



HINMAN

DEVELOPMENT ♦ MANAGEMENT ♦ LEASING

OFFICE SPACE FOR LEASE
3040 CHARLEVOIX

3040 CHARLEVOIX DRIVE SE | GRAND RAPIDS, MI 49546





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3040 CHARLEVOIX IS A 2-STORY, 37,598 SF OFFICE BUILDING LOCATED IN CENTENNIAL PARK, THE AREA'S PREMIER COMMERCIAL AND RESIDENTIAL COMPLEX. THIS BUILDING SITS BACK AMONG THE LANDSCAPE AND FEATURES A PRIVATE COURTYARD WITH SEATING. 3040 CHARLEVOIX'S CENTRAL LOCATION OFFERS EASY ACCESS TO I-96, M-6 & THE 28TH STREET RETAIL CORRIDOR.



MODERN
OFFICE SETTING,
PROFESSIONALLY
MANAGED



MULTIPLE RETAIL &
DINING OPTIONS
WITHIN AREA



CONVENIENT &
FREE EMPLOYEE /
VISITOR PARKING



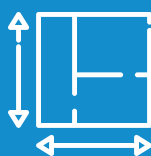
REGIONAL
LOCATION WITH
EASY ACCESS TO
I-96 & M-6



24 HOUR CARD
ACCESS & VIDEO
SECURITY



9 MINUTE DRIVE TO
GERALD R. FORD
INTERNATIONAL
AIRPORT



FLEXIBILITY TO
HANDLE FUTURE
SPACE NEEDS
WITHIN PARK



LOCATED NEAR
HIGH END
MULTI-FAMILY
RESIDENTIAL



THE RAPID BUS
STOP LOCATED IN
FRONT OF
OFFICE PARK

LEASING //

HINMANCOMPANY.COM



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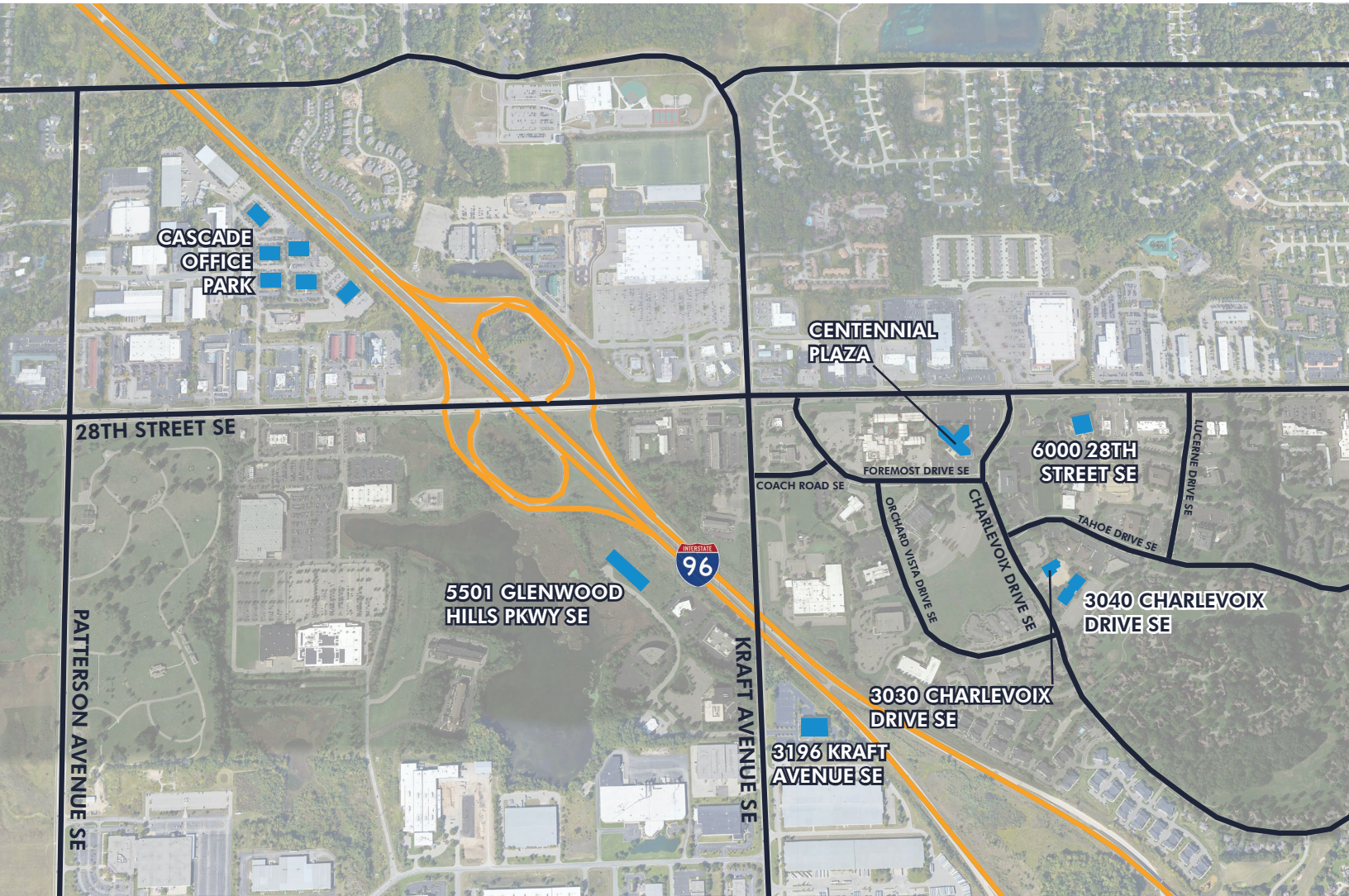


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LOCATION

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GRAND RAPIDS MARKET OVERVIEW

3040 CHARELVOIX

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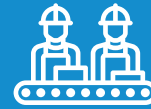
GRAND RAPIDS IS HOME TO ONE OF THE FASTEST GROWING ECONOMIES IN THE UNITED STATES.



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**

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