
ALPINE CITY CENTRE



Downtown – Gaylord, Michigan

Offered by:



DISTINCTLY DIFFERENT.

**COLDWELL BANKER SCHMIDT REALTORS
700 W. MAIN, GAYLORD, MI 49735**

**Bill Martella, Associate Broker
(989)732-4661 william.martella@coldwellbanker.com**

Developed by:



Properties, L.L.C.
Vision • Integrity • Value

Coming Soon to Downtown Gaylord! **ALPINE CITY CENTRE**

Developed by Kosch Properties, this exciting new retail and office space will be a tremendous addition and improvement to downtown Gaylord. Kosch Properties take great pride in offering high quality spaces for lease in great downtown locations throughout Michigan such as Traverse City, Petoskey and Gaylord. The anatomy of the new Alpine City Centre is as follows:

- Alpine City Centre - Multi Functional Retail and Business Centers.
 - o Existing Space – 4,065 square foot retail.
 - Suite A – Retail 2,165 square feet.
 - Suite B – Retail 1,900 square feet.
 - o Proposed to be Built – 6,700 square feet mixed use.
 - Suite C – Retail 1,290 square feet.
 - Suite D – Retail 1,196 square feet.
 - Suite E – Office 1,836 square feet.
 - Suite F – Office 320 square feet.
 - Suite G – Office 427 square feet.
 - Suite H – Office 193 square feet.
 - Suite J – Office 185 square feet.
 - Suite K – Office 185 square feet.
 - Suite L – Office 215 square feet.

Common space for rest rooms will be provided by Kosch Properties LLC for suites C & D as well as Suites E through L.

Why This Location?

- Located on High Traffic / High Visibility Otsego Avenue South.
- Convenient to County / City Building and Court House.
- Adjacent to Shopping and Entertainment District
- Gaylord's Growth is Expected to Continue Gaining Momentum.

Proposed Floor Plan – Retail Suites C & D

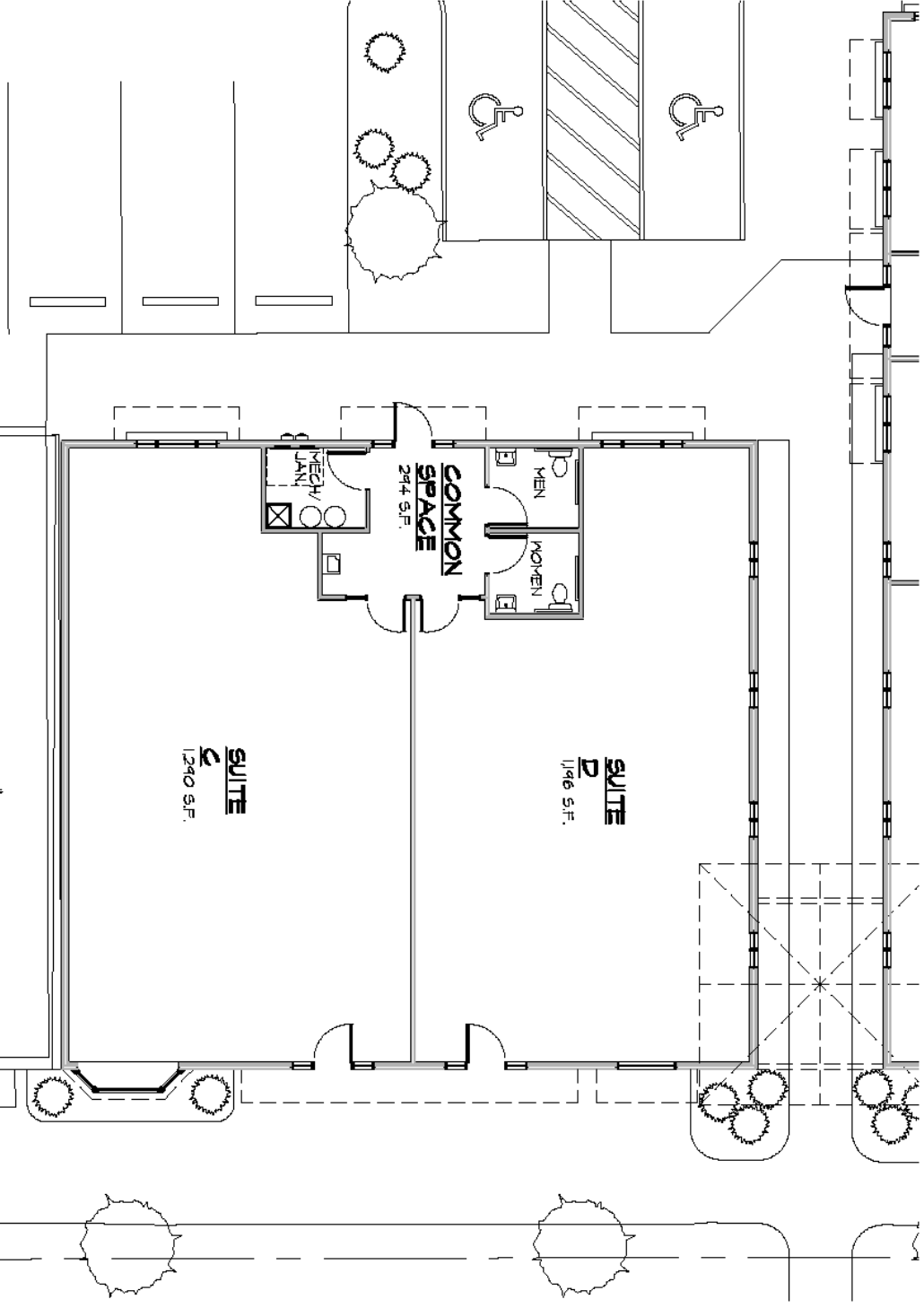
1-STORY BUILDING
2,180 S.F. MERCANTILE USE

FLOOR PLAN - RETAIL
SCALE: 1" = 10'-0"

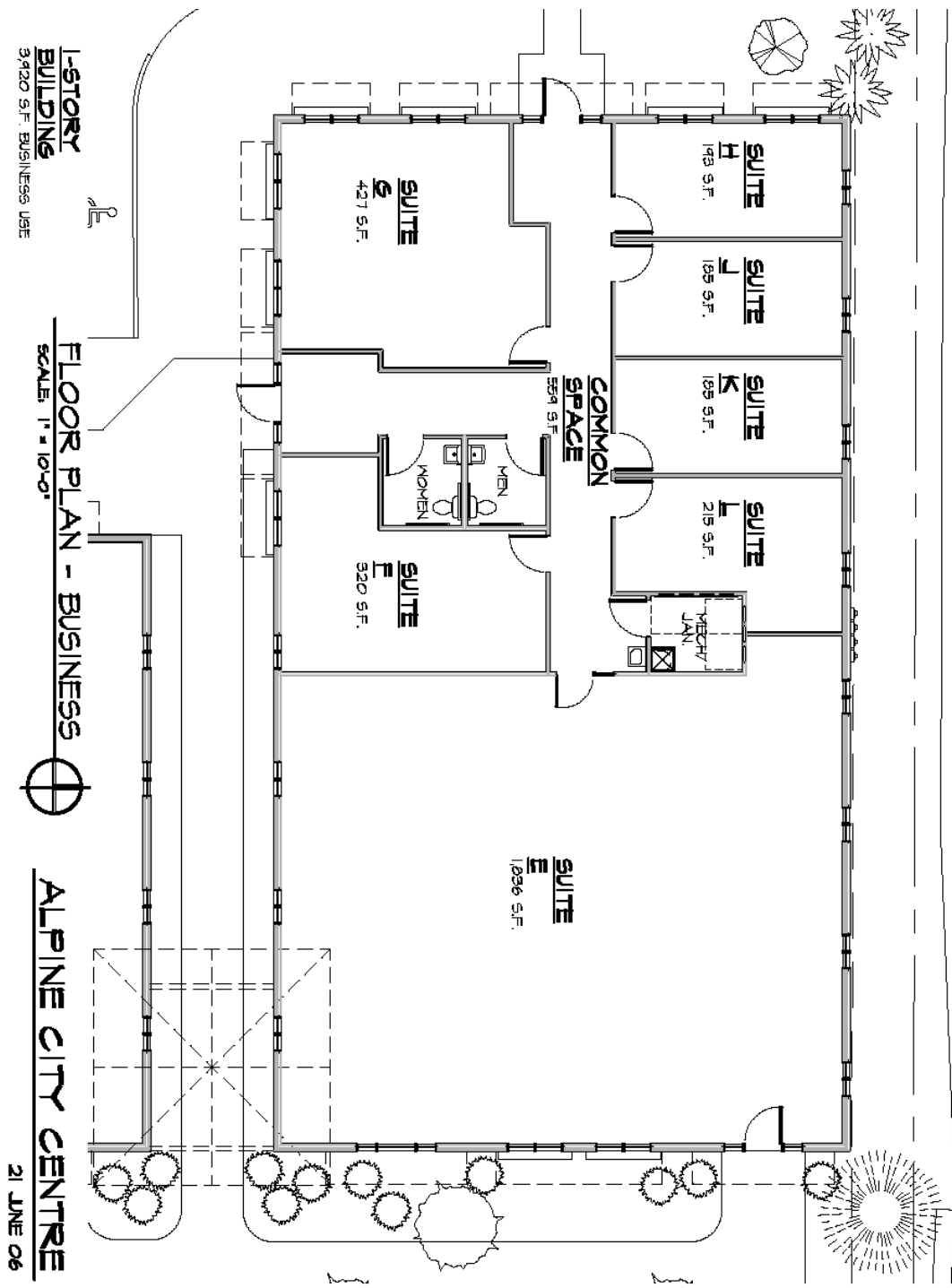


ALPINE CITY CENTRE

21 JUNE 06



Proposed Floor Plan – Business Suites E, F, G, H, J, K and L



Suggested Lease rates and Terms

Suite A – 2,165 sq/ft Retail – Currently Leased

Suite B – 1,900 sq/ft Retail - \$12 sq/ft net

Suite C – 1,290 sq/ft Retail - \$16 sq/ft net

Suite D – 1,196 sq/ft Retail - \$16 sq/ft net

Suite E – 1,836 sq/ft Business - \$16 sq/ft net

Suite F – 320 sq/ft Business - \$550 per month gross

Suite G – 427 sq/ft Business - \$695 per month gross

Suite H – 193 sq/ft Business - \$450 per month gross

Suite J – 185 sq/ft Business - \$395 per month gross

Suite K – 185 sq/ft Business - \$395 per month gross

Suite L – 215 sq/ft Business - \$425 per month gross

TERMS

A minimum lease of 24 months is preferred. One month rent paid in advance and one month security deposit held by Kosch Properties. All lease rates will be subject to build out requirements and length of lease.

For Additional Information call:

**Bill Martella, Associate Broker
Coldwell Banker Schmidt Realtors
700 W. Main, Gaylord, MI 49735
(989)732-4661 direct
(989)619-8661 mobile
www.cbschmidt.com/bmartella**