



HINMAN
DEVELOPMENT ♦ MANAGEMENT ♦ LEASING

OFFICE SPACE FOR LEASE CAPITAL OFFICE CENTRE

2518 CAPITAL AVENUE SW | BATTLE CREEK, MI 49015



CAPITAL OFFICE CENTRE

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CAPITAL OFFICE CENTRE IS A 12,477 SF, SINGLE-STORY, MULTI-TENANT SUBURBAN OFFICE BUILDING LOCATED ALONG CAPITAL AVENUE SW. THERE ARE MULTIPLE MEDICAL & HEALTH RELATED BUSINESSES IN THIS AREA. THIS BUILDING OFFERS AN AMPLE AMOUNT OF PARKING. CAPITAL OFFICE CENTRE'S REGIONAL LOCATION, SECONDS FROM I-94, OFFERS EASY ACCESS TO I-94, I-69, M-66 & DOWNTOWN BATTLE CREEK.



SUBURBAN
OFFICE SETTING,
PROFESSIONALLY
MANAGED



PYLON SIGNAGE
OPPORTUNITIES
AVAILABLE



CONVENIENT &
FREE EMPLOYEE /
VISITOR PARKING



REGIONAL
LOCATION WITH
EASY ACCESS TO
I-94, I-69 & M-66



ABILITY FOR
24 HOUR CARD
ACCESS & VIDEO
SECURITY



BATTLE CREEK
TRANSIT BUS STOP
LOCATED NEARBY



MULTIPLE RETAIL &
DINING OPTIONS
NEARBY



BUILDING SIGNAGE
OPPORTUNITIES
AVAILABLE



HIGHLY VISIBLE
LOCATION ON
CAPITAL AVENUE

LEASING //

HINMANCOMPANY.COM



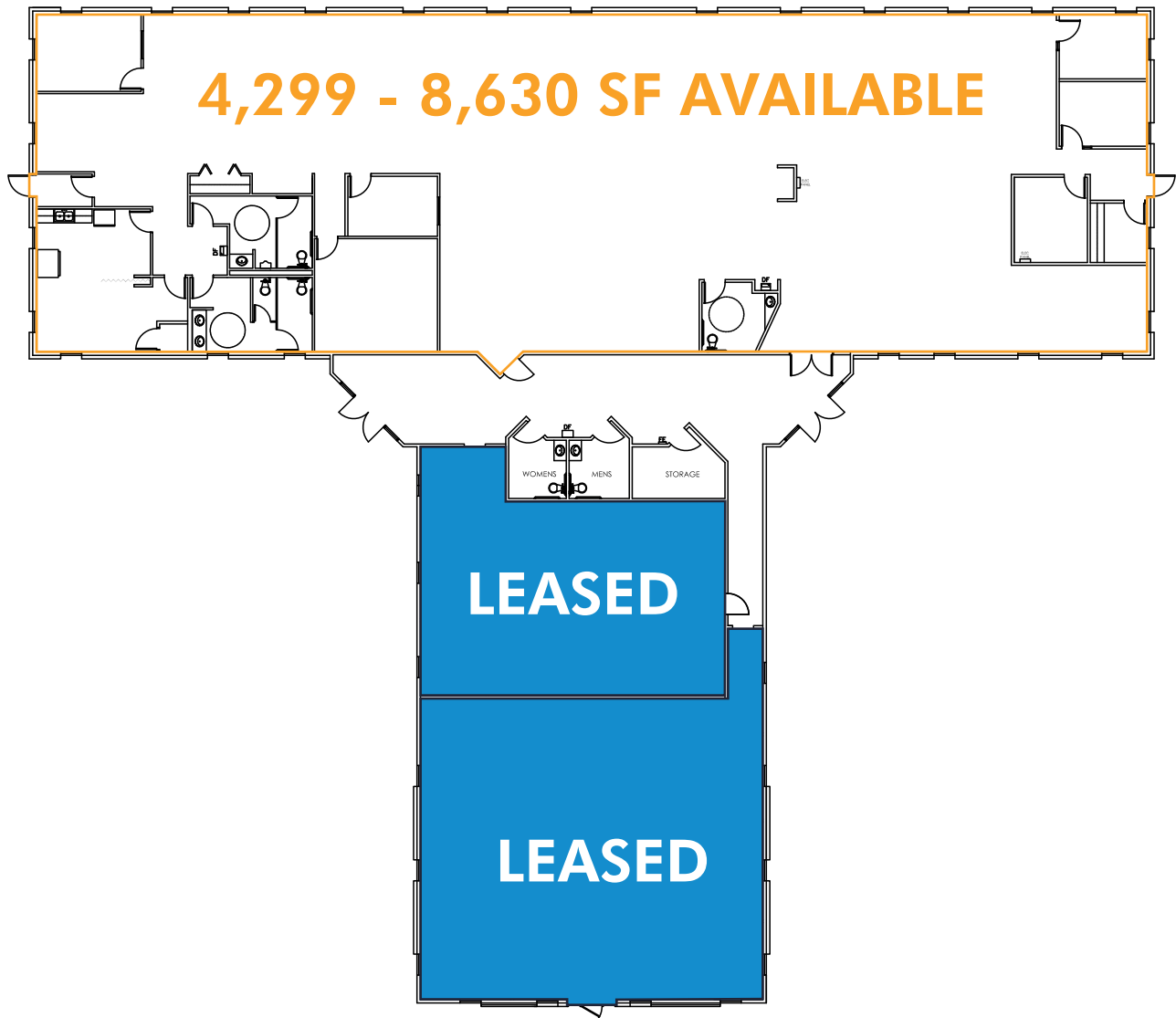
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FLOOR PLAN



LEASING //

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BATTLE CREEK MARKET OVERVIEW

CAPITAL OFFICE CENTRE

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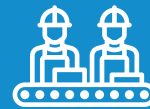
BATTLE CREEK OFFERS A STRONG COMMUNITY WITH A GROWING POPULATION OF POTENTIAL EMPLOYEES AND EMPLOYERS.



COUNTY
POPULATION OF
134,386



25 INTERNATIONAL
COMPANIES



\$6.15 BILLION
GROSS REGIONAL
PRODUCT



6 COLLEGES AND
UNIVERSITIES



UNEMPLOYMENT
RATE OF 4.1%



COST OF LIVING
IS 7% 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](https://www.hinmancompany.com)



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