



**HINMAN**  
DEVELOPMENT ♦ MANAGEMENT ♦ LEASING

# OFFICE SPACE FOR LEASE

# STATE THEATRE SHOPPES

402-412 S BURDICK STREET | KALAMAZOO, MI 49007

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





STATE THEATRE SHOPPES

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STATE THEATRE SHOPPES, 3-STORY, 18,565 SF OFFICE/RETAIL BUILDING IS A PART OF THE HISTORIC KALAMAZOO STATE THEATRE, LOCATED IN DOWNTOWN KALAMAZOO. ITS LOCATION IS STEPS AWAY FROM THE KALAMAZOO MALL, THE RADISON PLAZA HOTEL & THE WMU HOMER STRYKER M.D. SCHOOL OF MEDICINE. THIS BUILDING OFFERS A UNIQUE OPPORTUNITY TO BE A PART OF DOWNTOWN HISTORY.



DOWNTOWN  
OFFICE SETTING,  
PROFESSIONALLY  
MANAGED



MULTIPLE RETAIL &  
DINING OPTIONS  
WITHIN WALKING  
DISTANCE



CITY PARKING  
LOTS NEARBY &  
ON-STREET  
PARKING



EASY ACCESS TO  
US-131 & I-94



24 HOUR CARD  
ACCESS & VIDEO  
SECURITY



4.1 MILES TO  
KALAMAZOO/BC  
INTERNATIONAL  
AIRPORT



LOCATED NEAR  
270+ NEW  
APARTMENTS



LESS THAN 10  
MINUTE WALK TO  
TRANSPORTATION  
CENTER



HIGHLY VISIBLE  
LOCATION ON S.  
BURDICK STREET

## LEASING //

## HINMANCOMPANY.COM



### COLE RATHBUN

ASSOCIATE VP OF MARKETING & LEASING

269.488.3658

[COLE@HINMANCOMPANY.COM](mailto:COLE@HINMANCOMPANY.COM)



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## KALAMAZOO MARKET OVERVIEW

# STATE THEATRE SHOPPES

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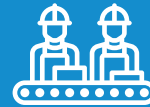
STRATEGICALLY LOCATED HALFWAY BETWEEN CHICAGO & DETROIT, KALAMAZOO HAS CONTINUED TO BE A HUB OF ECONOMIC DEVELOPMENT.



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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