



**HINMAN**  
DEVELOPMENT ♦ MANAGEMENT ♦ LEASING

# OFFICE SPACE FOR LEASE

# TRESTLEBRIDGE THREE

5250 LOVERS LANE | PORTAGE, MI 49002

KALAMAZOO OFFICE | 269.342.8600 | 750 TRADE CENTRE WAY, SUITE 100, PORTAGE, MI 49002



TRESTLEBRIDGE THREE

# OFFICE SPACE FOR LEASE

## TRESTLEBRIDGE THREE

5250 LOVERS LANE | PORTAGE, MI 49002

TRESTLEBRIDGE OFFICE CENTRE THREE IS A 3-STORY, 32,678 SF OFFICE BUILDING LOCATED IN TRESTLEBRIDGE OFFICE PARK; A PRIVATE, WOODED, CAMPUS STYLE SETTING COMPRISING OF FOUR OFFICE BUILDINGS. THIS BUILDING OFFERS NATURE VIEWS AND AN AMPLE AMOUNT OF PARKING. TRESTLEBRIDGE'S CENTRAL LOCATION OFFERS EASY ACCESS TO I-94 & THE SOUTH WESTNEDGE AVENUE RETAIL CORRIDOR.



SUBURBAN,  
PROFESSIONALLY  
MANAGED, OFFICE  
PARK SETTING



MULTIPLE RETAIL &  
DINING OPTIONS  
NEARBY



CONVENIENT &  
FREE EMPLOYEE /  
VISITOR PARKING



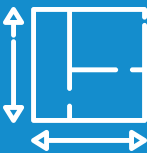
REGIONAL  
LOCATION WITH  
EASY ACCESS TO  
I-94



24 HOUR CARD  
ACCESS & VIDEO  
SECURITY



1.1 MILES TO  
KALAMAZOO /BC  
INTERNATIONAL  
AIRPORT



FLEXIBILITY TO  
HANDLE FUTURE  
SPACE NEEDS  
WITHIN PARK



CONNECTED  
ACCESS TO  
WALKING &  
BIKING TRAILS



METRO TRANSIT  
STOP LOCATED  
IN FRONT OF  
OFFICE PARK

LEASING //

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



### COLE RATHBUN

ASSOCIATE VP OF MARKETING & LEASING

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# KALAMAZOO MARKET OVERVIEW

## TRESTLEBRIDGE THREE

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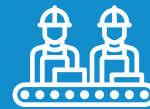
STRATEGICALLY LOCATED HALFWAY BETWEEN CHICAGO & DETROIT, KALAMAZOO HAS CONTINUED TO BE A HUB OF ECONOMIC DEVELOPMENT.



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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