



**HINMAN**  
DEVELOPMENT ♦ MANAGEMENT ♦ LEASING

OFFICE SPACE FOR LEASE  
**BATTLE CREEK TOWER**

70 WEST MICHIGAN AVENUE | BATTLE CREEK, MI 49017

**PLUG & PLAY**  
**SPACE AVAILABLE**

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

## OFFICE SPACE FOR LEASE

# BATTLE CREEK TOWER

70 WEST MICHIGAN AVENUE | BATTLE CREEK, MI 49017

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 W.K. KELLOGG CO. WORLD HEADQUARTERS, THE MILTON LUXURY APARTMENTS & THE W.K. KELLOGG FOUNDATION. **PLUG & PLAY, FULLY FURNISHED, CONTIGUOUS OFFICE SPACE AVAILABLE FOR IMMEDIATE OCCUPANCY.**



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



HISTORIC  
MIXED-USE  
BUILDING



LESS THAN 5  
MINUTE WALK TO  
TRANSPORTATION  
CENTER



MULTIPLE RETAIL &  
DINING OPTIONS  
WITHIN WALKING  
DISTANCE



24 HOUR CARD  
ACCESS & VIDEO  
SECURITY



HIGHLY VISIBLE  
LOCATION ON  
W. MICHIGAN  
AVENUE

LEASING //

[HINMANCOMPANY.COM](http://HINMANCOMPANY.COM)



**ANMAR ATCHU**  
VP OF MARKETING & LEASING  
269.488.3642  
[ANMARA@HINMANCOMPANY.COM](mailto:ANMARA@HINMANCOMPANY.COM)

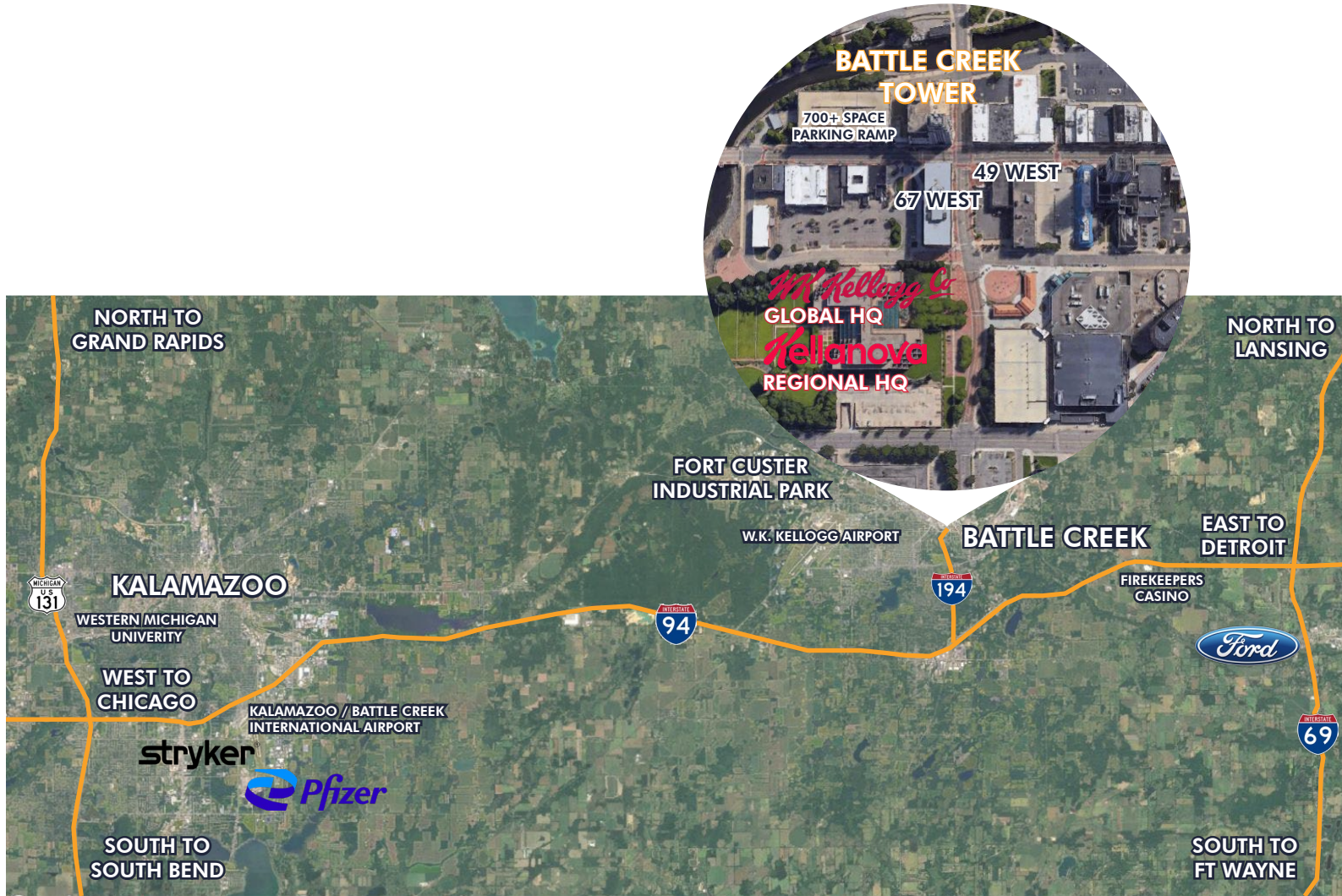


# OFFICE SPACE FOR LEASE

# BATTLE CREEK TOWER

70 WEST MICHIGAN AVENUE | BATTLE CREEK, MI 49017

## LOCATION



LEASING //

[HINMANCOMPANY.COM](http://HINMANCOMPANY.COM)



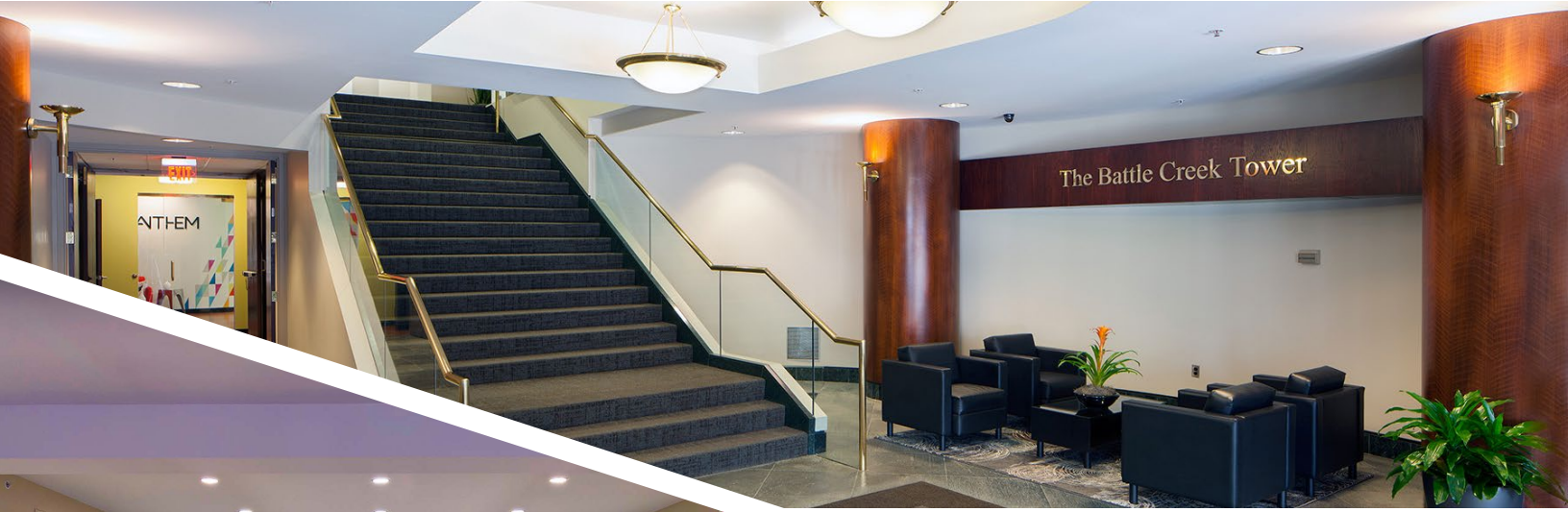
**ANMAR ATCHU**  
VP OF MARKETING & LEASING  
269.488.3642  
[ANMARA@HINMANCOMPANY.COM](mailto:ANMARA@HINMANCOMPANY.COM)



OFFICE SPACE FOR LEASE

# BATTLE CREEK TOWER

70 WEST MICHIGAN AVENUE | BATTLE CREEK, MI 49017



LEASING //

[HINMANCOMPANY.COM](http://HINMANCOMPANY.COM)



**ANMAR ATCHU**  
VP OF MARKETING & LEASING  
269.488.3642  
[ANMARA@HINMANCOMPANY.COM](mailto:ANMARA@HINMANCOMPANY.COM)

## BATTLE CREEK MARKET OVERVIEW

# BATTLE CREEK TOWER

70 WEST MICHIGAN AVENUE | BATTLE CREEK, MI 49017

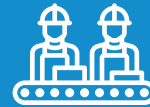
**BATTLE CREEK OFFERS A STRONG COMMUNITY WITH A GROWING POPULATION OF POTENTIAL EMPLOYEES AND EMPLOYERS.**



COUNTY  
POPULATION OF  
134,386



25 INTERNATIONAL  
COMPANIES



\$7.73 BILLION  
GROSS REGIONAL  
PRODUCT



6 COLLEGES AND  
UNIVERSITIES



UNEMPLOYMENT  
RATE OF 4.3%



COST OF LIVING  
IS 24.1% LOWER  
THAN NATIONAL  
AVERAGE



HIGHWAY SYSTEM  
OFFERS MULTI-  
REGIONAL  
ACCESSIBILITY



AVERAGE 19  
MINUTE TRAVEL  
TIME FOR MOST  
COMMUTERS



DAILY FLIGHTS TO  
2 MIDWEST HUBS  
VIA AZO AIRPORT

## RECOGNITIONS

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

LEASING //

**HINMANCOMPANY.COM**



### **ANMAR ATCHU**

VP OF MARKETING & LEASING

269.488.3642

[ANMARA@HINMANCOMPANY.COM](mailto:ANMARA@HINMANCOMPANY.COM)