

FOR LEASE

1901 Romence Rd Pkwy

Portage, MI 49002

Jaqua
Realtors
COMMERCIAL



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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.

BUILDING SPECIFICATIONS

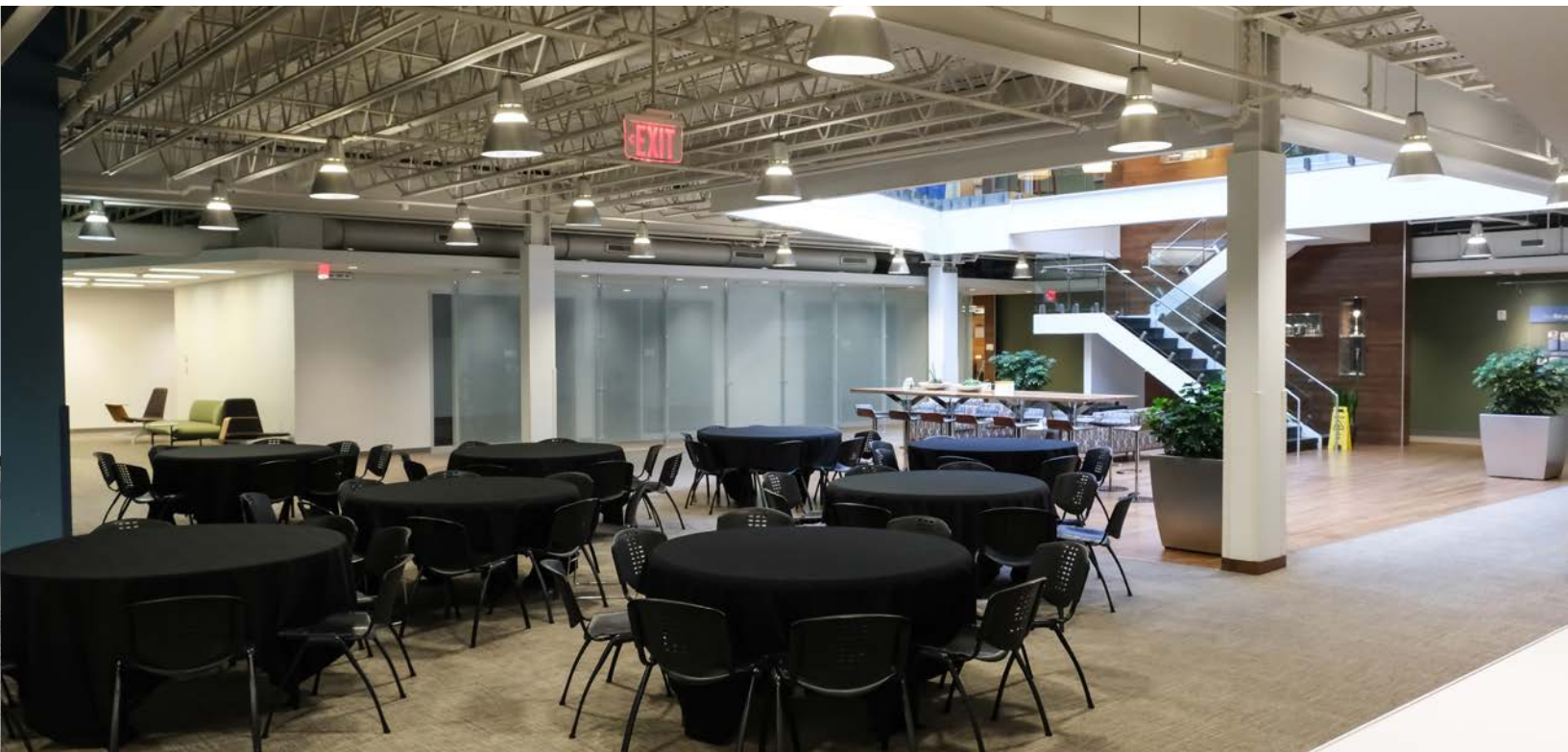
Total Building	400,000 SF
Acreage	43 Acres
Parcel Number	10-0648-085-F
Frontage	1416' on Romence Road Parkway
Year Built	1972
Year Renovated	2016
Levels	2
Parking	On-site parking (10:1,000 SF)
Elevators	Full-service elevators
Security	Video surveillance and after hours key card access
Building Utilities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

BUILDING FEATURES

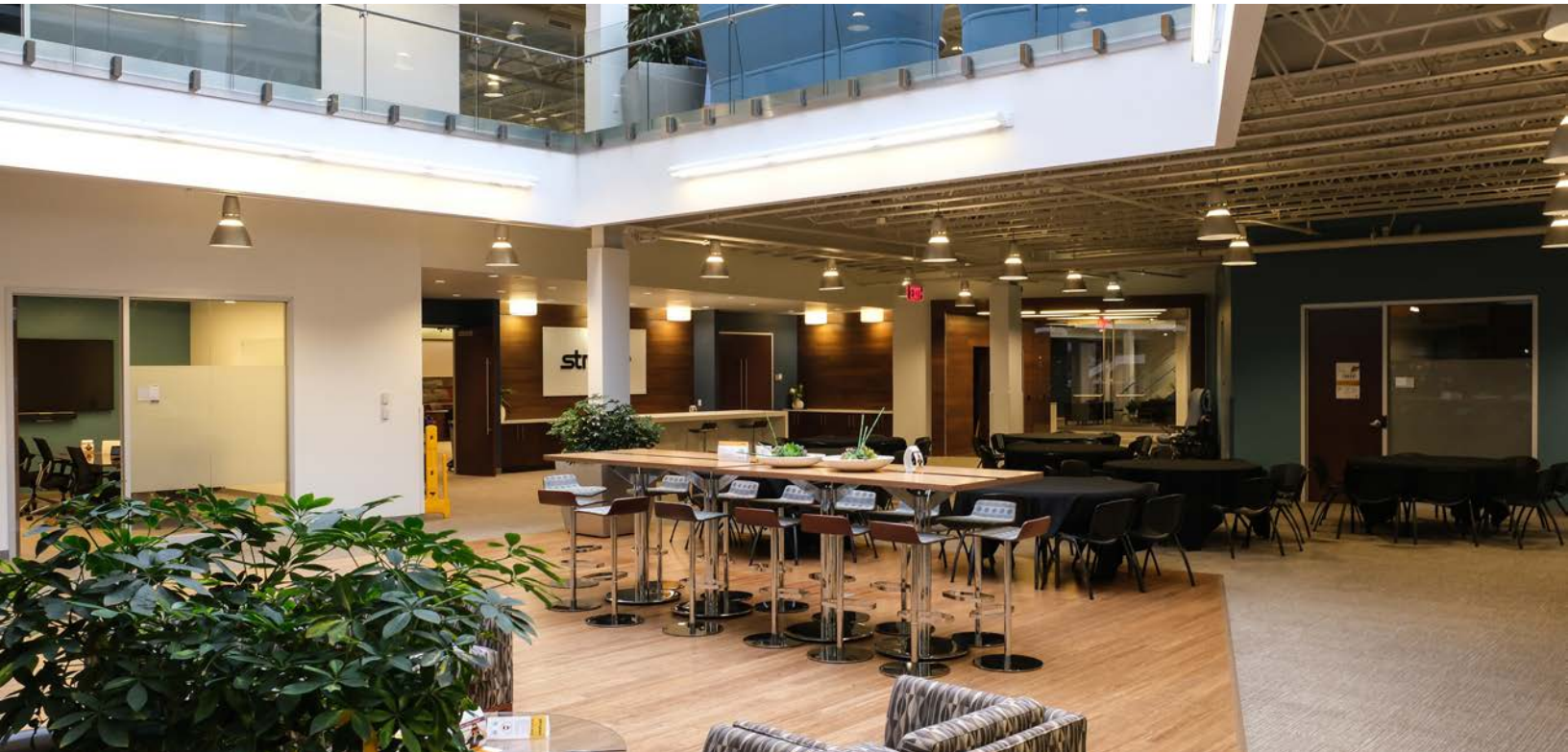
- Design build in 60-90 days
- High parking ratio
- Building and monument signage available
- State-of-the-art building systems
- Full-service vending & dining room
- 24-hour key card access
- New roof and building mechanicals
- **Up to 200 MW power**
- Multiple fiber-optic providers to the facility
- Highly skilled local workforce
- HQ facility potential
- Park-like setting
- Close proximity to I-94 and US-131
- Strategic midpoint between Chicago and Detroit



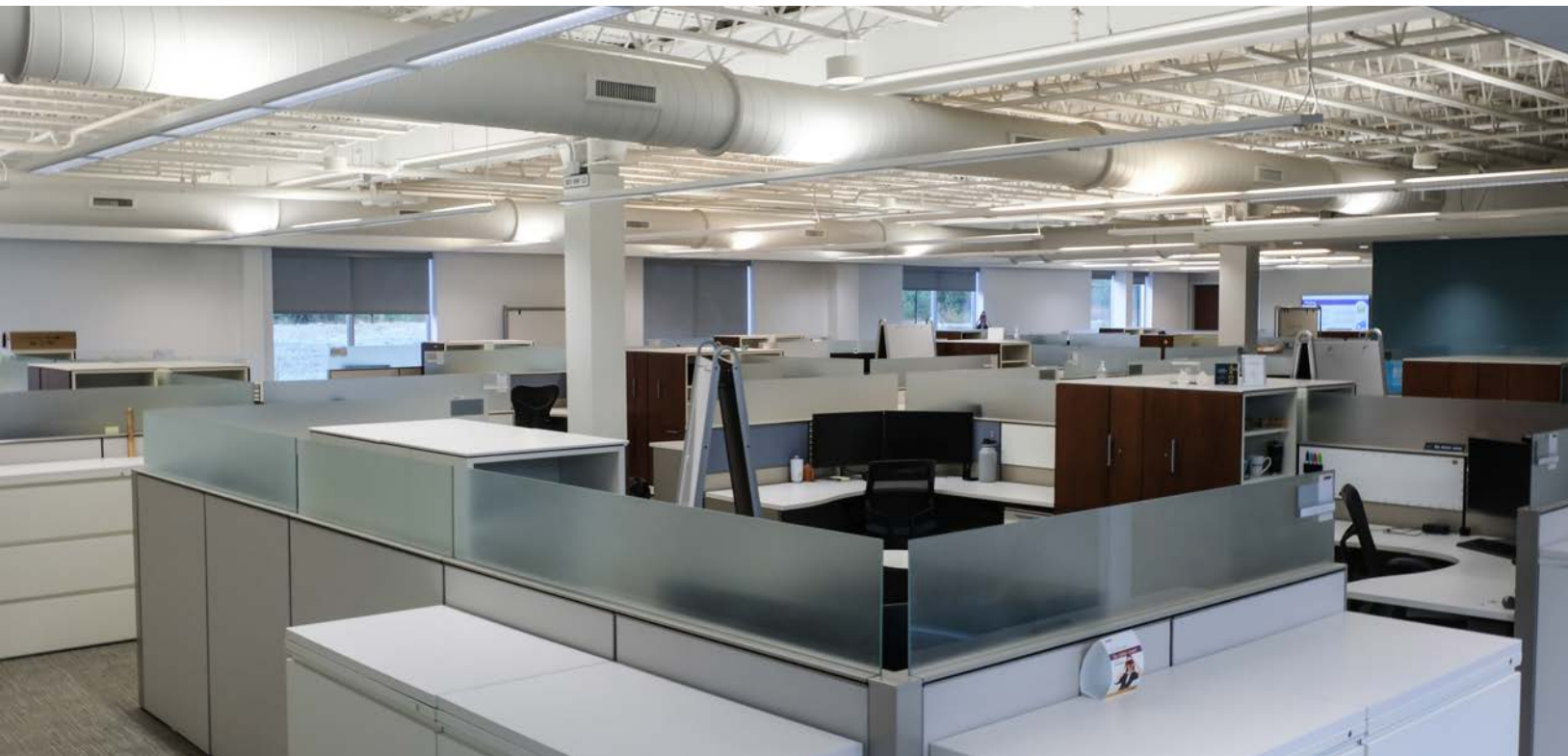
BUILDING PHOTOS



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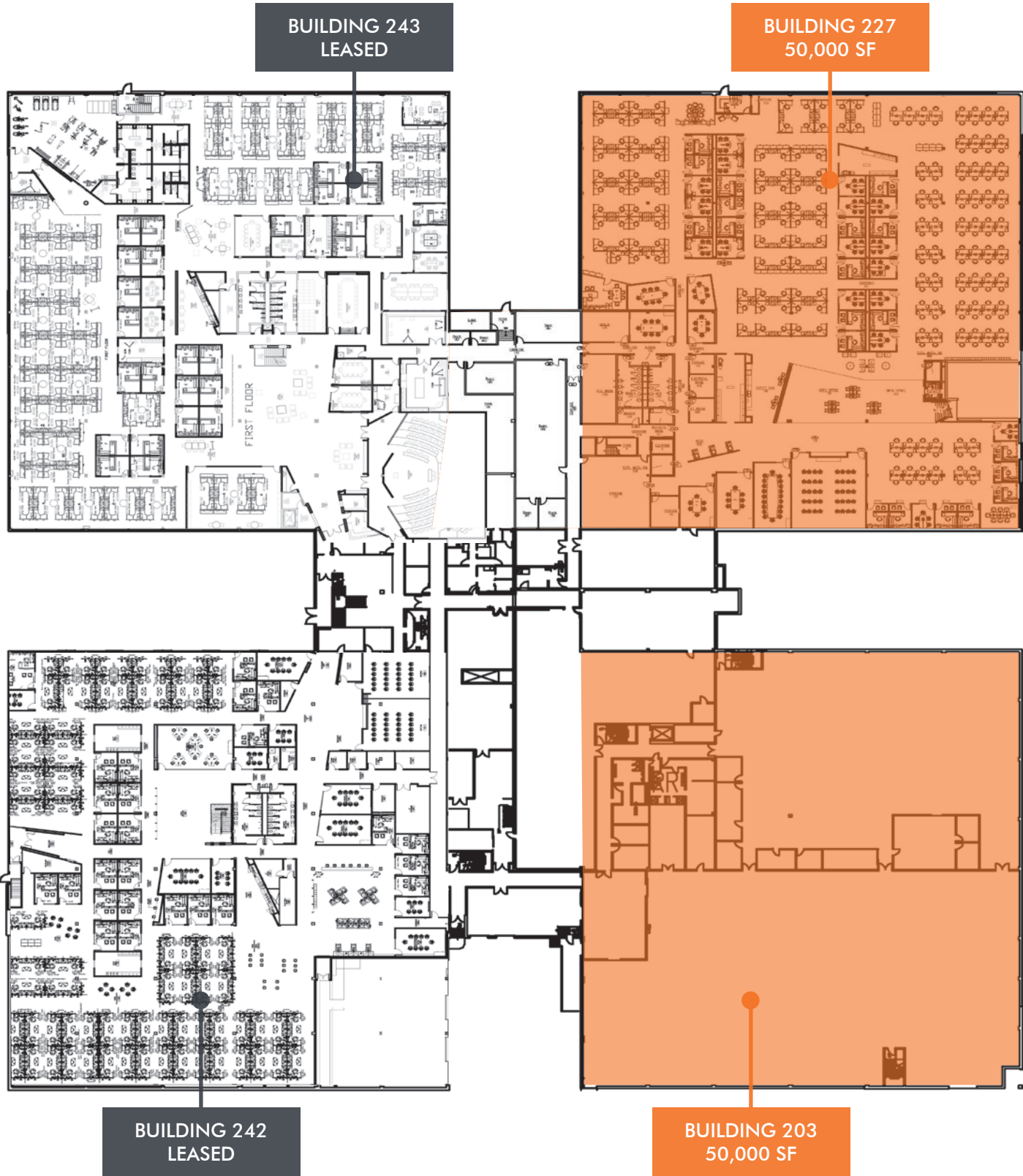
BUILDING PHOTOS



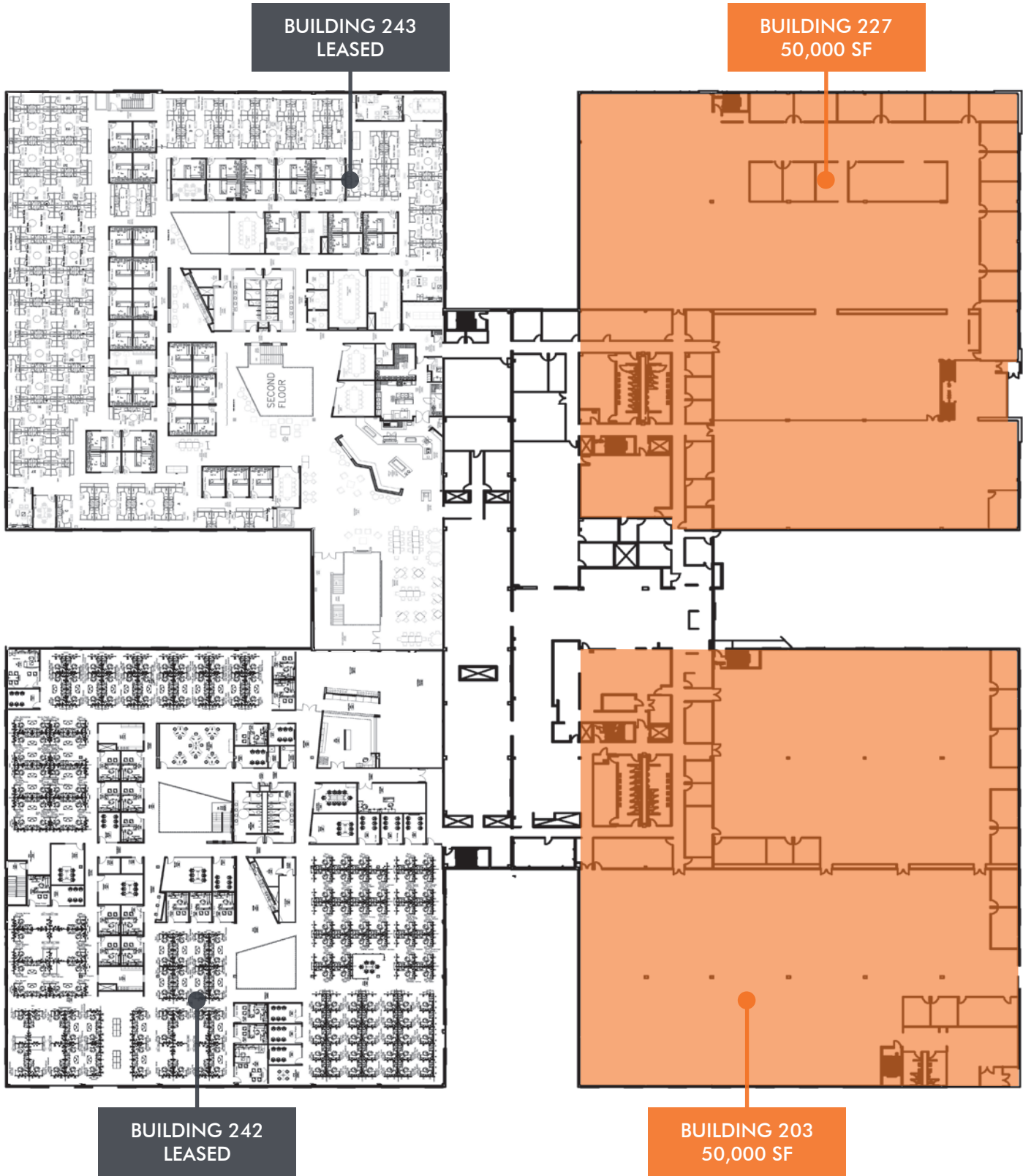
FUTURE
CONCEPTUAL
IMPROVEMENTS



FIRST FLOOR PLAN



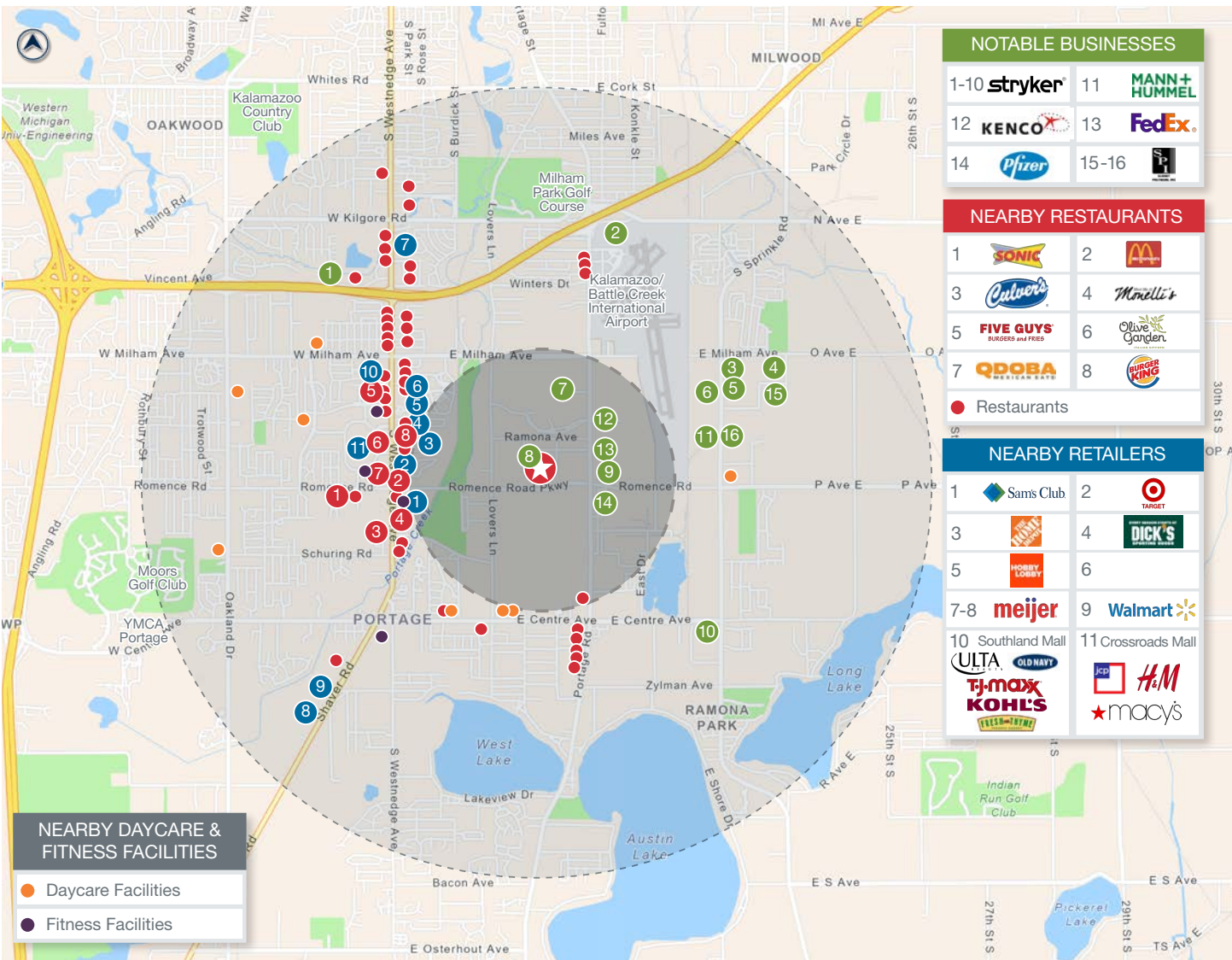
SECOND FLOOR PLAN



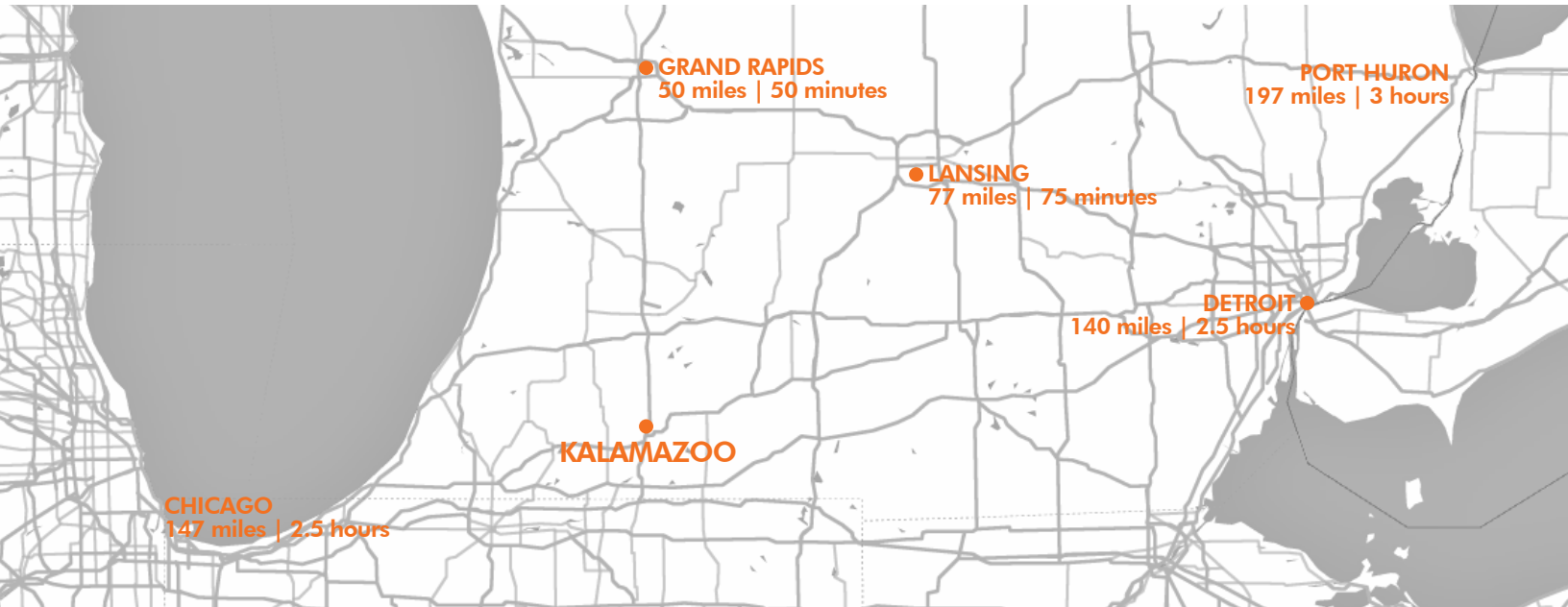
PROPERTY AERIAL



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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