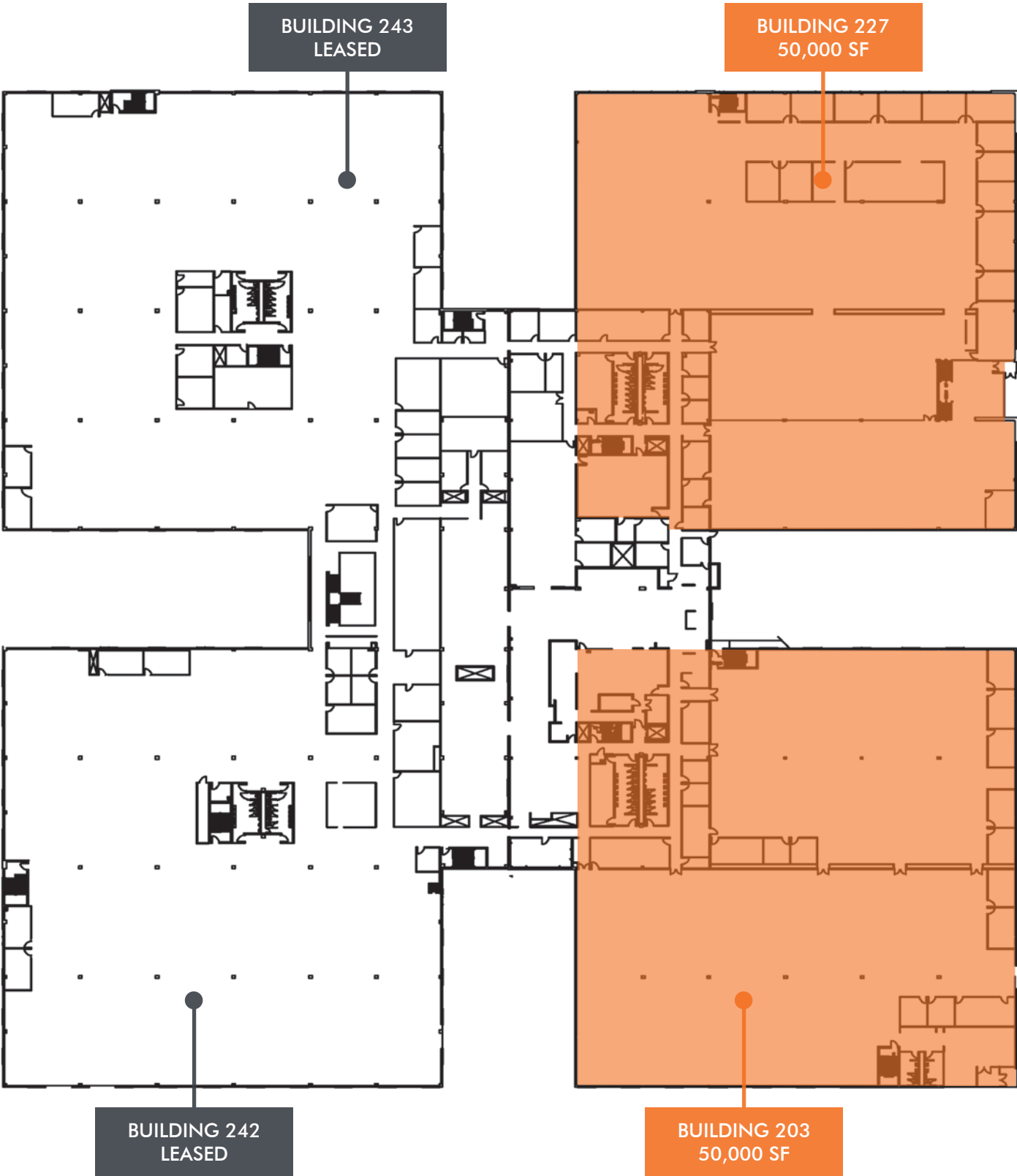




FIRST FLOOR PLAN



SECOND FLOOR PLAN

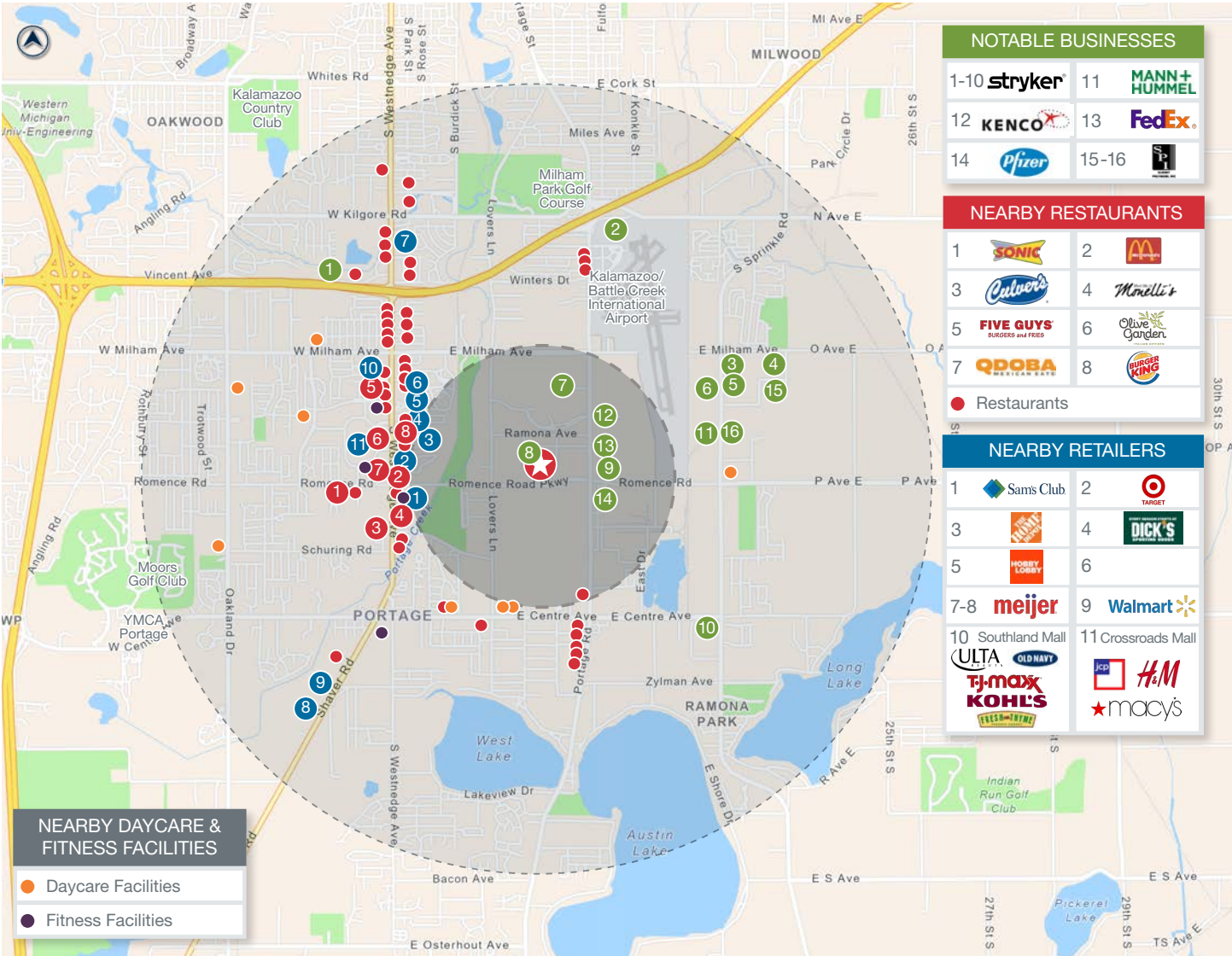




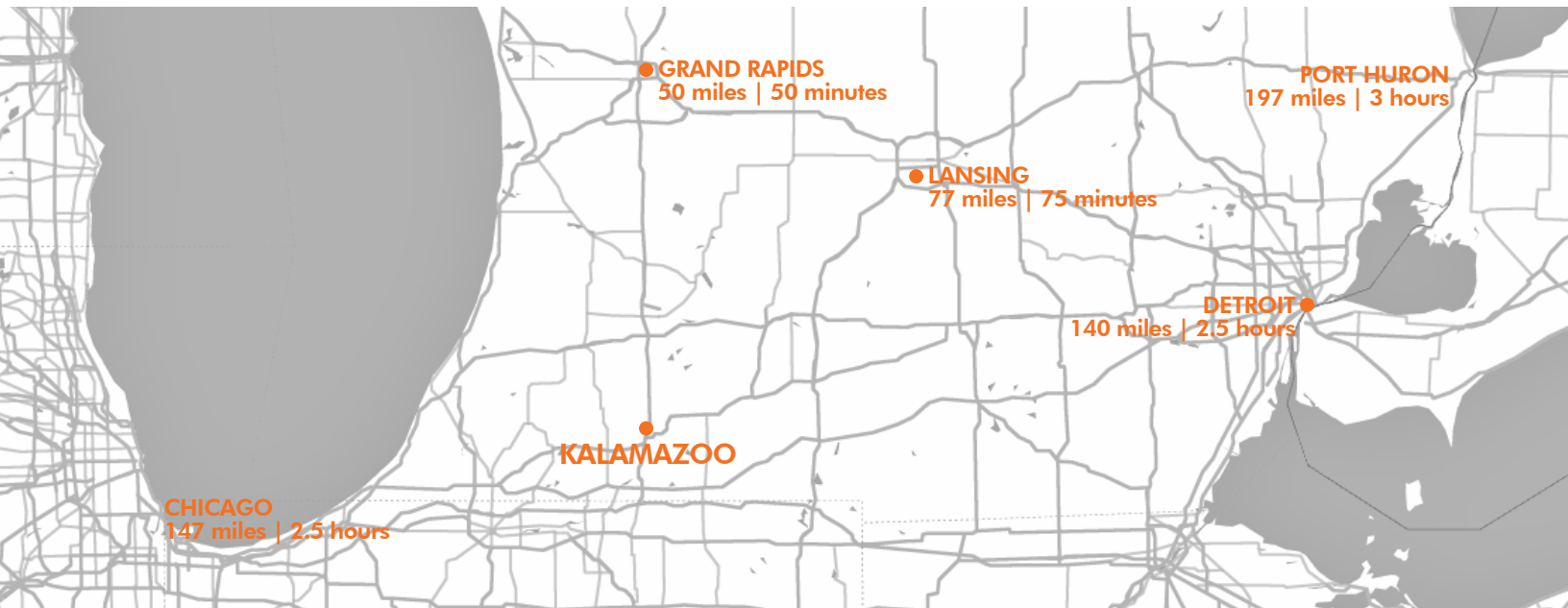
PROPERTY AERIAL



LOCATION OVERVIEW



SOUTHWEST MICHIGAN OVERVIEW



AREA AT A GLANCE

- 7** Counties
- 787,233** People
- 361,683** Jobs
- 2.9%** Jobless Rate
- 41,300** College Students
- 1** Research University
- 3** Private Colleges
- 5** Community Colleges

BUSINESS COMMUNITY

20 Fortune 100 Companies
Headquartered or physically present

Divisional **HQ**
Parker Pneumatic North America
Zoetis Global R&D
Eaton Vehicle Group
Newell Brands Design Center

World **HQ**
Kellogg Company
Stryker Corporation
Whirlpool Corporation

100+ International companies
Have selected this location



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Updated 5/17/2022

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