



HINMAN
DEVELOPMENT ♦ MANAGEMENT ♦ LEASING

OFFICE SPACE FOR LEASE

18 WEST MICHIGAN

18 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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18 WEST MICHIGAN IS A 10,946 SF, 3-STORY MULTI-TENANT OFFICE BUILDING LOCATED IN DOWNTOWN BATTLE CREEK. ITS LOCATION IS STEPS AWAY FROM THE NEW MILTON LUXURY APARTMENTS, THE W.K. KELLOGG FOUNDATION & KELLOGG WORLD HEADQUARTERS. THIS BUILDING OFFERS PRIVATE BALCONIES ON EACH FLOOR WITH PEACEFUL VIEWS OF FRIENDSHIP PARK & THE KALAMAZOO RIVER.



DOWNTOWN
OFFICE SETTING,
PROFESSIONALLY
MANAGED



LOCATED ACROSS
THE STREET
FROM 85 NEW
APARTMENTS



CITY PARKING
LOT IN REAR OF
BUILDING



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



24 HOUR CARD
ACCESS & VIDEO
SECURITY



LESS THAN 10
MINUTE WALK TO
TRANSPORTATION
CENTER



MULTIPLE RETAIL &
DINING OPTIONS
WITHIN WALKING
DISTANCE



BUILDING SIGNAGE
OPPORTUNITIES
AVAILABLE



HIGHLY VISIBLE
LOCATION ON
W. MICHIGAN
AVENUE

LEASING //

HINMANCOMPANY.COM



ANMAR ATCHU
VP OF MARKETING & LEASING
269.488.3642
ANMARA@HINMANCOMPANY.COM



JAKE BURNHAM
LEASING MANAGER
269.488.3664
JAKE@HINMANCOMPANY.COM

BATTLE CREEK MARKET OVERVIEW

18 WEST MICHIGAN

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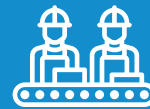
BATTLE CREEK OFFERS A STRONG COMMUNITY WITH A GROWING POPULATION OF POTENTIAL EMPLOYEES AND EMPLOYERS.



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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