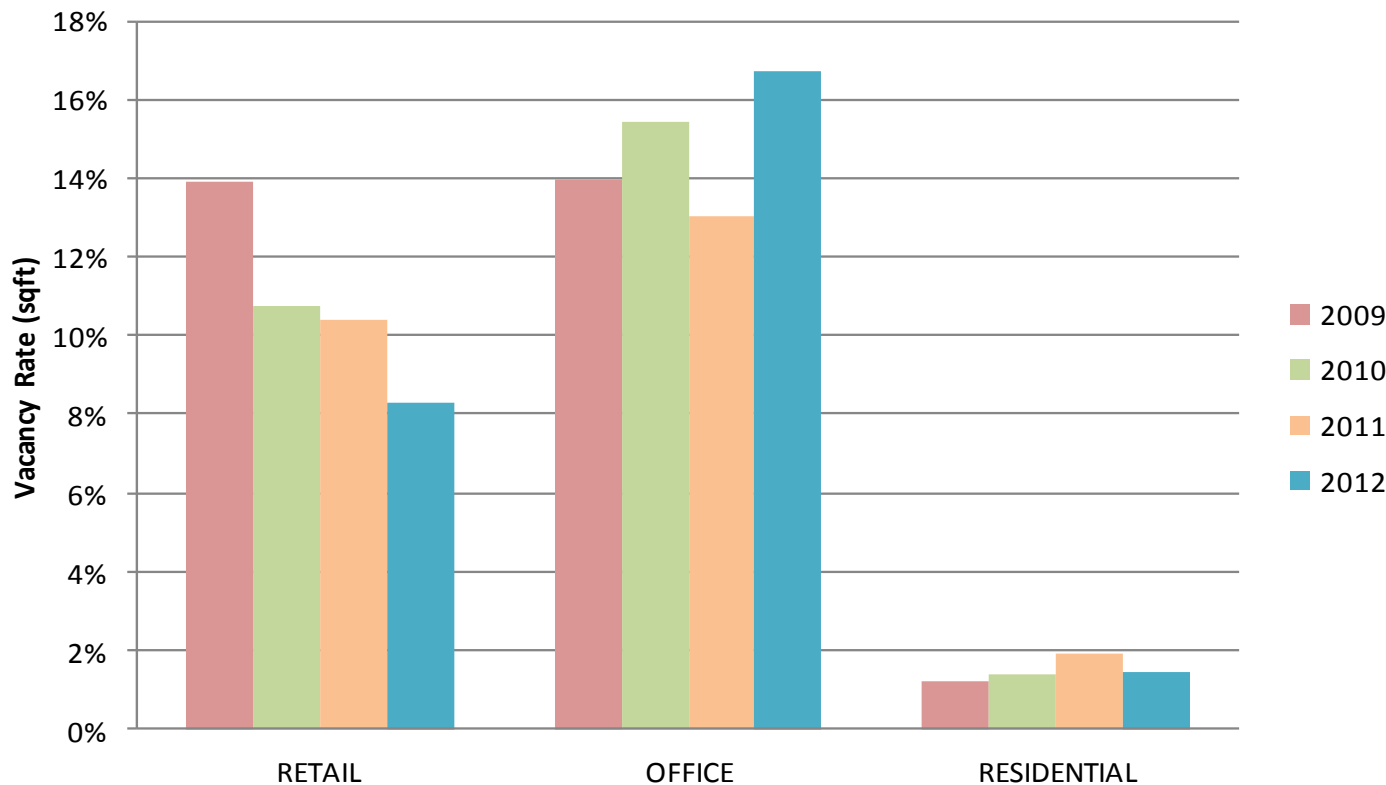


2012 Downtown Kalamazoo Occupancy Study

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.

Vacancy Rate History

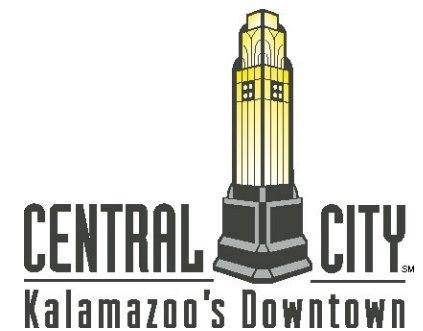


Vacancy Rates

As of July, 2012

Retail	8.3%
Office	16.7%
Residential	1.4%

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



Downtown Kalamazoo, Inc. 141 E Michigan Avenue, Suite 501, Kalamazoo, MI 49007 269.344.0795

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2012 Downtown Kalamazoo Occupancy Study

Major Changes in 2012

<u>Address</u>	<u>Change</u>	<u>Explanation</u>
108 E Michigan	-36,960 Office	PNC Bank Department Relocation
440 W Kalamazoo	-8,996 Retail	Acme Bedding Relocation
246 W Kalamazoo	-8,060 Retail	Gukumatz Martial Arts Relocation
215 E Michigan	-10,800 Office	Charter One Branch Closure
234 W Cedar	-9,600 Office	Interact Relocation
123 S Westnedge	+6,380 Office	Vision Eye Care
225 E Michigan	+9,900 Office	Various Tenants
310 E Michigan	+10,000 Retail	Loft 310

New Retail Tenants

- Suzanne's Organics Salon
- Gypsy Tears
- Maggi Knits
- Lotsa Little Things
- Gibson Girl Clothing
- Black Owl Café
- Cool Scrubs
- The Spirit of Kalamazoo
- Simply Chic Boutique
- Raw Impact
- Park Lane Florist
- Metropolis
- The Nectar Room
- Your Home

Relocated Tenants

- Parish Associates
- Miller Johnson
- The Ballet Academy
- Lana's Couture
- Carver Gallery
- C's Perfect Ties
- MRC Artist Co-op

New Office Tenants

- Maestro E Learning
- Cultural Tour Consultants
- C2AE
- The Station
- Vision Eye Care
- Your I.T.
- The Bureau

Data collected July 2011—July 2012

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