



HINMAN
DEVELOPMENT ♦ MANAGEMENT ♦ LEASING

OFFICE SPACE FOR LEASE

49 WEST MICHIGAN

49 WEST MICHIGAN AVENUE | BATTLE CREEK, MI 49017

OFFICE SPACE FOR LEASE

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49 WEST MICHIGAN IS A 34,953 SF, 3-STORY MULTI-TENANT OFFICE BUILDING LOCATED IN DOWNTOWN BATTLE CREEK. ITS LOCATION IS STEPS AWAY FROM THE MILTON LUXURY APARTMENTS, THE W.K. KELLOGG FOUNDATION & W.K. KELLOGG CO. WORLD HEADQUARTERS. THIS BUILDING OFFERS PRIVATE BALCONIES ON THE SECOND & THIRD FLOORS OVERLOOKING DOWNTOWN.



DOWNTOWN
OFFICE SETTING,
PROFESSIONALLY
MANAGED



LOCATED
NEXT DOOR
TO 85 LUXURY
APARTMENTS



CITY PARKING LOT
ADJACENT TO
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

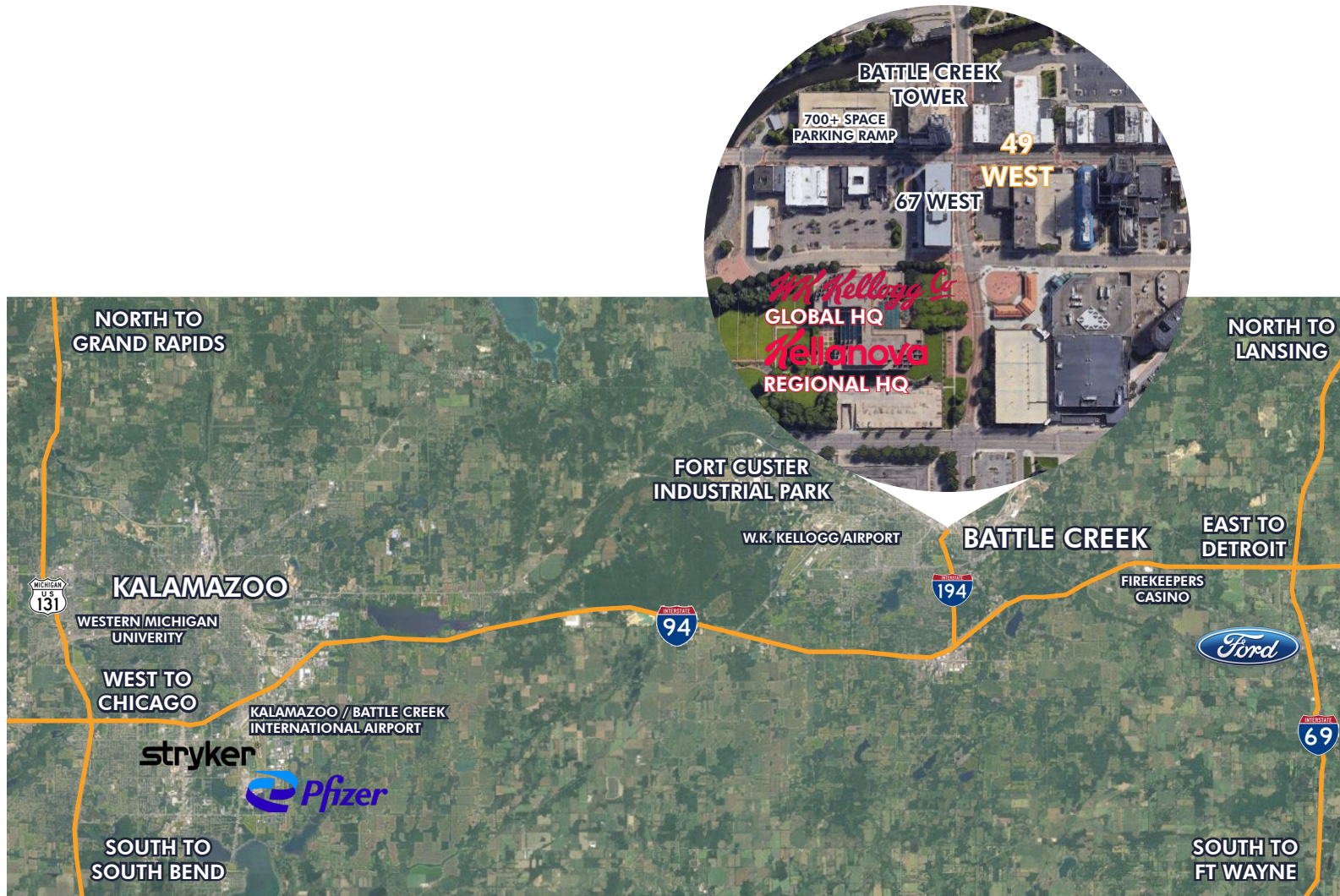
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LOCATION



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BATTLE CREEK MARKET OVERVIEW

49 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



\$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**

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