

## Atriums Office Park Prestigious Office Suites

Office / Institutional / Governmental  
For Lease  
4341 S Westnedge Avenue  
Kalamazoo, Michigan

### Overview:

Premier Office Park less than two miles from I-94. Great signage on Westnedge for each tenant w/security & lighting. On-site UPS & daily mail delivery to each suite. Prestigious atrium lobby w/direct access to parking on both levels. Broker owned & managed. Across from Outback, near Discount Tire, Theo & Stacy's.



### Information:

- Class A office space at below market pricing
- Prestigious signage on South Westnedge Ave
- Unique atrium layout with central lobby access
- Community environment with great security & lighting
- Daily mail pick-up and delivery to each suite
- On-site UPS box with service on daily basis
- Access off South Westnedge and Pratt Roads
- Less than two miles north of I-94
- Directly across the street from Outback restaurant and near Theo & Stacy's and Discount Tire
- Close to shopping & fine restaurants
- Half way between Portage & Kalamazoo
- Includes utilities & interior janitorial - 3 days per week

### Contact Information:

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### Lease Price:

**\$15.95/SF Gross**  
PRICE DRAMATICALLY REDUCED.