



HINMAN
DEVELOPMENT ♦ MANAGEMENT ♦ LEASING

OFFICE SPACE FOR LEASE
BATTLE CREEK TOWER

70 WEST MICHIGAN AVENUE | BATTLE CREEK, MI 49017

BATTLE CREEK OFFICE | 269.342.8600 | 70 WEST MICHIGAN AVENUE, SUITE 600, BATTLE CREEK, MI 49017

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BATTLE CREEK TOWER

BATTLE CREEK TOWER IS A 168,000 SF, 21-STORY, CLASS A MULTI-TENANT OFFICE BUILDING LOCATED IN DOWNTOWN BATTLE CREEK. THE TOP FLOORS OF THE BUILDING ARE DEVOTED TO LUXURY RESIDENTIAL UNITS. ITS LOCATION IS STEPS AWAY FROM THE KELLOGG WORLD HEADQUARTERS, THE MILTON LUXURY APARTMENTS & THE W.K. KELLOGG FOUNDATION.



DOWNTOWN
OFFICE SETTING,
PROFESSIONALLY
MANAGED



23 LUXURY
RESIDENTIAL UNITS
LOCATED IN TOP
13 FLOORS



700+ SPOT CITY
PARKING GARAGE
CONNECTED TO
BUILDING



EASY ACCESS TO
I-194, I-94, I-69 &
M-66



VIRTUALLY TAX-
FREE RENAISSANCE
ZONE



LESS THAN 5
MINUTE WALK TO
TRANSPORTATION
CENTER



MULTIPLE RETAIL &
DINING OPTIONS
WITHIN WALKING
DISTANCE



24 HOUR CARD
ACCESS & VIDEO
SURVEILLANCE
SYSTEM



HIGHLY VISIBLE
LOCATION ON
W. MICHIGAN
AVENUE

LEASING //

HINMANCOMPANY.COM



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BATTLE CREEK MARKET OVERVIEW

BATTLE CREEK TOWER

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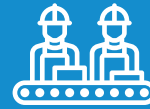
BATTLE CREEK OFFERS A STRONG COMMUNITY WITH A GROWING POPULATION OF POTENTIAL EMPLOYEES AND EMPLOYERS.



COUNTY
POPULATION OF
134,386



25 INTERNATIONAL
COMPANIES



\$6.15 BILLION
GROSS REGIONAL
PRODUCT



6 COLLEGES AND
UNIVERSITIES



UNEMPLOYMENT
RATE OF 4.1%



COST OF LIVING
IS 7% LOWER
THAN NATIONAL
AVERAGE



HIGHWAY SYSTEM
OFFERS MULTI-
REGIONAL
ACCESSIBILITY



AVERAGE 19
MINUTE TRAVEL
TIME FOR MOST
COMMUTERS



DAILY FLIGHTS TO
3 MIDWEST HUBS
VIA AZO AIRPORT

RECOGNITIONS

- RECEIVED ALL-AMERICA CITY AWARD FROM **NATIONAL CIVIC LEAGUE**

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