



HINMAN
DEVELOPMENT ♦ MANAGEMENT ♦ LEASING

OFFICE SPACE FOR LEASE
136 E MICHIGAN

136 E MICHIGAN AVENUE | KALAMAZOO, MI 49007

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136 E MICHIGAN IS A HISTORIC, 15-STORY, 106,470 SF OFFICE BUILDING 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 BREATHTAKING VIEWS OF THE SURROUNDING KALAMAZOO VALLEY.



DOWNTOWN
OFFICE SETTING,
PROFESSIONALLY
MANAGED



MULTIPLE RETAIL &
DINING OPTIONS
WITHIN WALKING
DISTANCE



CITY PARKING
GARAGE NEAR
BUILDING



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
E. MICHIGAN
AVENUE

LEASING //

HINMANCOMPANY.COM



COLE RATHBUN

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269.488.3658

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KALAMAZOO MARKET OVERVIEW

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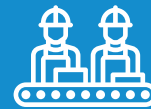
STRATEGICALLY LOCATED HALFWAY BETWEEN CHICAGO & DETROIT, KALAMAZOO HAS CONTINUED TO BE A HUB OF ECONOMIC DEVELOPMENT.



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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