



HINMAN

DEVELOPMENT ♦ MANAGEMENT ♦ LEASING

OFFICE SPACE FOR LEASE
7895 CURRIER DRIVE

7895 CURRIER DRIVE | PORTAGE, MI 49002



OFFICE SPACE FOR LEASE

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7895 CURRIER DRIVE

Portage

7895 CURRIER DRIVE IS A TWO-STORY, 26,933 SF OFFICE BUILDING LOCATED AT E CENTRE AVENUE AND CURRIER DRIVE IN PORTAGE, MICHIGAN; ADJACENT TO THE PORTAGE CITY CENTRE. THIS FREE-STANDING BUILDING OFFERS AN UNMATCHED OPPORTUNITY IN THE REGION TO CREATE A UNIQUE ENVIRONMENT THAT ENCOURAGES COLLABORATION, PRODUCTIVITY, AND WELLNESS TO BRING TENANTS AND IDEAS TO NEW HEIGHTS. THIS MULTI-TENANT BUILDING IS AVAILABLE FOR TRADITIONAL, MEDICAL OR FLEX OFFICE USE.



SUBURBAN
OFFICE SETTING,
PROFESSIONALLY
MANAGED



MULTIPLE RETAIL &
DINING OPTIONS
NEARBY



CONVENIENT &
FREE EMPLOYEE /
VISITOR PARKING



REGIONAL
LOCATION WITH
EASY ACCESS TO
US-131 & I-94



ABILITY FOR
24 HOUR CARD
ACCESS & VIDEO
SECURITY



4.0 MILES TO
KALAMAZOO /BC
INTERNATIONAL
AIRPORT



MONUMENT
SIGNAGE
OPPORTUNITY
AVAILABLE



CONNECTED
ACCESS TO
WALKING &
BIKING TRAILS



METRO TRANSIT
STOP LOCATED
ACROSS THE
STREET

LEASING //

HINMANCOMPANY.COM



COLE RATHBUN

ASSOCIATE VP OF MARKETING & LEASING

269.488.3658

COLE@HINMANCOMPANY.COM

MULTI-TENANT LOBBY REMODEL

7895 CURRIER DRIVE

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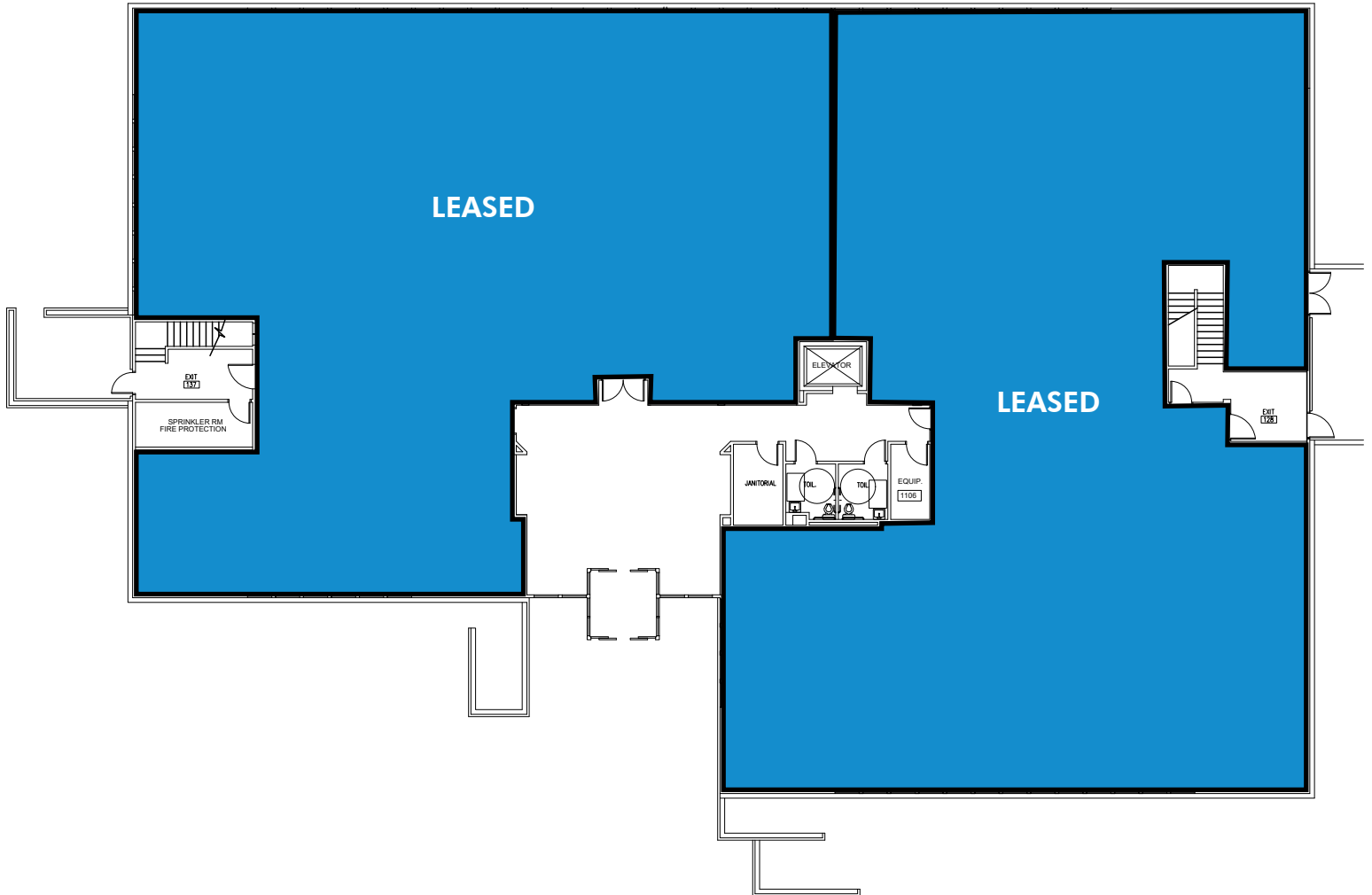
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1ST FLOOR | FULLY LEASED



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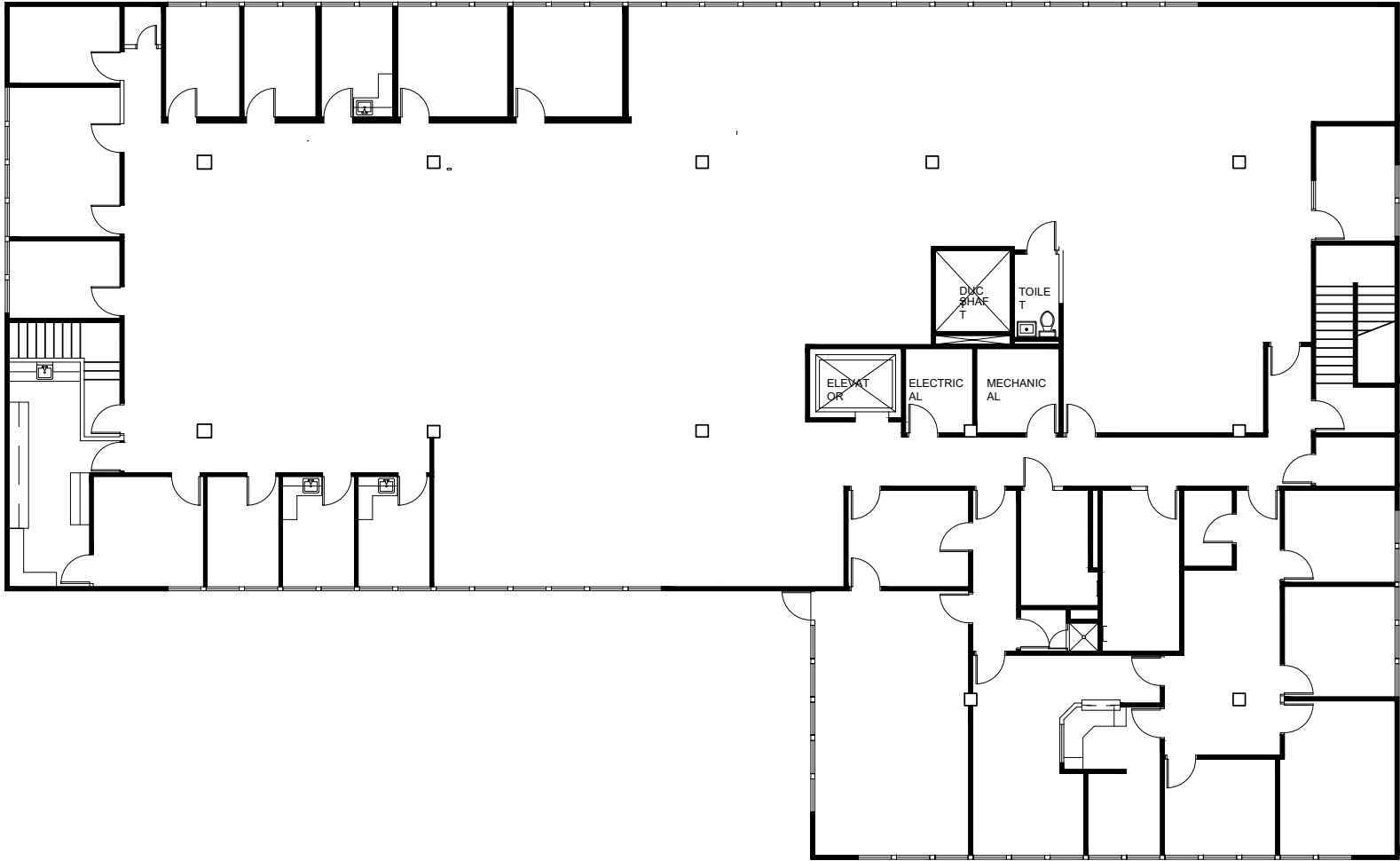
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2ND FLOOR | UP TO 10,967 SF



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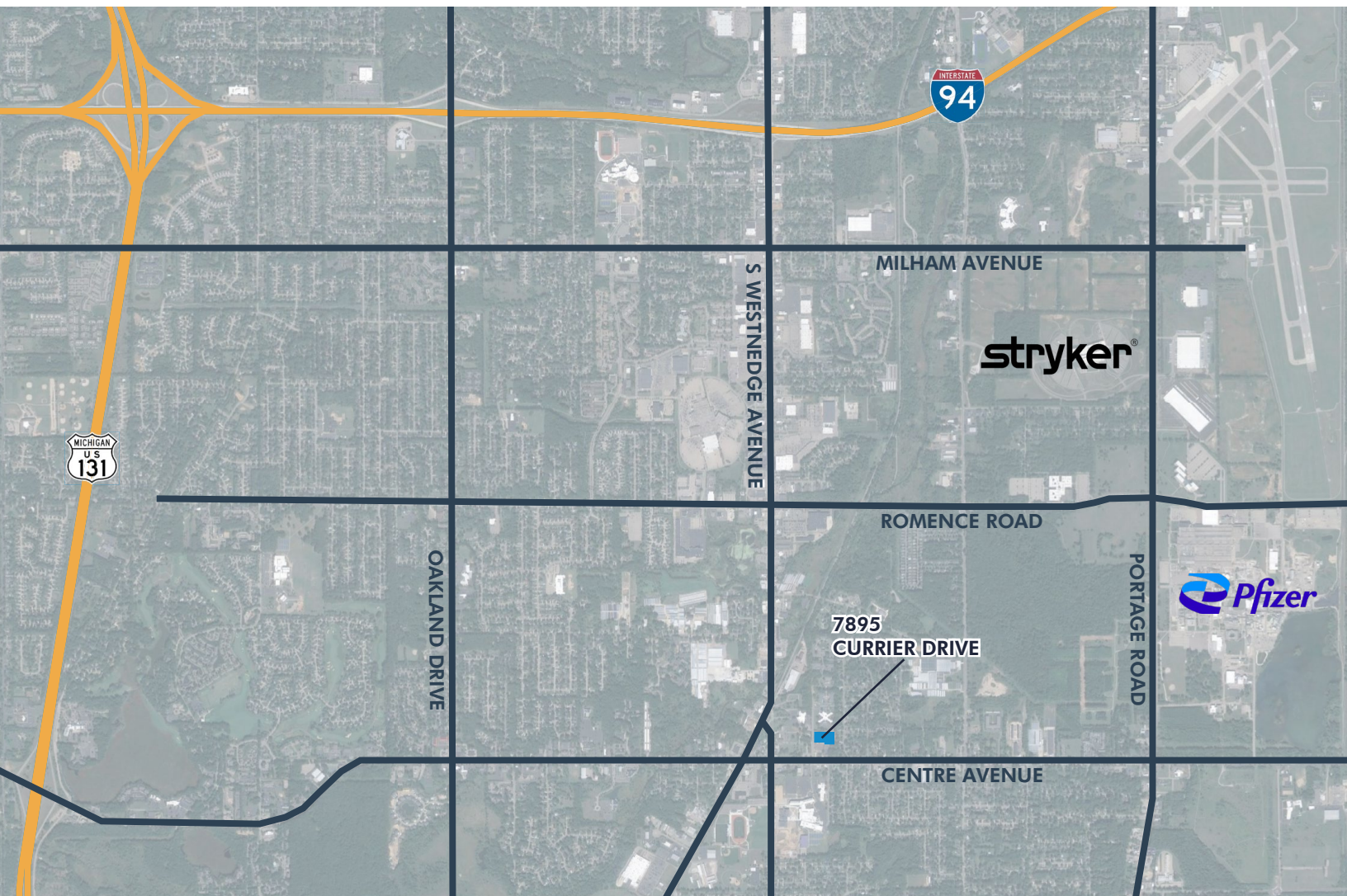
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LOCATION

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KALAMAZOO MARKET OVERVIEW

7895 CURRIER DRIVE

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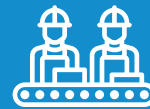
STRATEGICALLY LOCATED HALFWAY BETWEEN CHICAGO & DETROIT, KALAMAZOO HAS CONTINUED TO BE A HUB OF ECONOMIC DEVELOPMENT.



REGIONAL
POPULATION OF
783,308



MORE THAN
17,548
COMPANIES IN
REGION



\$18.79 BILLION
GROSS REGIONAL
PRODUCT



3 COLLEGES AND
UNIVERSITIES



UNEMPLOYMENT
RATE OF 3.7%



COST OF LIVING
IS 22.5% LOWER
THAN NATIONAL
AVERAGE



HIGHWAY SYSTEM
OFFERS MULTI-
REGIONAL
ACCESSIBILITY



AVERAGE 20
MINUTE TRAVEL
TIME FOR MOST
COMMUTERS



DAILY FLIGHTS TO
2 MIDWEST HUBS
VIA AZO AIRPORT

RECOGNITIONS

- KALAMAZOO IS "ONE OF THE BEST PLACES TO LIVE IN AMERICA" BY **US. NEWS & WORLD REPORT**
- THE KALAMAZOO-PORTAGE MSA OFFERS THE LOWEST COST OF LIVING IN THE U.S. BY **COST OF LIVING INDEX**
- SOUTHWEST MICHIGAN IS "ONE OF THE WORLD'S TOP 50 PLACES TO TRAVEL." BY **TRAVEL & LEISURE**
- KALAMAZOO IS THE NUMBER ONE COOLEST CITY IN THE U.S. WITH THE LOWEST COST OF LIVING BY **PUREWOW**
- KALAMAZOO NAMED #3 "BEST MARKET FOR FIRST-TIME HOME BUYERS." BY **REALTOR.COM**

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