

2009 Downtown Kalamazoo Occupancy Study

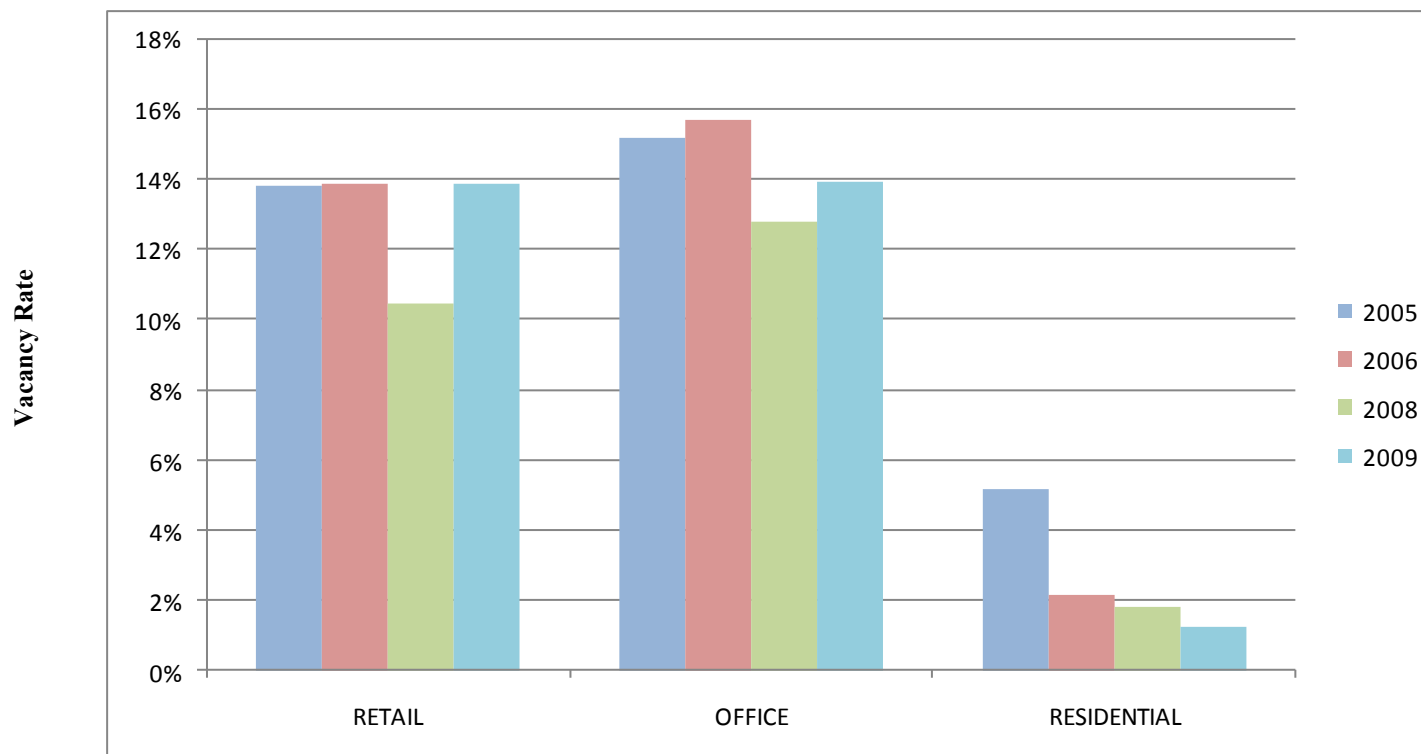
The Promise of Downtown Kalamazoo is to be a focal point for a distinctive sense of community, forming the foundation for educational, economic and personal success for all.

History

Vacancy Rates

As of July, 2009

Retail	13.9%
Office	14.0%
Residential	1.2%



Assumptions: Does not include institutional, undeveloped or Pfizer/MPI properties
Includes owner occupied and leasable properties

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Major Changes in 2009

- Former Miller Canfield - 12,000 SF Occupied Office space
- Argos East - 10,400 SF of Vacant Office space
- Comerica Building - 8,482 SF of Vacant Office space
- Kalamazoo Advantage Academy-64,000 SF of Mixed Use space

New Retail Tenants

- Charlie Fosters
- Wild Bull Saloon
- Adore the Décor
- Lana's Cotoure
- James Tucker Dance Studio
- Vintique
- Melissa Gregersen Photography
- The Coffee Bar
- Midtown Gallery
- TrimIt Custom Auto Graphics & Signs

New Office Tenants

- Myrick Design Studio
- Honigman Miller Schwartz & Cohn

Relocated Tenants

- Whole Art Theatre
- South St. Cigar & Wine
- M. Harrell & Company
- Southwest Michigan First
- Geoffrey Upshaw
- Roger Snell
- Access Medical

Data collected July 2008—July 2009

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Preserving & enhancing Kalamazoo's downtown. Downtown Kalamazoo, Inc. is not a real estate broker.