

# OFFICE BUILDING FOR SALE OR LEASE

60267 Century Drive | Cassopolis, MI 49031



## Well Maintained Class A Office Building Near County Municipal Services

<b>Building Size:</b>	10,000 SF on Two Levels
<b>Suites for Lease:</b>	2,500 SF up to 10,000 SF
<b>Land:</b>	2.4 Acres
<b>Zoning:</b>	Commercial
<b>Parking:</b>	25 On-Site Parking Spaces
<b>Signage:</b>	Monument
<b>Lease Rate:</b>	\$18.75 per sq. ft./year NNN
<b>List Price:</b>	\$980,000

[VIEW PROPERTY ONLINE](#)

### Details:

This freestanding office building is available for sale, or for lease in suites ranging from 2,500 SF up to the full 10,000 SF. The building will be available for occupancy at the time of sale or lease. It includes a main level and a walkout lower level, each offering functional office layouts and quality finishes.

The main level provides approximately 5,000 SF and features a front desk and lobby, multiple private offices, open areas suitable for cubicles or workstations, a conference room, restrooms, and two stairways between floors. Originally constructed for an insurance agency, the building has been well maintained and is well suited for general office operations.

The walkout lower level also offers about 5,000 SF, including a large training and meeting room adjacent to a full kitchen, a lounge area, workout room, storage space, and additional restrooms. The building is equipped with gas forced heat, central air, a private well, and municipal sewer service. There are 25 on site parking spaces and building signage.

The property is located in Cassopolis near county government offices, the public services building, the law and courts building, city hall, and the municipal building.

# NAI Cressy

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# EXTERIOR PHOTOS

# OFFICE BUILDING FOR SALE OR LEASE

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# INTERIOR PHOTOS

# OFFICE BUILDING FOR SALE OR LEASE

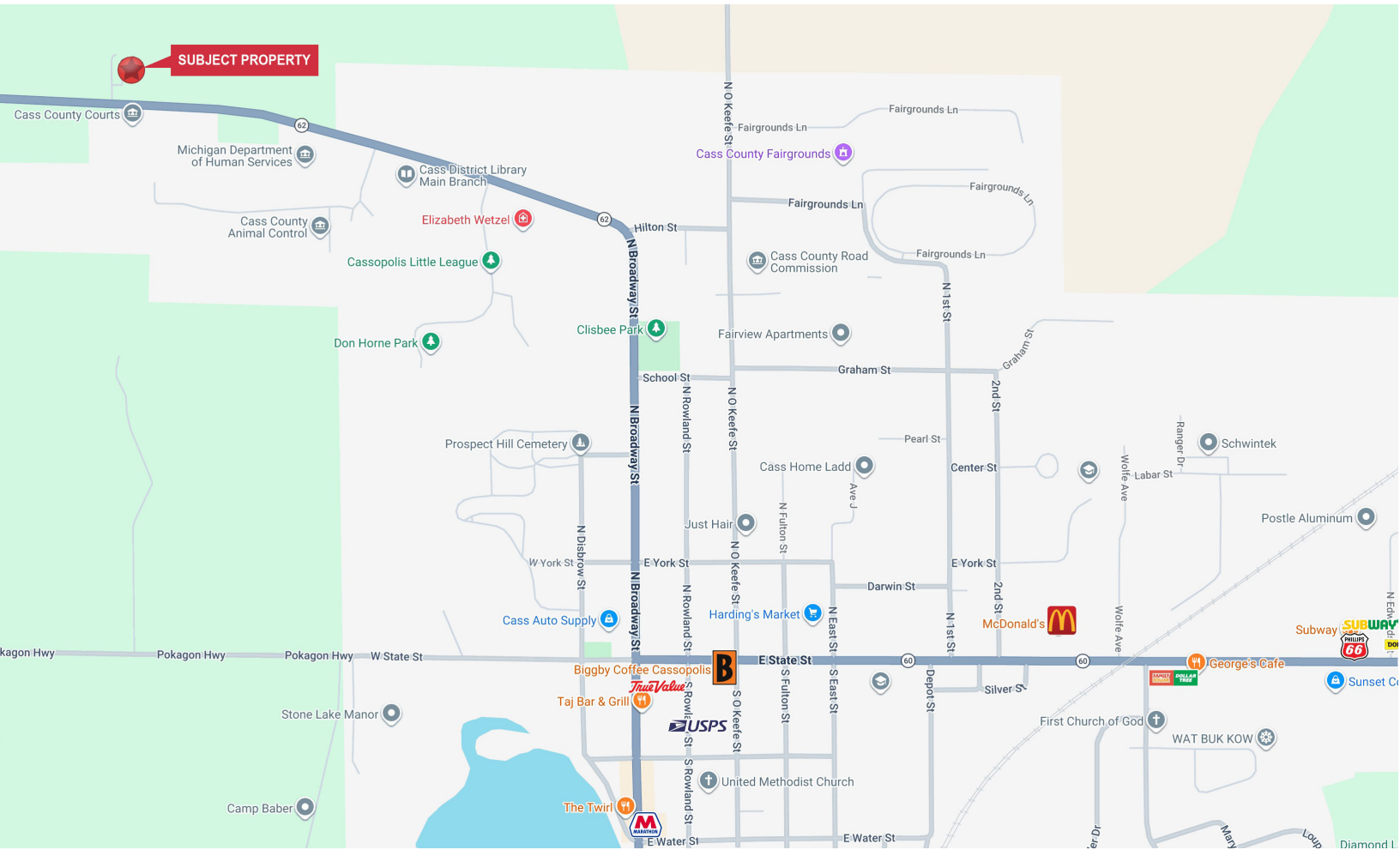
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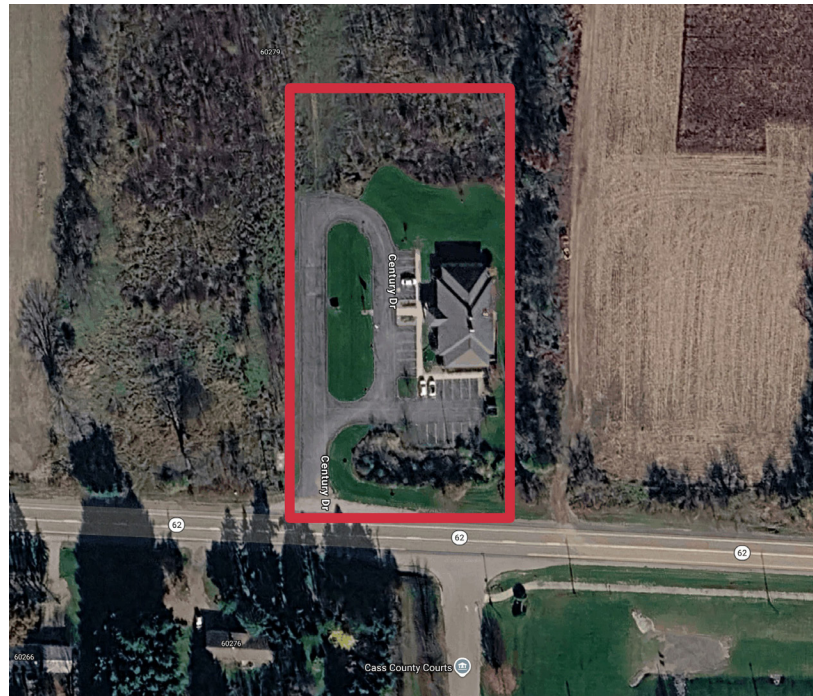
# LOCATION OVERVIEW

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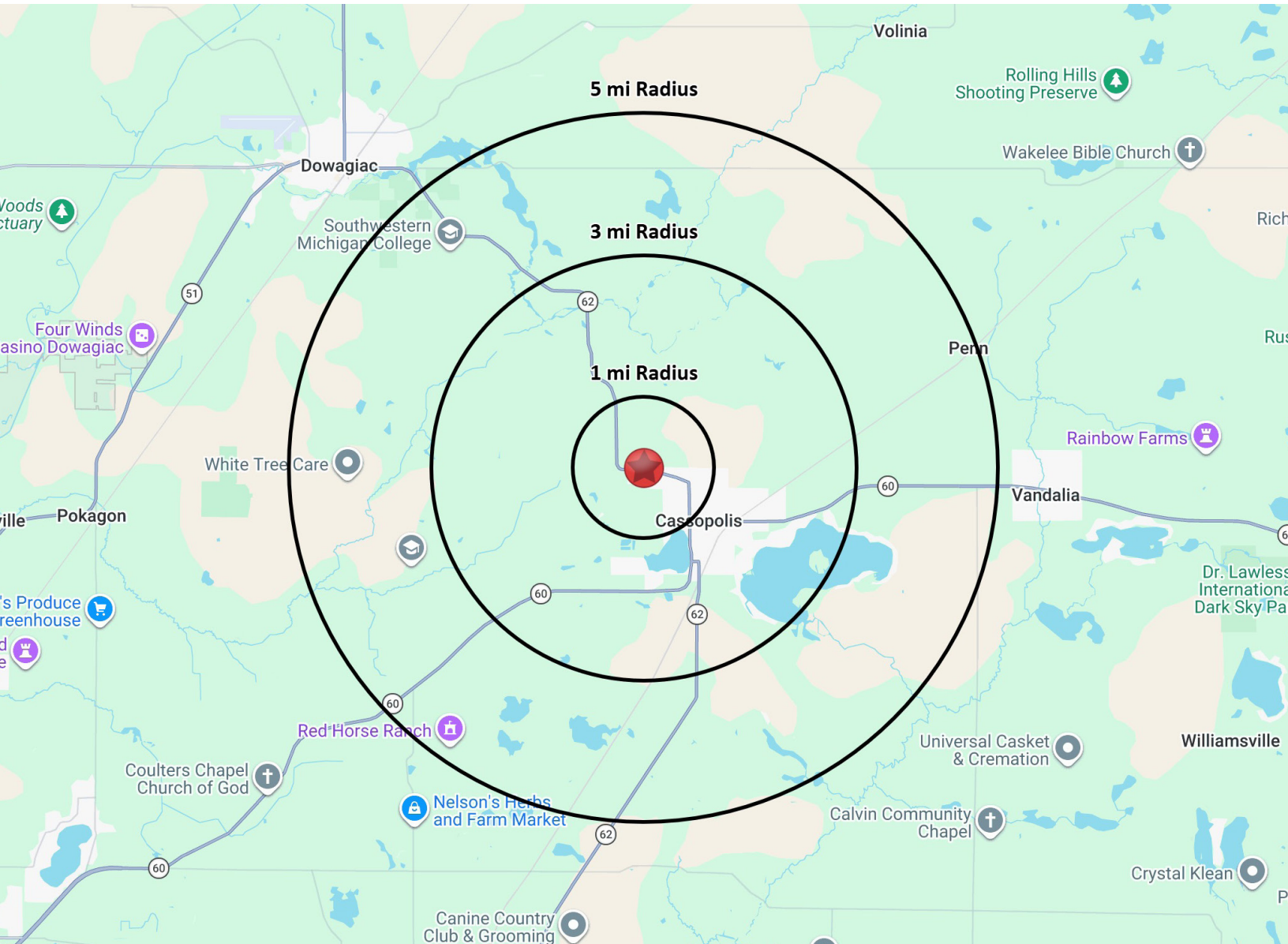


The property is near Cassopolis government and municipal buildings and close to restaurants, grocery, shopping, banking, and Diamond Lake. The location is 1 mile from M-60, 10 miles from US-12, and 15 miles from the Indiana–Michigan state line and the I-80/90 Toll Road.



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### POPULATION

1 MILE	466
3 MILE	3,266
5 MILE	6,634



### NUMBER OF HOUSEHOLDS

1 MILE	204
3 MILE	1,382
5 MILE	2,736



### AVERAGE HOUSEHOLD INCOME

1 MILE	\$64,344
3 MILE	\$91,290
5 MILE	\$97,707



### MEDIAN HOME VALUE

1 MILE	\$113,498
3 MILE	\$200,405
5 MILE	\$262,709