

FOR LEASE

1901 Romence Rd Pkwy

Portage, MI 49002

Jaqua
Realtors
COMMERCIAL



www.AdvantageCRE.com



CONTACT

DUKE SUWYN SIOR, CCIM
Advantage Commercial Real Estate
direct 616 327 2615
mobile 616 581 7777
Duke.Suwyn@AdvantageCRE.com

MARC TOURANGEAU MBA, CCIM
Jaqua Commercial
direct 269 216 4222
mobile 269 488 8826
marct@jaquarealtors.com

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www.franklinpartners.net



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

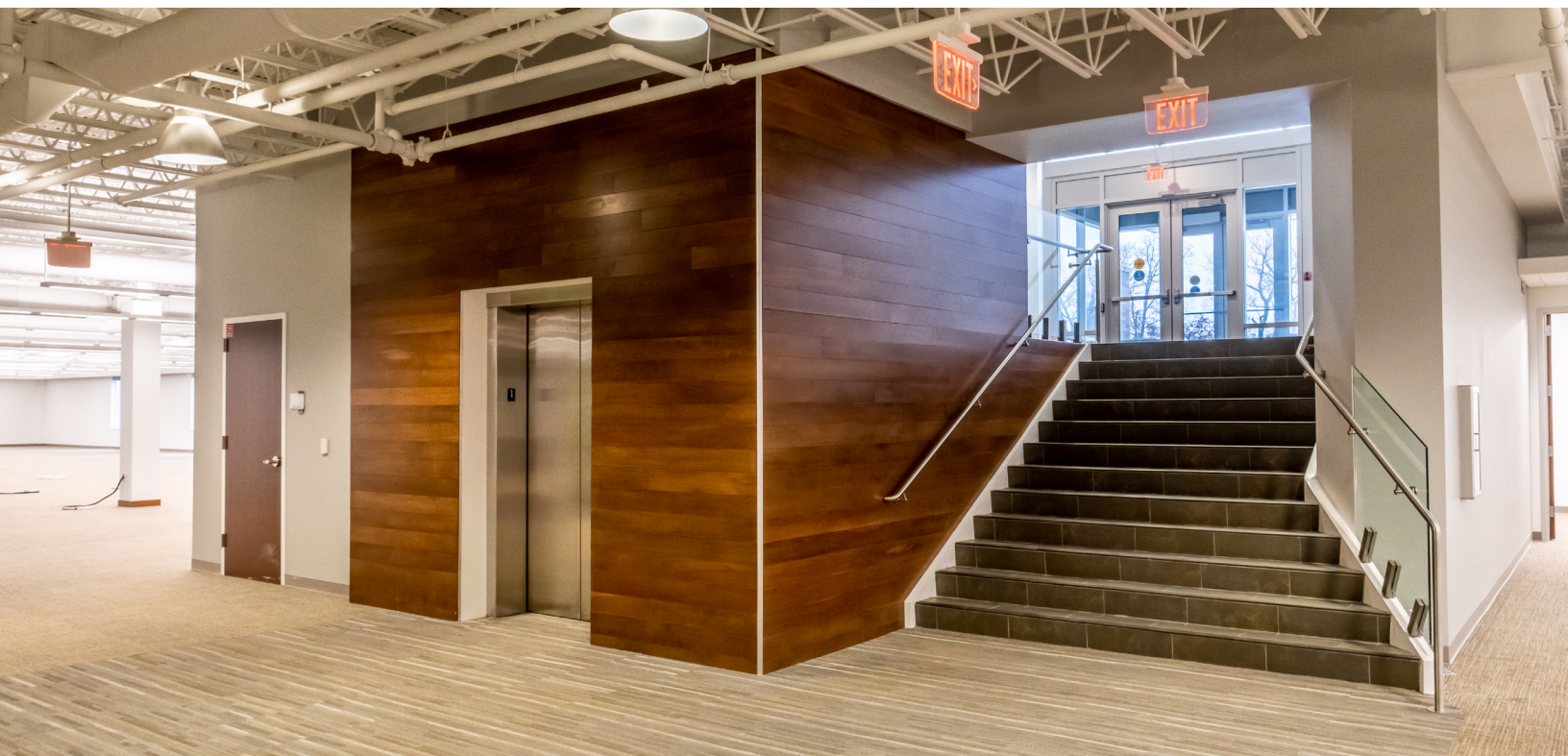
- Design build in 60-90 days
- High parking ratio
- Building and monument signage available
- State-of-the-art building systems
- Full-service vending & dining room
- 24-hour key card access
- New roof and building mechanicals
- **Up to 200 MW power**
- Multiple fiber-optic providers to the facility
- 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

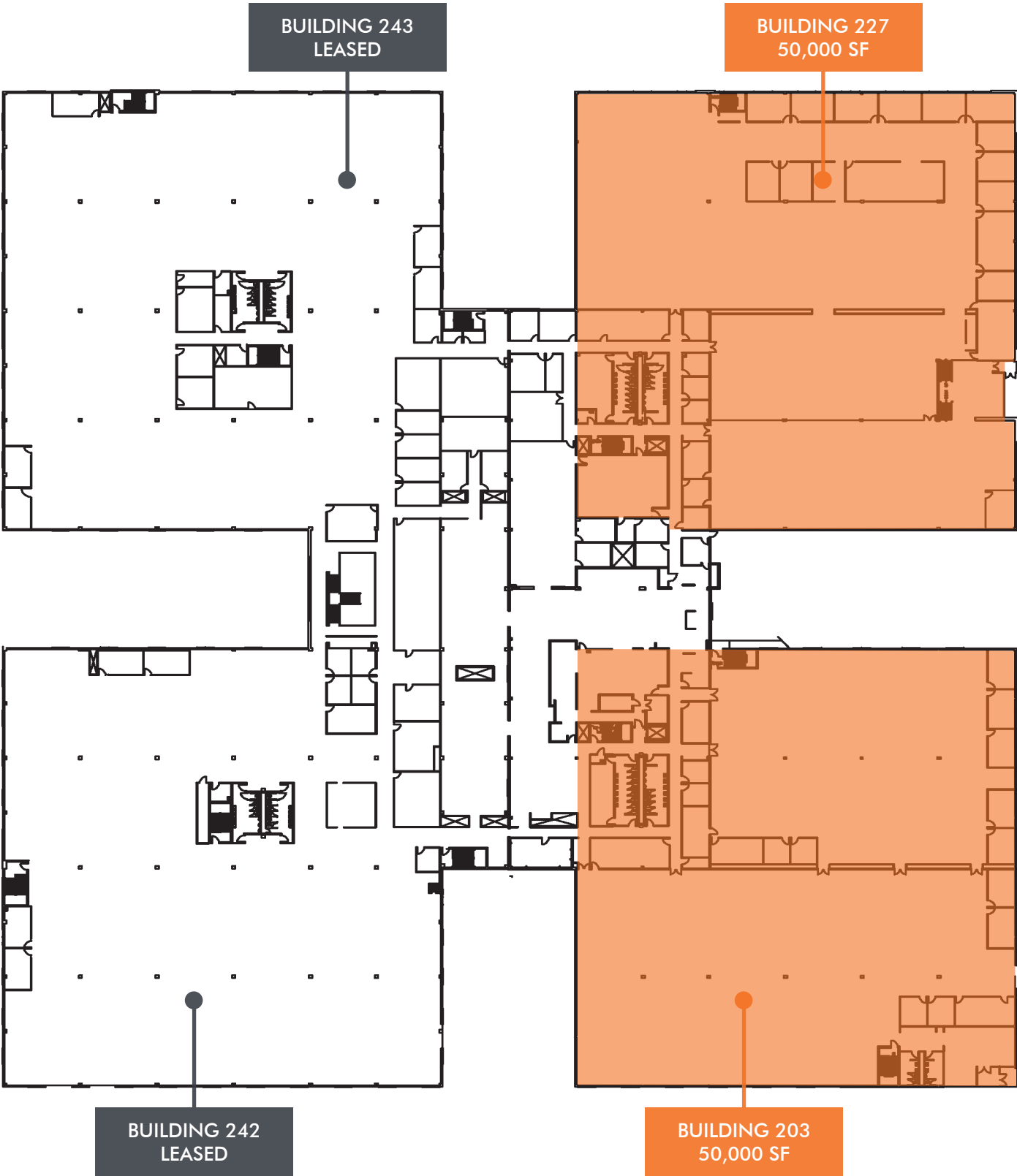




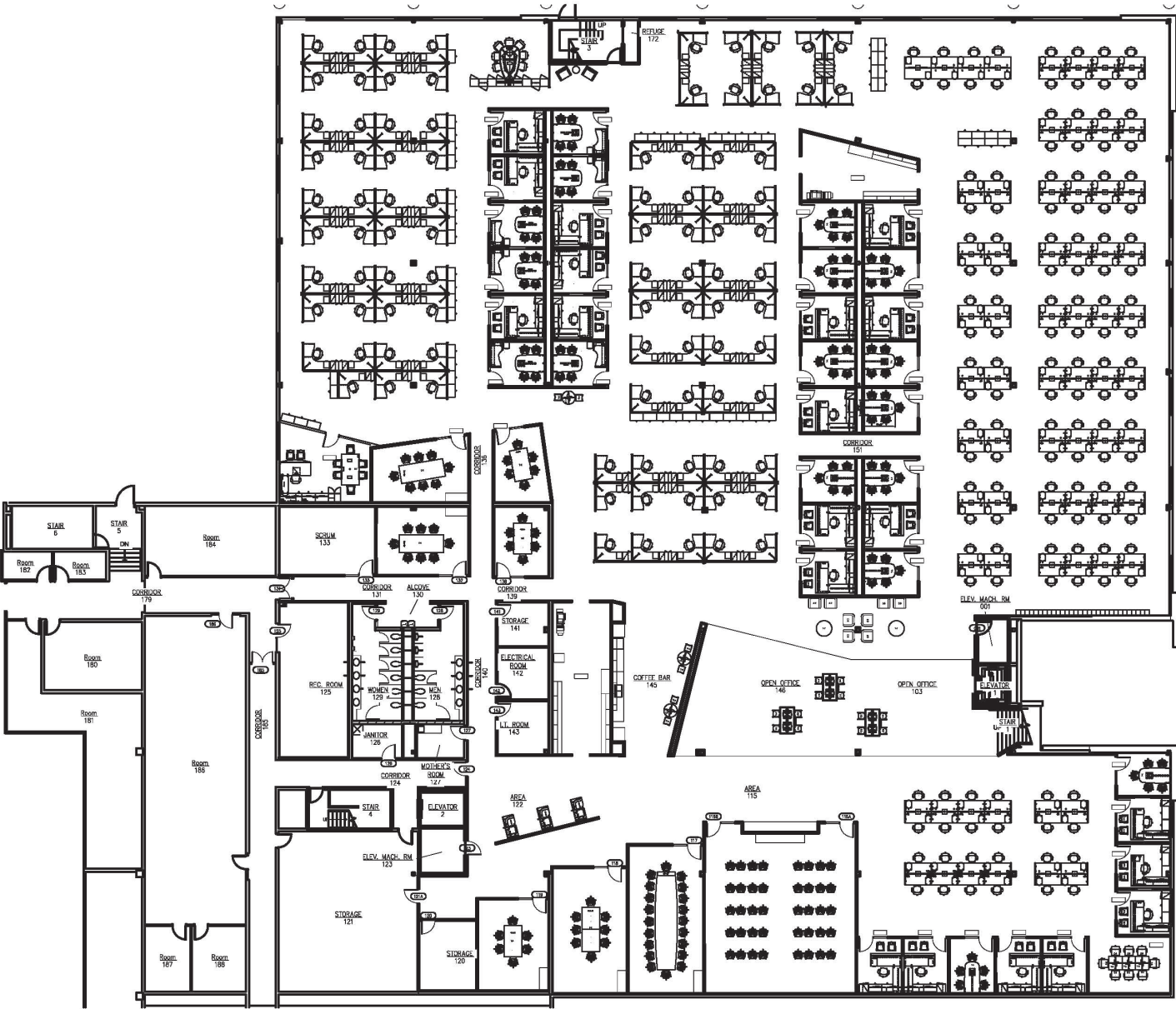
FIRST FLOOR PLAN



SECOND FLOOR PLAN



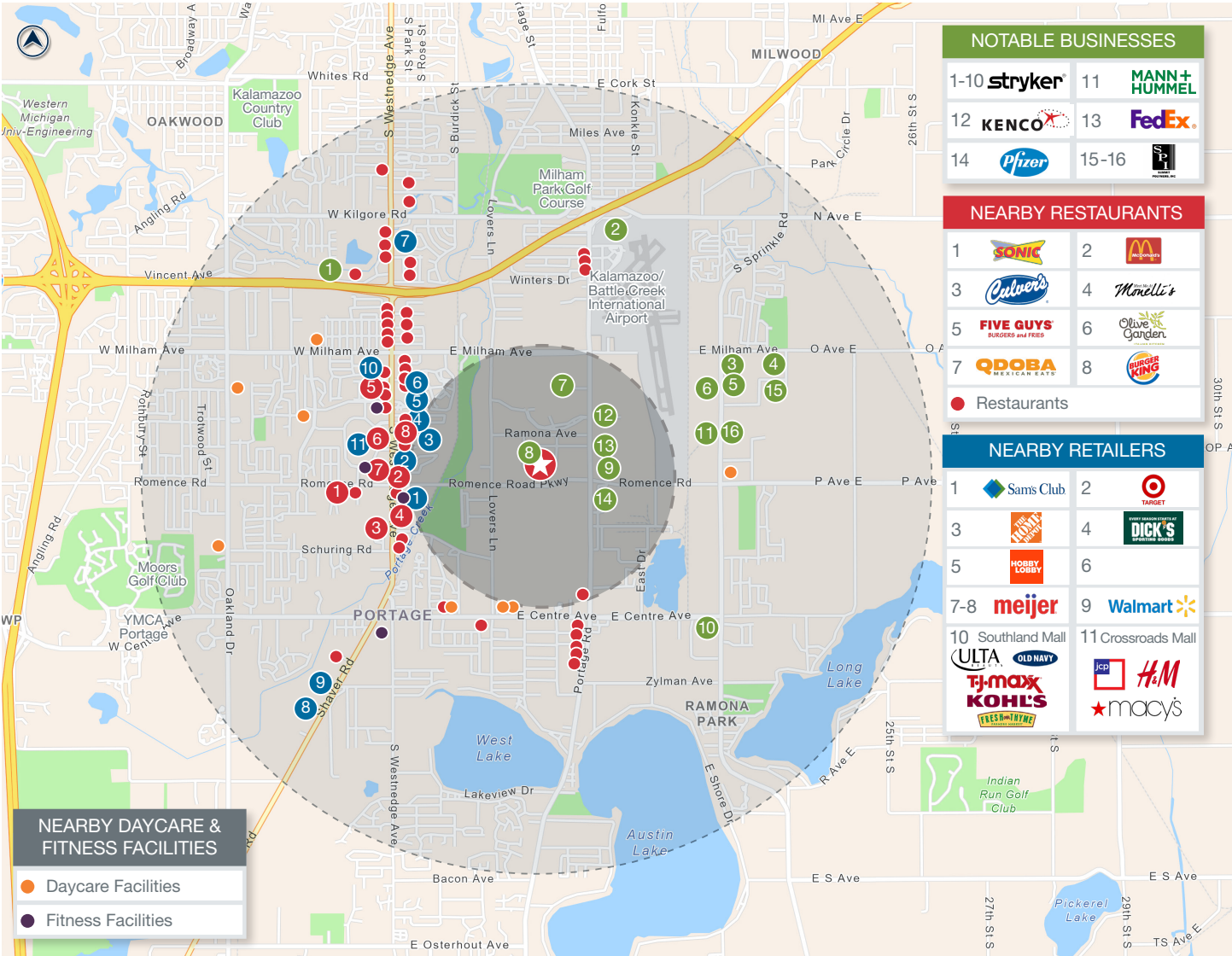
CONCEPTUAL LAYOUT



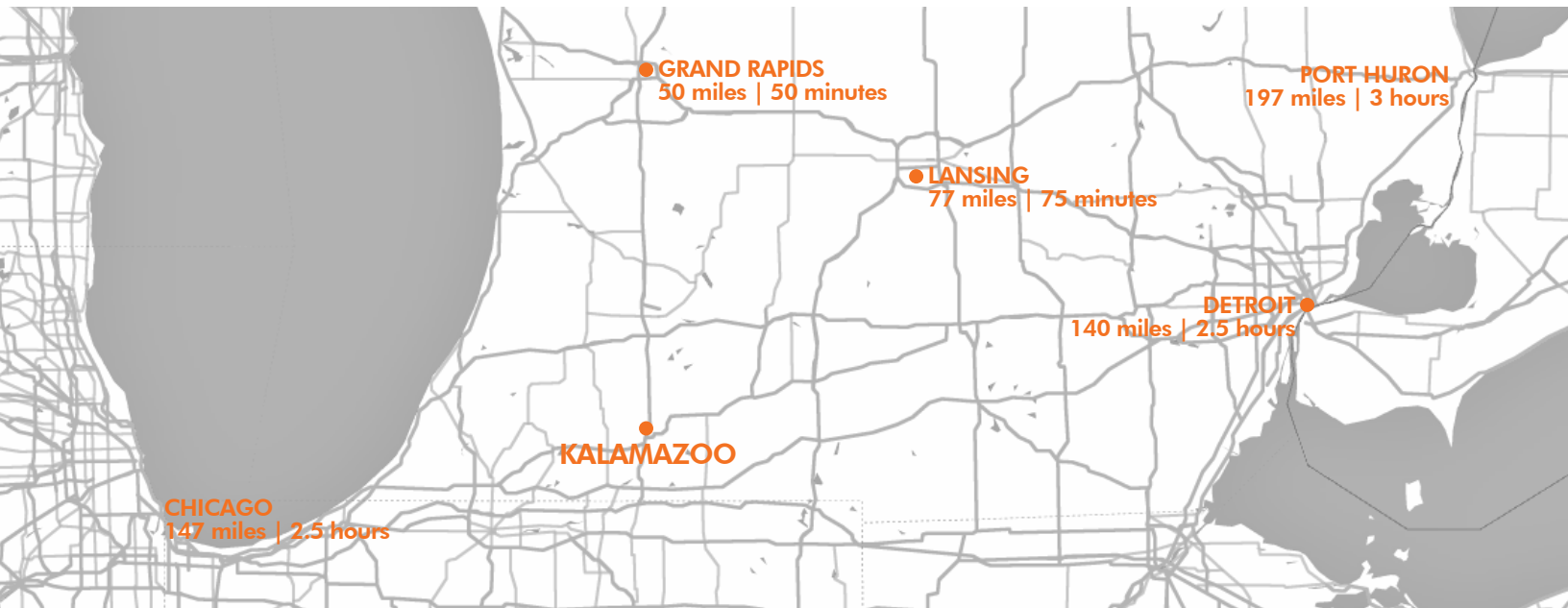
PROPERTY AERIAL



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



Jaqua Realtors COMMERCIAL

3333 Deposit Drive NE, Suite 100
Grand Rapids, MI 49546
616 327 2800 | www.AdvantageCRE.com

328 W. Milham Avenue
Portage, MI 49024
269 216 4222 | www.JaquaCommercial.com



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