



**HINMAN**  
DEVELOPMENT ♦ MANAGEMENT ♦ LEASING

**FLEX SPACE FOR LEASE**  
**AIRPORT TECH CENTER - B**

4695 44TH STREET SE | GRAND RAPIDS, MI 49512

B  
4695

AIRPORT TECH - B

Whitneyville

## FLEX SPACE FOR LEASE

# AIRPORT TECH CENTER - B

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AIRPORT TECH CENTER - B IS A SINGLE STORY, 39,888 SF FLEX OFFICE BUILDING LOCATED AT AIRPORT TECH CENTER; A CAMPUS STYLE SETTING COMPRISED OF THREE OFFICE BUILDINGS ADJACENT TO THE GERALD R. FORD INTERNATIONAL AIRPORT. THIS BUILDING OFFERS AN AMPLE AMOUNT OF PARKING AND OVERHEAD DOORS WITH LOADING AREAS IN SOME SUITES. AIRPORT TECH CENTER'S CENTRAL LOCATION OFFERS EASY ACCESS TO I-96, M-6 & THE CITY'S MAJOR INDUSTRIAL/MANUFACTURING AREA.



MODERN FLEX  
OFFICE SETTING,  
PROFESSIONALLY  
MANAGED



MULTIPLE RETAIL &  
DINING OPTIONS  
WITHIN AREA



CONVENIENT &  
FREE EMPLOYEE /  
VISITOR PARKING



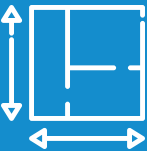
REGIONAL  
LOCATION WITH  
EASY ACCESS TO  
I-96 & M-6



24 HOUR ACCESS



ADJACENT TO  
GERALD R. FORD  
INTERNATIONAL  
AIRPORT



FLEXIBILITY TO  
HANDLE FUTURE  
SPACE NEEDS  
WITHIN AREA



BUILDING  
SIGNAGE  
OPPORTUNITIES  
AVAILABLE



THE RAPID BUS  
STOP LOCATED  
IN FRONT OF  
BUILDING

LEASING //

HINMANCOMPANY.COM



**KIRK DRIESENKA**  
REGIONAL DIRECTOR OF LEASING  
616.301.2731  
[KIRKD@HINMANCOMPANY.COM](mailto:KIRKD@HINMANCOMPANY.COM)

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PHOTOS INTENDED ONLY AS A BUILD OUT REFERENCE



LEASING //

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# GRAND RAPIDS MARKET OVERVIEW

## AIRPORT TECH CENTER - B

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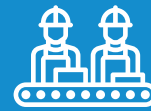
GRAND RAPIDS IS HOME TO ONE OF THE FASTEST GROWING ECONOMIES IN THE UNITED STATES.



REGIONAL  
POPULATION OF  
1,650,746



MORE THAN 130  
INTERNATIONAL  
COMPANIES



\$100 BILLION  
GROSS REGIONAL  
PRODUCT



20 COLLEGES AND  
UNIVERSITIES



UNEMPLOYMENT  
RATE OF 3.2%



COST OF LIVING  
IS 5.3% LOWER  
THAN NATIONAL  
AVERAGE



HIGHWAY SYSTEM  
OFFERS MULTI-  
REGIONAL  
ACCESSIBILITY



AVERAGE 19  
MINUTE TRAVEL  
TIME FOR MOST  
COMMUTERS



100+ DAILY  
FLIGHTS TO 30  
MAJOR MARKETS  
VIA GRR AIRPORT

## RECOGNITIONS

- GRAND RAPIDS IS "ONE OF THE BEST PLACES TO LIVE IN AMERICA" BY **U.S. NEWS & WORLD REPORT**
- THE GRAND RAPIDS - KENTWOOD MSA #1 BEST MANUFACTURING HUBS BY **BUSINESS FACILITIES**
- GRAND RAPIDS IS "ONE OF THE CITIES WITH THE HOTTEST JOB MARKETS" BY **WALL STREET JOURNAL**
- GRAND RAPIDS IS THE NUMBER ONE BEST PLACES TO RAISE A FAMILY IN THE U.S. BY **ROCKET HOMES**
- GRAND RAPIDS IS "ONE OF THE BEST US CITIES FOR NEW COLLEGE GRADS" BY **CHECKR**

LEASING //

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REGIONAL DIRECTOR OF LEASING  
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